

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD THURSDAY, JULY 17, 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, Thornton-Joe and Young.

Absent: Councillors Chandler and Madoff.

Staff Present: M. McCliggott – Acting City Manager; R. Woodland - Corporate Administrator; D. Schaffer – Manager, Legislative Services; J. Pearce – Victoria City Police; C. Havelka – Recording Secretary; V. Van den Boomen – Manager, Parking Services; D. Day – Director of Planning and Development; K. Friars – Director of Parks, Recreation and Community Development; P. Sparanese – Director of Engineering; K. Josephson – Communications 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 08/440

2.1 Land – Security of City Properties

Committee received information from staff regarding Security on City Properties.

Mayor Lowe withdrew from the meeting at 8:39 a.m.

Mayor Lowe returned to the meeting at 8:40 a.m.

Councillor Madoff joined the meeting at 8:43 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 9:02 a.m.

CARRIED 08/439

4. THE CHAIR CALLED THE OPEN MEETING TO ORDER AT 9:09 a.m.

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

Staff Present: M. McCliggott – Acting City Manager; R. Woodland – Corporate Administrator; D. Schaffer – Manager, Legislative Services; C. Havelka - Recording Secretary.

Staff Present for a Portion of the Meeting: D. Day – Director of Planning & Development; A. Meyer – Manager, Development Services; A. Hudson – Senior Planner, Urban Design; M. Lam – Senior Urban Design Planner; B. Sikstrom – Senior Planner; S. Gauley – Senior Planner; K. Friars – Director of Parks, Recreation & Community Development; P. Sparanese – Director of Engineering; V. Van den Boomen – Manager, Parking Services; E. Robertson – Assistant Director, Public Works; T. Phillips – Manager, Revenue; C. Gower – Senior Urban Design Planner; M. Hornell – Manager, Community Planning. B. Warner – Director of Finance.

5. APPROVAL OF THE AGENDA

The Chair outlined the following changes to the July 17, 2008, Committee of the Whole agenda:

Open Meeting:

- Item # 16 – Disposition of Communications – addition of July 16, 2008

Closed Meeting:

- Item # 23 - Withdrawn

Councillor Inquiries / Information Sharing:

- Councillor Thornton-Joe – one inquiry.

Action: Councillor Coleman moved that the Agenda of the July 17, 2008 Committee of the Whole meeting be approved as amended.

CARRIED 08/438

6. ADOPTION OF MINUTES

6.1 July 3, 2008 Committee of the Whole Minutes

Action: Councillor Hughes moved that the minutes from the Committee of the Whole meeting held July 3, 2008 be adopted.

CARRIED 08/437

7. REQUEST TO BRING FORWARD

Mayor Lowe requested that Council consider the following reports and approve the recommendations without further discussion:

- Item # 6 – Heritage Alteration Permit # 00082 for 566 – 570 Yates Street
- Item # 7 – Heritage Designation # 000067 for 162 Robertson Street
- Item # 10 – Indemnification for the Festival of Learning at the Bay Centre
- Item # 12 – Bay Street at Cook Street – Intersection Improvements
- Item # 13 – Environment & Shoreline Advisory Committee – 2006/07 Report of Activities
- Item # 15 – Alternate Approval Process Loan Authorization Bylaw No.08-052 – Crystal Gardens
- Item # 16 – Disposition of Communications dated July 11 and July 16, 2008.
- Item # 17 – CRD Bylaw No. 3510, *Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008.*

7.1 Heritage Alteration Permit # 00082 for 566 – 570 Yates Street

Committee received a report dated July 17, 2008 from Community Planning with respect to Heritage Alteration Permit # 00082 for 566 – 570 Yates Street. The application is to install a new storefront of wood, glass and granite tile on the ground floor of the Heritage Designated building at 566-570 Yates Street. The building is being rehabilitated for 12 rental apartments on the second and third floor, assisted by the City's Tax Incentive Program. As this is a Heritage Designated building, Council approval of a Heritage Alteration Permit for all exterior alterations is required. A public hearing is not required.

Action: Councillor Thornton-Joe moved that, pursuant to Heritage Designation Bylaw No. 288, City Council authorize the issuance of Heritage Alteration Permit #00082 in accordance with:

1. Plans dated June 6, 2008.
2. Development meeting all bylaw requirements.
3. Cladding on the ground floor pilasters to be brick instead of granite tile.
4. The granite tiles on the ground floor to be of a lighter shade.
5. Consider raising the height of the glazing.
6. Final plans to be in accordance with plans identified above.

CARRIED 08/436

7.2 Heritage Designation # 000067 for 162 Robertson Street

Committee received a report dated July 17, 2008 from Community Planning with respect to Heritage Designation # 000067 for 162 Robertson Street. This is an owner request to designate an existing house in the Gonzales Neighbourhood as a Municipal Heritage Site.

Action: Councillor Thornton-Joe moved that, whereas the house at 162 Robertson Street is of heritage significance, City Council designate it as a Municipal Heritage Site.

CARRIED 08/435

7.3 Indemnification for the Festival of Learning at the Bay Centre

Committee received a report dated July 4, 2008 from the Parks Division regarding Indemnification for the Festival of Learning at the Bay Centre. The 3rd Annual Festival of Learning is occurring on September 6, 2008 at The Bay Centre downtown and is sponsored by the City of Victoria. The purpose of the Festival of Learning is to celebrate and raise awareness of the City as a 'Learning City' populated by educated learners.

The Bay Centre license agreement requires the City of Victoria to indemnify The Bay Centre against any and all claims arising from the City's use of The Bay Centre for the Festival. Victoria City Council must give its consent to indemnify a third party. City staff recommend Council agree to the indemnity provision outlined in the agreement attached to the report.

Action: Councillor Thornton-Joe moved that Victoria City Council consent to the indemnification clause of The Bay Centre license agreement for the Festival of Learning on Saturday, September 6, 2008.

CARRIED 08/434

7.4 Bay Street at Cook Street – Intersection Improvements

Committee received a report dated July 7, 2008 from Engineering with respect to Bay Street at Cook Street, Intersection Improvements. This intersection has been identified as a priority location for improvements to City infrastructure and for enhancements to safety, in accordance with the Corporate Strategic Plan.

In partnership with ICBC, a detailed traffic safety study was completed for this intersection in May 2008. The study recommends the installation of left turn lanes on Bay Street and improvements to the traffic and pedestrian signals. In addition to this work, City staff recommend bike lanes be included on Bay Street, consistent with the Bicycle Master Plan. The attached plan TD-585 shows the proposal to reconfigure four lanes on Bay Street between Vancouver Street and Empire Avenue, to three lanes, with designated left turn lanes and bicycle lanes. Computer simulations show Bay Street will accommodate existing traffic volumes, and expected traffic demand in the future.

Full funding is provided through the existing 2008 Engineering capital and operating budgets. The Engineering Department has also applied for partnership funding through ICBC's Road Improvement Program. The project is scheduled to begin in late July, with substantial completion of pedestrian amenities anticipated by this fall.

Action: Councillor Thornton-Joe moved that Council receive this report for information.

CARRIED 08/433

7.5 Environment and Shoreline Advisory Committee – 2006 / 2007 Report of Activities

Committee received a report dated July 8, 2008 from Engineering with respect to Environment and Shoreline Advisory Committee (ESAC) – 2006 / 2007 Report of Activities. ESAC provided Committee with a brief synopsis of their activities over the past two year term as an introduction for new members of the Committee beginning their term in 2008.

Action: Councillor Thornton-Joe moved that this report be received for information.

CARRIED 08/432

7.6 Alternate Approval Process Loan Authorization Bylaw No. 08-052, Crystal Gardens

Committee received a report dated July 8, 2008 from Legislative and Regulatory Services with respect to Alternate Approval Process Loan Authorization Bylaw No. 08-052, Crystal Gardens. Council gave third reading to Loan Authorization (Crystal Gardens) Bylaw No. 08-052 on May 22, 2008. The bylaw, which authorizes borrowing of up to \$3,440,015 for upgrades to the Crystal Gardens building, received the approval of the Inspector of Municipalities on June 10, 2008. The annual costs of borrowing, estimated to be \$331,759 for this project, are accounted for in the Five-Year Financial Plan Bylaw (2008). Prior to adopting this bylaw, Council must receive the electors' assent through either a referendum or the Alternate Approval Process (AAP).

An AAP is recommended for this bylaw in light of the value of the loan (\$3,440,015) relative to the cost of a referendum (\$100,000). In addition, the AAP expedites the bylaw approval process while still giving electors an opportunity to express any opposition to the proposed borrowing. A successful petition against the bylaw (10% of all City electors) would require the Council to hold a referendum before adopting the bylaw.

For each AAP Council must:

1. establish the deadline for receiving elector responses;
2. establish elector response forms, which must be available to the public at City Hall;
3. make a fair determination of the total number of electors in the City of Victoria.

The deadline for the receipt of elector response forms is recommended to be thirty (30) days after the publication of the second Notice. Legislative Services staff reviewed the voters' list provided to the City in February 2008 by Elections BC, which has 63,389 electors' names on it. The Provincial voters' list extract for the City of Victoria is an accurate determination of the number of electors in the City of Victoria.

Action: Councillor Thornton-Joe moved that Victoria City Council proceed with the Alternate Approval Process for Loan Authorization Bylaw No. 08-052, and establish the following process parameters:

1. The Elector Response Form is the form attached to this report;
2. The deadline for the receipt of Elector Response Forms is 4:30 p.m. on Wednesday September 3, 2008;
3. The number of electors in the City of Victoria is 63,389.

CARRIED 08/431

7.7 Disposition of Communications dated July 11 and July 16, 2008

Action: Councillor Thornton-Joe moved that the Disposition of Communications dated July 11 and July 16, 2008 from the Manager, Legislative Services, be received for information and filed.

CARRIED 08/430

7.8 CRD Bylaw No. 3510, *Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008*

Committee received correspondence dated July 10, 2008 from the Capital Regional District with respect to CRD Bylaw No. 3510, *Capital Regional District Climate Action and Adaptation Service Establishment Bylaw 2008*.

Action: Councillor Thornton-Joe moved that Council give consent to the adoption of CRD Bylaw No. 3510, *Capital Regional District Climate Action and Adaptation Service Establishment Bylaw 2008*, as requested in the letter from the CRD dated July 10, 2008.

CARRIED 08/429

8. DELEGATION

8.1 ACCESS Health Centre

Committee received a presentation from Kathy Stinson, Executive Director of Cool Aid Society and Katrina Jensen, Executive Director of AIDS Vancouver Island, regarding the ACCESS Health Centre. The ACCESS Health Centre is a visionary partnership initiative of Victoria Cool Aid Society and AIDS Vancouver Island to co-locate a wide variety of primary healthcare and social services in a single building in downtown Victoria. The proposal was strongly endorsed by the Mayor's Task

Force Gap Analysis Team who recommended that it be funded as one of the short term actions in the Task force report.

The delegation requested the following from Committee:

- That the City of Victoria meet the costs of development permit fees, development cost charges (DCC) and other municipal fees and charges relating to the renovation and repurposing of 713/715 Johnson Street as the ACCESS Health Centre.
- That the City of Victoria exempt 713/715 Johnson Street from property taxes as long as the ACCESS Health Centre operates to provide health and other supports for homeless and vulnerable citizens.

Committee members discussed with the delegates the following;

- The hot meal program: it is provided for HIV positive clients only.
- Time frame: the reconstruction will start in August and the doors will open in the Spring of 2009.
- Bringing this presentation to other municipalities: the CRD has supported this initiative but there is value in approaching other jurisdictions.
- Cost of DCCs, Building Permit charges and the tax exemption that are being requested: not yet determined.
- The correct process in terms of supporting this project: a similar project received a grant.
- Statistics shows harm reduction saves on enforcement costs.

A Committee member inquired if a letter can be sent to the federal government requesting their support for this project, which supports the City's Commission to End Homelessness.

Action: Councillor Thornton-Joe moved:

1. That Council support in principle the ACCESS Health Centre initiative;
2. That Council request that staff investigate the relative cost of development cost charges, building permits and tax exemptions for the ACCESS Health Centre at 713/715 Johnson Street and report back to Committee.

CARRIED 08/428

8.2 PLAY – Partnership in Learning & Advocacy for Young Children

Committee received a presentation from Liz Bloomfield, Director of the Victoria Child Care Resource and Referral and the Single Parent Resource Group and Dr. Enid Elliot, Chair of the Regional Child Care Council of Greater Victoria, with respect to PLAY: Partnership in Learning & Advocacy for Young Children.

PLAY and the Regional Child Care Council of Greater Victoria are finalizing a comprehensive costing and implementation plan for the provision of quality, affordable and accessible care for children aged 0 to 12 in our region. This plan can help the municipality of Victoria, and the region, strengthen its own planning goals to create compact and sustainable communities. The delegates advised that

they want to work in partnership with Victoria to make this plan a reality for children and families.

The delegation requested the following from Committee:

1. Advocate to senior levels of government on behalf of our region for supports to child care, including endorsing the Greater Victoria Regional Child Care Costing and Implementation Plan. This action acknowledges that the province has overall responsibility for child care. Supportive provincial policy and adequate federal/provincial funding is essential to significantly advancing quality, universal child care services in Victoria.
2. That the City of Victoria, working in partnership with PLAY, and the Regional Child Care Council, allocate resources to work on a child care strategy or plan for Victoria that supports and fits with the framework outlined in the Greater Victoria Regional Child Care Costing and Implementation Plan, details that could be addressed in your strategy might include:
 - a. Creation of a fund that would support capital costs of creating spaces/centres;
 - b. Ways to encourage businesses to support on-site child care;
 - c. Neighbourhood level planning for child care facilities;
 - d. Adding child care facilities and spaces to the density bonus policy;
 - e. Strategies to accommodate licensed family and group centres, particularly in population dense areas;
 - f. Child Care Design Guidelines
3. Consult with Child Care Resource and Referral, Regional Child Care Council and PLAY on planning and zoning issues related to child care and young children as they arise.

Child care is an essential service to families with children and to employers. Quality, affordable and accessible child care promotes the goals of sustainability in neighbourhoods.

Staff will be bringing a policy report on Child-Friendly Communities to Committee in August and the delegates will follow-up with the cost of achieving an affordable childcare system.

A Committee member inquired regarding the proposed extended hours of kindergarten and how that is impacting the community. Dr. Elliot advised that they are meeting with the Minister of Education and are reviewing a comprehensive plan to see how to address the issue of school hours and working families.

9. DEVELOPMENT SERVICES

9.1 Rezoning Application # 00131 for 701 Belleville Street

Committee received a report dated July 17, 2008 from Development Services with respect to Rezoning Application # 00131 for 701 Belleville Street

The applicant proposes to replace the Crystal Court Motel with a 17-storey, 112-unit residential tower on the east portion of the site and a two-storey commercial pavilion on the west side, across from Totem Park and the Royal British Columbia

Museum. Landscaping and right-of-way improvements are proposed along Belleville Street along with underground parking. The proposed overall floor space ratio (FSR) for the development is 3.61:1. The applicant is proposing a building of LEED Silver certification standard and that all dwelling units be adaptable.

The following points were considered in evaluating this proposal:

- The *Official Community Plan* identifies the subject property within the 'Visitor Services' designation which envisions a low to medium density and a low to mid-rise profile, with the exception of higher density and height in appropriate areas.
- The *James Bay Neighbourhood Plan* designates the subject property within the 'Tourist District' and states the objective of maintaining and improving the area's scenic and historic qualities.
- The historic qualities of the area include the adjacent Inner Harbour, a designated Heritage Conservation Area, an important historic precinct in British Columbia and a visual icon for the City of Victoria. A proposed 17-storey building on the subject property rising above the distinctive heritage rooflines would have an impact on the historic character of the Inner Harbour.
- The *City's Interim Building Height Policy* permits consideration of height increases in a defined area of northeast Downtown. The subject property is in the James Bay neighbourhood and is not within this designated area, however, the analysis supporting the interim policy included an examination of areas on the fringe of Downtown. The policy recommended that existing height regulations outside of the defined area be maintained.

In considering the policy framework, the subject property is not an appropriate location for a residential tower of the height and density as proposed. The proposal was considered by the James Bay Neighbourhood Association at its meeting of June 11, 2008. The City has not received comments at this time. The Downtown Residents' Association and Fairfield Community Association and neighbours have also been consulted.

This proposal is offered in place of a scheme for two towers at this site. A Committee member outlined a concern regarding these two proposals and that the discussion could include a more appropriate design for this site.

As staff's recommendation is to decline this application, the applicant, Mr. Cheng, was invited to speak to Committee. Mr. Cheng advised Committee that this proposal is the result of two year's work that involved staff and the community. The scheme for one tower was chosen because it provides a better entrance to the lower buildings near Totem Park, Crystal Gardens, and to James Bay. Preserving views was a side benefit of having the one tower. If the tower is considered too tall it could be reduced. Mr. Cheng expressed a willingness to work with staff on refinements and advised that bringing a revised report to Committee on August 14 would not create a hardship.

Committee members discussed with staff the height of the building which is well beyond the 21.5 meters that is the height policy for this area. Staff advised that planning principles for this area were not formally recommended, however, this whole area is part of the visitor precinct. The view from the Inner Harbour is part of the public realm and caution should be exercised in terms of height in this area.

Committee members also discussed:

- The inter-relationship between high buildings.
- Concerns regarding the massing and the height.
- The height of the urban forest in this area.
- The public realm along the open area underneath the building.
- The concept of vertical sprawl and 'smart growth'.
- Foregoing the amenities to achieve an appropriate development on this site.
- This development in relation to the proposed Art Gallery and Children's Museum across the street.
- The Queen Victoria hotel, its mid-block site and restricted views.

A Committee member outlined concerns that planning principles be brought to bear on this site as well as for any future development on the Cridge site.

Action: Councillor Holland moved that Council:

1. Postpone consideration of this application pending staff working with the applicant to refine the proposal to ensure:
 - a. positive, pedestrian friendly street relationship.
 - b. preservation of important public views from the Inner Harbour.
 - c. a positive relationship to the adjacent Thunderbird Park, the Crystal Gardens as well as St. Ann's Academy and its urban forest and to the broader context of downtown and James Bay.
2. Direct staff to consider the following principles to guide this refinement:
 - a. The *Official Community Plan* identifies the subject property within the 'Visitor Services' designation which envisions a low to medium density and a low to mid-rise profile, with the exception of higher density and height in appropriate areas.
 - b. The *James Bay Neighbourhood Plan* designates the subject property within the 'Tourist District' and states the objective of maintaining and improving the area's scenic and historic qualities.
 - c. The historic qualities of the area include the adjacent Inner Harbour, a designated Heritage Conservation Area, an important historic precinct in British Columbia and a visual icon for the City of Victoria. A proposed 17-storey building on the subject property rising above the distinctive heritage rooflines would have an impact on the historic character of the Inner Harbour.
 - d. The *City's Interim Building Height Policy* permits consideration of height increases in a defined area of northeast Downtown. The subject property is in the James Bay neighbourhood and is not within this designated area, however, the analysis supporting the interim policy included an examination of areas on the fringe of Downtown. The policy recommended that existing height regulations outside of the defined area be maintained.

CARRIED 08/427

Councillors Chandler, Coleman and Thornton-Joe withdrew from the meeting at 10:40 a.m.

9.2 Development Permit Application # 000133 for 15 Dallas Road

Committee received a report dated July 9, 2008 from Development Services with respect to Development Permit Application # 000133 for 15 Dallas Road. The purpose of this report is to provide Council with information, analysis and recommendations regarding a Development Permit Application for Fisherman's Wharf at 15 Dallas Road. The proposal is to construct a single-storey floating washroom structure east of the main ramp access. The washrooms can be accessed from the main east-west float but not directly from the shore.

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

- The proposal is consistent with the principles and the guidelines incorporated under Development Permit Area #3 in the *Official Community Plan Schedule B (2005)*.
- The proposed one-storey washroom building is similar in height to the existing storage structure on its east, and at high tide it is still much lower than the existing Transport Canada building to its south-east on the shore.
- The use of the proposed washrooms will help to alleviate the increased demands on the existing washroom facility in Shoal Point that is open to the marina as well as the public.

Staff supports the proposal given its consistency with the guidelines, its simple marine character, and the urgent need for such a facility.

Councillor Thornton-Joe returned to the meeting at 10:41 a.m.

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

A Committee member was advised by staff that when defined as a 'structure', a building requires that a development permit be issued. No building permit is required for this floating structure.

Councillor Chandler returned to the meeting at 10:42 a.m.

Committee members expressed a concern regarding the Master Development Agreement for Shoal Point that requires the provision of a public washroom. The washroom on their site is now restricted to card holders. Staff advised that they will investigate the Shoal Point MDA and report back to Committee.

Councillor Coleman returned to the meeting at 10:44 a.m.

Action: Councillor Holland moved that Council authorize the issuance of 'Development Permit #000133' in accordance with:

1. Plans stamped 'Development Permit # 000133' dated July 9, 2008.
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.

Councillors Holland and Thornton-Joe withdrew from the meeting at 10:47 a.m.

10. COMMUNITY PLANNING

10.1 Public Feedback on the Neighbourhood Planning Discussion Paper

Committee received a report dated July 7, 2008 from Community Planning with respect to Public Feedback on the Neighbourhood Planning Discussion Paper. This report summarizes public feedback received on a discussion paper prepared as part of the renewal process for the City's neighbourhood planning program. Public feedback came from three sources:

- a public meeting,
- written submissions, and
- individual contacts.

Three core themes emerged from the public feedback received on the discussion paper; namely commitment, certainty and "getting on with it".

Councillor Holland returned to the meeting at 10:50 a.m.

The report concludes that continuing with Council's direction to staff to develop a planning process for updating the *Official Community Plan* (OCP) while simultaneously renewing the neighbourhood planning program will be major steps in ensuring the City has an updated planning system. In the near term, the report concludes that all staff rezoning reports should acknowledge that a renewal process is underway. In addition, where a proposed OCP amendment or a rezoning does not conform to the neighbourhood plan, this will continue to be addressed in the analysis provided in the staff report, and staff recommend that the neighbourhood plan automatically be amended to reflect the decisions.

Councillor Thornton-Joe returned to the meeting at 10:54 a.m.

Committee discussed with staff possible issues arising from an innocuous OCP amendment having wide implications for a neighbourhood plan. Staff advised that consistency of zoning would be ensured through staff analysis and evaluation. Committee discussed providing clarity as part of the evaluation process and requested that the motion be amended to reflect the evaluation process.

Action: Councillor Holland moved that whenever an *Official Community Plan* amendment or rezoning is approved by Council, the implications for the neighbourhood plan will be identified and considered, and the neighbourhood plan will be automatically amended as appropriate to reflect decisions taken.

10.2 Issues for Immediate Attention in the Renewal of the Neighbourhood Planning Program

Committee received a report dated July 3, 2008 from Community Planning with respect to Issues for Immediate Attention in the Renewal of the Neighbourhood Planning Program. This report summarizes neighbourhood planning issues that apply to multiple neighbourhoods that can be addressed in advance of the renewal of the neighbourhood planning program. The issues were identified at a public meeting and through a questionnaire.

Many of the issues identified through the public consultation process relate to the *Official Community Plan (OCP)* update and to the renewal of the City's neighbourhood planning program. Issues identified that could be addressed at least in part as immediate action items include:

- A regulatory review of the R1-B Zone.
- Issues associated with Urban Agriculture.
- Issues associated with the implementation of the Secondary Suites rules and regulations.

The report concludes that many of the identified issues will be addressed as part of the OCP update and through the renewal of the City's neighbourhood planning program. However, there are some immediate steps that can be taken regarding regulatory changes to the R1-B Zone and to the rules and regulations relating to home occupations and urban agriculture. The report also concludes that a scheduled review of the secondary suites rules and regulations in 2009 is the most appropriate way to address the issues raised.

Committee discussed issues related to urban agriculture and the possibility of attaining farm tax status. A Committee member noted that the purpose of urban agriculture should be an ancillary use for land in the City.

A Committee member inquired if there will be community consultation when considering changes to home occupation regulations for commercial fruit and vegetable production. Staff advised that research and community consultation will be a part of the OCP review.

A Committee member inquired regarding 'monster' houses and changes to the R1-B zone. Staff advised that size limitations have been reviewed and a comprehensive look is needed to address many other associated issues.

Action: Councillor Holland moved:

1. That Council refer the information derived from the questionnaire and the April 29, 2008 public meeting to the Planning & Development Department's 18-month review of the implementation of the secondary suites rules and regulations.
2. That Council direct staff to prepare a report recommending changes to the home occupation regulations, specifically regarding urban agriculture.
3. That Council direct staff to initiate a phased-regulatory review of the R1-B Zone.

CARRIED 08/424

11. ENGINEERING

11.1 Parking Strategy (2007) Update

Committee received a report dated July 10, 2008 from Engineering with respect to an update for Council on the status of the City's *Parking Strategy*, which was developed and approved by Council in June 2007, and to advise Council of initiatives completed to date and those intended to be completed in the near future.

Highlights of Achievements:

- Enhanced Role of Parking Officers;
- Parking Officer & Staff Training;
- Condition Audits of Parkades;
- Implementation of Parking Rehabilitation Recommendations;
- 24-hour Security in Parkades;
- Parking Rate and Fine Structure Review; and
- Re-metering by Contractors.

Work Currently Underway:

- Continued Parking Officer & Staff Training;
- Safety & Security Upgrades to Parkades;
- Parkade Rehabilitation;
- Review and Implement Parking Identification & Wayfinding; and
- Parking Meter Replacement Program.

This report provides the first of annual updates to Council on the progress of the current *Parking Strategy*. While the Strategy was only adopted by Council a year ago, much has been accomplished to date in addressing several of the objectives outlined in the Strategy, which are also aligned with the Corporate Strategic Plan. Furthermore, work is currently underway on key initiatives to continue addressing objectives outlined in the *Parking Strategy*.

A Committee member inquired as to the 'friendliness' of the new pay stations. Staff highlighted for Committee the many options of the new pay stations and advised that an education campaign will occur. A pay and display service may provide more spaces but this requires motorists to return to their cars with the parking stub and increases enforcement costs. The proposed method will use the current parking meter posts, which are numbered. That number is keyed into the pay station.

A Committee member inquired if there is a policy at City parkades to escort motorists back to their cars. Staff advised that security is available 24 hours a day, 7 days a week and guards are directed to be available near the parkade entrances to escort people to their cars as necessary.

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

CARRIED 08/423

Councillor Fortin left the meeting at 11:38 a.m.

12. ADJOURNMENT

Action: Councillor Thornton-Joe moved that the Committee of the Whole meeting dated July 17, 2008 be adjourned at 11:39 a.m. to convene a Special Council Meeting.

CARRIED 08/422

13. RECOVENE

Committee of the Whole reconvened at 2:15 p.m.

Mayor Lowe left the meeting prior to reconvening. Acting Mayor Madoff assumed the Chair.

14. FINANCE

14.1 CRD Sewer Costs

Committee received a report dated July 8, 2008 from Finance with respect to CRD Sewer Costs. On April 8, 2008 staff made a presentation to the Finance Committee regarding the costs the City will be facing in supporting the Regional Liquid Waste Management Plan (LWMP).

With the full implementation of the CRD Liquid Waste Management Plan, the cost to the citizens and businesses in Victoria is expected to be significant. The question that is being asked is: would it be more equitable to base the charges for the CRD sewer charges on water consumption instead of property value? In the next 10 years it is estimated the cost for the sewer portion of the CRD requisition to the City will increase from \$923,066 in 2009 up to \$27,922,425 in 2017.

A number of potential options were considered by staff. These included:

1. Assessment based (status quo)
2. Water consumption (placed on City's utility bill)
3. Water consumption and assessed value
4. Flat fee and water consumption
5. Frontage fee and water consumption

The InfraGuide, in partnership with the Federation of Canadian Municipalities, suggests that a user pay system, which has a direct relationship to the volume of sewage discharge by the customer, is the fairest and most equitable approach to assigning cost. The user pay principle is equitable, transparent to all residents and is considered to be a 'Best Practice'.

The greatest advantage to the utility billing approach is that all tax exempt properties such as the Legislative Buildings, Provincial Capital Commission and the CRD will be obliged to pay for their share of the utility costs.

Councillor Holland withdrew from the meeting at 2:31 p.m.

Committee members discussed with staff the following:

- Public washrooms being closed due to sewer costs: would drive the use of more 'green' fixtures.
- Cost impact on renters: depends on agreement between landlord and tenant.
- Water consumption that is used for irrigation and gardens.
- Inflow and infiltration (I & I) and concerns related to inflow through leaks.
- Businesses that consume a high level of water: their rates may rise and more water recycling would occur.
- A frontage fee to help with capital replacement costs.
- I & I and how the CRD may be charging for this component.

Councillor Holland returned to the meeting at 2:33 p.m.

Staff advised that consideration could be given to combining methods to find the most equitable way to collect CRD sewer charges.

Action: Councillor Young moved:

1. That Council support staff developing strategies for moving the CRD sewer costs to the City's utility billing system, based on water consumption and frontage commencing January 2009.
2. That Staff be directed to work with Corporate Communications to develop a comprehensive communication strategy.

CARRIED 08/421

Councillor Chandler left the meeting at 2:49 p.m.

15. COUNCILLOR INFORMATION SHARING AND INQUIRIES

15.1 Councillor Thornton-Joe – Canada Day Celebrations

Councillor Thornton-Joe extended a thank-you to those involved in the Canada Day celebrations, including the sponsorship from View Royal, Oak Bay and Saanich municipalities. She requested that a letter be sent from the Mayor's office thanking BC Transit, and police departments from other municipalities who gave their assistance for this event.

Councillor Coleman advised that a plan was developed two years ago to assist with these celebrations, and planning involved the Civil Liberties Association. The Police response to some inappropriate actions on Canada Day were covered in the press. However, a similar plan should be in place for the BC Day long weekend, and he requested that the letter include this request.

16. CLOSED MEETING at 2:52 p.m.

Committee Members Present: Mayor Lowe in the Chair, Councillors Chandler, Coleman, Hughes, Thornton-Joe

and Young.

Staff Present:

R. Woodland – Acting City Manager; D. Schaffer – Manager, Legislative Services; B. Wiffen – Property Manager; 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 08/420

16.1 Minutes from the Closed Portion of the Committee of the Whole Meeting held July 3, 2008

Action: Councillor Coleman moved that the Closed Portion of the Committee of the Whole meeting held July 3, 2008 be adopted.

CARRIED 08/419

16.2 Legal – Telus Payphone Agreement

Committee received a report dated July 9, 2008 from Legislative and Regulatory Services with respect to a New Payphone Agreement. The purpose of this report is to obtain Council's approval to enter into a new Customer Agreement with TELUS for payphones located on City property. The existing agreement that has been in effect since 1998 has expired.

A Committee member discussed with staff the location of phones and that in some locations the pay phones are used by drug users and sex trade workers. She inquired if the location of phones has been identified and if neighbourhoods are in support of phones in these locations. Also of interest is that the City pays for removal and relocation of phones.

Staff advised that the City has always paid when removing or re-locating phones. The only change is if a phone doesn't meet a minimum daily revenue, the City will pay for service costs. Staff also noted that the Victoria Emergency Management Agency views pay phones as an asset in the event of an emergency and would like to see them all remain. Staff advised that pros and cons need to be weighed in this matter.

Action: Councillor Holland moved that Council approve a new Customer Agreement for payphones, with TELUS, as follows:

1. Term: 3 years commencing August 1, 2008
2. TELUS to provide and service all equipment.
3. City responsible for costs to remove, relocate or add payphones.
4. TELUS to pay monthly compensation to the City in accordance with Agreement.

CARRIED 08/418

16.3 New Lease – 2800 Bridge Street

Committee received a report dated July 3, 2008 from Legislative and Regulatory Services with respect to a New Lease at 2800 Bridge Street. The purpose of this report is to obtain Council's approval to enter into a new Lease with Ralmax Properties for a small parcel of land at the south end of the Garbally Public Works yard.

Action: Councillor Hughes moved that Council approve a new Lease with Ralmax Properties Ltd as follows:

1. The Lands – Lot 1, of Part of the bed of Victoria harbour, Victoria District, Plan VIP77031.
2. Term: 3 years commencing October 1, 2008 with 2 one year extension options.
3. Termination clause – exercisable by the City, with 6 months notice, anytime after month 24 of the Lease term.
4. Consideration - \$40,620.00 per year plus GST. Rent review at end of first term.

CARRIED 08/417

16.4 Land – New Lease – Silver Threads Service

Committee received a report dated July 10, 2008 from Legislative and Regulatory Services with respect to a New Lease for Silver Threads Service. The existing Lease between the City of Victoria and 356823 BC Ltd., for 6,420 square feet of space occupied by the Silver Threads Service (STS) at 1624 – 1640 Douglas Street, is expiring on September 30, 2008. STS has requested that the Lease be renewed for another four year term and staff has completed negotiations with the landlord. STS is satisfied with the results of the negotiations, as is the Parks, Recreation & Community Development Department.

Action: Councillor Holland moved that Council approve a new 4 year Lease with 356823 BC Ltd., as follows:

1. Premises – 6,420 square feet (Units 2, 3 & 6) at 1720 – 1740 Douglas Street.
2. Term – 4 years commencing October 1, 2008.
3. Rent - \$15 psf for year 1 and 2; \$16 psf for years 3 & 4; operating costs and GST extra.
4. Demolition clause in favour of the landlord that can be exercised if the building site is redeveloped and only after 9 months notice is given to the Tenant. Such notice cannot be given before the 25th month of the Lease.
5. Landlord to balance HVAC systems, replace all toilets and clean all windows and skylights at commencement of new Lease or earlier.

CARRIED 08/416

A Committee member inquired as to the status of the property Silver Threads is leasing from the City. The Director of Legislative and Regulatory Services advised that Recreation staff are monitoring Silver Threads' lease and options for their future location.

The Director of Legislative and Regulatory Services advised Committee that Bob Wiffen, Property Manager, will be retiring at the end of July and thanked him for his twelve years of service with the City.

Councillor Thornton-Joe withdrew from the meeting at 3:01 p.m.

Councillor Thornton-Joe returned to the meeting at 3:02 p.m.

16.5 Land – Property Acquisition

The Director of Legislative and Regulatory Services updated Committee on the status of a proposed Property Acquisition.

16.6 Legal – Litigation

Committee received correspondence dated July 9, 2008 from the City's Solicitor regarding Litigation.

Action: Councillor Holland moved that Council approve the recommendation from the City's Solicitor to settle litigation with respect to *Owners, Strata Plan VIS.1989 v. City of Victoria et al*, as outlined in the letter dated July 9, 2008.

CARRIED 08/415

17. ADJOURNMENT

Action: Councillor Thornton-Joe moved that the Committee of the Whole meeting of July 17, 2008 be adjourned at 3:03 p.m.

CARRIED 08/414

Mayor Lowe, Chair