



MINUTES - COMMITTEE OF THE WHOLE

December 11, 2025, 9:00 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 Hammond, Councillor Kim, Councillor Loughton

PRESENT ELECTRONICALLY: Councillor Thompson

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, P. Rantucci - Director of Community Safety, Wellbeing and Partnership, K. Hoese - Director of Planning and Development, C. Mycroft - Manager of Intergovernmental & Media Relations, A. Johnston - Assistant Director of Development Services, B. Roder - Deputy City Clerk, D. Newman - Director of Parks and Recreation, J. Collinson - Senior Planner, W. Doyle - Director of Engineering and Public Works, A. Moffatt - Legislative Coordinator

GUESTS: P. Nursey - Chief Executive Officer, Destination Greater Victoria

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 reminded us to celebrate the spirit of collaboration with the Nations and all communities across Vancouver Island, and to look forward to a bright future in the new year.

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 item be removed from the Consent Agenda:

- *J.2 - Council Member Motion: Request Mayor to correspond with, and request to speak to, the BC Legislature's Select Standing Committee on Private Bills and Private Members' Bills regarding proposed The Professional Reliance Act Bill (M216)*

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1 Minutes from the Committee of the Whole meeting held November 6, 2025

That the minutes from the Committee of the Whole meeting held November 6, 2025 be approved.

H.1 Report Back on Implementation of the Cord Cover Pilot Program

That Council:

1. Direct staff to extend the cord cover licencing pilot program into an ongoing program
2. That this recommendation be forwarded to the daytime Council meeting of December 11, 2025

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Committee of the Whole meeting held November 6, 2025

This item was approved on the Consent Agenda.

F. PRESENTATIONS

F.1 Destination Greater Victoria - MRDT Agreement Renewal

Committee received a presentation from the CEO of Destination Greater Victoria regarding their 2027-2031 Five-year Strategic Plan.

Committee discussed the following:

- *Collaboration between Destination Greater Victoria and the City*
- *Roadmap of the Municipal and Regional District Tax system*
- *Engagement levels with businesses*
- *Timelines for major projects*

Moved and Seconded:

That Council:

1. Approve the five-year renewal of the Provincial Municipal and Regional District Tax (“MRDT”) Program in Victoria;
2. Approve the continuation of Destination Greater Victoria (“DGV”) as the City’s designated recipient for the purposes of the MRDT Program for 2027-2031, subject to execution of an agreement between the City and DGV in accordance with the five-year plan presented to COTW, and to the satisfaction of the City Manager and the City Solicitor.

CARRIED UNANIMOUSLY

G. LAND USE MATTERS

G.1 1909 Cook Street and 1110/1112 Caledonia Avenue: Rezoning Application No. 00884 and associated Development Permit with Variances Application No. 00298 and Heritage Alteration Permit No. 00267 (North Park)

Committee received a report dated November 27, 2025 from the Director of Planning and Development regarding the Rezoning Application, a Development Permit with Variances (DPV), a Heritage Alteration Permit and an amendment to a heritage designation for the property located at 1909 Cook Street and 1110 and 1112 Caledonia Avenue Street in order to increase the permitted floor space ratio for the development of eleven multi-family residential rental units and recommending that the applications be referred back to staff.

Committee discussed the following:

- *Cost and implications of relocating the house on the property*
- *Applicant's capacity to make the recommended revisions*
- *Current state of the building and property valuations*
- *Concerns around densification of the neighbourhood*
- *Ramifications of demolition of the buildings*
- *Parking access*

Committee recessed at 10:50 a.m. and reconvened at 11:01 a.m.

Moved and Seconded:

Rezoning Application

1. “That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated November 28, 2025, for 1909 Cook Street and 1110 & 1112 Caledonia Avenue.
2. That after publication of notification in accordance with section 467 of the *Local Government Act*, first, second and third reading of the zoning bylaw amendment be considered by Council once the following conditions are met:
 - a. revision to the accessible parking allotment to meet zoning requirements

- b. revisions to the surface parking design to incorporate a clearly defined pedestrian pathway
 - c. increase the amount of usable outdoor space and include more features to encourage social interaction
 - d. incorporate a lighting plan in the landscape plan to demonstrate compliance with the design guidelines
 - e. revise replacement trees to meet tree minimum requirements per the Tree Protection Bylaw No. 21-035 Schedule “E” and Schedule “F”
 - f. submit a revised Arborist Report addressing impacts to trees 848, 851, 853, 856 and OS-858 from the proposed balconies on the north side of the building
 - g. any revisions to the variances necessary as a result of plan changes outlined above.
3. That subject to third reading of the zoning amendment bylaw, the applicant completes the following prior to adoption of the bylaw:
 - a. prepare and execute legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, to secure:
 - i. a housing agreement securing rental in perpetuity
 - ii. a minimum of six three-bedroom dwelling units.
 - b. prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, to secure:
 - i. the addition of a bike lane on the Caledonia Avenue frontage
 - ii. a new transit shelter on the Cook Street frontage.
 - c. dedicate as highway pursuant to section 107 of the *Land Title Act* to the satisfaction of the Director of Engineering and Public Works:
 - i. 4.4m on Cook Street and
 - ii. 1.38m on Caledonia Avenue.
 4. That adoption of the zoning bylaw amendment will not take place until:
 - a. third reading of an associated heritage designation bylaw to amend the bylaw of the designated property known as 1112 Caledonia Avenue, as described in the Statement of Significance attached as Attachment F pursuant to Section 611 of the *Local Government Act*.
 - b. 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.
 5. 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.

Heritage Designation Amendment with Public Hearing

1. That Council instruct the Director of Planning and Development to prepare amendments to Heritage Designation Bylaw No. 7087 for 1112 Caledonia Avenue for Council’s consideration, in order to reduce the

- scope of the heritage designation to eliminate references to the building and include only the finalized salvaged items.
2. That Council direct staff to work with the heritage consultant to amend the Statement of Significance, contained in the Heritage Conservation Plan by Cummer Heritage Consulting, and bring forward the amended document for Council's consideration concurrent with the amending bylaw.
 3. That first and second reading of the heritage designation bylaw amendment be considered by Council and a public hearing date be set.
 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.

Heritage Alteration Permit

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

1. "That subject to adoption of the Zoning Regulation Bylaw amendment and the Heritage Designation Bylaw amendment, Council authorize the issuance of the Heritage Alteration Permit No. 00267 for 1112 Caledonia Avenue in accordance with revised plans submitted to the Planning department subject to:
 - a. Proposed development meeting all City zoning bylaw requirements. Committee of the Whole Report November 27, 2025 Rezoning Application No. 00884 for 1909 Cook Street and 1110 and Page 17 of 18 1112 Caledonia Avenue
 - b. Final plans to acquire as much salvageable materials and elements of the historic house as possible, and incorporate them into the new housing development or the interpretation panel, with the final design satisfactory to the Director of Planning and Development
 - c. The interpretation panel final design to the satisfaction of Director of Planning and Development.
2. That the Heritage Alteration Permit, if issued, lapses two years from the date of this resolution."

Development Permit with Variances

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

1. That subject to the adoption of the Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00298 for 1909 Cook Street and 1110 and 1112 Caledonia Avenue in accordance with revised plans submitted to the Planning Department subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the rear (east) setback from 10.00m to 2.00m for the townhouse building
 - ii. reduce the north side setback from 6.00m to 2.70m for the building face and to 1.5m for the balcony

- iii. reduce the parking minimum from nineteen stalls to eight stalls
 - iv. increase the site coverage from 40.0% to 49.00%
 - v. reduce the open site space from 50.00% to 44.90%
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

Amendment:

Moved and Seconded:

Rezoning Application

1. "That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated November 28, 2025, for 1909 Cook Street and 1110 & 1112 Caledonia Avenue.
2. That after publication of notification in accordance with section 467 of the *Local Government Act*, first, second and third reading of the zoning bylaw amendment be considered by Council once the following conditions are met:
 - a. revision to the accessible parking allotment to meet zoning requirements
 - b. revisions to the surface parking design to incorporate a clearly defined pedestrian pathway
 - c. increase the amount of usable outdoor space and include more features to encourage social interaction
 - d. incorporate a lighting plan in the landscape plan to demonstrate compliance with the design guidelines
 - e. revise replacement trees to meet tree minimum requirements per the Tree Protection Bylaw No. 21-035 Schedule "E" and Schedule "F"
 - f. submit a revised Arborist Report addressing impacts to trees 848, 851, 853, 856 and OS-858 from the proposed balconies on the north side of the building
 - g. any revisions to the variances necessary as a result of plan changes outlined above.
 - h. **Consider with the applicant potential interest in better alignment of the proposal with the community village designation, such as density, mixed-use and/or relationship to the street.**
3. That subject to third reading of the zoning amendment bylaw, the applicant completes the following prior to adoption of the bylaw:
 - a. prepare and execute legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, to secure:
 - i. a housing agreement securing rental in perpetuity
 - ii. a minimum of six three-bedroom dwelling units.

- b. prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, to secure:
 - i. the addition of a bike lane on the Caledonia Avenue frontage
 - ii. a new transit shelter on the Cook Street frontage.
- c. dedicate as highway pursuant to section 107 of the *Land Title Act* to the satisfaction of the Director of Engineering and Public Works:
 - i. 4.4m on Cook Street and
 - ii. 1.38m on Caledonia Avenue.
- 4. That adoption of the zoning bylaw amendment will not take place until:
 - a. third reading of an associated heritage designation bylaw to amend the bylaw of the designated property known as 1112 Caledonia Avenue, as described in the Statement of Significance attached as Attachment F pursuant to Section 611 of the *Local Government Act*.
 - b. 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.
- 5. 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.

Heritage Designation Amendment with Public Hearing

- 1. That Council instruct the Director of Planning and Development to prepare amendments to Heritage Designation Bylaw No. 7087 for 1112 Caledonia Avenue for Council's consideration, in order to reduce the scope of the heritage designation to eliminate references to the building and include only the finalized salvaged items.
- 2. That Council direct staff to work with the heritage consultant to amend the Statement of Significance, contained in the Heritage Conservation Plan by Cummer Heritage Consulting, and bring forward the amended document for Council's consideration concurrent with the amending bylaw.
- 3. That first and second reading of the heritage designation bylaw amendment be considered by Council and a public hearing date be set.
- 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.

Heritage Alteration Permit

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

- 1. "That subject to adoption of the Zoning Regulation Bylaw amendment and the Heritage Designation Bylaw amendment, Council authorize the issuance of the Heritage Alteration Permit No. 00267 for 1112 Caledonia Avenue in accordance with revised plans submitted to the Planning department subject to:

- a. Proposed development meeting all City zoning bylaw requirements. Committee of the Whole Report November 27, 2025 Rezoning Application No. 00884 for 1909 Cook Street and 1110 and Page 17 of 18 1112 Caledonia Avenue
 - b. Final plans to acquire as much salvageable materials and elements of the historic house as possible, and incorporate them into the new housing development or the interpretation panel, with the final design satisfactory to the Director of Planning and Development
 - c. The interpretation panel final design to the satisfaction of Director of Planning and Development.
2. That the Heritage Alteration Permit, if issued, lapses two years from the date of this resolution.”

Development Permit with Variances

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

1. That subject to the adoption of the Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00298 for 1909 Cook Street and 1110 and 1112 Caledonia Avenue in accordance with revised plans submitted to the Planning Department subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the rear (east) setback from 10.00m to 2.00m for the townhouse building
 - ii. reduce the north side setback from 6.00m to 2.70m for the building face and to 1.5m for the balcony
 - iii. reduce the parking minimum from nineteen stalls to eight stalls
 - iv. increase the site coverage from 40.0% to 49.00%
 - v. reduce the open site space from 50.00% to 44.90%
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

OPPOSED (5): Mayor Alto, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond

DEFEATED (4 to 5)

Amendment:

Moved and Seconded:

Rezoning Application

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2. That after publication of notification in accordance with section 467 of the *Local Government Act*, first, second and third reading of the zoning bylaw

amendment be considered by Council once the following conditions are met:

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 - b. revisions to the surface parking design to incorporate a clearly defined pedestrian pathway
 - c. increase the amount of usable outdoor space and include more features to encourage social interaction
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 - e. revise replacement trees to meet tree minimum requirements per the Tree Protection Bylaw No. 21-035 Schedule "E" and Schedule "F"
 - f. submit a revised Arborist Report addressing impacts to trees 848, 851, 853, 856 and OS-858 from the proposed balconies on the north side of the building
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 - ii. a minimum of six three-bedroom dwelling units.
 - ~~b. prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, to secure:
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2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

Committee requested to vote on each part of the amendment separately:

On the amendment to three b.i:

~~**b. prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, to secure:**~~

~~**i. the addition of a bike lane on the Caledonia Avenue frontage**~~

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

DEFEATED (2 to 7)

On the amendment to three b.ii:

~~**i. a new transit shelter on the Cook Street frontage.**~~

OPPOSED (6): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Kim, Councillor Loughton, Councillor Thompson

DEFEATED (3 to 6)

On the main motion:

Rezoning Application

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- d. incorporate a lighting plan in the landscape plan to demonstrate compliance with the design guidelines
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Heritage Designation Amendment with Public Hearing

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2. That Council direct staff to work with the heritage consultant to amend the Statement of Significance, contained in the Heritage Conservation Plan by Cummer Heritage Consulting, and bring forward the amended

document for Council's consideration concurrent with the amending bylaw.

3. That first and second reading of the heritage designation bylaw amendment be considered by Council and a public hearing date be set.
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.

Heritage Alteration Permit

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 - b. Final plans to acquire as much salvageable materials and elements of the historic house as possible, and incorporate them into the new housing development or the interpretation panel, with the final design satisfactory to the Director of Planning and Development
 - c. The interpretation panel final design to the satisfaction of Director of Planning and Development.
2. That the Heritage Alteration Permit, if issued, lapses two years from the date of this resolution."

Development Permit with Variances

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

1. That subject to the adoption of the Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00298 for 1909 Cook Street and 1110 and 1112 Caledonia Avenue in accordance with revised plans submitted to the Planning Department subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the rear (east) setback from 10.00m to 2.00m for the townhouse building
 - ii. reduce the north side setback from 6.00m to 2.70m for the building face and to 1.5m for the balcony
 - iii. reduce the parking minimum from nineteen stalls to eight stalls
 - iv. increase the site coverage from 40.0% to 49.00%
 - v. reduce the open site space from 50.00% to 44.90%
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

OPPOSED (3): Councillor Coleman, Councillor Kim, Councillor Loughton

CARRIED (6 to 3)

Committee recessed for lunch at 12:01 p.m. and reconvened at 1:10 p.m.

H. STAFF REPORTS

H.1 Report Back on Implementation of the Cord Cover Pilot Program

This item was approved on the Consent Agenda.

H.2 Report Back on Swim Dock Feasibility for WAVE Prize Application

Committee received a verbal report from the Director of Parks and Recreation providing the results of the feasibility assessment of adding or expanding a public swim dock within the Gorge Waterway and seeking Council direction prior to submitting a WAVE Prize grant application.

Committee discussed the following:

- *Operating cost and timeline estimations*
- *Proposed swimming locations and water safety*
- *Current and anticipated water quality at each site*
- *Collaboration with local First Nations*

Moved and Seconded:

That Council direct staff to prepare and submit a WAVE Prize application for the Gorge Waterway and report back on potential partnership discussions and the outcomes of the WAVE Prize application process.

CARRIED UNANIMOUSLY

I. NOTICE OF MOTIONS

There were no Notices of Motions.

J. NEW BUSINESS

J.1 Council Member Motion: Hanging Flower Baskets

Committee received a Council Member Motion from Councillor Gardiner dated December 2, 2025 regarding funding collection opportunities to support Victoria's hanging baskets.

Moved and Seconded:

That Council direct staff to:

1. Work with Destination Greater Victoria to create a cooperative framework that would facilitate the collection of contributions from

residents, businesses and organizations to support the hanging flower basket program.

CARRIED UNANIMOUSLY

J.2 Council Member Motion: Request Mayor to correspond with, and request to speak to, the BC Legislature's Select Standing Committee on Private Bills and Private Members' Bills regarding proposed The Professional Reliance Act Bill (M216)

Councillor Dell recused himself at 2:00 p.m. due to a perceived perception of bias.

Moved and Seconded:

1. That Council request the Mayor send a letter to, and if possible, make a request to speak directly to, the BC Legislature's Select Standing Committee on Private Bills and Private Members' Bills regarding The Professional Reliance Act Bill (M216)
2. That the Mayor let the Standing Committee know of Council's concerns, such as: municipalities being denied the opportunity to identify deficiencies in applications; slowing down the process through the Bill's appeal process; adding potential liabilities and not knowing who would be responsible; and any other concerns that City Staff may identify.
3. That this motion be forwarded to the daytime council meeting of December 11, 2025 for consideration

Amendment:

Moved and Seconded:

1. That Council request the Mayor send a letter to, and if possible, make a request to speak directly to, the BC Legislature's Select Standing Committee on Private Bills and Private Members' Bills regarding The Professional Reliance Act Bill (M216)
2. That the Mayor let the Standing Committee know of Council's concerns, such as: municipalities being denied the opportunity to identify deficiencies in applications; slowing down the process through the Bill's appeal process; adding potential liabilities and not knowing who would be responsible; ~~and any other concerns that City Staff may identify.~~
3. That this motion be forwarded to the daytime council meeting of December 11, 2025 for consideration

Conflict (1): Councillor Dell

CARRIED (8 to 0)

On the main motion as amended:

1. That Council request the Mayor send a letter to, and if possible, make a request to speak directly to, the BC Legislature's Select Standing Committee on Private Bills and Private Members' Bills regarding The Professional Reliance Act Bill (M216)

2. That the Mayor let the Standing Committee know of Council's concerns, such as: municipalities being denied the opportunity to identify deficiencies in applications; slowing down the process through the Bill's appeal process; adding potential liabilities and not knowing who would be responsible
3. That this motion be forwarded to the daytime council meeting of December 11, 2025 for consideration

Conflict (1): Councillor Dell

CARRIED (8 to 0)

Councillor Dell rejoined the meeting at 2:09 p.m.

K. CLOSED MEETING, IF REQUIRED

There was no closed meeting.

L. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 2:10 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR