



**MINUTES - VICTORIA CITY COUNCIL**

**September 3, 2020, 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  
Due to the COVID-19 Pandemic, public access to City Hall is not permitted. This meeting  
may be viewed on the City's webcast at [www.victoria.ca](http://www.victoria.ca).**

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

**PRESENT ELECTRONICALLY:** Councillor Loveday and Councillor Potts

**STAFF PRESENT:** J. Jenkyns - City Manager, C. Coates - City Clerk , T. Soulliere -  
Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor,  
K. Hoese - Director of Sustainable Planning and Community  
Development, C. Havelka - Deputy City Clerk, C. Mycroft -  
Manager of Executive Operations, M. Angrove - Planner, P. Martin  
- Council Secretary, P. Bellefontaine - Director of Engineering &  
Public Works

**A. APPROVAL OF AGENDA**

The City Clerk outlined amendments to the agenda.

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the agenda be approved as amended.

**Amendment:**

**Moved By** Councillor Alto

**Seconded By** Councillor Dubow

That Rose Henry be added to the second Request to Address Council section of the  
agenda.

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**

**B. Poetry Reading**

The Youth Poet Laureate, Neko Smart, read a poem titled "I never imagined myself  
foresteing" by video submission.

**D. REQUESTS TO ADDRESS COUNCIL**

**Moved By** Councillor Alto  
**Seconded By** Councillor Isitt

That the following speakers be permitted to address Council.

**CARRIED UNANIMOUSLY**

**D.1 Mehdi Najari: CFAX Attack on Mayor and Council**

Outlined his concerns with the attack on Council by CFAX in relation to their work trying to solve homelessness in the City of Victoria.

**D.2 Robin Bayley: Accessibility and Kindness**

Outlined the importance of kindness and the need for a new accessibility committee.

**D.4 Jeremy Caradonna: Safe Reopening of School**

Outlined why Council should remove campers that are in direct proximity of South Park Family School.

**D.5 Lindsay Cerilli: South Park Students' Health and Safety Compromised Due to Beacon Hill Park Homeless Encampment**

Outlined why Council should remove the homeless encampment in Beacon Hill Park due to the close proximity to South Park Elementary School.

**D.6 Katie Stewart: Action on Homeless and Addiction Issues**

Outlined why Council should reinforce the Parks Regulation Bylaw so that camping in parks is not allowed for 24 hours a day.

**G.1 Rich Fleming: Beacon Hill Camping**

Outlined why Council should make changes to the Parks Regulation Bylaw to provide greater safety around schools.

**F. PUBLIC AND STATUTORY HEARINGS**

**F.1 1400 Quadra Street and 851 Johnson Street: Rezoning Application No. 00738**

Zoning Bylaw 2018, Amendment Bylaw (No. 6) - No. 20-078:

To permit a storefront cannabis retailer at 1400 Quadra Street and to remove storefront cannabis retailer as a permitted use at 851 Johnson Street.

**F.1.a Public Hearing & Consideration of Approval**

*Michael Angrove (Senior Planner): Advised that the application is to allow for the use of a Storefront Cannabis Retailer at 1400 Quadra Street and remove the use of a Storefront Cannabis Retailer from 851 Johnson Street.*

*Mayor Helps opened the public hearing at 7:12 p.m.*

Michael Forbes (Applicant): Provided information regarding the application.

*Council recessed from 7:18 p.m. until 7:23 p.m. to provide an opportunity for members of the public to call to speak live.*

*No persons called in to speak to the proposed bylaw.*

*Mayor Helps closed the public hearing at 7:23 p.m.*

**Moved By** Councillor Loveday  
**Seconded By** Councillor Dubow

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

1. Zoning Bylaw 2018, Amendment Bylaw (No. 6) No. 20-078

FOR (6): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

**CARRIED (6 to 2)**

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

That the following bylaw **be adopted**:

1. Zoning Bylaw 2018, Amendment Bylaw (No. 6) No. 20-078

FOR (6): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

**CARRIED (6 to 2)**

**F.3 1118 Princess Avenue: Development Variance Permit Application No. 000246**

Development Variance Permit Application No. 00246:

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 1118 Princess Avenue for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* namely; to permit a portable school building to be located over a lot line and for the resulting zero side yard setback conditions on both of the impacted lots.

**F.3.a Opportunity for Public Comment & Consideration of Approval**

Michael Angrove (Senior Planner): *Advised that the application is for a classroom building located over two lots.*

*Mayor Helps opened the opportunity for public comment at 7:28 p.m.*

Michael Van Bakel (Applicant): Provided information regarding the application.

*Council recessed from 7:33 p.m. to 7:38 p.m. to provide an opportunity for members of the public to call to speak live.*

*No persons called in to speak to the proposed application.*

*Mayor Helps closed the opportunity for public comment at 7:38 p.m.*

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

That Council authorize the issuance of Development Variance Permit Application No. 00246 for 1118 Princess Avenue, in accordance with:

1. Plans date stamped July 15, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. Allow the building to be constructed over a property line
  - ii. Reduce the side yard setback from 1.85m to 0.0m (West - Lot 16)
  - iii. Reduce the side yard setback from 1.85m to 0.0m (East Lot 17).
3. The Development Permit lapsing two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

**F.4 2558 Quadra Street: Rezoning Application No. 00707 and Development Permit with Variances Application No. 00141**

Zoning Regulation Bylaw, Amendment Bylaw (No. 1225) No. 20-054:

To rezone the land known as 2558 Quadra Street from the C1-QV Zone, Quadra Village District, to the C1-QV2 Zone, Quadra Village (2558 Quadra) District, to permit a five-storey affordable rental residential building with ground floor commercial.

Development Permit with Variances Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 2558 Quadra Street, in Development Permit Area 5: Large Urban Villages for the purposes of approving the exterior design and finishes for the proposed mixed-use development as well as landscaping.

**F.4.a Public Hearing & Consideration of Approval**

Michael Angrove (Senior Planner): *Advised that the application is to permit a five-storey affordable rental building, with commercial on the ground floor.*

*Mayor Helps opened the public hearing at 7:42 p.m.*

Kaye Melliship, Charles Kierulf, Tamara Bonnemaïson, and James Munro (Applicants): Provided information regarding the application.

Barton Crilly (Resident by Video Submission): Expressed support for the application in relation to his positive experience as a tenant at Forest Heights.

*Council recessed from 8:00 p.m. until 8:05 p.m. to provide an opportunity for members of the public to call to speak live.*

*No persons called in to speak to the proposed bylaw.*

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1225) No. 20-054

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1225) No. 20-054
2. Housing Agreement (2558 Quadra Street) Bylaw (2020) No. 20-055

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That Council authorize the issuance of Development Permit with Variance Application No. 00141 for 2558 Quadra Street, in accordance with:

1. Plans date stamped February 12, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. decrease the rear yard setback from 4.53m to 2.90m to the steps;
  - ii. decrease the north side yard setback from 4.53m to 0m to the parkade and 2.52m to the building face; and
  - iii. decrease the south side yard setback from 4.53m to 0m to the parkade and 3.89m to the building face.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Engineering, addressing staff comments regarding the public realm.
4. The Development Permit lapsing two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

**G. REQUESTS TO ADDRESS COUNCIL**

**Moved By** Councillor Alto  
**Seconded By** Councillor Dubow

That the following speakers be permitted to address Council.

**CARRIED UNANIMOUSLY**

**G.2 Shae Smith: Housing**

Advised Council that many of the homeless people camping in Beacon Hill Park have moved away from South Park School, that they appreciate the work being done by the City, as well as concerns that all campers are being painted with a negative brush.

**G.3 Nathan Popp: City Response to Sheltering During the Pandemic**

Outlined why Council should not allow continuous daytime sheltering in parks and prohibit camping in Hollywood Park and Gonzales Park.

**G.4 April McNeil: Sheltering at Hollywood Park**

Outlined why Council should consider an amendment to the Parks Regulation Bylaw to prohibit sheltering within 50 meters of all playgrounds, sporting fields, and high traffic play areas.

**G.5 Mollie Margetts: G.1. City Response on Sheltering During the Pandemic**

Outlined why Council should re-implement the bylaw that allows camping only between the hours of 7 p.m. and 7 a.m.

**G.6 Rob Vanzella: I.1 Rodenticide Ban**

Outlined support for the Council Member Motion to ban rodenticide.

**G.7 Mark Gustafson: South Park School Buffer**

Outlined why Council should amend the Parks Regulation Bylaw to prohibit sheltering within a specific distance of South Park School.

**G.8 Marie Turcott: Anticoagulant Rodenticides**

Outlined support for the Council Member Motion to ban rodenticide.

**G.9 Rose Henry: Unhoused Community**

Outlined why Council should provide showers and toilet facilities for the unhoused community.

**O. ADJOURNMENT**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the Council meeting adjourn.

TIME: 8:45 pm

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR