



## MINUTES - COMMITTEE OF THE WHOLE

February 12, 2026, 9:04 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, S. Johnson - Director of Communications and Engagement, P. Rantucci - Director of Community Safety, Wellbeing & Partnerships, K. Hoese - Director of Planning and Development, B. Roder – Deputy City Clerk, C. Mycroft - Manager of Intergovernmental & Media Relations, R. Bateman - Planner, A. Heimburger - Senior Legislative Coordinator, D. Newman - Director of Parks and Recreation, W. Doyle -Director of Engineering and Public Works, K. Jones - Assistant Director of Community Safety & Bylaw Services, P. Carroll - Senior Planner, K. Stevenot - Senior Planner - Heritage, A. Moffatt - Legislative Coordinator

### **A. TERRITORIAL ACKNOWLEDGEMENT**

The Chair spoke to the events that occurred in Tumbler Ridge and reflected on the importance of togetherness and community, and expressed gratitude and solidarity with the first responders, teachers, and family members.

Committee acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities, reflected on the resiliency of the Nations and expressed gratitude for their willingness to work with the City on future endeavors.

### **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 follow item be added to the Consent Agenda:*

- *F.2 - 19 Menzies Street: Rezoning Application No. 00903 and Development Permit with Variances Application No. 00308 (James Bay)*

Moved and Seconded:

That the following Consent Agenda items be approved:

**E.1 Minutes from the Committee of the Whole meeting held January 8, 2026**

That the minutes from the Committee of the Whole meeting held January 8, 2026 be approved.

**E.2 Minutes from the Committee of the Whole meeting held January 15, 2026**

That the minutes from the Committee of the Whole meeting held January 15, 2026 be approved.

**F.1 1527 Redfern Street: Heritage Designation Application No. 000218 (South Jubilee)**

That Council:

1. Approve the heritage statement of significance for the property located at 1527 Redfern Street;
2. Instruct the Director of Planning and Development to prepare a Heritage Designation Bylaw that would designate the property as a Municipal Heritage Site, as outlined in the staff report dated August 19, 2025 for 1527 Redfern Street; and
3. That first and second readings of the Heritage Designation Bylaw for 1527 Redfern Street be considered by Council and a Public Hearing date be set.

**F.2 19 Menzies Street: Rezoning Application No. 00903 and Development Permit with Variances Application No. 00308 (James Bay)**

That Council, after giving notice, and after adoption of the necessary zoning bylaw amendment, if it is adopted, consider the following motion:

- “1. That Council authorize the issuance of Development Permit with Variances No. 00308 for 19 Menzies Street, in accordance with plans submitted to the Planning and Development department on January 8, 2026, subject to:
- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
    - i. reduce the open lot space from 30.00% to 29.38%; reduce the landscape area from 35.00m<sup>2</sup> to 23.00 m<sup>2</sup> . That the

Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

**G.1 2601 Avebury Avenue (SUB00444): Strata Title Conversion Application**

That Council:

1. Approve the Strata Title Conversion application for the property at 2601 Avebury Avenue.
2. Direct the Approving Officer to sign the plan of strata title conversion after the following conditions have been met:
  - a. That the owner apply for a Building Permit if determined necessary.
  - b. That the registered architect provide a Letter of Professional Assurance, in support of the strata title conversion consideration, and that if the required letter notes upgrades to achieve sound attenuation or the necessary fire separation, that those improvements occur, and a further Letter of Professional Assurance be provided confirming those conditions have been met at project completion, prior to signing a Strata Plan.
  - c. That the owner set-aside \$5,000 for the benefit of the Strata for the purpose of roof replacement.

**G.2 Appointment of Bylaw Officers**

That Council approve the appointment of:

- Tayja Lum
- Joey Ip
- Muskan Muskan
- Rhett Palace
- Alona Startseva
- Denver Xavier

1. As Bylaw Officers pursuant to section 2(a) of the Inspection Bylaw (06-061); and
2. As a Business License Inspector for the City of Victoria

**CARRIED UNANIMOUSLY**

**E. CONSIDERATION OF MINUTES**

**E.1 Minutes from the Committee of the Whole meeting held January 8, 2026**

*This item was approved on the Consent Agenda.*

**E.2 Minutes from the Committee of the Whole meeting held January 15, 2026**

*This item was approved on the Consent Agenda.*

**F. LAND USE MATTERS**

**F.1 1527 Redfern Street: Heritage Designation Application No. 000218 (South Jubilee)**

*This item was approved on the Consent Agenda.*

**F.2 19 Menzies Street: Rezoning Application No. 00903 and Development Permit with Variances Application No. 00308 (James Bay)**

*This item was approved on the Consent Agenda.*

**G. STAFF REPORTS**

**G.1 2601 Avebury Avenue (SUB00444): Strata Title Conversion Application**

*This item was approved on the Consent Agenda.*

**G.2 Appointment of Bylaw Officers**

*This item was approved on the Consent Agenda.*

**H. NOTICE OF MOTIONS**

*There were no Notices of Motions.*

**I. NEW BUSINESS**

**I.1 Council Member Motion: Lead Position for a Positive Transfer System in Supportive Housing**

Committee received a Council Member Motion from Councillor Loughton dated February 6, 2026 requesting that Council direct staff to work with BC Housing and the Capital Regional District to develop a regional positive transfer system for supportive housing.

**Motion to refer:**

Moved and Seconded:

That this matter be referred to the February 26, 2026 Committee of the Whole meeting.

OPPOSED (1): Councillor Gardiner

**CARRIED (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 9:16 a.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR

DRAFT