

AGENDA - VICTORIA CITY COUNCIL

Thursday, May 1, 2025

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

					Pages		
A.	TERR	ITORIAL A	ACKNOWLE	EDGEMENT			
В.	INTRO	DUCTIO	N OF LATE	ITEMS			
C.	APPR	OVAL OF	VAL OF AGENDA				
D.	CONS	ENT AGE	NT AGENDA				
E.	CONSIDERATION OF MINUTES						
	E.1	Minutes	from the Da	ytime Council Meeting held January 30, 2025	1		
	E.2	Minutes	from the Da	ytime Council Meeting held March 13, 2025	6		
	E.3	Minutes	from the Ev	ening Council Meeting held March 13, 2025	17		
F.	REPORTS OF COMMITTEE						
	F.1 Committee of the Whole						
		F.1.a	Report from Meeting	m the April 14, 2025 Special Committee of the Whole	20		
			Link to the	April 14, 2025 Special Committee of the Whole Agenda			
			F.1.a.a	2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road: Rezoning Application No. 00866 (Hillside/Quadra)			
		F.1.b	Report fro	m the April 17, 2025 Committee of the Whole Meeting	23		
			Link to the	April 17, 2025 Committee of the Whole Agenda			
			F.1.b.a	646 Fisgard Street: Heritage Designation Application No. 000212 (Downtown)			

	F.1.b.c	1302 Gladstone Avenue (Fernwood Inn): Liquor Licence (Fernwood)	
	F.1.b.d	Update to City Policy on Reimbursement of Council Members for Conflict Legal Advice	
	F.1.c Report	from the May 1, 2025 Committee of the Whole Meeting	
		older for time-sensitive items pending approval at the May 1, committee of the Whole meeting.	
	F.1.c.a	2024 Financial Statements	
BYLA	WS		
G.1	Bylaw for 2025-20	029 Five Year Financial Plan	25
	Adoption of:Five	Year Financial Plan Bylaw, 2025, No. 25-034	
	The purpose of the 2025.	is bylaw is to adopt the annual financial plan for the year	
G.2	Bylaw for 2025 Ta	ax Rates	33
	Adoption of:Tax E	Bylaw, 2025, No. 25-029	
	The purpose of th	nis Bylaw is to impose tax rates and taxes for the year 2025.	
G.3	Bylaw for 2025 B	usiness Improvement Area Rate	36
	Adoption of:Busin	ness Improvement Area Rate Bylaw, 2025, No. 25-030	
	• •	nis Bylaw is to levy taxes on taxable property located in the a Business Improvement Area.	
G.4	Bylaw for 2025 Be	oulevard Tax	37
	Adoption of:Boule	evard Tax Bylaw, 2025, No. 25-031	
	The purpose of the the City.	nis Bylaw is to assess the cost of maintenance of boulevards in	
G.5	Bylaw for 2025 D	evelopment Potential Annual Property Tax Relief	38

1325 Government Street (The Downbeat Event Centre): Liquor Licence (Downtown)

F.1.b.b

G.

Adoption of:Development Potential Annual Property Tax Relief Bylaw, 2025, No. 25-032

The purpose of this Bylaw is to identify the properties that will receive reduced tax rates for 2025, pursuant to section 198.1, Community Charter and the Development Potential Tax Relief Eligibility Bylaw.

H. NOTICE OF MOTIONS

I. CLOSED MEETING

MOTION TO CLOSE THE MAY 1, 2025 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(c) labour relations or other employee relations; and

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

J. APPROVAL OF CLOSED AGENDA

K. CONSIDERATION OF CLOSED MINUTES

L. NEW BUSINESS

- L.1 Appointment Community Charter Section 90(1)(a)
- L.2 Employee Relations Community Charter Section 90(1)(c)
- L.3 Law Enforcement Community Charter Section 90(1)(f)

M. CONSIDERATION TO RISE & REPORT

N. ADJOURNMENT



January 30, 2025, 10:35 A.M.
COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIABC
To be held immediately following the Committee of the Whole Meeting
The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum
Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Gardiner,

Councillor Hammond, Councillor Kim, Councillor Thompson

PRESENT

ELECTRONICALLY: Councillor Dell

ABSENT: Councillor Coleman, Councillor Loughton

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager /

Chief Financial Officer, T. Soulliere - Deputy City Manager, T. Zworski - City Solicitor, S. Johnson - Director of Communications and Engagement, D. Newman – Director of Parks, Recreation and

Facilities, K. Hoese - Director of Sustainable Planning and Community Development, C. Kingsley - City Clerk, P. Rantucci -Director of Strategic Real Estate, B. Roder – Deputy City Clerk, A.

Heimburger – Senior Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Council took a moment to reflect, acknowledging that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities. Council noted the historic and ongoing stewardship of the lands by the Nations, the extraordinary opportunities afforded to those who live work and play on these lands, and thanked the Nations for allowing us to do so.

B. INTRODUCTION OF LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

The Chair proposed an amendment to the agenda, requesting that agenda item E. Closed Meeting be removed from the agenda.

Moved and Seconded:

That agenda item *E. Closed Meeting* be removed from the agenda.

CARRIED UNANIMOUSLY

Moved and Seconded:

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

The Deputy City Clerk provided clarification on a discrepancy in the numbering for agenda items listed under D. Consent Agenda in the published agenda and confirmed the correct numbering.

Moved and Seconded:

That the following Consent Agenda items be approved:

G.1.a.a<u>15 Bastion Square: Heritage Alteration Permit Application No. 00285</u> (Downtown)

That Council authorize the issuance of Heritage Alteration Permit No. 00285 for 15 Bastion Square.

H.1 Bylaw for 837 Broughton Street: Rezoning Application No. 00874 and Development Variance Permit Application No. 00272

That the following bylaw be given first, second, and third readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1354), No. 25-008

H.2 Bylaw for 710 Caledonia Avenue: Rezoning Application No. 00882 and Development Variance Permit Application No. 00262

That the following bylaw be given first, second, and third readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1353), No. 25-007

CARRIED UNANIMOUSLY

E. CLOSED MEETING

E.1 Legal Advice - Community Charter Section 90(1)(i)

This item was removed from the agenda.

F. UNFINISHED BUSINESS

F.1 Rise and Report

F.1.a From the January 23, 2025 Closed Council Meeting:

Council discussed the following:

Clarification on Council's rise and report procedure

G. REPORTS OF COMMITTEE

G.1 Committee of the Whole

G.1.a Report from the January 16, 2025 Committee of the Whole Meeting

G.1.a.a 15 Bastion Square: Heritage Alteration Permit Application No. 00285 (Downtown)

This item was added to the Consent Agenda.

G.1.b Report from the January 30, 2025 Committee of the Whole Meeting

G.1.b.a Council Member Motion: Canadian Capital Cities Organization (CCCO) Winter Meeting

Moved and Seconded:

 That Council authorizes the attendance and associated costs for Councillor Loughton to attend the Canadian Capital Cities Organization Winter Conference in Ottawa from January 27 to January 29, 2025.

The estimated total cost for attending is:

Accommodation (3 nights)	\$815.00
Flights	\$1217.15
Meals	\$250
Ground Transportation (incl Taxis to/from airports)	\$230
Carbon offset	\$219
TOTAL	\$2731.15

CARRIED UNANIMOUSLY

H. BYLAWS

H.1 Bylaw for 837 Broughton Street: Rezoning Application No. 00874 and Development Variance Permit Application No. 00272

This item was added to the Consent Agenda.

H.2 Bylaw for 710 Caledonia Avenue: Rezoning Application No. 00882 and Development Variance Permit Application No. 00262

This item was added to the Consent Agenda.

I. NOTICE OF MOTIONS

There were no notice of motions.

J. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE JANUARY 30, 2025 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(c) labour relations or other employee relations:

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

The daytime meeting was closed to the public at 11:11 a.m.

K. APPROVAL OF CLOSED AGENDA

L. <u>NEW BUSINESS</u>

L.1 Legal Advice - Community Charter Section 90(1)(i)

Council discussed a legal matter. The discussion was recorded and kept confidential.

L.2 <u>Land and Labour Relations - Community Charter Section 90(1)(e) and 90(1)(c)</u>

Council discussed a land and labour relations matter. The discussion was recorded and kept confidential.

M. CONSIDERATION TO RISE AND REPORT

There was no consideration to rise and report.

N. ADJOURNMENT

Moved and Seconded:

That the Council Meeting be adjourned at 3:20 p.m.

CARRIED UNANIMOUSLY

CITY CLERK MAYOR





March 13, 2025, 4:37 P.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIABC To be held immediately following the Committee of the Whole Meeting The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman,

Councillor Gardiner, Councillor Hammond, Councillor Kim,

Councillor Loughton, Councillor Thompson

ABSENT: Councillor Dell

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager /

Chief Financial Officer, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Deputy City Manager, K. Hoese - Director of Sustainable Planning and Community Development, C. Mycroft - Manager of Intergovernmental & Media Relations, A. Johnston - Assistant Director of Development Services, M. Angrove - Planner, B. Roder - Deputy City Clerk, A. Klus - Senior Legislative Coordinator, A. Heimburger - Senior Legislative Coordinator, D. Newman - Director of Parks, Recreation and Facilities, W. Doyle -

Acting Director of Engineering and Public Works

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation who have stewarded the lands for hundreds and thousands of years to afford us the opportunity to be here today making decisions about those lands. Council encouraged listeners to reflect on the sentiment that we are able to feel grounded here today because of those who came before, and thanked the Nations for allowing us to live, work and play on their lands.

B. <u>INTRODUCTION OF LATE ITEMS</u>

There were no late items.

C. APPROVAL OF AGENDA

Moved and Seconded:

That item H.1 Short-Term Rental Business License Appeal - 1403-760 Johnson Street be deferred to a future meeting of Council;

And that the following items be deferred to the April 03, 2025 closed Council Meeting:

- M.1 Appointment Community Charter Section 90(1)(a)
- M.2 Employee Relations Community Charter Section 90(1)(c)
- M.3 Intergovernmental Relations and Law Enforcement Community Charter Section 90(2)(b) and Section 90(1)(f);

And that the agenda be approved as amended.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1 Minutes from the Council (to follow COTW) Meeting held January 23, 2025

That the minutes from the Council (to follow COTW) meeting held January 23, 2025 be approved.

F.1.a.a 2025-2029 Draft Financial Plan – Impact of Province's Decision on Victoria Esquimalt Police Board Section 27 Appeal

That Council receive the 2025-2029 Draft Financial Plan – Impact of Province's Decision on Victoria Esquimalt Police Board Section 27 Appeal report for information.

F.1.a.b 2025-2029 Draft Financial Plan - Impact of Crystal Pool Replacement Project Referendum Result

That Council receive the 2025-2029 Draft Financial Plan - Impact of Crystal Pool Replacement Project Referendum Result report for information.

G.1 <u>Bylaw for 1132 and 1134 Empress Avenue: Heritage Designation</u> <u>Application No. 000208</u>

That the following bylaw be given first and second readings:

1. Heritage Designation (1132 Empress Avenue) Bylaw, No. 25-004

G.2 Bylaw for 1050 Yates Street: Development Permit with Variances No. 00230

That the following bylaw be **given first**, **second and third readings**:

1. Housing Agreement (1050 Yates) Bylaw (2025), No. 25-017

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Council (to follow COTW) Meeting held January 23, 2025

This item was added to the Consent Agenda.

F. REPORTS OF COMMITTEE

F.1 Committee of the Whole

F.1.a Report from the February 27, 2025 Committee of the Whole Meeting

F.1.a.a 2025-2029 Draft Financial Plan – Impact of Province's Decision on Victoria Esquimalt Police Board Section 27 Appeal

This item was added to the Consent Agenda.

F.1.a.b 2025-2029 Draft Financial Plan - Impact of Crystal Pool Replacement Project Referendum Result

This item was added to the Consent Agenda.

F.1.a.c 2025-2029 Draft Financial Plan

Moved and Seconded:

1. That Council approve the 2025 Victoria Esquimalt Police Board budget as proposed, including the amount required as a result of the S.27 appeal, for a total property tax increase for police of 3.78%.

OPPOSED (2): Councillor Caradonna, and Councillor Kim

CARRIED (6 to 2)

F.1.b Report from the March 03, 2025 Special Committee of the Whole Meeting

F.1.b.a 2025-2029 Draft Financial Plan

Moved and Seconded:

- 2. That Council set the city's portion of the 2025 property tax increase at 4%.
 - a. Direct Staff to add up to \$100,000 to Canada Day celebrations, taking the funds from the Major Community Initiatives and Events Grant Program, contingent on staff verbally reporting back on what changes are possible.
 - b. Direct staff to add a one-time grant of \$100,000 to this year's budget to fund Our Place Society

- operating hours and the storage program for one year to be funded by 2024 surplus;
- c. Direct staff to give an additional and permanent \$50,000 to Silver Threads Services to pay for their shortfall of their lease expenses, on the condition funding is used at the Victoria location, reducing the funds from the Major Community Initiatives and Events Grant Program.

CARRIED UNANIMOUSLY

Moved and Seconded:

3. That Council direct staff to use the proposals in the 4% option for the 2026 budget captured in the December 4, 2024 staff report "2025-2029 Draft Financial Plan – Tax Increase Reduction Options", including impacts of the Crystal pool project, as a baseline for the 2026 City Budget, and to further direct staff to investigate different reduction options of up to \$1 million.

OPPOSED (1): Councillor Kim

CARRIED (7 to 1)

Moved and Seconded:

4. That Council direct staff to implement a tax policy to gradually reduce the business/residential property tax ratio from the current 3.67/1 to 3/1 over 5 years, starting with a reduction to no more than 3.5/1 in 2025, and following to no more than 3.4/1 in 2026, no more than 3.3/1 in 2027, no more than 3.2/1 in 2028, no more than 3.1/1 in 2029 and no more than 0/1 in 2030.

OPPOSED (2): Councillor Hammond, and Councillor Gardiner

CARRIED (6 to 2)

Moved and Seconded

That Council:

- 2. Following all budget presentations and deliberations:
 - a. Approve direct-award grants and other grants as outlined on pages 21-23 of this report.
 - b. Approve allocating any remaining 2024 surplus to the Buildings and Infrastructure Reserve.
 - d. Direct staff to bring forward the 2025-2029 Financial Plan Bylaw, incorporating any changes directed by Council, to the April 24, 2025 daytime Council meeting for consideration.

OPPOSED (1): Councillor Gardiner

CARRIED (7 to 1)

F.1.c Report from the March 06, 2025 Committee of the Whole Meeting

F.1.c.a Draft Official Community Plan and Regulatory Directions

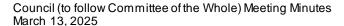
Moved and Seconded:

 That Council receive for information the 10-Year OCP Update Engagement Summary Report (Attachment H).

CARRIED UNANIMOUSLY

Moved and Seconded:

- 2. That Council instruct the Director of Planning and Development to:
 - a. Report back on options to enable more three plus bedroom homes
 - b. Report back on options to better enable galley-style housing, without changing site coverage policies
 - c. Report back on options to remove or reduce ACCs for affordable homeownership units
 - Report back on options to strengthen references to future implementation of regional mass transit, including light rail
 - e. Report back on options to ensure flexibility in the OCP and related policy documents and taking a housing priority approach
 - f. Report back on options to expand priority growth areas around transit corridors and active transportation corridors to be at least a full block
 - g. Report back on options to reduce traffic blockages on transit corridors and create additional transit priority measures
 - h. Report back on options to reduce the minimum side setback to one metre, and the front setback to three metres, without changing site coverage
 - i. Report back on options to limit costs to non-profit housing providers for any new frontage work
 - j. Report back on the implications of allowing sixstorey non-market developments citywide
 - k. Report back on options to add additional local villages to the OCP or convert proposed waterfront villages to local villages
 - I. Report back on options to reduce barriers to build car-lite or car-free housing.



OPPOSED (1): Councillor Gardiner

CARRIED (7 to 1)

F.1.d Report from the March 13, 2025 Committee of the Whole Meeting

F.1.d.a Council Member Motion: Financial Contribution to the Border Mayors Alliance

Moved and Seconded:

1. That Council authorize up to \$5,037.27 for continued membership in the Border Mayors Alliance

CARRIED UNANIMOUSLY

F.1.d.b Crystal Pool Replacement Project: Site Selection and Next Steps

Moved and Seconded:

- 1. That Council:
 - Designate Central Park North as the site for the new Crystal Pool and Wellness Centre, with a project budget that will not exceed \$209.2 million; and
- Direct staff to procure the necessary resources to initiate the next phases of the project, with the design aligned with the Basis of Design (Appendix 1) and the Central Park North Design Concept (Appendix 2), once the funding Certificate of Approval is received from the Province of B.C; and
- 3. Instruct staff to provide regular project updates to Council and the public.

CARRIED UNANIMOUSLY

G. BYLAWS

G.1 Bylaw for 1132 and 1134 Empress Avenue: Heritage Designation Application No. 000208

This item was added to the Consent Agenda.

G.2 Bylaw for 1050 Yates Street: Development Permit with Variances No. 00230

This item was added to the Consent Agenda.

G.3 Bylaws for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935
Ashgrove Street: Rezoning Application No. 00830 and Development Permit
Application with Variance Application No. 00247

Moved and Seconded:

1. That Council rescind third reading of Zoning Regulation Bylaw, Amendment Bylaw (No.1332), No. 24-002

CARRIED UNANIMOUSLY

Moved and Seconded:

- 2. That Council amend Zoning Regulation Bylaw, Amendment Bylaw (No.1332), No. 24-002 in Schedule 1 as follows:
 - i. in Part 4.95.3.a. by striking out "Development Permit" and replacing it with "Building Permit"
 - ii. at Part 4.95.11, strike out the title of the Part, "Floor Area in DA-1", and replace it with "Floor Area and Location of Uses in DA-1"
 - iii. after Part 4.95.11.a., insert the following new Part 4.95.11.b:
 - "b. A minimum of 170m2 of the floor area of the ground floor must be dedicated to one or more of the following uses: medical laboratory, medical office or pharmacy".

CARRIED UNANIMOUSLY

Moved and Seconded:

3. That Council give third reading to Zoning Regulation Bylaw, Amendment Bylaw (No.1332), No. 24-002 as amended.

CARRIED UNANIMOUSLY

Moved and Seconded:

That the following bylaw be given first, second and third readings:

 Housing Agreement (1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street) Bylaw (2025), No. 25-010

CARRIED UNANIMOUSLY

Moved and Seconded:

Development Permit with Variances

That Council, after adoption of the necessary Zoning Regulation Bylaw Amendment consider the following motion:

"1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes the issuance of Development Permit with Variances No. 00247 (the "DP") for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street, in accordance with plans submitted to the Planning department and date stamped by Planning on January 24, 2024, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. increase the number of stories from 5 to 7
 - ii. increase the height from 20.64m to 26.58m
 - iii. increase the site coverage from 51.00% to 53.30%.
- b. Registration of a legal agreement on the title of all lots subject to the DP securing that there can be no development or construction on the lands until all lots are consolidated into one lot, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor.
- 2. That the DP, if issued, lapses two years from the date of this resolution."

CARRIED UNANIMOUSLY

G.4 Bylaws for 1733, 1735, 1737 Fairfield Road: Rezoning Application No. 00821 and Official Community Plan Amendment; 1964 Fairfield and 507 Foul Bay Road: Rezoning Application No. 00845, Official Community Plan Amendment and Heritage Designation Amendment

Moved and Seconded:

1733, 1735, 1737 Fairfield Road

That the following bylaws **be adopted**:

- 1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 54), No. 24-055
- 2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1343), No. 24-056

1964 Fairfield and 507 Foul Bay Road

That the following bylaws for be adopted:

- 1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 55), No. 24-057
- 2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1344), No. 24-058
- 3. Heritage Designation Bylaw (1964 Fairfield Road), Amendment Bylaw (No. 2), No. 24-051

Development Permit with Variances Application (1733, 1735 and 1737 Fairfield Road)

- That subject to the adoption of the necessary Zoning Regulation Bylaw Amendment, Council authorize the issuance of Development Permit with Variances No. 00204 for 1733, 1735 and 1737 Fairfield Road, in accordance with plans submitted to the Planning department and date stamped by Planning on August 22, 2023, subject to:
 - a. the proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reducing the minimum front yard setback (Beechwood Avenue) from 4.00m to 2.70m and increasing stairs projection from 1.80m to 2.73m:
 - ii. reducing the minimum rear yard setback from 10.00m to 2.60m;

- iii. reducing the minimum side yard setback (Fairfield Road) from 4.00m to 2.30m:
- iv. reducing the minimum side yard setback (southeast) from 6.00m to 0.50m;
- v. increasing the maximum site coverage from 40% to 65%;
- vi. decreasing the open site space from 50% to 23%;
- vii. reducing vehicle parking from 40 spaces to 23 spaces;
- viii. permitting long-term bicycle parking to be provided in a stacked format.
- b. The property being consolidated into one lot.
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution."

OPPOSED (1): Councillor Kim

CARRIED (7 to 1)

G.5 Bylaw for Loan Authorization (Crystal Pool Replacement)

Moved and Seconded:

That the following bylaw **be adopted**:

1. Loan Authorization (Crystal Pool Replacement) Bylaw, No. 24-054

CARRIED UNANIMOUSLY

G.6 Bylaw for 1039 and 1043 Meares Street: Rezoning Application No. 00827 and Development Permit with Variances No. 00212

Moved and Seconded:

That the following bylaw be adopted:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1317), No. 23-083

Development Permit with Variance Application

- 1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00212 for 1039 & 1043 Meares Street, generally in accordance with plans submitted to the Planning department and date stamped by Planning on May 1, 2023, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. decrease the minimum floor area per unit from 33m2 to 29.50m2;
 - ii. decrease the front setback from 13.50m to 1.95m;
 - iii. decrease the south side (rear) setback from 11.35m to 3.215m;
 - iv. decrease the east side setback from 11.35m to 1.805m;
 - v. decrease the west side setback from 11.35m to 0.81m (canopy) and to 5.09m (building face);
 - vi. increase the site coverage from 20% to 74.10%;
 - vii. decrease the open site space from 30% to 12.90%;

- viii. decrease the number of total vehicle parking stalls from 47 to 22;
- ix. decrease the number of visitor parking stalls from 5 to 2;
- x. decrease the number of commercial parking stalls from 1 to 0
- xi. decrease the landscape between parking and property line from 1m to 0.12m:
- xii. allow for double-stacked long-term bicycle racks.
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution"

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Short-Term Rental Business License Appeal - 1403-760 Johnson Street

This item was deferred to a future daytime Council meeting.

I. NOTICE OF MOTIONS

There were no Notices of Motions.

- J. <u>CLOSED MEETING</u>
- K. APPROVAL OF THE CLOSED AGENDA
- L. CONSIDERATION OF CLOSED MINUTES

M. NEW BUSINESS

M.1 Appointment - Community Charter Section 90(1)(a)

This item was deferred to the April 03, 2025 closed Council meeting.

M.2 Employee Relations - Community Charter Section 90(1)(c)

This item was deferred to the April 03, 2025 closed Council meeting.

M.3 Intergovernmental Relations and Law Enforcement - Community Charter Section 90(2)(b) and Section 90(1)(f)

This item was deferred to the April 03, 2025 closed Council meeting.

O. ADJOURNMENT

Moved and Seconded:

That the Council Meeting be adjourned at 5:04 p.m.

CARRIED UNANIMOUSLY







March 13, 2025, 6:32 P.M. Council Chambers, City Hall, 1 Centennial Square The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman,

Councillor Gardiner, Councillor Hammond, Councillor Kim,

Councillor Loughton, Councillor Thompson

ABSENT: Councillor Dell

STAFF PRESENT: J. Jenkyns - City Manager, C. Kingsley - City Clerk, C. Mycroft -

Manager of Intergovernmental & Media Relations, B. Roder - Deputy City Clerk, B. Roder - Deputy City Clerk, S. Maichen - Committee Secretary, A. Klus - Senior Legislative Coordinator, A.

Heimburger - Senior Legislative Coordinator

A POETRY

Recording of readings by Marie Metaphor Specht, Poet Laureate

B. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities and urged those in attendance or watching online to reflect, in some personal way, on what it means to us to have the opportunity to live on these territories and give thanks to the people who stewarded them.

C. INTRODUCTION OF LATE ITEMS

There were no late items.

D. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

E. REQUESTS TO ADDRESS COUNCIL

Council Meeting Minutes March 13, 2025

1

Moved and Seconded:

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

E.1 Susanne Rautio: Public Participation in Public hearings (phone)

The speaker expressed concerns regarding community engagement in relation to the draft Official Community Plan, believing that the questionnaire posed leading questions and did not adequately address zoning around multi-storey buildings and green infrastructure.

E.2 Jan Firstbrook: Density and the Urban Forest (in-person)

The speaker touted benefits of Banfield Park improvements but urged Council to save the Japanese cherry tree as part of the revitalization of Centennial Square.

E.3 <u>Diana Smardon, the Committee to End Homelessness: Homelessness,</u> <u>Affordable Housing, Cancel Pool (in-person)</u>

The speaker advocated for affordable housing and expressed concerns about the Crystal Pool Replacement Project taking funding away other priorities.

E.4 Edward Pullman: Wayfinding for Cycling Routes (phone)

The Chair noted that this speaker was not present to address Council.

E.5 Carol Sokoloff: Centennial Square (in-person)

The speaker expressed concerns about revitalizing Centennial Square and sang a song about trees.

E.6 Kirk Buhne: Proposed Official Community Plan (in-person)

The speaker expressed concerns over the process of citizen engagement regarding the Official Community Plan consultation, believing the process to be intrinsically flawed and misleading.

E.7 Carollyne Yardley: Urban Forest and Natural Assets (in-person)

The speaker described how the urban forest has been affected by policies and bylaws over the years and proposed recommendations to City of Victoria Urban Forestry staff.

E.8 Jason Jones: The Redesign of Centennial Square (in-person)

The Chair noted that this speaker was not present to address Council.

F. EXTENDED ADDRESS TO COUNCIL

Moved and Seconded:

That additional speakers be permitted to speak.

CARRIED UNANIMOUSLY

F.1 Tom Hackney

The speaker addressed various aspects of the Official Community Plan, including the climate action, reconciliation, affordable low-carbon transportation, functional connected green spaces, and walkable communities.

F.2 Janie Rollins

The speaker expressed concerns regarding the rental housing crisis in the City.

G. NOTICE OF MOTIONS

There were no Notices of Motions.

H. CLOSED MEETING, IF REQUIRED

There was no closed meeting.

I. <u>ADJOURNMENT</u>

Moved and Seconded:

That the Council meeting be adjourned at 7:20 p.m.

CARRIED UNANIMOUSLY

CITY CL	ERK	MAYOR

SPECICAL COMMITTEE OF THE WHOLE REPORT FROM THE MEETING HELD APRIL 14, 2025

For the Council meeting of May 1, 2025, the Committee recommends the following:

D.1 <u>2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road: Rezoning Application No. 00866 (Hillside/Quadra)</u>

Rezoning Application

- 1. That Council direct staff to discuss with the applicant the potential for adding more affordable homes, including for the very low and low income components of the housing continuum, in the development.
- 2. That Council instruct the Director of Planning and Development to discuss with the applicant potential opportunities to daylight Rock Bay Creek on the project site, including the potential to incorporate a daylit creek into a community amenity for residents.
- 3. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
- 4. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Revisions to the Rezoning Book, date stamped December 16, 2024, to confirm that consideration of parkland dedication requirements, if applicable, will occur in conjunction with future subdivision applications.
- 5. That subject to third reading of the Zoning Regulation Bylaw amendment bylaw, the applicant prepare and execute a Master Development Agreement prior to adoption of the bylaw that is generally in accordance with Rezoning Book dated December 16, 2024 and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
 - ii. Provision of the two-bedroom, three-bedroom and four-bedroom units, as well as design of flex-units, as outlined on page 4 of the Rezoning Book.
 - iii. Provision of a minimum of 175 affordable units for the greater of the life of the building or a minimum period of 60 years and allocated to low-income households, as defined by BC Housing's income limits and referenced on page 12 the Rezoning Book.
 - iv. Provision of a minimum of 21 supportive housing units for the greater of the life of the building or a minimum period of 60 years, to be operated by Aboriginal Coalition to End Homelessness.

- v. Provision of a minimum of 145 non-profit operated below-market units for the greater of the life of the building or a minimum period of 60 years and allocated to low to moderate- and middle-income households, as defined by BC Housing's income limits and referenced on page 12 of the Rezoning Book.
- vi. Provision of an approximately 929m² multi-purpose common amenity space in Building C1 or C2, designed with high ceiling height, for use by all tenants, delivered in conjunction with development of DA-C.
- vii. Provision of a childcare space of approximately 418m² on the ground floor of Building D1.
- viii. Provision of sustainable building features including commitments regarding:
 - A. Natural rainwater management systems
 - B. Landscape-based stormwater management features
 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
 - E. High-reflectance roof materials
 - F. Solar ready buildings
 - G. Sewage heat recovery, except in the first phase
 - H. Step code level four for buildings under seven storeys
 - I. Step code level three for buildings exceeding or equal to seven storeys.
- ix. Provision of an indoor common amenity space in each building for shared use by the building's residents.
- x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
- xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
- xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
 - Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.
 - ii. Intersection upgrades at Hillside Avenue and Blanshard Street, Kings Road and Dowler Place, Dowler Place and Bay Street, Bay Street and Blanshard Street, and Kings Road and Blanshard Street, as outlined on page 45 of the Rezoning Book.
 - iii. Provision and maintenance of a people-priority lane (Evergreen Lane) between Kings Road and Hillside Avenue, including a statutory right-of-way over the entire portion of the lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.

- iv. Provision and maintenance of a 2-3m all-ages recreational loop trail measuring approximately 900m (The Loop), as depicted on page 37 and further described on page 55 of the Rezoning Book, including a statutory right-of-way over the entire portion of pathway that secures public access. The width and design of the pathway will be determined based on the critical root zones of municipal trees and protected trees.
- v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
 - i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.
 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.
- 6. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 7. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

COMMITTEE OF THE WHOLE REPORT FROM THE MEETING HELD APRIL 17, 2025

For the Council meeting of May 01, 2025, the Committee recommends the following:

E.1 646 Fisgard Street: Heritage Designation Application No. 000212 (Downtown)

That Council:

- 1. That Council approve the heritage statement of significance for 646 Fisgard Street.
- That Council instruct the Director of Planning and Development to prepare the
 necessary Heritage Designation Bylaw that would designate the property as a Municipal
 Heritage Site, as outlined in the staff report dated November 14, 2024 for 646 Fisgard
 Street.
- 3. That first and second reading of the Heritage Designation Bylaw for 646 Fisgard Street be considered by Council and a public hearing date be set.

E.2 1325 Government Street (The Downbeat Event Centre): Liquor Licence (Downtown)

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

- 1. That Council supports the application of The Downbeat Event Centre, located at 1325 Government Street, for a new liquor primary licence conditional on the following:
 - a. The establishment having a total occupant load of 210 people.
 - b. Hours of licenced service from 9:00 a.m. to 2:00 a.m. daily.
- 2. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.
 - b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. In response to the notification that went to 343 owners and occupants, the City received seven letters of correspondence. Of these letters, five expressed support and two expressed opposition or concerns. The Downtown Residents Association confirmed that they support the application given the existing soundproofing and security in place, and the establishment helping to fulfill the city's need for performance venues.
- 3. Council recommends to the Province that the liquor primary licence be approved as recommended.

E.3 1302 Gladstone Avenue (Fernwood Inn): Liquor Licence (Fernwood)

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

- That Council supports the application of Fernwood Inn, located at 1302 Gladstone Avenue, for a new liquor primary licence conditional on the following:
 - a. The establishment having a total occupant load of 186 people.
 - b. Hours of licenced service from 9:00 a.m. to 12:00 a.m. daily.
- 2. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.
 - b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. In response to the notification that went to 280 owners and occupants, the City received four letters of correspondence. Of these letters, two expressed concern and two expressed support. The Fernwood Community Association confirmed that they have no concerns with the application.
- 3. Council recommends to the Province that the liquor primary licence be approved as recommended.

F.1 Update to City Policy on Reimbursement of Council Members for Conflict Legal Advice

That Council increase the maximum limit for reimbursement for the cost of obtaining independent legal advice regarding potential conflict of interest from \$500 to \$1,000 for each instance.

A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to adopt the annual financial plan for the year 2025.

Under its statutory powers, including section 165 of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. This Bylaw may be cited as the "FIVE YEAR FINANCIAL PLAN BYLAW, 2025."
- 2. Schedules 1 to 5 attached hereto and forming part of this Bylaw are adopted as the five year Financial Plan of the Corporation of the City of Victoria.
- 3. The Director of Finance is authorized to pay out in accordance with the Bylaws of the City, the sums of money shown in Schedule 2 and Schedule 4 for the year 2025, for the purpose described in each category.
- 4. All cheques drawn on the bank for payment of funds belonging to the City must be signed by the Director of Finance and countersigned by the Mayor before being issued.
- 5. All payments already made from municipal revenues for the current year are ratified and confirmed.
- 6. The Five Year Financial Plan Bylaw No. 24-032 is repealed.

READ A FIRST TIME the	24th	day of	APRIL	2025
READ A SECOND TIME the	24th	day of	APRIL	2025
READ A THIRD TIME the	24th	day of	APRIL	2025
ADOPTED the		day of		2025

CITY CLERK MAYOR

Bylaw No. 25-034 Schedule 1 - April 24, 2025 City of Victoria

2025 - 2029 Operating Financial Plan

	2025	2026	2027	2028	2029
REVENUES					
Property Value Taxes	193,490,810	207,276,290	225,178,380	242,795,270	260,249,660
Property Value Taxes from New Assessments	1,445,190	1,000,000	500,000	500,000	500,000
Parcel Taxes	1,380,460	1,309,460	1,309,460	1,309,460	1,309,460
Special Assessments	1,372,000	1,290,000	1,290,000	1,290,000	1,290,000
Grants in Lieu of Taxes	8,159,000	8,322,190	8,488,620	8,658,380	8,831,540
User Fees and Charges	8,677,310	9,058,260	9,231,570	9,407,150	9,586,160
Permits and Licences	7,214,850	7,322,750	7,432,810	7,545,070	7,659,580
Parking Services	30,538,000	31,145,520	31,765,210	32,397,250	33,041,980
Sewer Utility Fees and Charges	9,541,730	10,383,270	11,315,680	12,327,130	13,452,690
Stormwater Utility Fees and Charges	8,220,990	9,240,840	9,530,320	10,474,930	11,232,820
Water Utility Fees and Charges	27,657,600	30,625,290	32,236,040	33,000,380	35,626,800
Other Sources	55,170,550	54,154,050	54,619,600	51,282,670	52,361,390
	352,868,490	371,127,920	392,897,690	410,987,690	435,142,080
TRANSFERS FROM					
Accumulated Surplus	1,596,060	-	-	-	-
Reserves					
Art in Public Places	300,000	150,000	150,000	150,000	150,000
Financial Stability	4,668,720	1,641,500	1,222,700	1,223,940	1,225,200
Tree Replacement	183,990	185,900	187,840	189,820	191,840
Climate Action	1,016,520	700,350	707,520	641,560	380,930
Development Stabilization	1,225,020	1,225,020	1,225,020	1,225,020	1,225,020
Police Emergency Response	5,700	5,810	5,930	6,050	6,170
5 .	8,996,010	3,908,580	3,499,010	3,436,390	3,179,160
	361,864,500	375,036,500	396,396,700	414,424,080	438,321,240

Bylaw No. 25-034 Schedule 2 - April 24, 2025 City of Victoria

2025 - 2029 Operating Financial Plan

	2025	2026	2027	2028	2029
EXPENDITURES					
EXPENDITURES	70 405 040	74.050.000	70 000 000	04 704 000	05 470 070
General Government	76,425,810	74,259,360	78,268,880	81,781,090	85,476,670
Police	80,986,340	86,183,740	90,799,420	96,474,150	101,640,800
Victoria Fire Department	23,968,050	24,974,370	25,796,600	26,620,960	27,445,690
Engineering and Public Works	30,960,350	29,483,330	29,702,040	29,841,170	29,912,780
Sustainable Planning and Community Development	14,219,900	13,499,610	13,507,870	9,031,190	9,039,790
Parks, Recreation and Facilities	30,848,450	30,967,050	31,159,320	31,355,340	31,555,270
Greater Victoria Public Library	6,307,310	6,435,260	6,565,860	6,699,160	6,835,220
Victoria Conference Centre	7,456,700	7,463,340	7,588,050	7,715,270	7,845,060
Sewer Utility	5,167,730	5,277,270	5,379,680	5,484,130	5,590,690
Stormwater Utility	5,407,860	5,661,420	5,849,190	6,040,680	6,236,050
Water Utility	20,589,600	21,218,290	21,841,040	22,483,380	23,145,800
· —	302,338,100	305,423,040	316,457,950	323,526,520	334,723,820
DEBT SERVICING	002,000,100	000, 120,010	0.0,10.,000	020,020,020	00 1,1 20,020
Principal and Interest - General	6,734,320	10,221,980	12,736,360	16,322,170	19,891,280
Principal and Interest - Parking Services	312,420	10,221,900	12,730,300	10,322,170	19,091,200
- Timolpai and interest - Faiking Services	7.046.740	10,221,980	12,736,360	16,322,170	19,891,280
TRANSFERS TO	7,040,740	10,221,900	12,730,300	10,322,170	19,091,200
Capital Funds					
General	16,540,000	21,540,000	26,540,000	31,540,000	36,540,000
	4,763,000	5,495,000	6,325,000	7,232,000	8,251,000
Sewer Utility					
Stormwater Utility	4,149,000	4,944,000	5,075,000	5,283,000	5,501,000
Water Utility	5,298,000	7,637,000	8,625,000	8,747,000	10,711,000
Reserves					
Equipment and Infrastructure	4 000 000	4 000 000	4 000 000	4 000 000	4 000 000
City Equipment	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
City Vehicles and Heavy Equipment	2,000,000	2,500,000	3,000,000	3,500,000	4,000,000
City Buildings and Infrastructure	3,847,460	2,447,220	2,463,940	2,488,910	2,506,880
Parking Services Equipment and Infrastructure	2,850,000	2,850,000	2,850,000	2,850,000	2,850,000
Multipurpose Arena Facility Equipment and Infrastructu	201,340	205,370	209,480	213,670	217,950
Canada Community-Building	4,246,470	4,246,470	4,416,330	4,416,330	4,416,330
Police Vehicles, Equipment and Infrastructure	1,320,000	1,346,400	1,373,330	1,400,790	1,428,810
Sewer Utility Equipment and Infrastructure	400,000 100,000	400,000 100,000	400,000 100,000	400,000 675,000	400,000 1,050,000
Stormwater Utility Equipment and Infrastructure Water Utility Equipment and Infrastructure	1,770,000	1,770,000	1,770,000	1,770,000	1,770,000
Recreation Facilities Equipment and Infrastructure	42,300	43,150	44,010	44,890	45,790
Financial Stability	3,272,870	2,100,000	2,240,000	2,240,000	2,240,000
Tax Sale Lands	3,272,070	2,100,000	2,240,000	2,240,000	2,240,000
Victoria Housing	315,720	400,000	400,000	400,000	400,000
Art in Public Places	515,720	400,000	400,000	400,000	400,000
Climate Action	-	-	-		-
Police Emergency Response	11,000	11,220	11,440	11,660	11,900
	195,000	,	,	,	
Park Furnishing		195,000	195,000	195,000	195,000
Artificial Turf	157,500	160,650	163,860	167,140	170,480
Local Amenities	52,479,660	59,391,480	67,202,390	74,575,390	83,706,140
<u> </u>	361,864,500	375,036,500	396,396,700	414,424,080	438,321,240
=	301,004,000	313,030,000	330,330,700	717,724,000	730,321,240

Bylaw No. 25-034 Schedule 3 - April 24, 2025 City of Victoria 2025 - 2029 Capital Plan

	2025	2026	2027	2028	2029
EVENUES					
Utility Connection Fees	1,150,000	1,150,000	1,150,000	1,150,000	1,150,000
Grants and Partnerships	11,716,000	8,500,000	-	-	-
RANSFERS FROM					
Operating Funds					
General	16,540,000	21,540,000	26,540,000	31,540,000	36,540,000
Water Utility	5,298,000	7,637,000	8,625,000	8,747,000	10,711,000
Sewer Utility	4,763,000	5,495,000	6,325,000	7,232,000	8,251,000
Stormwater Utility	4,149,000	4,944,000	5,075,000	5,283,000	5,501,000
Reserves	4,140,000	1,011,000	0,010,000	0,200,000	0,001,000
Equipment and Infrastructure					
City Equipment	7.811.000	1.762.000	963,000	793,000	807,000
City Vehicles and Heavy Equipment	7,443,000	2,500,000	3,337,000	3,111,000	3,791,000
City Buildings and Infrastructure	29,385,000	2,415,000	4,057,000	1,112,000	4,923,000
Accessibility Capital	851,000	521,000	-	-	-
Debt Reduction	1,804,000	-	-	-	28,196,000
Parking Services Equipment and Infrastructure	4,808,000	1,161,000	870,000	380,000	16,294,000
Canada Community-Building	9,460,000	4,988,000	5,609,000	5,796,000	4,085,000
Multipurpose Equipment and Infrastructure	755,000	1,119,000	178,000	55,000	58,000
Police Vehicles, Equipment and Infrastructure	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Sewer Utility	9,662,000	2,859,000	2,150,000	1,550,000	1,150,000
Stormwater Utility	6,357,000	1,647,000	-	-	-
Water Utility	6,003,000	359,000	-	-	-
Tax Sale Lands Local Amenities	1,425,000 310,000	-	-	-	-
Development Cost Charges	1,334,000	-	-	-	_
Parks and Greenways Acquisition	-	- -	- -	- -	<u>-</u>
Park Fixture Dedication Program	156.000	156.000	156.000	156.000	156.000
Tree Replacement Program	206,000	211,000	216,000	198,000	202,000
Bastion Square Revitalization Trust	129,000	-	-	· -	· -
Climate Action	39,000	-	-	-	_
Growing Communities Fund	-	-	-	-	-
Debt Proceeds	31,218,000	31,542,000	23,633,000	41,891,000	47,184,000
	164,272,000	102,006,000	90,384,000	110,494,000	170,499,000

Bylaw No. 25-034 Schedule 4 - April 24, 2025 City of Victoria 2025 - 2029 Capital Plan

	2025	2026	2027	2028	2029
EXPENDITURES					
Capital Equipment Capital Programs and Projects	32,179,000	10,501,000	8,019,000	9,731,000	8,890,000
Transportation	45,258,000	29,213,000	25,482,000	25,934,000	27,848,000
Parks	15,988,000	5,293,000	6,723,000	6,786,000	6,613,000
Facilities	13,453,000	27,245,000	22,051,000	36,847,000	92,925,000
Environmental Remediation	1,425,000	-	-	-	-
Sanitary Sewers	17,101,000	9,083,000	8,775,000	9,082,000	9,701,000
Stormwater	13,730,000	7,838,000	7,794,000	8,050,000	8,317,000
Waterworks	13,059,000	8,925,000	9,175,000	9,297,000	11,261,000
Contingency	350,000	350,000	350,000	350,000	350,000
Police	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Structures	6,967,000	2,005,000	261,000	2,317,000	2,473,000
Victoria Conference Centre	1,320,000	53,000	254,000	600,000	621,000
Real Estate	1,942,000	-	-	-	-
	164,272,000	102,006,000	90,384,000	110,494,000	170,499,000

Bylaw No. 25-034 Schedule 5 – April 24, 2025 Financial Plan Objectives and Policies

Revenue and Tax Policy

Purpose

The purpose of the Revenue and Tax Policy is to outline the proportions of revenue sources, the distribution of property taxes among property classes and the use of permissive property tax exemptions.

Objectives

- To provide tax payers with stable, equitable and affordable property taxation while at the same time providing high quality services.
- To support the OCP and other City plans as well as complement the Regional Context Statement.

Policies

1. Revenue Proportions by Funding Sources

Property taxes are the main source of revenue for the City and pay for services such as police and fire protection, bylaw enforcement, and infrastructure maintenance. Property taxes provide a stable and consistent source of revenue for services that are difficult or undesirable to fund on a user pay basis. Therefore, property taxes will continue to be the City's major source of revenue.

However, it is the City's desire to charge user fees where feasible. Some programs, such as recreation, are partially funded by user fees. The City also has several self-financed programs that are fully funded by user fees. These include Water Utility, Sewer Utility, Stormwater Utility, and Garbage Utility.

Policy 1.0

User pay funding will be used for such services that are practical and desirable to fund on a user pay basis.

Services that are undesirable or impractical to fund on a user pay basis will be funded by property taxes.

Policy 1.1The City will continue to explore alternative revenue sources to diversify its revenue base.

Revenue Source	\$ Total	% Total
	Revenue	Revenue
Property Value Taxes	194,936,000	53.87%
Parcel Taxes	1,380,460	0.38%
Special Assessments	1,372,000	0.38%
Grants in Lieu Taxes	8,159,000	2.25%
User Fees and Charges	8,677,310	2.40%
Permits and Licences	7,214,850	1.99%
Parking Services	30,538,000	8.44%
Water and Sewer Utility Fees and Charges	37,199,330	10.28%
Stormwater Utility Fees and Charges	8,220,990	2.27%
Other Sources	64,166,560	<u>17.74%</u>
TOTAL	361,864,500	100.00%

2. Distribution of Property Taxes Among Property Classes

Market value changes that result in uneven assessment changes between property classes result in a tax burden shift to the class experiencing greater market value increases unless tax ratios are modified to mitigate the shift.

Until 2007, it was Council's practice to adjust tax ratios to prevent such shifts. This equalization practice provided an effective tax increase that was equal for all classes. It is important to note that this practice only avoids shifts between property classes. There is still a possibility for shifts *within* a property class where one property has experienced a market value change that is greater than the average for that class.

However, starting in 2007, business and industrial tax ratios have been held constant in recognition of the larger tax burden that has been placed on those classes. This resulted in higher tax increases being passed on to the residential class compared to business and industrial.

The pressure continues across the country to reduce the tax burden on the business and industrial classes. In recognition of this, and the desire to support a healthy business environment, Council's goal is to have a business class tax burden that is equitable.

In 2012, a comprehensive review of the Revenue and Tax Policy was conducted to determine if Council's objective of reducing the tax burden on the business class was appropriate and if so, that the mechanism of achieving the objective (reduction of tax ratio) was the most effective mechanism to achieve the goal. The review concluded that additional relief for the business tax class was warranted. However, the tax ratio was not the best mechanism of achieving that goal. As a result, Council approved the following policy objective: To reduce the business property tax class share of the total property tax levy to 48% over three years (2012-2014). The redistribution excludes impact of new assessment revenue. The total redistribution of the tax levy was \$1.51 million.

In 2015, an update review was completed, and based on the findings, Policy 2.0 was amended to allocate tax increases equally by maintaining the current share of distribution of taxes among tax classes. In 2025, this policy was further revised to reduce the business to residential property tax ratio to 3.0 to 1 over the period from 2025 to 2030.

In 2024, to support the retention of industrial properties, Council amended Policy 2.1 to allow the industrial tax rates to be lower than the business rate, therefore reducing the tax burden on industrial properties. While the tax increase was distributed equally across all property classes, the lower industrial tax rate resulted in the lowest overall tax increase to industrial properties due to the tax rates for these classes being lower than business.

Policy 2.0

To reduce the business to residential tax ratio to no more than:

3.5 to 1 in 2025

3.4 to 1 in 2026

3.3 to 1 in 2027

3.2 to 1 in 2028

3.1 to 1 in 2029

3.0 to 1 in 2030

Policy 2.1

Tax rates for the light and major industrial tax classes will not exceed the business tax rate to support the City's desire to retain industrial businesses.

Policy 2.2

Farm Tax Rates will be set at a rate so taxes paid by properties achieving farm status will be comparable to what the property would have paid if it were assessed as residential.

2025 Distribution of Property Taxes Among the Property Classes

Property Class	\$ Property	% Property
	Tax Dollars	Value Tax
Residential (1)	106,023,591	54.39%
Utilities (2)	859,042	0.44%
Supportive Housing (3)	0	0.00%
Major Industry (4)	294,355	0.15%
Light Industry (5)	1,824,935	0.94%
Business (6)	85,558,895	43.89%
Recreational (8)	<u>375,182</u>	<u>0.19%</u>
TOTAL	194,936,000	100.00%

3. Use of Permissive Property Tax Exemptions

The City continues to support local non-profit organizations through permissive tax exemptions. Each year, a list of these exemptions is included in the City's Annual Report.

In addition, the City offers a Tax Incentive Program to eligible owners of downtown heritage designated buildings to offset seismic upgrading costs for the purposes of residential conversion of existing upper storeys. The exemptions are for a period up to ten years.

The City encourages redevelopment of lands within the City and the use of environmentally sustainable energy systems for those developments through revitalization property tax exemptions.

Policy 3.0

Permissive property tax exemptions are governed by the City's Permissive Property Tax Exemption Policy, which outlines the criteria for which property tax exemptions may be granted.

Policy 3.1

Heritage property tax exemptions are governed by the City's Heritage Tax Incentive Program.

Policy 3.2

Revitalization property tax exemptions are governed by revitalization property tax exemption program bylaws adopted for specific purposes.

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to impose tax rates and taxes for the year 2025.

Under its statutory powers, including section 197 of the *Community Charter*, under the *Hospital District Act*, and the *Local Government Act*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. This Bylaw may be cited as the "TAX BYLAW, 2025."
- 2. Taxes are imposed for 2025 by imposing the following rates upon all taxable land and improvements within the City, based on the assessed value, to provide the sums required for each of the following purposes:
 - a) for all general purposes of the City, except Policing, the rates shown in column A of Schedule 1;
 - b) to meet payments of interest and principal of debts incurred by the City for which other provision has not been made, the rates shown in column B of Schedule 1;
 - c) to provide monies for City Policing, the rates shown in column C of Schedule 1;
 - d) to provide monies which, when added to the amount remaining in the Capital Regional District Rate Account for the year 2024, are sufficient for the City's share of the expenses of the Capital Regional District and for the City's share of the debts incurred for regional district purposes according to the requisition submitted to City Council by the Capital Regional District Board, the rates shown in column D of Schedule 1;
 - e) to provide monies which, when added to the amount remaining in the Hospital Rate Account from the year 2024, are sufficient for the City's share of the expenses of the Capital Regional Hospital District and for the City's share of debts incurred for hospital purposes according to the requisition submitted to City Council by the Capital Regional Hospital District Board, the rates shown in column E of Schedule 1;
- 3. The rates and taxes imposed under this Bylaw must be paid to the City Collector's office at City Hall, Victoria, British Columbia, not later than 4:30 o'clock in the afternoon of July 2, 2025.

READ A FIRST TIME the	24th	day of	APRIL	2025.
READ A SECOND TIME the	24th	day of	APRIL	2025.
READ A THIRD TIME the	24th	day of	APRIL	2025.
ADOPTED the		day of		2025.

CITY CLERK MAYOR

Schedule 1 - Bylaw No. 25-029 Tax Rates 2025

(dollars of tax per \$1,000 taxable value)

Γ	Α	В	С		D	E
Assessment	General	Debt	Police	Total Municipal	Regional District	Regional Hospital
31 415 015 113	2 0776	0 1166	1 1807	3 3749	0 2269	
31,415,015,113	2.0770	0.1100	1.1007	0.0140	0.2200	0.1239
21,476,200	24.6237	1.3818	13.9942	39.9997	2.6889	
72,251,200						0.4338
18	2.0776	0.1166	1.1807	3.3749	0.2269	0.1239
27,104,000	6.6855	0.3752	3.7995	10.8602	0.7301	0.4214
158,178,200	7.1023	0.3985	4.0364	11.5372	0.7756	0.4214
7,243,223,522	7.2743	0.4083	4.1341	11.8167	0.7941	
7,269,204,522						0.3036
52,166,700	4.4274	0.2484	2.5162	7.1920	0.4835	0.1239
	31,415,015,113 31,415,015,113 21,476,200 72,251,200 18 27,104,000 158,178,200 7,243,223,522 7,269,204,522	Assessment General 31,415,015,113 31,415,015,113 2.0776 21,476,200 72,251,200 24.6237 18 2.0776 27,104,000 158,178,200 6.6855 7.1023 7,243,223,522 7,269,204,522 7.2743	Assessment General Debt 31,415,015,113 31,415,015,113 2.0776 0.1166 21,476,200 72,251,200 24.6237 18 1.3818 2.0776 18 2.0776 0.1166 27,104,000 158,178,200 6.6855 7.1023 0.3752 0.3985 7,243,223,522 7,269,204,522 7.2743 0.4083 0.4083	Assessment General Debt Police 31,415,015,113 31,415,015,113 2.0776 0.1166 1.1807 21,476,200 72,251,200 24.6237 1.3818 13.9942 18 2.0776 0.1166 1.1807 27,104,000 158,178,200 6.6855 7.1023 0.3752 0.3985 3.7995 4.0364 7,243,223,522 7,269,204,522 7.2743 0.4083 0.4083 4.1341	Assessment General Debt Police Total Municipal 31,415,015,113 31,415,015,113 2.0776 0.1166 1.1807 3.3749 21,476,200 72,251,200 24.6237 1.3818 13.9942 39.9997 18 2.0776 0.1166 1.1807 3.3749 27,104,000 158,178,200 6.6855 0.3752 3.7995 4.0364 10.8602 11.5372 7,243,223,522 7,269,204,522 7.2743 0.4083 4.1341 11.8167	Assessment General Debt Police Municipal District

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to levy taxes on taxable property located in the Downtown Victoria Business Improvement Area.

Under its statutory powers, including sections 215 and 216 of the *Community Charter*, and pursuant to the Business Improvement Area Bylaw, 2024, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. In this Bylaw "taxable property" has the same meaning as under the Business Improvement Area Bylaw, 2024.
- 2. For the purpose of recovering the annual grant authorized by Council for the year 2025 under the Business Improvement Area Bylaw, 2024, and pursuant to subsections 6(1), (2) and (3) of that Bylaw, a tax is imposed on each of the taxable properties described in Schedule A, attached to and forming part of this Bylaw, in the amount shown opposite each such property in Schedule A. The tax rate imposed is \$0.26606 per \$1,000.00 of assessed value of land and improvements for taxable property that is a hotel or part of a hotel, and \$0.53212 per \$1,000.00 of assessed value of land and improvements for all other taxable property.
- 3. The taxes must be included in the City's real property tax roll for the year 2025 and is payable to and collected by the City's Collector in the same manner as other rates shown on the real property tax roll.
- 4. This Bylaw may be cited for all purposes as the "BUSINESS IMPROVEMENT AREA RATE BYLAW, 2025".

READ A FIRST TIME THIS	24th	day of	APRIL	2025
READ A SECOND TIME THIS	24th	day of	APRIL	2025
READ A THIRD TIME THIS	24th	day of	APRIL	2025
ADOPTED on the		day of		2025

CITY CLERK MAYOR

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to assess the cost of maintenance of boulevards in the City.

Under its statutory powers, including sections 12(1) and (4) of the *Victoria City Act, 1920* and section 259 of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. This Bylaw may be cited as the "BOULEVARD TAX BYLAW, 2025"
- 2. For the purpose of providing the required sum for the year 2025 to defray the cost of maintenance and upkeep of the boulevards on all streets in the City of Victoria on which boulevards are maintained, the owner or occupier of any real property or any portion of real property which fronts and abuts upon any boulevard maintained by the City must pay an annual rate for 2025 of \$2.50 per m² of boulevard area upon which the real property or portion of real property fronts and abuts.
- 3. The rates imposed under this Bylaw must be imposed and collected with the annual general taxes for 2025 as a "Boulevard Tax," and are due and payable on the same date as the annual general taxes.
- 4. The rates and any interest on them, imposed under this bylaw must be specially charged as taxes on the real property for which the owner or occupier is made chargeable, as provided in section 259 of the *Community Charter*.
- 5. Bylaw No 24-031 the Boulevard Tax Bylaw, 2024, is repealed.

READ A FIRST TIME the	24th	day of	APRIL	2025
READ A SECOND TIME the	24th	day of	APRIL	2025
READ A THIRD TIME the	24th	day of	APRIL	2025
ADOPTED the		day of		2025

CITY CLERK MAYOR

DEVELOPMENT POTENTIAL ANNUAL PROPERTY TAX RELIEF BYLAW, 2025

A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to identify the properties that will receive reduced tax rates for 2025, pursuant to section 198.1, *Community Charter* and the Development Potential Tax Relief Eligibility Bylaw.

Contents

- 1 Title
- 2 Definitions
- 3 Development Potential Tax Relief Properties
- 4 Severability
- 5 Effective Date

Under its statutory powers, including section 198.1 of the *Community Charter*, the Council of the Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

1 This bylaw may be cited as the "Development Potential Annual Property Tax Relief Bylaw, 2025".

Definitions

2 In this bylaw:

"class 6" means the business and other property class prescribed under the *Assessment Act*; and

"reduced tax rate" means 5.9083 for class 6, representing 50% of the total municipal rate for class 6 in 2025.

Development Potential Tax Relief Properties

3 The properties listed in Schedule A are provided with relief from property taxes under section 197(1)(a), *Community Charter*, at the reduced tax rate for the percentage of land specified in Schedule A.

Severability

4 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw remains valid.

Effective Date

5 This bylaw comes into force on adoption.

READ A FIRST TIME the	24th	day of	APRIL	2025
READ A SECOND TIME the	24th	day of	APRIL	2025
READ A THIRD TIME the	24th	day of	APRIL	2025
ADOPTED on the		day of		2025

CITY CLERK MAYOR

Schedule A 2025 Development Potential Tax Relief Program List of Properties and Percentage of Eligible Land

Column 1	Column 2	Column 3	Column 4	Column 4
Row#	Folio/Roll Number	Civic address	Legal description	Percentage of Eligible Land
1.	01528019	938 Fort St	PID 010-317-082 LOT A OF LOT 778, VICTORIA CITY, PLAN 46462	20.0000000%
2.	01530116	1089 Fort St	PID 027-349-691 STRATA LOT 1 OF LOT 1017 VICTORIA CITY STRATA PLAN VIS6458 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	20.0000000%
3.	01527013	1030 Fort St	PID 009-391-789 LOT 1010, VICTORIA CITY EXCEPT THE SOUTHERLY 8 FEET THEREOF	20.0000000%
4.	01006009	849 Yates St	PID 009-358-684 LOT 315, VICTORIA CITY	20.0000000%
5.	01524008	966 Yates St	PID 009-382-836 LOT 812 VICTORIA CITY	20.0000000%
6.	01007005	851 Johnson St	PID 009-368-701 LOT 379, VICTORIA CITY	20.0000000%

7.	01528014	926 Fort St	PID 008-811-687	20.0000000%
			LOT 776, VICTORIA CITY, EXCEPT THE EAST 20 FEET THEREOF AND EXCEPT THE SOUTH 8 FEET	
8.	01524010	950 Yates St	PID 005-652-405 LOT A, (DD 286896I) OF LOT 815, VICTORIA CITY, PLAN 7579	20.0000000%
9.	01527018	1010 Fort St	PID 003-523-047 LOT 1014, VICTORIA CITY, EXCEPT THE SOUTHERLY 8 FEET THEREOF NOW INCLUDED IN THE LIMITS OF FORT STREET	20.0000000%
10.	01007008	866 Yates St	PID 009-376-852 LOT 377, VICTORIA CITY	20.0000000%
11.	01005018	826 Fort St	PID 009-368-281 LOT 288, VICTORIA CITY EXCEPT THE SOUTHERLY 8 FEET THEREOF	20.0000000%
12.	01522004	1025 Pandora Ave	PID 002-029-511 LOT 1, OF LOTS 856 AND 857, VICTORIA CITY, PLAN 28222	16.3456441%