



MINUTES - VICTORIA CITY COUNCIL

November 26, 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.

PRESENT: Mayor Helps in the Chair, Councillor Alto, and Councillor Young

PRESENT
ELECTRONICALLY: Councillor Dubow, Councillor Isitt (*joined at 6:44 p.m.*), Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

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, A. Johnston - Planner, P. Martin - Council Secretary, P. Bellefontaine - Director of Engineering & Public Works

B. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Alto
Seconded By Councillor Young

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Alto
Seconded By Councillor Young

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

D.1 Kelly Greenwell: Suspension and/or Extension of the Villages and Corridors Planning Process

Outlined why Council should extend the Villages and Corridors planning process to include in person outreach, events, and other engagement opportunities until June 2021.

D.3 Marina Aitcheson: Villages and Corridors Local Area Planning

Outlined why Council should delay the Local Area Plan process until Spring 2021 so that more meaningful and equitable engagement can occur in person with broader neighbourhood engagement.

Councillor Isitt joined the meeting electronically at 6:44 p.m.

D.4 Hans De Goede: Equity and Equality

Outlined why Council should take concrete steps to proactively eliminate systemic inequalities.

D.5 Esther Callo: Equity

Outlined why Council should give children a voice in their schools.

F. PUBLIC AND STATUTORY HEARINGS

F.1 324/328 Cook Street and 1044, 1048, and 1052/1054 Pendergast Street: Rezoning Application No. 00634 and Development Permit with Variances Application No. 00527

Zoning Regulation Bylaw, Amendment Bylaw (No. 1233) No. 20-081:

To rezone the lands known as 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street from the CR-3M Zone, Commercial Residential Apartment Modified District, and the R-K Zone, Medium Density Attached Dwelling District, to the CR-CP Zone, Cook and Pendergast District, to permit ground floor commercial uses and multi-unit residential dwellings.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, in Development Permit Area 5: Large Urban Village, for the purposes of approving the exterior design and finishes for the mixed-use building as well as landscaping.

F.1.a Public Hearing & Consideration of Approval

Alec Johnston (Senior Planner): *Advised that the application is to construct a four-storey, mixed-use building with ground-floor commercial uses and residential units above.*

Mayor Helps opened the public hearing at 6:59 p.m.

Council discussed the following:

- *The amenity contributions included in the project.*

Luke Ramsay, Peter Johannknecht, Scott Murdoch, and Chris Paul (Applicants): Provided information regarding the application.

Amy White (Pendergast Street): Expressed concerns with the application due to the loss of homes in order to build the proposed building.

Anna Hammond (Goodson Street): Expressed support for the application due to their support and expanded space of the Cook Street Village Community Centre.

Bev Rule (Moss Street): Expressed support for the application due to their support and expanded space of the Cook Street Village Community Centre.

Carol Turnbull (Hillside Avenue): Expressed support for the application due to their support and expanded space of the Cook Street Village Community Centre.

Lucille Prue (Palmer Road): Expressed support for the application due to their support and expanded space of the Cook Street Village Community Centre.

Bridget Harris (Cook Street): Expressed concerns with the application due to the loss of homes in order to build the proposed building.

Resident: Expressed concerns with the application due to the increased traffic in Cook Street Village.

Cleo Gagner (Resident): Expressed concerns with the amount of the amenity contributions in relation to the loss of homes in order to build the proposed building.

Council recessed from 7:40 p.m. until 7:46 p.m. to provide an opportunity for members of the public to call to speak live.

Doris Maddaford (Resident): Expressed concerns with the application as the space the Cook Street Village Community Centre will gain is not located at the proposed property, and concerns with the lack of affordable housing.

Mayor Helps closed the public hearing at 8:06 p.m.

Moved By Councillor Young

Seconded By Mayor Helps

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1233) No. 20-081

Council discussed the following:

- *Concerns with the loss of housing in order to build the proposed building.*

Amendment:

Moved By Councillor Isitt

Seconded By Mayor Helps

That the bylaw be amended as follows:

That schedule 1 be amended by adding to part 4.102.4 c the words "within 200 meters of this zone" immediately after the words "a building in the City".

CARRIED UNANIMOUSLY

On the main motion as amended:

That the following bylaw be given third reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1233) No. 20-081, as amended as follows:

That schedule 1 be amended by adding to part 4.102.4 c the words "within 200 meters of this zone" immediately after the words "a building in the City".

Council discussed the following:

- *That the applicant will help with any increased rent costs for the two tenants losing their homes.*
- *The amount of new family housing units that will be created.*
- *Concerns with the lack of inclusion of affordable housing with this project.*
- *The need for affordable rental properties for the City.*

Moved By Councillor Alto

Seconded By Councillor Loveday

That Mayor Helps be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *How the building fits with the neighbourhood plan.*
- *The importance of the amenity contributions for the City.*
- *The amenities being provided through the tenant assistant policy.*

Moved By Councillor Alto

Seconded By Councillor Dubow

That Councillor Isitt be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *The wish to have the applicant provide affordable and inclusive housing to offset the creation of strata housing.*

Moved By Councillor Dubow

Seconded By Councillor Alto

That Councillor Thornton-Joe be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *The importance of creating housing to allow new families to move into the neighbourhood.*

FOR (4): Mayor Helps, Councillor Alto, Councillor Thornton-Joe, and Councillor Young

OPPOSED (4): Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

DEFEATED (4 to 4)

Council recessed from 9:04 p.m. until 9:11 p.m.

F.2 611 and 629 Speed Avenue: Development Variance Permit Application No. 00243

Development Variance Permit Application No. 00243

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 611 and 629 Speed Avenue for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* namely: site area and the number of residential and visitor parking spaces in order to facilitate a phased strata development that would allow for phased building occupancy for an already approved multi-unit residential building.

F.2.a Opportunity for Public Comment & Consideration of Approval:

Michael Angrove (Senior Planner): *Advised that the application is to permit a phased development with variances for site area and parking at completion of phase one.*

Mayor Helps opened the opportunity for public comment at 9:13 p.m.

Erica Sangster (Applicant): Provided information regarding the application.

Council recessed from 9:18 p.m. until 9:23 p.m. to provide an opportunity for members of the public to call to speak live.

Ron Sullivan (Speed Avenue): Expressed concerns with the application due to parking and traffic congestion issues.

Josh Gardner (Speed Avenue): Expressed concerns with the application due to parking and traffic congestion issues.

Council discussed the following:

- *The traffic assessment that was undertaken by the applicant, that shows the traffic is typical for that type of area.*

Mayor Helps closed the opportunity for public comment at 9:31 p.m.

Moved By Councillor Alto
Seconded By Councillor Young

That Council authorize the issuance of Development Variance Permit Application No. 00243 for 611 and 629 Speed Avenue, in accordance with:

1. Plans date stamped October 14, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the site area of proposed strata lot 1 from 5340m² to 2112m²;
 - ii. reduce the site area of proposed strata lot 2 from 5340m² to 3237m²;
 - iii. reduce the required number of residential parking spaces from 65 to 16 for strata lot 1;
 - iv. reduce the required number of visitor parking spaces from 7 to 4 for strata lot 1.
3. The applicant must provide two car share vehicles, two designated car share parking spaces with energized electrical outlets each capable of 240 volts and 30 amps, 100 car share memberships and usage credits in Phase 1, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

O. ADJOURNMENT

Moved By Councillor Alto
Seconded By Councillor Young

That the Council meeting adjourn.
TIME: 9:33 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR