



MINUTES - COMMITTEE OF THE WHOLE

February 26, 2026, 9:03 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, 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 & Partnerships, K. Hoese - Director of Planning and Development, D. Newman - Director of Parks and Recreation, S. Grubb - City Solicitor, B. Roder - Deputy City Clerk, S. Maichen - Legislative Coordinator

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 asked us to take a moment to celebrate the opportunities we have to work with the Nations, and thank them for their time and generosity.

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

Moved and Seconded:

That the following Consent Agenda item be approved:

E.1 Minutes from the Committee of the Whole meeting held January 22, 2026

That the minutes from the Committee of the Whole meeting held January 22, 2026 be approved.

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Committee of the Whole meeting held January 22, 2026

This item was approved on the Consent Agenda.

F. STAFF REPORTS

F.1 538 Yates Street (SUB00448): Strata Title Conversion Application

Committee discussed the following:

- *Vacancy rates in previous years*
- *Potential legal covenants and strata conversions for the units*

Motion to refer:

Moved and Seconded:

That Council refer this proposal back to staff to work with the proponent on a rent-to-own scheme, in which current tenants would be given the option to set aside a certain percentage of rent towards a future down payment, and report back to Council.

Amendment:

Moved and Seconded:

That Council refer this proposal back to staff to work with the proponent on **additional options that would protect tenants and provide flexibility to the owner, including but not limited to** a rent-to-own scheme, in which current tenants would be given the option to set aside a certain percentage of rent towards a future down payment, and report back to Council.

CARRIED UNANIMOUSLY

On the motion to refer as amended:

That Council refer this proposal back to staff to work with the proponent on additional options that would protect tenants and provide flexibility to the owner, including but not limited to a rent-to-own scheme, in which current tenants would be given the option to set aside a certain percentage of rent towards a future down payment, and report back to Council.

OPPOSED (2): Mayor Alto, Councillor Coleman

CARRIED (7 to 2)

G. NOTICE OF MOTIONS

There were no Notices of Motions.

H. CLOSED MEETING, IF REQUIRED

A closed meeting was not required.

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 9:59 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR