



## MINUTES - VICTORIA CITY COUNCIL

March 11, 2021, 6:30 P.M.  
6TH FLOOR BOARDROOM, CAPITAL REGIONAL DISTRICT, 625 FIGGARD STREET,  
VICTORIA, B.C.

The City of Victoria is located on the homelands of the Songhees and Esquimalt People  
Due to the COVID-19 Pandemic, public access to City Hall is not permitted.  
This meeting may be viewed on the City's webcast at [www.victoria.ca](http://www.victoria.ca)

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Andrew,  
Councillor Thornton-Joe, Councillor Young

PRESENT ELECTRONICALLY: Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager /  
Director of Finance, P. Bruce - Fire Chief, C. Coates - City Clerk, T.  
Soulliere - Director of Parks, Recreation & Facilities, T. Zworski -  
City Solicitor, B. Eisenhauer - Head of Engagement, P.  
Bellefontaine - Director of Engineering & Public Works, K. Hoese -  
Director of Sustainable Planning and Community Development, C.  
Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive  
Operations, AK Ferguson - Committee Secretary

**B. Moment of Silence to Commemorate the Start of COVID-19**

**C. APPROVAL OF AGENDA**

The City Clerk outlined amendments to the agenda.

**Moved By** Councillor Alto  
**Seconded By** Councillor Thornton-Joe

That the agenda be approved as amended.

**Amendment:**  
**Moved By** Councillor Alto  
**Seconded By** Councillor Thornton-Joe

Move L.2 above L.1

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**

**E. REQUESTS TO ADDRESS COUNCIL**

**Moved By** Councillor Andrew

**Seconded By** Councillor Thornton-Joe

That the following speakers be permitted to address Council.

**CARRIED UNANIMOUSLY**

**E.1 Rose Henry: Supporting the Unhoused**

Outlined why Council should include the unhoused in the decision making and spoke about water and electricity being turned back on.

**E.2 Julian Dunster: Tree Bylaw**

Outlined why Council should look closer at the tree bylaw before adoption.

**E.3 Dylyn Wilkinson: Continuation of 24/7 Sheltering**

Outlined why Council should continue the 24/7 sheltering and more supports for people sheltering overnight.

**E.4 Leslie Robinson: COVID Recovery Housing Security and Tenant Assistance Policy**

Outlined why the City needs to further help the unhoused

**H. REQUESTS TO ADDRESS COUNCIL**

**Moved By** Councillor Andrew

**Seconded By** Councillor Alto

That the following speakers be permitted to address Council in the first section of the agenda.

**CARRIED UNANIMOUSLY**

**H.2 Jennifer Rebner: New Information regarding 2700 Avebury Rezoning/Subdivision**

Outlined why Council should reconsider the Public Hearing for 2700 Avebury Ave.

**H.3 Robert Rebner: Request for reconsideration of 2700 Avebury Ave**

Outlined why Council should reconsider the Public Hearing for 2700 Avebury Ave.

**G. PUBLIC AND STATUTORY HEARINGS**

**G.1 1628 Edgeware Road: Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138 (Oaklands)**

Zoning Regulation Bylaw, Amendment Bylaw (No. 21-027) - No. 1250:

To rezone the land known as 1628 Edgeware Road from the R1-B Zone, Single Family Dwelling District, to the R1-50 Zone, Edgeware Road Rest Home District, to permit a Rest Home – Class B).

Charlotte Wain (Senior Planner): *Advised that the application is to allow a Rest Home - Class B with seven rooms.*

*Mayor Helps opened the public hearing at 7:10 p.m.*

D'arcy Jones(Applicant): Provided information regarding the application.

Bianca Bodley (Landscape Designer) Provided information regarding the landscape design chosen for the application.

Jennifer Snead (Edgeware): Expressed her concerns with the amount of correspondence from people that do not live close to the application.

*Council recessed from 7:36 p.m. until 7:41 p.m. to provide an opportunity for members of the public to call to speak live.*

Sister Joyce Harris (Michigan street): Expressed her support for the application.

*Council discussed the following:*

- *Whether the numbers of residents is permitted to increase from 7 individuals.*
- *What is allowed in a rest home.*
- *What the age of the clientele will be.*

*Mayor Helps closed the public hearing at 7:52 p.m.*

*Council discussed:*

- *The need for this type of home in the area*
- *Concerns with the amount of correspondence from people that do not live in the area*
- *Whether the Design Panel changes were incorporated into the design.*
- *Concerns with the size of the building.*

**Moved By** Councillor Andrew

**Seconded By** Councillor Alto

That the following bylaw **be given third readings:**

- Zoning Regulation Bylaw, Amendment Bylaw (No. 1250) No. 21-027

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**Moved By** Councillor Alto

**Seconded By** Councillor Andrew

That the following bylaw **be adopted**:

- Zoning Regulation Bylaw, Amendment Bylaw (No. 1250) No. 21-027

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**Moved By** Councillor Alto

**Seconded By** Councillor Andrew

That Council authorize the issuance of Development Permit with Variance Application No. 00138 for 1628 Edgeware Road, in accordance with:

1. Plans date stamped October 5, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the front yard setback from 7.5m to 6.75m
  - ii. reduce the rear yard setback from 9.14m to 8.3m
  - iii. reduce the combined side yard setbacks from 4.5m to 3.04m
  - iv. increase the site coverage from 40% to 41.4%
  - v. reduce the required vehicle parking from 6 stalls to 1 stall.
3. Registration of legal agreements on the property's title to secure the operation of the rest home facility, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Final plans to be generally in accordance with plans date stamped October 5, 2020.
5. The Development Permit lapsing two years from the date of this resolution.

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

## **H. REQUESTS TO ADDRESS COUNCIL**

**Moved By** Councillor Andrew

**Seconded By** Councillor Alto

That the following speakers be permitted to address Council.

**CARRIED UNANIMOUSLY**

**H.1 Christine Gold: Do not End 24/7 Camping**

Outlined why Council should not end 24/7 camping for a few more months.

**J. REPORTS OF COMMITTEES**

**J.1 Committee of the Whole**

**J.1.a Report from the March 4, 2021 COTW Meeting**

**J.1.a.a Council Member Motion: Support for Laid-off Hotel and Tourism Industry Workers**

Councillor Dubow outlined the need for this motion.

**Moved By** Councillor Dubow

**Seconded By** Councillor Isitt

THEREFORE, BE IT RESOLVED THAT the City of Victoria affirms that people should not lose their livelihoods due to the pandemic; and

THAT the City of Victoria write to the Ministers of Labour and Tourism expressing our support for the right for laid off workers to return to their jobs when the pandemic eases; and

THAT this letter be forwarded to all BC municipalities asking to write their support; and

THAT the City of Victoria writes to the Association of Vancouver Island and Coastal Communities.

**CARRIED UNANIMOUSLY**

**J.1.a.b Victoria Police Department - Quarter 4 Update**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

That the report be received for information.

**CARRIED UNANIMOUSLY**

**J.1.a.c Regional Rent Bank Pilot Program**

Council discussed:

- Whether the Renters Advisory Committee has received a presentation.

**Moved By** Councillor Dubow  
**Seconded By** Councillor Alto

1. That Council receive the Greater Victoria Rent Bank Pilot Program report for information.
2. That Council direct staff to:
  - a. Provide a progress report on the Greater Victoria Rent Bank Pilot Program as part of the next Victoria Housing Strategy Annual Review;
  - b. Report back on an as-needed basis if rent bank funding requests arise; and
  - c. Report back near completion of the pilot program in 2022 to report on program effectiveness and to determine if City support is needed for longer-term sustainability of the program.

**CARRIED UNANIMOUSLY**

#### **J.1.a.d Citizen's Assembly Process - Next Steps**

**Moved By** Councillor Alto  
**Seconded By** Councillor Andrew

That Council approve the recommendations as provided in Option 1 of this report:

1. Approve the estimated costs associated with the Citizens' Assembly and reaffirm the commitment of \$250,000.
2. Direct staff to present the estimated costs to the Provincial Government and seek provincial funding to accommodate at least 1/3 of the associated costs of a Citizens' Assembly.
3. Upon funding approval initiate the procurement process to seek a consultant for the Citizen's Assembly Process upon funding approval from the Ministry of Municipal Affairs.
4. Upon funding approval initiate the procurement process for consultant services for the Technical Analysis upon funding approval from the Ministry of Municipal Affairs.
5. Request staff to work with the consultant to develop a term of reference for an Oversight Committee on the Citizens' Assembly.
6. Approve the in-person participation concept of a Citizens' Assembly.
7. Reduce the number of participants on the Citizens' Assembly to the 'Best Practice' number of 48.
8. Remove or reduce any options for honorarium or per diems from the approved Terms of Reference for the Citizens' Assembly should that be necessary for cost reduction to the overall budget not to exceed \$750,000.

9. That Council accept the remaining changes to sections 3.5, 6, 7.1, 7.2.3, 7.5 and 8.2.1 the Terms of Reference identified in this report to align with Saanich Council's approvals

That Council flag for the District of Saanich and the consultant that people of all genders should be represented and that the Terms of Reference should be amended before the lottery process:

1. to include people who are Transgender, Non-Binary or Two-Spirit.
2. that the composition of the citizens assembly reflect the composition of the census population with respect to ethno-cultural diversity.

**CARRIED UNANIMOUSLY**

## **L. BYLAWS**

### **L.2 Bylaw for Tree Protection**

The Manager, Urban Forest Services provided Council with information on the Tree Protection Bylaw.

*Council discussed:*

- *Whether staff has taken into account the comments made earlier by J. Dunster in the request to address section.*
- *Concerns with the intent of the bylaw.*
- *Whether a review of the bylaw can happen in two years.*

**Moved By** Councillor Isitt

**Seconded By** Councillor Alto

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

1. Tree Protection Bylaw No. 21-035

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

### **L.1 Bylaw for Parks Regulation Amendment Bylaw**

*Council discussed:*

- *How can the City monitor the number of people in parks so the number does not grow.*

*Council recessed at 9:00 p.m. and returned at 9:16 p.m.*

*Council discussed:*

- *Whether there is a clear message that can be provided to the unhoused.*

**Moved By** Mayor Helps

**Seconded By** Councillor Andrew

1. That Council give, first, second and third readings to the Parks Regulation Bylaw, Amendment Bylaw (No. 10) Amendment Bylaw No. 20-114, with a date change in section 2 to May 1, 2021.

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Dubow, and Councillor Isitt

**CARRIED (7 to 2)**

The mayor proposed that the next two items of be postponed as they are not time sensitive.

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

That these items be postponed until next week's daytime Council meeting of March 18, 2021:

2. That Council instruct the City Solicitor to bring forward bylaw amendments necessary to continue the permanent prohibition on sheltering in Centennial Square and Central Park in time for adoption prior to March 31, 2021.
3. That Council instruct the City Solicitor to bring forward bylaw amendments necessary to continue the temporary regulations regarding location, size, and distancing of shelters to continue until the end of the pandemic in time for adoption prior to March 31, 2021

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Dubow

**Seconded By** Councillor Alto

That Councillor Isitt be allowed to speak a second time.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Isitt

That consideration of this matter be postponed for one week to March 18, 2021 to receive additional information from the province on indoor sheltering locations.

**FAILED DUE TO NO SECONDER**

**L.3 Bylaws for 3080, 3082 and 3090 Washington Avenue: Rezoning Application No. 00714**

*Councillor Alto recused herself at 10:01 p.m. due to a pecuniary conflict of interest as she owns a home within 100m of the application.*



Councillor Andrew recused himself at 10:01 p.m. due to a pecuniary conflict of interest as he owns a home within 150m of the application.

**Moved By** Councillor Young  
**Seconded By** Councillor Isitt

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

- 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1220) No. 21-006
- 2. Official Community Plan, Amendment Bylaw (No. 37) No. 21-008
- 3. Land Use Contract Discharge (3080, 3082 and 3090 Washington Avenue) Bylaw No. 21-019.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Young  
**Seconded By** Councillor Isitt

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

- 1. Housing Agreement (3080, 3082 and 3090 Washington Avenue) Bylaw (2021) No. 21-007

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Young  
**Seconded By** Councillor Isitt

Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue

That Council, after the Public Hearing for Rezoning Application No. 00714 for 3080, 3082 and 3090 Washington Avenue, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue, in accordance with:

- 1. Plans date stamped January 19, 2021.
- 2. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

Councillor Alto returned to the meeting at 10:06 p.m.

Councillor Andrew returned to the meeting at 10:06 p.m.

**L.4 Bylaws for 1114 Rockland Avenue: Rezoning Application No. 00711**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

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

- 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1249) No. 21-025

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

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

1. Housing Agreement (1114 Rockland Avenue) Bylaw (2021) No. 21-026

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

Development Permit with Variances Application No. 00140

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00711 for 1114 Rockland Avenue, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00140 for 1114 Rockland Avenue, in accordance with:

1. Plans date stamped June 29, 2020.
2. Revisions to the plans to shift the location of the sidewalk to the property line and adjust the landscaping along the street frontage to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the vehicle parking from 17 stalls to 12 stalls;
  - ii. reduce the west side setback from 3 metres to 2 metres;
  - iii. reduce the east side setback from 3 metres to 2.6 metres (building face) and 0.35 metres (lobby only)
  - iv. reduce the front setback from 4 metres to 3.6 metres
  - v. reduce the rear setback from 5 metres to 3.33 metres
4. The Development Permit lapsing two years from the date of this resolution.”

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**N. NEW BUSINESS**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That staff report back on the effectiveness of the Tree Protection Bylaw two years after implementation.

**CARRIED UNANIMOUSLY**

**P. CLOSED MEETING**

**Moved By** Councillor Andrew  
**Seconded By** Councillor Alto

That the closed meeting items be moved to March 18, 2021

**CARRIED UNANIMOUSLY**

**R. ADJOURNMENT**

**Moved By** Councillor Andrew  
**Seconded By** Councillor Alto

That the Council meeting adjourn.

TIME: 10:11 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR