



MINUTES - VICTORIA CITY COUNCIL

December 12, 2024, 4:02 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 Hammond, and Councillor Loughton

PRESENT ELECTRONICALLY: Councillor Kim and 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, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Deputy City Manager, J. Jensen - Director, People and Culture, K. Hoese - Director of Sustainable Planning and Community Development, A. Hudson - Assistant Director of Community Planning, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Intergovernmental & Media Relations, Kevin House - Manager, Real Estate Revenue, B. Roder - Deputy City Clerk, A. Klus - Senior 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 their ongoing generosity and commitment to work with us.

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

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

- *E.1.b.a - Speed Limit Reductions on Arterial and Collector Streets*

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1.a.a Appointment of Bylaw Officers

That Council approve the appointment of Madison McNeill, Emily Bolender, and Tara Richelle.

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

E.1.a.b Fire Inspector and Fire Investigator Designations

That Council approve, by resolution, that any person employed by the Victoria Fire Department as a Fire Prevention Officer or a Company Officer and who possesses the appropriate training be designated to perform the duties of fire inspector in accordance with section 8 of the Fire Safety Act and as fire investigator in accordance with section 23 of the Fire Safety Act of British Columbia.

E.1.b.b Victoria Housing Reserve Fund Applications – September 2024 Intake

1. That Council approve the following grants from the Victoria Housing Reserve Fund, subject to satisfaction of the conditions in recommendation number 2:
 - a. to the Aboriginal Coalition to End Homelessness Society in the amount of \$262,500 to assist in the construction of a 34-unit Indigenous supportive housing project at 938 Mason Street;
 - b. to the Capital Region Housing Corporation in the amount of \$1,160,500 to assist in the construction of a 158-unit affordable rental apartment project at 926-930 Pandora Avenue; and
 - c. to the M'akola Housing Society in the amount of \$757,500 to assist in the construction of a 55-unit affordable rental apartment project at 210/220 Langford Street and 824 Alston Street.
2. The conditions of each of the above-mentioned grants are as follows:
 - a. The execution of a Housing Fund Grant Agreement with form and contents satisfactory to the Director of Planning and Development (the "Director") and the City Solicitor, with terms for the eligible use of the grant, reporting requirements, repayment, indemnification and communication protocols;
 - b. The execution of a legal agreement, with form and contents satisfactory to the Director and the City Solicitor, to secure the units as affordable or below-market for 60 years;

- c. The applicant fulfilling the applicable requirements of the Victoria Housing Reserve Fund Guidelines;
- d. 80 percent of the grant is to be payable to the applicant upon execution of the Housing Fund Grant Agreement and the remaining 20 percent is to be payable to the applicant once the City has issued all required occupancy permits for the project;
- e. With respect to the grants to the Capital Region Housing Corporation and M'akola Housing Society only, the applicant obtaining the required development permit approvals for the construction of the project; and
- f. That the passage of this resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, until and unless all agreements are fully executed by the City.

F.1 Bylaw for 522 St. Charles Street: Heritage Designation No. 00202

That the following bylaw **be given first and second readings:**

- 1. Heritage Designation (522 St. Charles Street) Bylaw, No. 24-040

CARRIED UNANIMOUSLY

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

E.1.a Report from the November 28, 2024 Committee of the Whole Meeting

E.1.a.a Appointment of Bylaw Officers

This item was added to the Consent Agenda.

E.1.a.b Fire Inspector and Fire Investigator Designations

This item was added to the Consent Agenda.

E.1.b Report from the December 05, 2024 Committee of the Whole Meeting

E.1.b.a Speed Limit Reductions on Arterial and Collector Streets

Moved and Seconded:

That Council direct staff to prepare amendments to the Streets and Traffic Bylaw (No. 09-079) to reduce posted speed limits on arterial and collector streets as described in Appendix B of this report.

CARRIED UNANIMOUSLY

E.1.b.b Victoria Housing Reserve Fund Applications – September 2024 Intake

This item was added to the Consent Agenda.

E.1.c Report from the December 12, 2024 Committee of the Whole Meeting

E.1.c.a 1132 and 1134 Empress Avenue: Rezoning Application No. 00784 and Development Permit with Variances Application No. 00174 (Fernwood)

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, 2024, for 1132 and 1134 Empress Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second, and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions have been met:
 - a. Revised plans showing the long-term bicycle parking stall as being located 0.45m away from the wall.
 - b. Consider revising plans and elevations showing the design and placement of exterior lighting that aligns with the guidance provided in the General Urban Design Guidelines (2022).
 - c. Preparation of a Heritage Designation Bylaw to designate the exterior of the building at 1132 and 1134 Empress Street, as described in the Statement of Significance in Attachment E, pursuant to Section 611 of the Local Government Act, to the satisfaction of the Director of Planning and Development, and that the introductory readings of the Heritage Designation Bylaw be considered by Council concurrently with the Zoning Regulation Bylaw amendment.
3. That following third reading of the Zoning Regulation Bylaw amendment, the applicant prepares and execute legal agreements, with contents satisfactory to the Director of Planning and Development and the Director of Engineering and Public Works, and form satisfactory to the City Solicitor prior to adoption of the bylaw for the following:

- a. To secure the five new residential dwelling units as rentals in perpetuity and restrict strata titling of the property.
 - b. Provision of sustainability features, including:
 - i. Building design to meet Step 4 of the BC Energy Step Code.
 - ii. Rough-in electrical conduit to roof for future solar panels.
 - c. Provisions of transportation demand measures including:
 - i. One car share membership per dwelling unit. Each membership comes with a \$100 usage credit.
 - ii. Electrical outlets for all long-term bike parking stalls.
 - d. A 3.38m wide statutory right of way (SRW) along Bay Street for highway purposes.
4. That adoption of the Zoning Regulation Bylaw amendment will not take place until:
- a. All the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
 - b. After third reading of the associated Heritage Designation Bylaw noted in 2.c.
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.

Development Permit with Variances Application

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

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes the issuance of Development Permit with Variances No. 00174 for 1132 and 1134 Empress Street in accordance with revised plans submitted to the Planning and Development department subject to:
 - a. Proposed development meeting all City Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the maximum eave projection into the setbacks from 0.75m to 1.00m.

- ii. reduce the front yard setback fronting Empress Street from 4.0m to 3.0m.
 - iii. reduce the side yard (east) setback from 2.0m to 1.53m for the trellis, and 1.08m for the existing duplex stairs.
 - iv. reduce the side yard (west) setback from 5.0m to 2.7m for the existing duplex, 2.26m for the new three-storey structure, and 2.04m for the trellis.
 - v. reduce the required number of accessible parking spaces from one to zero.
 - vi. reduce the required long-term bike parking stalls from ten to six.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

CARRIED UNANIMOUSLY

E.1.c.b 50 Government Street: Rezoning Application No. 00861 and Development Permit with Variances Application No. 00251 (James Bay)

Moved and Seconded:

Rezoning Application

1. That Council instruct staff to return to Committee of the Whole prior to 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, 2024 for 50 Government Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council once the following conditions are met:
 - a. revise the plans to meet the accessible parking requirements in the *Zoning Regulation Bylaw*, to the satisfaction of the Director of Planning and Development.
 - b. revise replacement tree species and locations on the plans to meet the tree minimum requirements on-site and outside of the public SRW areas per the Tree Protection Bylaw No. 21-035 Schedule "F", to the satisfaction of the

Director of Parks, Recreation and Facilities.

- c. revise the plans to meet the objectives and guidelines associated with Development Permit Area 16, and adjust the parking variances with Development Permit with Variances No. 00251 as necessary, to the satisfaction of the Director of Planning and Development, including:
 - i. reducing the amount of floor space if needed to meet the design objectives
 - ii. providing more usable outdoor space for residents
 - iii. providing more trees and landscaping
 - iv. improving the relationship to the public SRW
 - v. improving the massing transition to surrounding residential buildings
 - vi. reducing impacts on adjacent properties.
 - vii. Ensuring that if external staircases are being considered, that no external staircase face the adjacent properties
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. secure no less than two two-bedroom dwelling units
 - b. secure the rental tenure of all dwelling units in perpetuity
 - c. secure 10% of the dwelling units in the building (a total of two units) for a term of 60 years with the following requirements for each unit:
 - i. to be rented at 95% of Canada Mortgage and Housing Corporation (CMHC) median market rates
 - ii. to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.
4. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. 3.68m wide right of way along Government Street for highway purposes
 - b. provision of transportation demand management measures including:

- i. one car share membership with a \$100 usage credit for each unit
 - ii. minimum \$55,000 contribution toward the purchase and operation of a shared, home based fully electric vehicle
 - iii. one on-site level two charger with radio frequency identification (RFID) and communications
 - iv. one on-site car share parking space
 - v. BC Transit EcoPass fund value of \$9,600
 - vi. minimum four cargo bicycle sized long term parking stalls
 - vii. one on-site bicycle maintenance and dog wash area
 - viii. access to 110v plugs for a minimum of 50% of the provided bicycle parking stalls
 - ix. additional bike parking beyond the amount required by the *Zoning Regulation Bylaw* (30 long-term spaces proposed instead of the required 18 spaces).
5. That adoption of the zoning bylaw amendment 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.
 6. 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.
 7. For staff to further work with the proponent to address the core issues raised by the neighbours as pertains to setbacks, overlook, and other material factors.

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. 00251 for 50 Government Street, in accordance with plans submitted to the Planning and Development department and date stamped on November 21, 2024, subject to:
 - a. proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the minimum number of parking stalls from 16 to two (including one

- carshare)
 - ii. reduce the minimum space required behind a parking stall from 7.00m to 1.74m.
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

OPPOSED (4): Councillor Caradonna, Councillor Hammond, Councillor Gardiner, and Councillor Coleman

CARRIED (5 to 4)

E.1.c.c 131-139 Menzies: Rezoning Application No. 00823 and associated Development Permit with Variances Application No. 00210 (James Bay)

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, 2024 for 131, 135, and 139 Menzies Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Provision of a memo from the project arborist to determine if trees #1, OS1, OS2 and OS3 proposed for retention can be retained throughout construction, based on exploratory excavation, to the satisfaction of the Director of Parks, Recreation and Facilities.
3. That following the third reading of the Zoning Regulation Bylaw amendment, the applicant prepare and execute legal agreements, in a form satisfactory to the City Solicitor, that secures the following prior to adoption of the bylaw:
 - a. Provision of no less than five two-bedroom and four three-bedroom dwelling units, to the satisfaction of the Director of Planning and Development.
 - b. Provision of transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works, including:
 - i. two Ecopasses for a minimum of five years, resulting in a financial contribution of \$10,000 to a

- transit pass subsidy program such as BC Transit EcoPass program
 - ii. car share memberships and usage credits for all residential units
 - iii. an electric car share vehicle and on-site stall and charger to be secured through a minimum developer funded financial contribution of \$55,000
 - iv. 15% of required long-term bicycle parking to accommodate oversized bicycles
 - v. 50% of required long-term bicycle parking to have access to an electrical outlet
 - vi. a minimum of 20% over and above the required number of long-term bicycle parking
 - vii. a bicycle maintenance station including repair stand and washing facilities
 - viii. transit stop improvements at stop 100013, including shelter to BC Transit specifications and stop amenities.
- c. Provisions of soil cells to achieve recommended soil volumes for all new street trees, to the satisfaction of the Director of Parks, Recreation and Facilities.
4. That following the third reading of the zoning amendment bylaw, the applicant dedicate as highway pursuant to section 107 of the *Land Title Act* a 2.46m right of way along Menzies Street to the satisfaction of the Director of Engineering and Public Works prior to adoption of the bylaw.
5. That adoption of the zoning bylaw amendment 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.
6. 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 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. 00210 for 131, 135, and 139 Menzies Street, in accordance with plans submitted to the Planning and Development department and date stamped by on October 1, 2024, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:

- i. increasing the maximum site coverage from 40% to 63%
 - ii. reducing the minimum open site space from 50% to 37.5%
 - iii. reducing the front (Menziess Street) setback from 4.00m to 0.00m
 - iv. reducing the minimum rear (SE) setback from 10.00m to 5.36m for the building, 4.24m for the balcony, and 3.87m for the canopy
 - v. reducing the minimum side (NE) setback from 6.00m to 3.50m
 - vi. reducing the minimum side (SW) setback from 6.00m to 3.30m
 - vii. reducing the minimum number of residential vehicle stalls from 30 to 0
 - viii. reducing the minimum number of visitor vehicle stalls from four to one
 - ix. reducing the minimum number of retail vehicle parking stalls from two to zero
 - x. reducing the minimum distance from a parking stall to a lot line from 1.00m to 0.43m
 - xi. reducing the minimum bike room aisle width from 1.50m to 1.30m for four bike spaces.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

OPPOSED (2): Councillor Gardiner and Councillor Hammond

CARRIED (7 to 2)

E.1.c.d 2025-2029 Draft Financial Plan – Tax Increase Reduction Options

Moved and Seconded:

That Council receive 2025-2029 Draft Financial Plan – Tax Increase Reduction Options report for information.

CARRIED UNANIMOUSLY

E.1.c.e Enforcing the Legal Prohibition of Daytime Sheltering in Victoria

Moved and Seconded:

That Council receives the Enforcing the Legal Prohibition of Daytime Sheltering in Victoria report for information.

CARRIED UNANIMOUSLY

E.1.c.h Appointment of Chief Election Officer for the Crystal Pool Referendum

Moved and Seconded:

That Council appoint Curt Kingsley as Chief Election Officer for the 2025 Crystal Pool Referendum, and that Barrie Nicholls and Monika Fedyczkowska be appointed as Deputy Chief Election Officers.

CARRIED UNANIMOUSLY

E.1.c.i Council Member Motion: Council External & Internal Appointments

1. That Council confirm the following Victoria City council members as Municipal Directors to the Capital Regional District Board, the Capital Regional Hospital District Board, and the Capital Regional District Housing Corporation Board, for the electoral term 2022 – 2026:
 - a. Mayor Marianne Alto (5 Votes)
 - b. Councillor Jeremy Caradonna (5 Votes)
 - c. Councillor Dave Thompson (5 Votes)
 - d. Councillor Christopher Coleman (4 Votes)
2. That Council confirm the following Victoria City councillors as Alternate Municipal Directors to the Capital Regional District Board, the Capital Regional Hospital District Board, and the Capital Regional District Housing Corporation Board, for the electoral term 2022 – 2026:
 - a. Councillor Susan Kim
 - b. Councillor Matt Dell
 - c. Councillor Krista Loughton
 - d. Councillor Stephen Hammond
 - e. Councillor Marg Gardiner
3. That the following Council members be appointed, or re-appointed, to these CRD committees for the period January 1, 2025, until October 16, 2026:
 - a. Arts Commission – Mayor Alto
 - b. Climate Action Inter-Municipal Task Force – Councillor Gardiner
 - c. Regional Housing Trust Fund Commission – Councillor Thompson
 - d. Regional Water Supply Commission – Councillors Caradonna, Coleman, Hammond and Kim
 - e. Royal and McPherson Theatres Service Advisory Committee – Councillors Caradonna and Loughton
4. That the following Council members be re-appointed or appointed to these external bodies for the period January 1, 2025, until October 16, 2026:

- a. Board of Cemetery Trustees of Greater Victoria – Councillor Hammond
 - b. Canadian Capital Cities Organization – Councillors Gardiner and Loughton
 - c. CREST (Capital Region Emergency Service Telecommunications) – Councillor Dell
 - d. Destination Greater Victoria – Councillor Hammond
 - e. Downtown Victoria Business Association – Councillor Thompson
 - f. Greater Victoria Airport Authority Consultative Committee – Councillor Gardiner
 - g. Greater Victoria Harbour Authority (Board Member) – Councillor Kim
 - h. Greater Victoria Harbour Authority (Member Agency Representative) – Councillor Dell
 - i. Greater Victoria Public Library Board – Councillor Kim
 - j. Municipal Insurance Association of BC – Councillor Coleman
 - k. Royal and McPherson Theatres Society Board – Councillor Dell
 - l. South Island Prosperity Partnership (Partners' Table) – Councillor Gardiner
 - m. South Island Reconciliation and Advisory Committee (formerly the Te'Mexw Treaty Advisory Committee) – Mayor Alto
 - n. University of Victoria Community Liaison Committee – Councillor Thompson
 - o. Victoria Civic Heritage Trust – Councillor Loughton
 - p. Victoria Family Court and Youth Justice Committee – Councillor Kim
 - q. Victoria Heritage Foundation – Councillor Loughton
 - r. Victoria Regional Transit Commission – Councillor Caradonna
5. That Mayor Alto, Councillor Coleman and Councillor Caradonna be re-appointed or appointed to Victoria's Citizens' Assembly Council Committee for the period January 1, 2025, until October 16, 2026.
 6. That Councillor Kim be re-appointed to liaise with the City of Victoria's Youth Council for the period January 1, 2025, until October 16, 2026.
 7. That Mayor Alto be re-appointed to the Victoria Regional Transit Commission for the period January 1, 2025, until October 16, 2026.

CARRIED UNANIMOUSLY

E.1.c.j

Council Member Motion: Council Neighbourhood Liaison Appointments 2025-2026

Moved and Seconded:

1. That the following Council members be appointed as Council liaisons to the following neighbourhoods for the period January 1, 2025 through October 16, 2026:
 1. Burnside Gorge – Councillor Coleman
 2. Downtown – Councillor Thompson
 3. Fairfield Gonzales – Councillor Caradonna
 4. Fernwood – Councillor Dell
 5. Hillside Quadra – Councillor Kim
 6. James Bay – Councillor Dell
 7. North Jubilee – Councillor Gardiner
 8. North Park – Councillor Hammond
 9. Oaklands – Councillor Loughton
 10. Rockland – Councillor Gardiner
 11. South Jubilee – Councillor Gardiner
 12. Vic West – Councillor Coleman

CARRIED UNANIMOUSLY

F. BYLAWS

F.1 Bylaw for 522 St. Charles Street: Heritage Designation No. 00202

This item was added to the Consent Agenda.

F.2 Bylaws for 2025 Solid Waste and Utility Rates

Moved and Seconded:

That the following bylaws **be adopted**:

1. Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No.12), No. 24-089
2. Solid Waste Bylaw, Amendment Bylaw (No.14), No. 24-090
3. Waterworks Bylaw, Amendment Bylaw (No.19), No. 24-091

CARRIED UNANIMOUSLY

F.3 Bylaw for Development Potential Tax Relief Eligibility

Moved and Seconded:

That the following bylaw **be adopted**:

1. Development Potential Tax Relief Eligibility Bylaw, No. 24-093.

OPPOSED (2): Councillor Coleman, and Councillor Gardiner

CARRIED (7 to 2)

F.4 Bylaw for 2659 Douglas Street: Tax Incentive Program Application No. 000033

This item was pulled from the agenda.

F.5 Bylaw for 1050 Pandora Avenue: Tax Incentive Program Application No. 00032

This item was pulled from the agenda.

F.6 Bylaw for 1314-1318 Wharf Street: Tax Incentive Program Application No. 00037

Moved and Seconded:

That the following bylaw **be adopted:**

1. Tax Exemption (1314/1318 Wharf Street) Bylaw, No. 24-070

OPPOSED (1): Councillor Kim

CARRIED (8 to 1)

G. NEW BUSINESS

G.1 1542 Despard Avenue and 1551 Montgomery Avenue: Development Permit with Variances Application No. 00285

Moved and Seconded:

That Council authorize the issuance of Development Variance Permit Application No. 00285 for 1542 Despard Avenue & 1551 Montgomery Avenue (formerly 1540 Despard Avenue), in accordance with:

- a. Subdivision file SUB00412 (Subdivision of 1540 Despard Avenue).
- b. Offsite civil plans date stamped October 20, 2023.
- c. Development meeting all *Victoria Subdivision and Development Servicing Bylaw* requirements, except for the following variance:
 1. Remove the requirement to construct a portion of the required frontage improvements as described within the *Victoria Subdivision and Development Servicing Bylaw*.
- d. Provision of \$17,000 security equivalent to the costs of installing frontage improvements. The \$17,000 would be applied to sidewalk improvements on Despard Avenue and Montgomery Avenue, when capital projects for street improvements occur on these streets.
- e. The Development Variance Permit, if issued, expires two years from the date of this resolution.

CARRIED UNANIMOUSLY

G.2 1535 and 1537 Despard Avenue: Development Permit with Variances Application No. 00263

Moved and Seconded:

That Council authorize the issuance of Development Variance Permit Application No. 00263 for 1535 & 1537 Despard Avenue, in accordance with:

- a. Subdivision file SUB00418 (Subdivision of 1535/37 Despard Avenue).
- b. Offsite civil plans date stamped June 22, 2021.
- c. Development meeting all *Victoria Subdivision and Development Servicing Bylaw* requirements, except for the following variance:
 1. Remove the requirement to construct the required frontage improvements as described within the *Victoria Subdivision and Development Servicing Bylaw*.
- d. Provision of \$17,285 security equivalent to the costs of installing frontage improvements. The \$17,285 would be applied to frontage improvements on Despard Avenue when capital projects for street improvements occur on these streets.
- e. The Development Variance Permit, if issued, expires two years from the date of this resolution.

CARRIED UNANIMOUSLY

G.3 Short-Term Rental Business License Appeal - 1403-728 Yates Street

Moved and Seconded:

That Council deny the reconsideration request of the Appellant and uphold the Licence Inspector's decision to deny a short-term rental business licence for the premises at 1403-728 Yates Street.

CARRIED UNANIMOUSLY

H. NOTICE OF MOTIONS

There were no notice of motions.

I. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE DECEMBER 12, 2024 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)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(c) labour relations or other employee relations;

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; and

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 4:34 p.m.

J. APPROVAL OF CLOSED AGENDA

K. NEW BUSINESS

K.1 Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment matter, which contains information about an identifiable individual. The discussion was recorded and kept confidential.

K.2 Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment matter, which contains information about an identifiable individual. The discussion was recorded and kept confidential.

K.3 Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment matter, which contains information about an identifiable individual. The discussion was recorded and kept confidential.

K.4 Legal Advice/ Intergovernmental Relations / Law Enforcement - Community Charter Section 90(1)(i), Section 90(2)(b), and Section 90(1)(f)

Council discussed a legal, intergovernmental relations and law enforcement matter. The discussion was recorded and kept confidential.

K.5 Employee Relations - Community Charter Section 90(1)(c)

This matter was postponed to a January Closed Council meeting.

L. CONSIDERATION TO RISE & REPORT

M. ADJOURNMENT

Moved and Seconded:

That the Council Meeting be adjourned at 8:34 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR