



## MINUTES - VICTORIA CITY COUNCIL

January 11, 2024, 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 Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, K. Hoese - Director of Sustainable Planning and Community Development, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, M. Angrove - Planner, B. Roder - Senior Legislative Coordinator

### A. MUSIC

Council received a musical performance from the Victoria Conservatory of Music's 2023 Opera Workshop.

### B. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities and provided a reminder to take a moment to appreciate the privilege and opportunity that the Nations have provided as stewards of the land for many millennia.

### C. APPROVAL OF AGENDA

**Moved By** Councillor Dell  
**Seconded By** Councillor Loughton

That the agenda be approved.

**CARRIED UNANIMOUSLY**

### D. REQUESTS TO ADDRESS COUNCIL

*Council, by unanimous consent, approved that the following speakers be permitted to address Council:*

#### D.1 Cynthia Werbik: Small Business in Victoria (In-person, 3 minutes)

Outlined to Council the impact of the short term rentals accommodation act and requested support for their petition to the Province to reconsider.

**D.2 Niki Ottosen: Human rights-Homelessness and Extreme weather (In-person, 3 minutes)**

Outlined to Council concerns with the City bylaws regarding impounding and the volume of items going to the landfill, and the importance of emergency shelters.

**D.3 Tammy Cardinal: Bylaw treatment of unhoused people sheltering outdoors (In-person, 3 minutes)**

Outlined to Council, as a resident living in Vic West park, the need for storage space to avoid the impounding of personal possessions.

**D.4 Dirk VanderWal, Victoria Real Estate Board: Short-Term Rental (In-person, 3 minutes)**

Outlined to Council the concerns with the short term rental accommodation act and the need to uphold property rights of legal conforming homes.

**E. PUBLIC AND STATUTORY HEARINGS**

**E.1 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road: Rezoning Application No. 00729 and associated Official Community Plan Amendment**

Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 53) No. 23-109

To amend the Official Community Plan to allow a sizable addition in density and height of the lands known as 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road, and to replace the existing Roundhouse Design Guidelines with new design guidelines, based on the current development proposal which contemplates an increase in density to 4:58:1 and an increase in height of up to 32 storeys.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1327) No. 23-110

To amend the Zoning Regulation Bylaw by amending the CD-12 Zone, Roundhouse District to increase the permitted height and density for the proposed Roundhouse mixed-use precinct.

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

Michael Angrove (Planner): Advised that the application is to amend the Official Community Plan to increase the envisioned density and height for the site and replace the existing design guidelines that would regulate future development permits; and to amend the Master Development Agreement (MDA) and the CD-12 Zone, Roundhouse District to increase the density from 2.0:1 FSR to 4.75:1 FSR and to increase the height from approximately 23 storeys up to approximately 29 storeys.

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

Jonathan Tinney, Jennifer Kay and Brent Toderian (Applicants): Provided information regarding the application.

Lynn MacDonald (Songhees Rd): Expressed support for the application and shared experiences living in Vic West and the proposal's potential in improving the community.

Dawn Heiden (Tyee Rd): Expressed the importance of increasing the greenspace and preserving the rocky outcrop on Catherine and Esquimalt Road that provides a natural space for the community.

Victor Mattu (Kimta Rd): Expressed concerns for the application due to the unaffordability of the development, extensive timelines, and lack of heritage consideration.

Arthur McInnis (Michigan St): Expressed concerns for the application due to the inconsistency of the height and density with the Official Community Plan, affordability and misleading's of the proposal.

Elly Supino (Songhees Rd): Expressed concerns for the application due to the lack of public consultation, densification, and service and infrastructure needs in the neighbourhood.

Rosa Munzer (Kimta Rd): Expressed concerns for the application due to the threat to the historic railroad site, and the usability of the Roundhouse due to the towers' shadowing.

Jason Jones (Grant St): Expressed concerns for the application due to the height of the proposed towers, and suggested examples from Austrian and Nordic cities that are only a few storeys tall.

Ellen Reynolds (Saghalie Rd): Expressed concerns for the application due to the proposed height, density, and Official Community Plan amendment, and noted appreciation for the Vic West community.

Elena Lawson (Happy Valley Rd): Expressed support for the application due to the need for housing and the proposal's proximity to active transportation, public transit, schools, and other amenities.

Daniel Melnyk (Saghalie Rd): Expressed support for the application due to the need to provide housing opportunities for young people to stay in the community and noted that more housing will bring further business prosperity and community.

Don Gordon (Kimta Rd): Expressed concerns for the application due to the extensive and unnecessary process of the rezoning, and the misalignment with the Official Community Plan.

Randall Mang (Skinner St): Expressed support for the application due to the ability to use density to avoid urban sprawl, the protection of the heritage sites, and inclusion of affordable rental housing.

Keri Salvisburg (Kimta Rd): Expressed concerns for the application due to the towers' height and impact of overpopulation on the waterfront and infrastructure.

*Council recessed at 8:11 p.m. and reconvened at 8:24 p.m.*

Irene Allen (Vic West Resident): Expressed support for the application due to the proposed historic restoration, remediation of the landscape and volume of housing that will be offered.

Jay Mayer (Vic West Resident): Expressed support for the application due to the homes it will provide, including below market and rental, retail additions and other amenities, and the proximity to active transportation networks.

Julian West (Vic West Resident): Expressed support for the application as it will improve the urban undeveloped land and is close to active transportation.

Steve Barber (Kimta Rd): Expressed concerns for the application due to the proposed height of the towers and impact on the conservation of the historic site.

Avery Bonner (Blanshard St): Expressed support for the application as a proponent for the protection and restoration of the heritage buildings.

Steve Lebel (Tyee Rd): Expressed concerns for the application due to the towers' height and density, misalignment with the Official Community Plan, and lack of greenspace.

Jeff Pivnick (Songhees Rd): Expressed concerns for the application due to changes made from the original to the current proposal, and the uncertainty of the daycare and traffic flow.

Dave Hayden (Douglas St): Expressed support for the application due to the preservation of the historic Roundhouse and the increased value it will provide the community.

Nicholas Rae (Rockland Ave): Expressed support for the application and its alignment with the City's needs and values, including the proximity to active transportation networks, and the historical and community benefits.

Jim Phillips (Tyee Rd): Expressed support for the application due to the focus on climate resilience, housing supply, parks and gathering spaces, and community vitality.

Brian Merth (Richardsons St): Expressed concerns for the application, that it is too restrictive and makes an unbalanced sense of what a community can be.

Andrew Beckerman (Saghalie Rd): Expressed concerns for the application due to the proposal's variances and misalignment with the current zoning.

Terie Craig (Cooperage Pl): Expressed concerns for the application, including the lack of affordability and aesthetics, service needs, greenspace, height, indigenous historic landmarks, long term vision and noise pollution.

Frank Naccaroto (Saghalie Rd): Expressed appreciation for the walkability of Songhees and the prospects of the Roundhouse.

Misha Gringras (Saghalie Rd): Expressed concerns for the application due to the height of the towers overwhelming the Roundhouse.

*Council recessed at 9:24 p.m. and reconvened at 9:35 p.m.*

Jessica Dunn, Harbour Air (Unknown): Expressed concerns for the application due to the exclusion of stakeholder consultation and the towers' height and potential impact on flight paths and operational safety.

Alex (Veterans St): Expressed support for the application due to the importance of building housing to address the current crisis.

Unknown (Unknown): Expressed concerns for the application due to the current proposal's misalignment with the Official Community Plan, including the towers' height and density.

Peter Gaby (Mark Lane): Expressed support for the application due to its positive community impact, including walkability, bike trails and amenities.

Jacqui Setter (North Carey Rd): Expressed support for the application due to the benefits and amenities the Roundhouse will provide to the community.

Gene Miller (Goldstream Ave): Expressed support for the application due to its potential to support an increase in residential population to bring new vitality to downtown.

Zoi Livia (Saghalie Rd): Expressed support for the application due to the changing needs of the City and outdated Official Community Plan, and addressed the number of residential units that can provide much needed housing.

Julian Wells (Llandaff Pl): Expressed support for the application due to the need for housing, and the proposal's walkability and mixed usage.

Brooke Doll-Gusta (Carnarvon St): Expressed support for the application due to the need for affordable housing and rental stock as students are struggling to find housing.

Allie Ayotte (Century Rd): Expressed support for the application due to the need for student housing.

Nick Salvador (Saghalie Rd): Expressed support for the application due to changing needs in the City and the benefits it will have on the community and the remediation of the historic site.

Thomas Heuser (Chandler Ave): Expressed support for the application due to the need for housing and the desirability of the proposal.

Corinne Saad, Gorge View Society (Wychbury Ave): Expressed support for the application due to the need for housing, noting that the height and density supports the project's financial viability.

James Kerr (Haultain St): Expressed concerns with the application due to the imbalanced urban densification of public and private entities, floor space ratio, and the towers' negative impacts on the public realm.

Sasha IZard (Sea View Rd): Expressed concerns with the application due to the Urban Development Institute's conflict of interest in the development project.

Bob June (Unknown): Expressed concerns with the application due to the scale of the towers, and the misunderstanding of condo-hotels and affordability.

James Leigh (Saghalie Rd): Expressed support for the application due to the walkability, avoidance of urban sprawl and improvement to the community.

Unknown (Unknown): Expressed concerns for the application, noting the issue is a housing affordability crisis, not a housing supply crisis.

Nancy McLaughlin (Unknown): Expressed concerns for the application due to the minimal affordable units, the towers' density and height overpowering neighbours, and the potential impact it could have on Victoria's harbour.

Michelle Roselie (Head St): Expressed concerns for the application due to the design, condo-hotels and lack of affordability.

Kathy White (James Bay Resident): Expressed concerns for the application due to the height and density of the towers.

Medhi Mejuri (Unknown): Expressed concerns for the application due to the unaffordability and density of the development.

**Motion to extend:**

**Moved By** Councillor Dell

**Seconded By** Councillor Caradonna

That the meeting be extended to 11:15 p.m.

**CARRIED UNANIMOUSLY**

*Council recessed from 11:02 p.m. until 11:07 p.m. to provide an opportunity for members of the public to call in to speak live.*

Unknown (Unknown): Expressed support for the application due to the positive impact the development will have on the City.

*Mayor Alto called for members of the public wishing to speak on the proposed application.*

Greg Gillicks (Saghalie Rd): Expressed support for the development of the property and concerns for lack of consultation with stakeholders and the Police Board.

**Motion to extend:**

**Moved By** Councillor Dell

**Seconded By** Councillor Loughton

That the meeting be extended to 11:25 p.m.

**CARRIED UNANIMOUSLY**

Chris Webster (Victoria): Expressed concerns for the lack of public transit from the Esquimalt area to downtown, and the importance of aligning with the City's character.

*Mayor Alto called a second time for members of the public wishing to speak on the proposed application.*

*No persons wished to speak to the application.*

*Mayor Alto called a third and final time for members of the public wishing to speak on the proposed application.*

*No further persons wished to speak to the application.*

**Moved By** Mayor Alto

**Seconded By** Councillor Thompson

That the public input opportunity of the Public Hearing be concluded and that the Public Hearing be adjourned until Monday January 15, 2023, 6:30 p.m. at Victoria City Hall for the purpose of listening to prerecorded video and audio submissions and Council deliberations on the application.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR



## MINUTES - SPECIAL VICTORIA CITY COUNCIL

January 15, 2024, 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 Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, K. Hoese - Director of Sustainable Planning and Community Development, D. Newman - Acting Director, Parks, Recreation and Facilities, P. Rantucci - Director of Strategic Real Estate, S. Johnson - Director, Communications and Engagement, W. Doyle - Acting Director, Engineering and Public Works, M. Angrove - Planner, K. Stevenot - Senior Planner, Heritage, G. Diamond - Senior Legislative Coordinator, B. Roder - Senior Legislative Coordinator

### A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities, and recognized the amazing stewardship they have undertaken over millennia to create the incredible environment in which we all have the opportunity to live our lives and do our work.

### B. APPROVAL OF AGENDA

**Moved By** Councillor Dell  
**Seconded By** Councillor Thompson

That the agenda be approved.

**CARRIED UNANIMOUSLY**

### C. PUBLIC AND STATUTORY HEARINGS

C.1 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road: Rezoning Application No. 00729 and associated Official Community Plan Amendment

C.1.a Public Hearing & Consideration of Approval

*Mayor Alto reconvened the Public Hearing at 6:33 p.m for the purpose of viewing the pre-recorded video submissions.*

Carol Bremner (203 Kimta Rd): Expressed concerns about the application due to the increase in density in this application, and the sight lines, shadows, the impact on services by the new residents that will live there, and the high water table.

Janet Medd (846-205 Kimta Rd): Expressed concerns about the application due to the potential for more congestion in the area, the impact on the skyline, the length of construction time, and the impact of more traffic on the shoreline

Eric Gelling and Ian Macpherson (305-216 Kimta Rd): Expressed concerns about the application due to the impact of the development on new infrastructure in the area such as the new bridge and bike lane, the density proposed, and the delays in completion of the project and the changes in the proposal over this time.

Lorraine Womenchuk (848-203 Kimta Rd): Expressed concerns about the application due to the number of buildings proposed and size of the proposal compared to existing buildings on the site.

Lisa Climek (1104 Promontory): Expressed concerns about the application due to the changes in the proposal including the lack of the Granville Island style market, and asked Council to revisit the original plan.

Carolyn Watters (165 Kimta Rd): Expressed concerns about the application due to its deviations from the Official Community Plan and the impact of large towers on community.

Randy Waldy (633-203 Kimta Rd): Expressed concerns about the application due to the increase in the proposed density from the original proposal

Arlene Phillips (738-205-Kimta Rd): Expressed concerns about the application due to the proposed increase in density and the impacts this would have on infrastructure in Vic West, and that it is not in-line with the Vic West community plan.

Lloyd Phillips (205 Kimta Rd): Expressed concerns about the application due to fire safety concerns of tall buildings, and concerns about increased traffic on Kimta.

Joanne Nicholson (102-205 Kimta Rd): Expressed concerns about the application due to the increase in the number of proposed buildings from 5 to 9, the impacts of many new people on Kimta Road, and impacts on service infrastructure.

Erie Pentland (203 Kimta Road): Expressed concerns about the application due to the increase in density from what is allowed in the Official Community Plan, the changes in the proposal from what was proposed 15 years ago, a lack of clarity in what the buildings will look like in Phase 2, and how existing infrastructure will accommodate this number of new people.

Ben Salvator (83-Saghalie Rd): Expressed concerns about the application due to changes from what was originally proposed, and that a glut of buildings will lead to congestion in the area.

Linda Saffon (603-83-Saghalie Rd): Expressed concerns about the application due to the density and height of the proposal, the impacts on the heritage buildings such as the Roundhouse, and the ability of infrastructure to support this many new residents.

Norman Saffon (83-Saghalie Rd): Expressed concerns about the application due to the increase in the number of buildings proposed compared to the previous proposal, the increase in density over what is proposed in the Official Community Plan, impacts on the heritage of the property, and the lack of models to provide context.

Lorna Allen (60 Saghalie Rd): Expressed concerns about the application as it is overbuilt for the size of the site, and the lack of a community centre and greenspace for the community.

Scott Mitchell (Owner of Trek Bicycle): Expressed support for the application due to the community that it will create and the people it will attract.

Richard Larkin (Resident of Encore): Expressed support for the application.

Paul Hanson (29-30 Washington Ave): Expressed support for the application due to the amenities that it will provide to people, and that it will allow more people to live in such a desirable neighbourhood.

Troy Woodburn (Trek Bike Store): Expressed support for the application as they have been waiting for 15 years for it to be built.

Tony Joe (Oak Bay Resident): Expressed support for the application due to the need for more housing in Victoria and the community that the proposal offers.

Mike Hartshorne (231 Anya Lane): Expressed support for the application.

Amit Khatkar (1920 Westpark Lane): Expressed support for the application.

Johnny Olarte (68 Songhees Rd): Expressed support for the application.

Ryan Fauch (1473 Hillside Avenue ): Expressed support for the application due to the housing crisis.

Fergus Kyne (1473 Hillside Avenue ): Expressed support for the application due to the affordable housing aspect of the proposal.

Vincent Baart (160 Wilson St): Expressed support for the application due to the housing shortage.

Daniel Houston (Houston Signs owner): Expressed support for the application as it has been an empty site for years.

David Josephson (Perma Construction): Expressed support for the application.

Richard Caulfield (Encore Resident): Expressed support for the application due to the reputation of the applicant and their previous projects in the neighbourhood.

Bryson Hill (Langford Resident): Expressed support for the application due to the need for housing and hopes more housing will allow his children to have an opportunity to remain in Victoria.

Greg Duerkson (20-2319 Chilco): Expressed support for the application due to the need for more housing starts and the need for more affordable housing.

Evelyn Gold (100 Saghalie Road): Expressed support for the application to bring more services to the neighbourhood such as a market and grocery store.

Chris Fitzpatrick (5122 Cordova Bay Road): Expressed support for the application and noted that it is long overdue.

Peter Gold (100 Saghalie Road): Expressed support for the application as more people are needed in the area, and it would be a good area for older people.

*Council recessed at 7:31 p.m. and reconvened at 7:43 p.m.*

Nic Medgyesi (Esquimalt Pharmacist): Expressed support for the application as he currently commutes from Langford, this would allow opportunities for young people to move closer to town, and the park space proposed on the site.

Marko Juras (603-60 Saghalie Rd): Expressed support for the application as the density would help foster a more walkable neighbourhood, and that the location is well suited for more density.

Stephanie Page (Fairfield Resident): Expressed support for the application as it would provide sustainable growth for the community, and that it would foster community.

Aiden Henry (Langford Resident): Expressed support for the application due to the calibre of previous developments completed by the applicant and the potential for development on the historic site. He suggested this site would support a vibrant market and the need for more housing units.

Carole Forster (Saghalie Rd Resident): Expressed concerns for the application due to the density and height that is proposed, and that the buildings would overshadow the roundhouse building. She also expressed concerns due to the impact on traffic, the changes in the proposal from the original proposal, and the impacts of contaminated soil.

Jaroslav Wyshnowsky (455 Sitka Rd): Expressed concerns for the application as the proposal is overbuilt, and that the developer has expressed financial trouble. He suggested that the City purchase the land and build a public gathering place like the Forks in Winnipeg or Granville Island.

Colin Birge (100 Saghalie Rd): Expressed support for the application as it would help with diversity in the neighbourhood and add services and housing to the site.

Mary-Ann McCallum (100 Saghalie Rd): Expressed support for the application as it is a thoughtful project and it goes a long way in meeting the housing needs in the community, and it could contribute to below market ownership and rental and would be inclusive. She also suggested it would support family run businesses in Victoria.

Christine Baugh (528-205 Kimta Rd): Expressed concerns about the application as it deviates from the original proposal which proposed a more modest development with a Granville Island market, and that the density is too high. She also expressed concerns about the ability of existing infrastructure to support this density of residents.

Erkan Ersan (203 Kimta Rd): Expressed concerns about the application due to the high rise buildings obscuring the sky and altering the balance between nature and balance in the community. He was also concerned about the lack of a community centre, and the impact of the towers on the historic Roundhouse building, and associated steam engine infrastructure.

Leslie Papp (528-205 Kimta Rd): Expressed concerns about the application as it does not resemble the original proposal which included a Granville Island-style market, that the large towers would negatively impact the charm of Victoria, and that infrastructure may not support the proposed density.

Judy Jabusch (75 Songhees Rd): Expressed support for the application as the Bayview people have been good stewards of the land so far.

Terry Jabusch (75 Songhees Rd): Expressed support for the application as it is time for some housing and a market to be in that area.

Kenny Toews (80 Saghalie Rd): Expressed support for the application due to the need for housing in the city, that the developer is a responsible developer whose projects balance parks and living places, that there is a good plan to support the historical buildings on the site, and that the site already supports condominium development.

Matti Lott (Esquimalt Resident): Expressed support for the application as it will bring new residents to Vic West.

Gary Byer (Owner, Tesseract Computers): Expressed support for the application as it will bring rentals, lower income rentals, condos when housing is needed, and that it will bring amenities to the neighbourhood.

Wayne Empie (Owner, Etc Imports): Expressed support for the application as it would bring more working people to the city.

Chelsea Truong (Victoria Resident): Expressed support for the application as it will contribute to affordable options in Victoria.

Chris Johnstone (Fairfield Resident): Expressed support for the application due to the need for housing in Victoria.

Stuart Camden (Unknown): Expressed support for the application as it the affordable housing options could provide an opportunity for his kids to purchase housing in the future.

Tyler McLoughlin (Sooke): Expressed support for the application as it would support more businesses in the area and would contribute to affordability and provide an opportunity for people to move closer to town.

Ryan Wilson (Esquimalt Resident): Expressed support for the application due to the affordable housing it would bring, and that it would connect the city better.

Myra Laurence (Fairfield Resident): Expressed support for the application as development would provide people to purchase their first homes like she did, and that the applicant has provided for the community.

Alex Burns (Remax Generation): Expressed support for the application as the city needs more housing and there is an affordable housing component.

Gary Lindsay (Esquimalt Resident): Expressed support for the application as the community needs more density.

Brendan Somers (Engle and Volkens): Expressed support for the application as it will bring the density that would allow young people to purchase housing.

Marguerite Rowe (100 Saghalie Rd): Expressed support for the application due to the need for housing in the city and shared stories of people she knows who are experiencing eviction or increasing rents. She expressed that the population increase would help local businesses and that the bike land network and transit network would allow people to not need cars. She noted that the historical features of the site can be incorporated into the development.

Christy Hennessy (Director of local tech firm): Expressed support for the application as it brings necessary housing to the downtown area, much needed greenspace, and the ability for her colleagues to live locally.

Arlene Gibson (1003 – 60 Saghalie Rd): Expressed concerns for the application due to the wind tunnel effect on the surrounding area and the dangerous conditions this could cause for pedestrians and cyclists. She shared a study on the interference effects that one tall building can have on adjacent buildings.

Reuben Rose-Redwood (Professor of Geography and Chair Urban Studies, UVic): Expressed concerns about the application as the density is too intensive for the site and is more than double the currently approved Floor Space Ratio, that the Heritage Advisory Panel voted against the proposal, that the current design will overshadow the heritage buildings, and that the proposal needs more affordable housing. He suggested one more round of revisions to address these concerns.

Lynne Hill (505 Quadra St): Expressed concerns about the application as the original proposal seemed reasonable, but that information was difficult to find when the Rezoning Application was made and at the Committee of the Whole meeting, more cons were listed on a pros and cons list.

Tom Norris (James Bay Resident): Expressed support for the application as he is excited about what has been proposed.

Holly Olsen (Kimta Rd): Expressed concerns about the application due to the change in the application and short notice provided when the new density was proposed. She also expressed concerns about the lack of public amenities being proposed in the current proposal, and that there were 1200 signatures on a petition done in the neighbourhood.

Brian Smith (Rockland Resident): Expressed support for the application due to the quality of developments built by the applicant, and community initiatives that have been led by the applicant.

Brock Nordman (962 Haliburton Rd): Expressed support for the application as it would bring more tourism downtown and provide mixed-use development.

Chris Loran (1360 Esquimalt Rd): Expressed support for the application as the applicant is very community and arts-based, and the proposal could bring more events to the neighbourhood.

*Council recessed at 8:49 p.m. and reconvened at 9:00 p.m.*

Derek Pinto (Vic West Resident): Expressed support for the application and suggested that community space, including a health care coop, daycare spaces, and the tool library, would be an asset to the community, and suggested that Bayview provide this space to the Victoria West Community Association.

Max Durando (Vic West Resident): Expressed support for the application and that the vacant land needs to be built on, and it would support a wine bar, bistro, and daycare.

Owen Stacey (Victoria Resident): Expressed support for the application due to the need for housing density in the city and the job opportunities it would provide.

Robyn Williams (Langford Resident): Expressed support for the application as it would bring park space to Victoria.

Roxanne Rees (Vic West Resident): Expressed support for the application as she moved to Vic West with her family due to the proposal, and that the project has taken too long.

Vicky Kuhl (Belmont Ave): Expressed support for the application.

John Espley (Connections Skills Consulting): Expressed support for the application due to the public amenity contributions, the tourism offerings and economic benefits, the housing contribution that it would provide, the environmental remediation proposed, and childcare facilities.

April McLean (Downtown Business Operator): Expressed support for the application due to the market and community space it will bring.

Bridget Ryan (Rockland Resident): Expressed support for the application due to the amenities it would provide, and the climate and financial resiliency it would provide to the region. She outlined that the project would help resurrect the history of the site and that it would convert underutilized land into a place to live.

Bruce Williams (Chamber of Commerce): Expressed support for the application due to the need for housing in the region and the adjacency to downtown and residents will have immediate access which is what downtown needs right now, and that it will enhance the heritage buildings, and complete the neighbourhood.

Connie McConnell (Victoria Resident): Expressed support for the application as it would help rejuvenate the area and could make it a destination akin to Granville Island and would amplify the city's appeal.

David Berry (Fairfield Resident): Expressed support for the application as it provides a mix of housing from below market rental to condominiums, and that this would be a crucial step to alleviating the housing shortage. He noted his support for the proposed amenities and suggested it would fit within the city's transportation network well.

Dena Brown (455 Sitkum Rd): Expressed support for the application due to the severe housing crisis and has watched friends leave due to the lack of housing. She noted she welcomes the greenspaces proposed and non-profit housing component.

Don Ruggles (203 Kimta Rd): Expressed concerns for the application as there are underdeveloped properties in existing neighbourhoods, and that there is no basis for excessive development. He also expressed concerns as the proposed density is above that envisioned in the Official Community Plan, and that the proposal overshadows the historic buildings on the site. He also shared concerns about increased traffic in the neighbourhood and potential conflicts between vehicles, pedestrians, and bicycles.

Donna Melnyk (60 Saghalie Rd): Expressed support for the application and suggested it is a thoughtful well-planned project, and that it would address housing needs which are critical right now.

George Skelton (525-205 Kimta Rd): Expressed concerns about the application due to the proposed increase in density and supports the current zoning that is permitted on the property. He suggested that the proposal would not address affordable housing needs and that current guidelines should be encouraged. He suggested that the City seek financial assistance from other levels of government and First Nations, to purchase the site and that this should be the site of a new Royal BC Museum.

Gordie Dodd (Owner, Dodd's Furniture): Expressed support for the application as it would allow people to retire at Bayview and enjoy their life and it would provide jobs to the area.

Harry Franklin (Victoria Resident): Expressed support for the application as it would be a great addition to the City of Victoria and would impact families and businesses positively.

Jay Smith (Manager, Rosewood Inn): Expressed support for the application as it would benefit the Esquimalt community by adding to the Esquimalt Corridor.

John Wilson (President and CEO Wilson's Group): Expressed support for the application as Bayview is a strong community supporter, and that 1800 new homes are essential to the growth and vibrancy of the city.

Lindsay Wilson (Owner/Operator Moxies): Expressed support for the application due to the addition of 1870 new homes which would benefit young families.

Lyll Melnyk (Encore Resident): Expressed support for the application as he currently lives in the Encore building and has been looking forward to development in the neighbourhood.

Michelle Lefevre (881 Short St): Expressed support for the application as it would help entrepreneurs and would help build community at a time when we need a sense of community given the last few years.

Natalie Green (Fairfield Resident): Expressed support for the application as a renter and hopes to join the housing market in the next few years, and that this project would provide new housing opportunities.

Ray Brougham (Rainhouse): Expressed support for the application and outlined the carshop at the Roundhouse and current constraints at the venue. He noted that this would become a hub for innovation, education, and community engagement.

Ron Miller (Unknown): Expressed support for the application and recalled a music festival that took place at the Railyard and Roundhouse and supports the number of housing units proposed and the plans for a market and the vibrancy it would bring.

Paramjit Singh (83 Saghalie Rd): Expressed support for the application due to the housing crisis, health crisis, and climate crisis, and suggested the proposal addresses all three of these challenges. He noted it would be a vibrant community and would be a welcoming gateway to Vic West.

Stephen Hughes (Victoria Resident): Expressed support for the application as it would provide housing density that is needed in Vic West.

Torben Werner (Victoria Resident): Expressed support for the application as it would approve lots of housing that are needed in Victoria.

Heidi Lopez (83 Saghalie Rd): Expressed concerns for the application due to the impact of shadows on the surrounding neighbourhood, the need to protect the Roundhouse and other historical structures, and that preserving this heritage should be a priority. She also shared concerns that the development could exacerbate the urban heat island effect in the neighbourhood and that the drawbacks outweigh any perceived benefit.

*Mayor Alto closed the public hearing at 10:00 p.m.*

F. **ADJOURNMENT**

**Moved By** Councillor Loughton  
**Seconded By** Councillor Gardiner

That the Council meeting be adjourned at 10:01 p.m. until Thursday, January 25, 2024,  
at 6:30 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR



## MINUTES - VICTORIA CITY COUNCIL

January 25, 2024, 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 Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, A. Johnston - Assistant Director of Development Services, M. Angrove – Planner, B. Roder – Senior Legislative Coordinator

### A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the historical and contemporary homelands of the Songhees First Nation and the Esquimalt First Nation and that all of us who live, work and play in the City take time to show our appreciation by opening our minds, hearts and all of our senses.

### B. APPROVAL OF AGENDA

**Moved By** Councillor Thompson  
**Seconded By** Councillor Hammond

That the agenda be approved.

**CARRIED UNANIMOUSLY**

### C. PUBLIC AND STATUTORY HEARINGS

#### C.1 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road: Rezoning Application No. 00729 and associated Official Community Plan Amendment

##### C.1.a Public Hearing & Consideration of Approval

*Mayor Alto reconvened the public hearing at 6:34 p.m.*

*Council discussed the following:*

- *Change in floor space ratio from the original to the current proposal*
- *Impact to City infrastructure, traffic and transportation*
- *Heritage conservation and rehabilitation plans*

- *Alignment with Vic West neighbourhood plan*
- *Input of the Advisory Design Panel and Heritage Design Panel*
- *Phasing of the heritage buildings' rehabilitation*
- *Affordable and below market rental units*
- *Accessible and/or adaptable units*
- *Community amenities and childcare service*
- *Impact on aviation flight paths*
- *Climate adaptation measures*

*Council recessed at 7:26 p.m. and reconvened at 7:35 p.m.*

*Council discussed the following:*

- *Consideration for the aging population*
- *Application status from 2015*
- *Project timeline and phasing*
- *Family-friendly considerations*
- *Blasting and excavation requirements*

*Council recessed at 8:35 p.m. and reconvened at 8:45 p.m.*

*Council discussed the following:*

- *Meeting parking needs*
- *Public green space versus hard surface*
- *Noise emission issues*
- *Consultation with Songhees Nation and Esquimalt Nation*

*Mayor Alto closed the public hearing at 9:40 p.m.*

**Moved By** Councillor Thompson

**Seconded By** Councillor Dell

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

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 53) No. 23-109
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1327) No. 23-110

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

**CARRIED (7 to 2)**

**Motion arising:**

**Moved By** Mayor Alto

**Seconded By** Councillor Kim

Adoption to be considered only after concerns regarding the potential impact to the Victoria Harbour Water Airport have been addressed by the applicant, in consultation with Transport Canada, to the satisfaction of the Directors of Sustainable Planning and Community Development and Engineering and Public Works.

**Motion to extend:**

**Moved By** Councillor Gardiner

**Seconded By** Councillor Dell

That the meeting be extended to 11:15 p.m.

**CARRIED UNANIMOUSLY**

**On the motion arising:**

Adoption to be considered only after concerns regarding the potential impact to the Victoria Harbour Water Airport have been addressed by the applicant, in consultation with Transport Canada, to the satisfaction of the Directors of Sustainable Planning and Community Development and Engineering and Public Works.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, and Councillor Loughton

OPPOSED (1): Councillor Thompson

**CARRIED (8 to 1)**

**E. ADJOURNMENT**

**Moved By** Councillor Coleman

**Seconded By** Councillor Loughton

That the Council meeting adjourn at 11:08 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR