



MINUTES - COMMITTEE OF THE WHOLE

May 8, 2025, 9:03 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

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 Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, Councillor Thompson

PRESENT ELECTRONICALLY: Councillor Hammond

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, K. Hoese - Director of Sustainable Planning and Community Development, C. Mycroft - Manager of Intergovernmental & Media Relations, D. Newman - Director of Parks and Recreation, W. Doyle - Director of Engineering and Public Works, T. Lewis - Manager of Transportation Operations, K. Jones - Advisor to the City Manager, B. Roder - Deputy City Clerk, A. Heimbürger - Senior Legislative Coordinator, A. Moffatt - Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Committee acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities, and thanked them for allowing us to live, work and play on their lands. The Chair also highlighted the celebration of cooperation between the City and local Indigenous communities.

B. INTRODUCTION OF LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Committee requested that the following items be removed from the Consent Agenda:

- F.1 - 1415 Broad Street (Encore by Paparazzi): Application for a New Liquor Primary Licence (Downtown)*
- G.1 - Recommendation for Rise Cannabis Quadra at 3198 Quadra Street*

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1 Minutes from the Committee of the Whole meeting held February 20, 2025

That the minutes from the Committee of the Whole meeting held February 20, 2025 be approved.

E.2 Minutes from the Committee of the Whole meeting held March 06, 2025

That the minutes from the Committee of the Whole meeting held March 06, 2025 be approved.

E.3 Minutes from the Special Committee of the Whole meeting held April 14, 2025

That the minutes from the Special Committee of the Whole meeting held April 14, 2025 be approved.

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.1 1415 Broad Street (Encore by Paparazzi): Application for a New Liquor Primary Licence (Downtown)

Committee received a report dated April 24, 2025 from the Director of Planning and Development regarding the liquor primary licence application for the property located at 1415 Broad Street in order to licence a venue with a 306-person occupant load with no outdoor seating and hours of licenced service that are 7:00 p.m. to 2:00 a.m. daily. and recommending that the application be approved.

Moved and Seconded:

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. That Council supports the application of Encore by Paparazzi located at 1415 Broad Street for a new liquor primary licence conditional on the following:
 - a. The establishment having a total occupant load of 306 people with no exterior seating areas.
 - b. Hours of licenced service that are 7 p.m. to 2 a.m. daily.

2. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.
 - b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. In response to the notification that went to 124 owners and occupants, the City did not receive any letters of correspondence and the Downtown Residents Association confirmed it does not have any concerns to bring forward.
3. Council recommends to the Province that the liquor primary licence be approved as recommended.

CARRIED UNANIMOUSLY

F.2 603 Pandora Avenue: Rezoning Application No. 00873 and associated Official Community Plan Amendment, Development Permit with Variances Application No. 00269, Heritage Alteration Permit No. 00269 (Downtown)

Committee received a report dated April 24, 2025 from the Director of Planning and Development regarding the Rezoning Application, Official Community Plan Amendment, Development Permit with Variances Application and Heritage Alteration Permit Application for the property located at 603 Pandora Avenue in order to amend the site-specific regulations in the Old Town District-1 Zone (OTD-1) in order to increase the density and height to allow the construction of a twelve-storey hotel with approximately 200 rooms and ground floor commercial uses. The OCP amendment is required to increase the permitted density and allow the proposed building heights within the Core Historic Urban Place Designation. The report recommends that the application be declined.

Committee discussed the following:

- *Proposed parking for the building, comparison of parking levels around Old Town, including proposed hotel at Duck's Block*
- *Materiality of previous site-specific regulations at this location*
- *Contemplation of the current OCP regarding significant changes to building guidelines in Old Town*
- *The refurbishment of mid-level hotels that were used for supportive housing during the pandemic, as an alternative to new building*
- *Alternative options for the site in regards to building design and aesthetic*
- *Potential tax contribution to the City*
- *Engagement with the Songhees Nation as a property owner of an adjacent building*

Committee recessed at 10:32 a.m. and reconvened at 10:46 a.m.

Moved and Seconded:

MOTION TO CLOSE THE MAY 8, 2025 COMMITTEE OF THE WHOLE
MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and

CARRIED UNANIMOUSLY

The Committee of the Whole meeting was closed to the public at 10:47 a.m.

The Committee of the Whole meeting was reopened to the public at 11:05 a.m.

Moved and Seconded:

That Council refer the Rezoning Application No. 00873, Development Permit with Variances Application No. 00269 and Heritage Alteration Permit No. 00269 back to staff and direct the applicant to revise the proposal including but not limited to the following:

- to be consistent with the OCP as it relates to height and density
- to revise the architectural expression to provide a more appropriate response to the Core Historic area and the relevant guidelines, in particular the Old Town Design Guidelines
- to include enhanced mobility options and reduced parking
- to ensure operational functionality within the site including drop off and loading
- to meet tree minimum and stormwater requirements
- to rectify technical corrections to plans to the satisfaction of staff.

Amendment:

Moved and Seconded:

That Council refer the Rezoning Application No. 00873, Development Permit with Variances Application No. 00269 and Heritage Alteration Permit No. 00269 back to staff ~~and direct to work with~~ the applicant to revise the proposal including but not limited to the following:

- to be consistent with the OCP as it relates to height and density
- to revise the architectural expression to provide a more appropriate response to the Core Historic area and the relevant guidelines, in particular the Old Town Design Guidelines
- to include enhanced mobility options and reduced parking
- to ensure operational functionality within the site including drop off and loading

- to meet tree minimum and stormwater requirements
- to rectify technical corrections to plans to the satisfaction of staff.

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

That Council refer the Rezoning Application No. 00873, Development Permit with Variances Application No. 00269 and Heritage Alteration Permit No. 00269 back to staff to work with the applicant to revise the proposal including but not limited to the following:

- ~~to be consistent with the OCP as it relates to height and density~~
- to revise the architectural expression to provide a more appropriate response to the Core Historic area and the relevant guidelines, in particular the Old Town Design Guidelines
- to include enhanced mobility options and reduced parking
- to ensure operational functionality within the site including drop off and loading
- to meet tree minimum and stormwater requirements
- to rectify technical corrections to plans to the satisfaction of staff.

Amendment to the amendment:

Moved and Seconded:

That Council refer the Rezoning Application No. 00873, Development Permit with Variances Application No. 00269 and Heritage Alteration Permit No. 00269 back to staff to work with the applicant to revise the proposal including but not limited to the following:

- ~~to be consistent with the OCP as it relates to height and density~~
- to revise the architectural expression to provide a more appropriate response to the Core Historic area and the relevant guidelines, in particular the Old Town Design Guidelines
- to include enhanced mobility options and reduced parking
- to ensure operational functionality within the site including drop off and loading
- to meet tree minimum and stormwater requirements
- to rectify technical corrections to plans to the satisfaction of staff.

CARRIED UNANIMOUSLY

On the amendment as amended:

That Council refer the Rezoning Application No. 00873, Development Permit with Variances Application No. 00269 and Heritage Alteration Permit No. 00269 back to staff to work with the applicant to revise the proposal including but not limited to the following:

- **height and density**

- to revise the architectural expression to provide a more appropriate response to the Core Historic area and the relevant guidelines, in particular the Old Town Design Guidelines
- to include enhanced mobility options and reduced parking
- to ensure operational functionality within the site including drop off and loading
- to meet tree minimum and stormwater requirements
- to rectify technical corrections to plans to the satisfaction of staff.

OPPOSED (1): Councillor Caradonna

CARRIED (8 to 1)

Amendment:

Moved and Seconded:

That Council refer the Rezoning Application No. 00873, Development Permit with Variances Application No. 00269 and Heritage Alteration Permit No. 00269 back to staff to work with the applicant to revise the proposal including but not limited to the following:

- height and density
- to revise the architectural expression to provide a more appropriate response to the Core Historic area and the relevant guidelines, in particular the Old Town Design Guidelines
- to include enhanced mobility options and reduced parking
- to ensure operational functionality within the site including drop off and loading
- to meet tree minimum and stormwater requirements
- **to include a third party financial analysis to be used to guide the economic viability of the project as a hotel**
- to rectify technical corrections to plans to the satisfaction of staff.

OPPOSED (5): Mayor Alto, Councillor Coleman, Councillor Hammond, Councillor Kim, Councillor Loughton

DEFEATED (4 to 5)

Amendment:

Moved and Seconded:

That Council refer the Rezoning Application No. 00873, Development Permit with Variances Application No. 00269 and Heritage Alteration Permit No. 00269 back to staff to work with the applicant to revise the proposal including but not limited to the following:

- height and density
- to revise the architectural expression to provide a more appropriate response to the Core Historic area and the relevant guidelines, in particular the Old Town Design Guidelines

- to include enhanced mobility options and ~~reduced~~ to reconsider parking
- to ensure operational functionality within the site including drop off and loading
- to meet tree minimum and stormwater requirements
- to rectify technical corrections to plans to the satisfaction of staff.

OPPOSED (2): Councillor Caradonna, Councillor Thompson

CARRIED (7 to 2)

Committee recessed at 12:03 p.m. and reconvened at 1:06 p.m.

On the main motion as amended:

That Council refer the Rezoning Application No. 00873, Development Permit with Variances Application No. 00269 and Heritage Alteration Permit No. 00269 back to staff to work with the applicant to revise the proposal including but not limited to the following:

- height and density
- to revise the architectural expression to provide a more appropriate response to the Core Historic area and the relevant guidelines, in particular the Old Town Design Guidelines
- to include enhanced mobility options and to reconsider parking
- to ensure operational functionality within the site including drop off and loading
- to meet tree minimum and stormwater requirements
- to rectify technical corrections to plans to the satisfaction of staff.

OPPOSED (2): Councillor Thompson, Councillor Dell

CARRIED (7 to 2)

G. STAFF REPORTS

G.1 Recommendation for Rise Cannabis Quadra at 3198 Quadra Street

Committee received a report dated April 15, 2025 from the City Clerk regarding an application by Rise Cannabis Quadra at 3198 Quadra Street to obtain a provincial cannabis retail store license and recommending that a positive recommendation be provided to the Liquor and Cannabis Regulation Branch (LCRB).

Moved:

Option 2 - Refer application with a negative local government recommendation

The motion failed due to no seconder.

Committee discussed the following:

- *Supportability of the location in regard to proximity to schools, daycares, and supportive housing*

Moved and Seconded:

1. That Council direct staff to advise the Liquor and Cannabis Regulation Branch (LCRB):
The Council of the City of Victoria supports the application of Rise Cannabis Quadra at 3198 Quadra Street to receive a provincial cannabis retail store license with the following comments:
 - a. The Council recommends that the Liquor and Cannabis Regulation Branch issue a license to Rise Cannabis Quadra at 3198 Quadra Street.
 - b. Bylaw Services indicates the proposed cannabis retail store would have limited community impact. The Victoria Police Department did not raise any concerns about community impacts.
 - c. The reasons for a positive local government recommendation include that:
 - a. The location permits storefront cannabis retail.
 - b. Staff did not raise significant concerns about community impact due to the proposed storefront cannabis retailer at this location.
 - d. Residents' views were solicited through a mail-out to property owners and occupiers within 100 meters of this address and to the relevant neighbourhood association. The City sent 347 notices, including the Hillside-Quadra Neighbourhood Action Committee.
2. That Council direct staff to advise the LCRB of Council's recommendation subject to the applicant's compliance with applicable City bylaws and permits.

OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

H. NOTICE OF MOTIONS

There were no Notices of Motions.

I. NEW BUSINESS

I.1 Council Member Motion: Reviewing Retail Cannabis Business Licensing Regulations

Committee received a Council Member Motion from Councillor Caradonna and Councillor Dell dated May 8, 2025 regarding the current retail cannabis business licencing regulations in the City and requesting that staff report back on the implications of repealing 35(1)(a) of the Business License Bylaw.

Moved and Seconded:

That staff report back on the implications of repealing section 35(1)(a) of the Business Licence Bylaw.

Amendment:

Moved and Seconded:

That staff **consult with local organized labour and other interests as required in the Community Charter before** reporting back on the implications of repealing section 35(1)(a) of the Business Licence Bylaw.

CARRIED UNANIMOUSLY

On the main motion as amended:

That staff consult with local organized labour and other interests as required in the Community Charter before reporting back on the implications of repealing section 35(1)(a) of the Business Licence Bylaw.

OPPOSED (8): Mayor Alto, Councillor Kim, Councillor Loughton, Councillor Dell, Councillor Thompson, Councillor Hammond, Councillor Gardiner, and Councillor Coleman

DEFEATED (8 to 1)

J. CLOSED MEETING, IF REQUIRED

There was no closed meeting.

K. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 2:12 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR