



## MINUTES - VICTORIACITY COUNCIL

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

**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**

**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. Heimbürger - 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. INTRODUCTION OF LATE ITEMS**

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

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:

1. 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
  - d. 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 six-storey 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
  - l. 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
2. 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 170m<sup>2</sup> 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:**

1. 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)

1. 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 33m<sup>2</sup> to 29.50m<sup>2</sup>;
    - 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. CLOSED MEETING**

**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**

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CITY CLERK

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MAYOR

DRAFT