



MINUTES - VICTORIA CITY COUNCIL

February 12, 2026, 9:31 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

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, K. Hoese - Director of Planning and Development, P. Rantucci - Director of Community Safety, Wellbeing & Partnerships, A. Johnston - Assistant Director of Development Services, S. Johnson - Director of Communications and Engagement, B. Roder - Deputy City Clerk, A. Heimburger - Senior Legislative Coordinator, D. Newman - Director of Parks and Recreation, S. Grubb - City Solicitor, P. Carroll - Senior Planner, A. Moffatt - Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

The Chair acknowledged the events that took place in Tumbler Ridge and expressed the City's support and condolences and reiterated the importance of community. The Chair also expressed gratitude to the first responders, teachers, parents, and community leaders who are handling the aftermath of this tragedy.

Council 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. We express gratitude that the City and the Nations can learn from one another and continue to build a better community for future generations.

B. INTRODUCTION OF LATE ITEMS

B.1 Reconsideration of Council Member Motion: Post-Secondary Student Affordability - Advocacy to AVICC and UBCM

Councillor Dell recused himself at 9:40 a.m. due to a non-pecuniary conflict of interest.

Moved and Seconded:

That late item *B.1 - Reconsideration of Council Member Motion: Post-Secondary Student Affordability - Advocacy to AVICC and UBCM* be added to the agenda under New Business as I.1.

CONFLICT (1): Councillor Dell

CARRIED (8 to 0)

Councillor Dell rejoined the meeting at 9:43 a.m.

B.2 Intergovernmental Relations / Law Enforcement

Moved and Seconded:

That late item *B.2 - Intergovernmental Relations / Law Enforcement – Community Charter Section 90(2)(b) and Section 90(1)(f)* be added to the agenda under Closed New Business as L.1.

CARRIED UNANIMOUSLY

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1 Minutes from the Daytime Council meeting held January 8, 2026

That the minutes from the Daytime Council meeting held January 8, 2026 be approved.

E.2 Minutes from the Daytime Council meeting held January 15, 2026

That the minutes from the Daytime Council meeting held January 15, 2026 be approved.

G.1.a Council Member Motion: Funding Canada Day 2026

That:

1. Council directs staff to allocate \$100,000 from the MCIEG to Canada Day 2026;

2. Council requests the mayor to write to the Minister of Tourism, Arts, and Culture, and the Premier, to invite the Province to cost-share Canada Day in 2026, and in an ongoing manner, and to write to the Minister of Canadian Identity and Culture to request additional grants for Victoria's Canada Day.

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Daytime Council meeting held January 8, 2026

This item was approved on the Consent Agenda.

E.2 Minutes from the Daytime Council meeting held January 15, 2026

This item was approved on the Consent Agenda.

F. UNFINISHED BUSINESS

F.1 Update on 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road: Rezoning Application No. 00866

Council reconvened consideration of the motion as amended, referred from the February 5, 2026 Committee of the Whole meeting.

On the amendment:

1. That the applicant prepare and execute a Master Development Agreement prior to adoption of the bylaw that is generally in accordance with Rezoning Book dated December 16, 2024 and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
 - ii. Provision of the two-bedroom, three-bedroom and four-bedroom units, as well as design of flex-units, as outlined on page 4 of the Rezoning Book.
 - iii. Provision of a minimum of 175 affordable units for the greater of the life of the building or a minimum period of 60 years and allocated to low-income households, as defined by BC Housing's income limits and referenced on page 12 the Rezoning Book.
 - iv. Provision of a minimum of 21 supportive housing units for the greater of the life of the building or a minimum period of 60 years, to be operated by Aboriginal Coalition to End Homelessness.
 - v. Provision of a minimum of 145 non-profit operated below-market units for the greater of the life of the building or a minimum period

of 60 years and allocated to low to moderate- and middle-income households, as defined by BC Housing's income limits and referenced on page 12 of the Rezoning Book.

- vi. Provision of an approximately 929m² multi-purpose common amenity space in Building C1 or C2, designed with high ceiling height, for use by all tenants, delivered in conjunction with development of DA-C.
- vii. Provision of a childcare space in ~~a future~~ phase 2.
- viii. Provision of sustainable building features including commitments regarding:
 - A. Natural rainwater management systems
 - B. Landscape-based stormwater management features
 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
 - E. High-reflectance roof materials
 - F. Solar ready buildings
 - G. Sewage heat recovery, except in the first phase
 - H. Step code level four for buildings under seven storeys
 - I. Step code level three for buildings exceeding or equal to seven storeys.
- ix. Provision of an indoor common amenity space in each building for shared use by the building's residents.
- x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
- xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
- xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
 - i. Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.
 - ii. Intersection upgrades at Hillside Avenue and Blanshard Street, Kings Road and Dowler Place, Dowler Place and Bay Street, Bay Street and Blanshard Street, and Kings Road and Blanshard Street, as outlined on page 45 of the Rezoning Book.

- iii. Provision and maintenance of a people-priority lane (Evergreen Lane) between Kings Road and Hillside Avenue, including a statutory right-of-way over the entire portion of the lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.
 - iv. Provision and maintenance of a 2-3m all-ages recreational loop trail measuring approximately 900m (The Loop), as depicted on page 37 and further described on page 55 of the Rezoning Book, including a statutory right-of-way over the entire portion of pathway that secures public access. The width and design of the pathway will be determined based on the critical root zones of municipal trees and protected trees.
 - v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
- i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.
 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.

2. That adoption of the Zoning Regulation Bylaw amendment will not take place until all the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
3. 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.

OPPOSED (6): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Thompson

DEFEATED (3 to 6)

On the main motion as amended:

1. That the applicant prepare and execute a Master Development Agreement prior to adoption of the bylaw that is generally in accordance with Rezoning Book dated December 16, 2024 and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
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 - vii. Provision of a childcare space in a future phase.
 - viii. Provision of sustainable building features including commitments regarding:
 - A. Natural rainwater management systems
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 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
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 - x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
 - xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
 - xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
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lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.

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 - v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
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 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.

2. That adoption of the Zoning Regulation Bylaw amendment will not take place until all the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
3. 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.

CARRIED UNANIMOUSLY

G. REPORTS OF COMMITTEE

G.1 Committee of the Whole

G.1.a Report from the January 29, 2026 Committee of the Whole Meeting

G.1.a.a Council Member Motion: Funding Canada Day 2026

This item was approved on the Consent Agenda.

H. BYLAWS

H.1 Bylaw for 824, 826 Alston Street, 210, 212 and 220, 222 Langford Street: Housing Agreement

Moved and Seconded:

That the following bylaw be adopted:

1. Housing Agreement (824/826 Alston Street, 210/212 and 220/222 Langford Street) Bylaw (2026), No. 26-007

CARRIED UNANIMOUSLY

I. NEW BUSINESS

I.1 Reconsideration of Council Member Motion: Post-Secondary Student Affordability - Advocacy to AVICC and UBCM

Councillor Dell recused himself at 10:20 a.m. due to a non-pecuniary conflict of interest.

Moved and Seconded:

1. That Council requests that the Mayor write to the Provincial Minister of Post-Secondary Education and Future Skills to:
 - 1) Create the Student Food Security Grant, committing an annual grant worth \$1.50 per student enrolled in a public BC post-secondary institution to the student union representing that institution to fund student food bank jobs.
 - 2) Instate a \$10 flat-rate ferry fare for post-secondary students travelling as foot passengers, taking shape as a one-year trial.
 - 3) Explore and consult with student advocacy organizations in

relation to all 15 of the recommendations made in the Student Issues Backgrounder 2025 provided to Council.

2. That Council endorse the following three resolutions, to be brought to the next AVICC and UBCM meetings:

A. \$10 Per Day Flat Rate Ferry Fare for Post-Secondary Students

Whereas post-secondary students currently pay full adult BC Ferries fares, despite facing significant cost-of-living pressures and limited incomes, and this creates affordability barriers to travel to co-op employment, internships, conferences, networking opportunities, and travelling home to visit family, particularly for students who must regularly travel between Vancouver Island and the mainland;
And whereas indigenous students and students from rural communities are more likely to rely on ferry services, post-secondary students paying a full adult fare reinforces barriers to being able to travel home with ease, increasing inequities in mobility:

Therefore be it resolved that **AVICC and UBCM** advocate to the Honourable Minister Mike Farnworth, Minister of Transportation and Transit, for a \$10/day flat rate ferry fare pilot program, during non-peak hours, for post-secondary students.

B. \$1.50 Per Student Food Security Grant for Post-Secondary Food Security

Whereas since 2020 an approximately 20 percent inflation rate has contributed to a cost-of-living crisis that has particularly impacted students, and post-secondary food banks are seeing dramatically increased use, including a ten fold increase in visits to the University of Victoria Students' Society (UVSS) food bank from Spring 2020 to Spring 2024;

And whereas local businesses and the broader community regularly support campus food banks with donations, but student societies require stable funding for student part-time staff positions in order to operate and expand food bank programs to meet the increased needs on their campuses:

Therefore be it resolved that **AVICC and UBCM** advocate to the Honourable Minister Sheila Malcolmson, Minister of Social Development and Poverty Reduction, to provide funding support to BC post-secondary student unions, by establishing a food security grant, equivalent to \$1.50 per student, to address student food insecurity as evidenced by the increased use of post secondary campus food banks.

C. Post-secondary affordability

Whereas post-secondary students are facing greater cost-of-living challenges, due to a variety of factors including a lack of affordable housing options, longer and more expensive commutes, a lack of food security and underfunded food banks, and a range of other cost increases, resulting from

a university funding model that's over reliant on international students;

And whereas, student advocacy organizations have put forward a Student Issues Backgrounder 2025 with policy solutions that can help make life more affordable for students on campus, help bring down housing and transportation costs, and help ensure students have access to affordable food and services that they need to thrive while pursuing higher education.

Therefore, be in resolved that AVICC and UBCM request that they Province implement all 15 policy solutions identified in the Student Issues Backgrounder 2025.

CONFLICT (1): Councillor Dell

CARRIED (8 to 0)

Councillor Dell rejoined the meeting at 10:21 a.m.

J. NOTICE OF MOTIONS

There were no Notices of Motions.

K. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE FEBRUARY 12, 2026 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)(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;

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

CARRIED UNANIMOUSLY

The daytime Council meeting was closed to the public at 10:22 a.m.

L. NEW BUSINESS

L.1 Intergovernmental Relations / Law Enforcement – Community Charter Sections 90(1)(f) and 90(2)(b)

*Council discussed an intergovernmental relations and law enforcement matter.
The discussion was recorded and kept confidential.*

M. CONSIDERATION TO RISE & REPORT

There was no consideration to rise and report.

N. ADJOURNMENT

Moved and Seconded:

That the Council meeting be adjourned at 11:29 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR