



MINUTES - VICTORIACITY COUNCIL

May 8, 2025, 2:26 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 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, T. Zworski - City Solicitor, K. Hoesse - Director of Sustainable Planning and Community Development, C. Kingsley - City Clerk, P. Rantucci - Director of Strategic Real Estate, S. Johnson - Director of Communications and Engagement, D. Newman - Director of Parks and Recreation, B. Roder - Deputy City Clerk, A. Heimbürger - Senior Legislative Coordinator, A. Moffatt - 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 thanked them 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 - 201-524 Yates Street* be deferred to a future Council meeting.

CARRIED UNANIMOUSLY

Moved and Seconded:

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

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

- *G.1 - Bylaws for 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191*

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1 Minutes from the Daytime Council meeting held February 20, 2025

That the minutes from the Daytime Council meeting held February 20, 2025 be approved.

E.2 Minutes from the Daytime Council meeting held March 06, 2025

That the minutes from the Daytime Council meeting held March 06, 2025 be approved.

G.2 Amendment Bylaw for Demolition Waste and Deconstruction Bylaw

That the following bylaw be given first, second, and third readings:

1. Demolition Waste and Deconstruction Bylaw, Amendment Bylaw (No. 1), No. 25-033

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Daytime Council meeting held February 20, 2025

This item was approved on the Consent Agenda.

E.2 Minutes from the Daytime Council meeting held March 06, 2025

This item was approved on the Consent Agenda.

F. REPORTS OF COMMITTEE

There were no Reports of Committee.

G. BYLAWS

G.1 Bylaws for 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191

Committee discussed the following:

- *Removal of provision to the Local Amenities Fund*
- *Valuation of reduction of residential short-term bike parking*

Moved and Seconded:

OCP Amendment with Rezoning

1. That the following bylaws be given first and second readings:
 - a. Official Community Plan Bylaw 2012, Amendment Bylaw (No. 56), No. 25-016
 - b. Zoning Regulation Bylaw, Amendment Bylaw (No. 1357), No. 25-015
2. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with form satisfactory to the City Solicitor prior to adoption of the bylaws:
 - a. With contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. provision of \$1,000,000 to the Housing Reserve Fund
 - ii. ~~provision of \$200,000 to the Local Amenities Fund~~
 - iii. provision of no less than 11 three-bedroom townhomes and 15% of the remaining dwelling units as two- or three-bedroom units
 - iv. provision of a daycare of no less than 310.29m², for a minimum period of ten years, and that the space will be sold to a not-for-profit provider for no more than \$1 prior to occupancy permit.
 - b. With contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. a triangle-shaped right of way at the corner of Montreal Street and Quebec Street that is 6m in length along each of the street frontages for highway purposes
 - ii. provision of transportation demand management measures including:
 - A. two shared vehicles
 - B. two shared vehicle parking stalls located on the property
 - C. public access to the shared vehicle parking stalls
 - D. 108 car share memberships
 - E. design and installation of an on-street dual head level two electric vehicle charger
 - F. 11 spaces of cargo bike parking
 - G. additional bike parking beyond the amount required by the Zoning Regulation Bylaw (160 long-term spaces proposed instead of the required 135 spaces and 32 short-term spaces proposed instead of the required 15 spaces)
 - H. a bike repair station.
 - iii. Provision of the following public realm improvements:
 - A. design, supply and installation of enhanced street frontages along Quebec Street, Montreal Street and Kingston Street

- frontages in the right of way in accordance with the plans date stamped February 24, 2025
- B. design and installation of a AAA protected cycling network along Quebec Street and Montreal Street frontages in accordance with the plans date stamped February 24, 2025
- C. design and installation of a cross walk at Quebec Street and Montreal Street in accordance with the plans date stamped February 24, 2025
- D. undergrounding the BC Hydro lines and associated infrastructure along Montreal Street.
- iv. Provision of the following tree and stormwater infrastructure:
 - A. design and installation of the City's stormwater facilities along the municipal frontage of Montreal Street
 - B. boulevard rain gardens with irrigation on the municipal frontage of Montreal Street and Quebec Street in accordance with the plans date stamped February 24, 2025
 - C. City of Victoria standard tree guards for all street trees in grates
 - D. soil cells to achieve recommended soil volumes for all new street trees.
- 3. That adoption of the Bylaw Amendments will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 4. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after the public hearing for Rezoning Application No. 00804, if it is approved, consider the following motion:

- 1. "That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00191 for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street, in accordance with plans submitted to the Planning department and date stamped by Planning on February 24, 2025, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the number of residential parking spaces from 133 to 119; and
 - ii. reduce the number of commercial parking spaces from 13 to 5;
 - iii. ~~increase the distance from the residential short term bike parking to the residential entrance from 15m to 21m.~~
 - 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."

Amendment:

Moved and Seconded:

OCP Amendment with Rezoning

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 - b. Zoning Regulation Bylaw, Amendment Bylaw (No. 1357), No. 25-015
2. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with form satisfactory to the City Solicitor prior to adoption of the bylaws:
 - a. With contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. provision of \$1,000,000 to the Housing Reserve Fund
 - ii. **provision of \$200,000 to the Local Amenities Fund**
 - iii. provision of no less than 11 three-bedroom townhomes and 15% of the remaining dwelling units as two- or three-bedroom units
 - iv. provision of a daycare of no less than 310.29m², for a minimum period of ten years, and that the space will be sold to a not-for-profit provider for no more than \$1 prior to occupancy permit.
 - b. With contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. a triangle-shaped right of way at the corner of Montreal Street and Quebec Street that is 6m in length along each of the street frontages for highway purposes
 - ii. provision of transportation demand management measures including:
 - A. two shared vehicles
 - B. two shared vehicle parking stalls located on the property
 - C. public access to the shared vehicle parking stalls
 - D. 108 car share memberships
 - E. design and installation of an on-street dual head level two electric vehicle charger
 - F. 11 spaces of cargo bike parking
 - G. additional bike parking beyond the amount required by the Zoning Regulation Bylaw (160 long-term spaces proposed instead of the required 135 spaces and 32 short-term spaces proposed instead of the required 15 spaces)
 - H. a bike repair station.
 - iii. Provision of the following public realm improvements:
 - A. design, supply and installation of enhanced street frontages along Quebec Street, Montreal Street and Kingston Street frontages in the right of way in accordance with the plans date stamped February 24, 2025
 - B. design and installation of a AAA protected cycling network along Quebec Street and Montreal Street frontages in accordance with the plans date stamped February 24, 2025

- C. design and installation of a cross walk at Quebec Street and Montreal Street in accordance with the plans date stamped February 24, 2025
 - D. undergrounding the BC Hydro lines and associated infrastructure along Montreal Street.
 - iv. Provision of the following tree and stormwater infrastructure:
 - A. design and installation of the City's stormwater facilities along the municipal frontage of Montreal Street
 - B. boulevard rain gardens with irrigation on the municipal frontage of Montreal Street and Quebec Street in accordance with the plans date stamped February 24, 2025
 - C. City of Victoria standard tree guards for all street trees in grates
 - D. soil cells to achieve recommended soil volumes for all new street trees.
- 3. That adoption of the Bylaw Amendments will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 4. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

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 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the number of residential parking spaces from 133 to 119; and
 - ii. reduce the number of commercial parking spaces from 13 to 5;
 - iii. ~~increase the distance from the residential short term bike parking to the residential entrance from 15m to 21m.~~
 - 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 (2): Councillor Coleman, Councillor Hammond

CARRIED (7 to 2)

On the main motion as amended:

OCP Amendment with Rezoning

1. That the following bylaws be given first and second readings:
 - a. Official Community Plan Bylaw 2012, Amendment Bylaw (No. 56), No. 25-016
 - b. Zoning Regulation Bylaw, Amendment Bylaw (No. 1357), No. 25-015
2. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with form satisfactory to the City Solicitor prior to adoption of the bylaws:
 - a. With contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. provision of \$1,000,000 to the Housing Reserve Fund
 - ii. provision of \$200,000 to the Local Amenities Fund
 - iii. provision of no less than 11 three-bedroom townhomes and 15% of the remaining dwelling units as two- or three-bedroom units
 - iv. provision of a daycare of no less than 310.29m², for a minimum period of ten years, and that the space will be sold to a not-for-profit provider for no more than \$1 prior to occupancy permit.
 - b. With contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. a triangle-shaped right of way at the corner of Montreal Street and Quebec Street that is 6m in length along each of the street frontages for highway purposes
 - ii. provision of transportation demand management measures including:
 - A. two shared vehicles
 - B. two shared vehicle parking stalls located on the property
 - C. public access to the shared vehicle parking stalls
 - D. 108 car share memberships
 - E. design and installation of an on-street dual head level two electric vehicle charger
 - F. 11 spaces of cargo bike parking
 - G. additional bike parking beyond the amount required by the Zoning Regulation Bylaw (160 long-term spaces proposed instead of the required 135 spaces and 32 short-term spaces proposed instead of the required 15 spaces)
 - H. a bike repair station.
 - iii. Provision of the following public realm improvements:
 - A. design, supply and installation of enhanced street frontages along Quebec Street, Montreal Street and Kingston Street frontages in the right of way in accordance with the plans date stamped February 24, 2025
 - B. design and installation of a AAA protected cycling network along Quebec Street and Montreal Street frontages in accordance with the plans date stamped February 24, 2025
 - C. design and installation of a cross walk at Quebec Street and Montreal Street in accordance with the plans date stamped February 24, 2025

- D. undergrounding the BC Hydro lines and associated infrastructure along Montreal Street.
 - iv. Provision of the following tree and stormwater infrastructure:
 - A. design and installation of the City's stormwater facilities along the municipal frontage of Montreal Street
 - B. boulevard rain gardens with irrigation on the municipal frontage of Montreal Street and Quebec Street in accordance with the plans date stamped February 24, 2025
 - C. City of Victoria standard tree guards for all street trees in grates
 - D. soil cells to achieve recommended soil volumes for all new street trees.
- 3. That adoption of the Bylaw Amendments will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 4. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after the public hearing for Rezoning Application No. 00804, if it is approved, consider the following motion:

- 1. "That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00191 for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street, in accordance with plans submitted to the Planning department and date stamped by Planning on February 24, 2025, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the number of residential parking spaces from 133 to 119; and
 - ii. reduce the number of commercial parking spaces from 13 to 5;
 - 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 (3): Councillor Coleman, Councillor Gardiner, Councillor Hammond

CARRIED (6 to 3)

G.2 Amendment Bylaw for Demolition Waste and Deconstruction Bylaw

This item was approved on the Consent Agenda.

G.3 Bylaw for 515 and 519 Rithet Street: Rezoning Application No. 00868 and Development Permit with Variances Application No. 00267

Moved and Seconded:

That the following bylaw be adopted:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1351), No. 24-085

Development Permit with Variance Application

That Council, after giving notice, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00267 for 515 and 519 Rithet Street, in accordance with plans submitted to the Planning department and date stamped by Planning on May 31, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required rear-yard setback from 8.0m to 3.73m
 - ii. reduce the east side yard setback from 3.0m to 2.21m
 - iii. reduce the required number of vehicle parking stalls from twenty-four to ten.
 - b. Plan changes to identify the on-site visitor vehicle parking stall.
 - c. Plan changes to the bicycle parking area to include a bicycle and mobility scooter maintenance and wash area, space for the shared bicycle, and
 - d. Plan changes to provide for a greater proportion of horizontal bicycle parking stalls.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

CARRIED UNANIMOUSLY

G.4 Amendment Bylaw for Affordable Housing Standards Bylaw

Moved and Seconded:

That the following bylaw be adopted:

1. Affordable Housing Standards Bylaw, Amendment Bylaw (No. 1), No. 25-028

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Short-Term Rental Business License Appeal – 201-524 Yates Street

This matter was deferred to a future Council meeting.

I. NOTICE OF MOTIONS

There were no Notices of Motions.

J. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE MAY 08, 2025 COUNCIL 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)(c) labour relations or other employee relations; and

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

CARRIED UNANIMOUSLY

The daytime Council meeting was closed to the public at 3:00 p.m.

K. APPROVAL OF CLOSED AGENDA

L. NEW BUSINESS

L.1 Law Enforcement – Community Charter Section 90(1)(f)

Council discussed a law enforcement matter. The discussion was recorded and kept confidential.

L.2 Employee Relations - Community Charter Section 90(1)(c)

Council discussed an employee relations matter. The discussion was recorded and kept confidential.

M. CONSIDERATION TO RISE AND REPORT

N. ADJOURNMENT

Moved and Seconded:

That the Council Meeting be adjourned at 4:42 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT