



MINUTES - VICTORIA CITY COUNCIL

February 26, 2026, 10:13 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, D. Newman - Director of Parks and Recreation, P. Rantucci - Director of Community Safety, Wellbeing & Partnerships, B. Roder - Deputy City Clerk, S. Maichen - Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities and urged us to take time to offer our thanks to the two Nations.

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 the following items be removed from the Consent Agenda:

- *F.1.a.c - 2601 Avebury Avenue (SUB00444): Strata Title Conversion Application*
- *G.1 - Amendment Bylaw for Affordable Housing Standards*
- *G.2 - Amendment Bylaws for Election Regulations*

Moved and Seconded:

That the following Consent Agenda items be approved:

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

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

E.2 Minutes from the Council (to follow COTW) meeting held January 22, 2026

That the minutes from the Council (to follow COTW) meeting held January 22, 2026 be approved.

F.1.a.a 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.1.a.b 19 Menzies Street: Rezoning Application No. 00903 and Development Permit with Variances Application No. 00308 (James Bay)

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Bylaw 2018 amendment that would authorize the proposed development outlined in the staff report dated January 8, 2026 for 19 Menzies Street.
2. That, pursuant to section 30 of the Land Use Procedures Bylaw, Council waives the requirement for the holding of a public hearing.
3. That after publication of notification in accordance with section 467 of the Local Government Act, first, second, third and final reading of the zoning bylaw amendment be considered by Council.
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.

Development Permit with Variances Application

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 35.00m² to 23.00 m² . That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

F.1.a.d 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 Evening Council meeting held January 8, 2026

This item was approved on the Consent Agenda.

E.2 Minutes from the Council (to follow COTW) meeting held January 22, 2026

This item was approved on the Consent Agenda.

F. REPORTS OF COMMITTEE

F.1 Committee of the Whole

F.1.a Report from the February 12, 2026 Committee of the Whole Meeting

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

This item was approved on the Consent Agenda.

F.1.a.b 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.

F.1.a.c 2601 Avebury Avenue (SUB00444): Strata Title Conversion Application

Moved and Seconded:

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.

CARRIED UNANIMOUSLY

F.1.a.d Appointment of Bylaw Officers

This item was approved on the Consent Agenda.

G. BYLAWS

G.1 Amendment Bylaw for Affordable Housing Standards

Moved and Seconded:

That the following bylaw be given first, second, and third readings:

1. Affordable Housing Standards Bylaw, Amendment Bylaw (No. 3), No. 26-012

CARRIED UNANIMOUSLY

G.2 Amendment Bylaws for Election Regulations

Moved and Seconded:

That the following bylaws be given first, second, and third readings:

1. Election Procedures Bylaw, Amendment Bylaw (No. 1), No. 26-017
2. Sign Bylaw, Amendment Bylaw (No. 1), 26-018

CARRIED UNANIMOUSLY

G.3 Bylaw for Public Notice

Moved and Seconded:

That the following bylaw be given first, second, and third readings:

1. Public Notice Bylaw, No. 26-013

OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

G.4 Amendment Bylaw for Council Procedures

Moved and Seconded:

That the following bylaw be given first, second, and third readings:

1. Council Procedures Bylaw, Amendment Bylaw (No. 2), No. 26-025

OPPOSED (2): Councillor Caradonna, and Councillor Gardiner

CARRIED (7 to 2)

G.5 Bylaw for Freedom of Information and Protection of Privacy Administration

Moved and Seconded:

That the following bylaw be adopted:

1. Freedom of Information and Protection of Privacy Administration Bylaw, No. 26-027

CARRIED UNANIMOUSLY

H. NOTICE OF MOTIONS

There were no Notices of Motions.

I. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE FEBRUARY 26, 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)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; 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 10:45 a.m.

J. APPROVAL OF CLOSED AGENDA

K. CONSIDERATION OF CLOSED MINUTES

L. NEW BUSINESS

L.1 Legal Advice/ Intergovernmental Relations - Community Charter Section 90(1)(i) and 90(2)(b)

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

L.2 Service at Preliminary Stages – Community Charter Section 90(1)(k)

Council discussed a service at preliminary stages 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 11:53 a.m.

Absent (1): Councillor Kim

CARRIED (8 to 0)

CITY CLERK

MAYOR

DRAFT