



## MINUTES - SPECIAL VICTORIA CITY COUNCIL

September 12, 2019, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

LEAVE OF ABSENCE: Councillor Collins

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, T. Soulliere - Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor, B. Eisenhauer - Head of Engagement, A. Meyer - Assistant Director of Development Services, C. Mycroft - Manager of Executive Operations, P. Martin - Council Secretary, M. Cittone - Senior Planner, P. Bellefontaine - Assistant Director of Transportation

### A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That the agenda be approved.

**CARRIED UNANIMOUSLY**

### E. PUBLIC AND STATUTORY HEARINGS

#### E.1 Proposed Fairfield Neighbourhood Plan

Official Community Plan Bylaw, Amendment Bylaw (No. 30) 19-031:

The purpose of this Bylaw is to amend the Official Community Plan to make changes to Urban Place Designations and Development Permit Areas in order to implement directions in the Fairfield Neighbourhood Plan.

#### E.1.a **Public Hearing & Consideration of Approval**

Marc Cittone (Senior Planner): *Provided information regarding the proposed Fairfield Neighbourhood Plan, the planning process, and the engagement process.*

*Mayor Helps opened the public hearing at 6:53 p.m.*

*Council discussed the following:*

- *How the plan has changed through engagement with the public and Council.*

Sean Lindenberg (Fairfield Road): Expressed support for the proposed Fairfield Neighbourhood Plan as they have incorporated the City plan well into Fairfield, and expressed the desire for increased density and affordability.

Joe Calinda: Expressed concerns with the proposed Fairfield Neighbourhood Plan as it underuses the residential land.

Jordan Anderson (Arnell Avenue): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the proposed increase of density in residential neighbourhoods.

Vernon Andres (Fairfield Resident): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the need for a public space in Cook Street Village on Pendergast Street.

Trully Aldridge (Fairfield Resident): Expressed concerns with the proposed Fairfield Neighbourhood Plan as the increased density will change the feel of the neighbourhood.

Cathy Gregson (Fairfield Resident): Expressed concerns with the proposed Fairfield Neighbourhood Plan as the increased density will change the feel of the neighbourhood, as well as the lack of inclusion of community amenities.

Jack Sandor (Fairfield Resident): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the need for increased density and affordability.

Fairfield Resident: Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the increased density.

Fairfield Resident (Richardson Street): Expressed concerns with the proposed Fairfield Neighbourhood Plan as further work needs to be done on transportation and traffic calming.

Gervais (Fairfield Resident): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the proposal for multi-story buildings and limited parking.

Graeme Briggs (Linden Avenue): Expressed concerns with the proposed Fairfield Neighbourhood Plan as not all voices of the neighbourhood were captured during the engagement process and due to the need for additional density and affordability.

Terry (Oliphant Avenue): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the need for additional density and affordability.

Fairfield Resident: Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the proposed multi-story buildings and their affect on the neighbourhood.

Rob Reed (Olive Street): Expressed concerns with the proposed Fairfield Neighbourhood Plan and the proposed density, as it will not create affordable housing, and due to the limited spaces in schools.

Corinne (Arnold Avenue): Expressed concerns with the proposed Fairfield Neighbourhood Plan as the proposed multi-story buildings will change the character of the neighbourhood.

Fairfield Resident: Expressed concerns with the proposed Fairfield Neighbourhood Plan as the proposed increase to density will change the character of the neighbourhood.

Wayne Hollohan (Fairfield Resident): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the proposed setbacks,

Ron (Fairfield Resident): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the increased height and density, and due to the limited parking.

Mary Doody Jones (Gibbins Street): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the proposed increase in density and potential loss of trees.

Fairfield Resident (Burk Street): Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the multi-story buildings proposed for Fairfield Plaza.

Resident: Expressed concerns with the proposed Fairfield Neighbourhood Plan due to the proposed increased density.

Susan Smith (Linden Avenue): Expressed concerns with the proposed Fairfield Neighbourhood Plan as the proposed increase of density will not create affordability in the neighbourhood and due to the need for new community amenities to support an increase in density.

Fairfield Resident (Arnold Avenue): Expressed concerns with the proposed Fairfield Neighbourhood Plan as the heritage buildings and feel of the neighbourhood need to be protected.

*Council discussed the following:*

- *The rationale behind building further housing along Fairfield Road, setbacks in Cook Street Village, and proposed Official Community Plan density.*

- *How the plan will develop housing diversity.*
- *How the Inclusionary Housing Policy will work with the proposed increase in density.*

*Mayor Helps closed the public hearing at 8:29 p.m.*

**Moved By** Councillor Loveday  
**Seconded By** Councillor Potts

That Official Community Plan, Amendment Bylaw (Bylaw No. 19-031) be amended by replacing Schedule 1 with the new Schedule 1.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Potts  
**Seconded By** Councillor Loveday

That the following bylaw **be given third reading**, as amended:

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 30) No. 19-031

*Council discussed the following:*

- *The need for increased density and housing in specific areas of the Fairfield Neighbourhood.*
- *How the City is working to create affordable housing and to strengthen tree protection in all neighbourhoods.*
- *The pros and cons of the proposed Fairfield Neighbourhood Plan.*
- *The need to have inclusive neighbourhoods.*

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe  
 OPPOSED (1): Councillor Young

**CARRIED (7 to 1)**

**Moved By** Councillor Loveday  
**Seconded By** Councillor Potts

That the following bylaw **be given third reading**:

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 29) No. 19-030

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe  
 OPPOSED (1): Councillor Young

**CARRIED (7 to 1)**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That the following bylaws **be adopted**:

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 29)  
No. 19-030
2. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 30)  
No. 19-031

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe  
OPPOSED (1): Councillor Young

**CARRIED (7 to 1)**

**Moved By** Councillor Potts  
**Seconded By** Councillor Alto

That Council approve the Fairfield Neighbourhood Plan (March 2019).

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe  
OPPOSED (1): Councillor Young

**CARRIED (7 to 1)**

**M. ADJOURNMENT**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That the Council meeting adjourn.  
TIME: 9:24 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR