



## MINUTES - VICTORIA CITY COUNCIL

April 8, 2021, 6:30 P.M.

6TH FLOOR BOARDROOM, CAPITAL REGIONAL DISTRICT, 625 FISGARD 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 Andrew, Councillor Dubow,  
Councillor Young

PRESENT ELECTRONICALLY: Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor  
Potts, and Councillor Thornton-Joe

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager /  
Director of Finance, C. Kingsley - City Clerk, P. Bruce - Fire Chief,  
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, A.  
Meyer - Assistant Director of Development Services, C. Havelka -  
Deputy City Clerk, AK Ferguson - Council Secretary.

### A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

**Moved By** Councillor Andrew

**Seconded By** Councillor Alto

That the agenda be approved.

**CARRIED UNANIMOUSLY**

### B. POETRY READING

Poet Laureate, John Barton provided Council with a poetry reading.

### D. REQUESTS TO ADDRESS COUNCIL

**Moved By** Councillor Dubow

**Seconded By** Councillor Potts

That the following speakers be permitted to address Council.

**CARRIED UNANIMOUSLY**

**D.1 Cathy Peters: Human Sex Trafficking, Sexual Exploitation, Child Sex Trafficking in BC and How to Stop It**

Outlined why Council should train business license staff in how to spot human sex trafficking.

**D.2 Kelly Black: Point Ellice House Museum and Gardens**

Outlined why Council should work with Point Ellice House to address the state of the public realm.

**D.3 Kelly Favro: Stephen Andrew's Comments about Rape Culture**

Outlined her views in response to Stephen Andrew's comments about rape culture.

**F. PUBLIC AND STATUTORY HEARINGS**

*Councillor Isitt recused himself at 6:57 p.m. as he lives within close proximity to the subject property.*

**F.1 2564 Graham Street: Heritage Designation Application No. 000191**

To designate the exterior of the building located at 2564 Graham Street to be protected heritage property.

**F.1.a Public Hearing & Consideration for Approval**

Charlotte Wain (Senior Planner): *Advised that the application is to designate the exterior of the property located at 2564 Graham Street.*

*Mayor Helps opened the public hearing at 6:57 p.m.*

The applicant did not attend the hearing.

Ken Johnson, President of the Hallmark Heritage Society (Brittany Drive):  
Outlined the site's heritage value.

*Council recessed from 7:01 p.m. until 7:06 p.m. to provide an opportunity for members of the public to call to speak live.*

*No persons called in to speak to the proposed bylaw.*

*Council had no questions for the applicant.*

*Mayor Helps closed the public hearing at 7:06 p.m.*

**Moved By** Councillor Andrew  
**Seconded By** Councillor Young

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

1. Heritage Designation (2564 Graham Street) Bylaw No. 21-040

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Loveday

That the following bylaw **be adopted**:

1. Heritage Designation (2564 Graham Street) Bylaw No. 21-040

**CARRIED UNANIMOUSLY**

*Councillor Isitt rejoined the meeting at 7:10 p.m.*

**F.2     1611 Stanley Avenue: Heritage Designation Application No. 000194**

To designate the exterior of the building located at 1611 Stanley Avenue to be protected heritage property.

**F.2.a     Public Hearing & Consideration for Approval**

Charlotte Wain (Senior Planner): *Advised that the application is to designate the exterior of the property located at 1611 Stanley Avenue.*

*Mayor Helps opened the public hearing at 7:11 p.m.*

*The applicant did not speak at the hearing.*

Ken Johnson, President of the Hallmark Heritage Society (Brittany Drive):  
Outlined why the property should be designated heritage.

*Council recessed from 7:14 p.m. until 7:19 p.m. to provide an opportunity for members of the public to call to speak live.*

*No persons called in to speak to the proposed bylaw.*

*Council had no questions for the applicant*

*Mayor Helps closed the public hearing at 7:19 p.m.*

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Andrew

That the following bylaw **be given 3rd reading**:

1. Heritage Designation (1611 Stanley Avenue) Bylaw No. 21-041

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Loveday

**Seconded By** Councillor Thornton-Joe

That the following bylaw **be adopted**:

1. Heritage Designation (1611 Stanley Avenue) Bylaw No. 21-041

**CARRIED UNANIMOUSLY**

**F.3     1150 Cook Street: Development Permit with Variances Application No. 000130**

To construct a 16-storey, mixed-use building with ground floor retail and residential above, including approximately 129 dwelling units.

**F.3.a     Opportunity for Public Comment & Consideration of Approval**

Charlotte Wain (Senior Planner): *Advised that the application is to construct a 16-storey, mixed-use building with ground floor commercial and residential above.*

*Mayor Helps opened the opportunity for public comment at 7:24 p.m.*

Fraser McColl and Tom Staniszks (Applicant): Provided information regarding the application.

Dianne Flood (View Street): Expressed her concerns with the height of the building.

*Council recessed from 7:48 p.m. until 7:53 p.m. to provide an opportunity for members of the public to call to speak live.*

Ian Sutherland (Land use Chair for DRA): Expressed his concerns with the density of the project.

*Council discussed the following:*

- *the amenities contributions or public realm improvements which may be suitable for this property.*
- *how Council should assess whether the variances of an application are appropriate.*
- *whether the Housing Trust Fund contribution could go to amenities in the neighbourhood in which the property is located.*
- *the price point of the units and when the construction might start.*

*Mayor Helps closed the opportunity for public comment at 8:21 p.m.*

**Moved By** Mayor Helps  
**Seconded By** Councillor Alto

**Development Permit with Variances Application No. 00130**

That Council authorize the issuance of Development Permit with Variance Application No. 00130 for 1150 Cook Street in accordance with:

1. Plans date stamped February 2, 2021.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. Increase the height from 30m to 47.57m;
  - ii. Increase the number of storeys from 10 storeys to 16 storeys.
3. Receipt of a letter from the Ministry of Environment confirming that the landowner has met the requirements of Section 557(2) of the Local Government Act with respect to contaminated sites.
4. Final plans to be generally in accordance with plans date stamped February 2, 2021.
5. The Development Permit with Variances lapsing two years from the date of this resolution.

**Amendment:**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

That the voluntary contribution of \$50,000, that the applicant has proposed, go to the public amenity fund.

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Andrew

That this matter be referred to staff to work with the applicant to reduce the requested height variance

FOR (4): Councillor Dubow, Councillor Isitt, Councillor Thornton-Joe, and Councillor Young

OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Loveday, and Councillor Potts

**DEFEATED (4 to 5)**

**On the main motion as amended:**

Development Permit with Variances Application No. 00130

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2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

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3. Receipt of a letter from the Ministry of Environment confirming that the landowner has met the requirements of Section 557(2) of the Local Government Act with respect to contaminated sites.
4. Final plans to be generally in accordance with plans date stamped February 2, 2021.
5. The Development Permit with Variances lapsing two years from the date of this resolution.

That the voluntary contribution of \$50,000, that the applicant has proposed, go to the public amenity fund.

FOR (5): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Loveday, and Councillor Potts

OPPOSED (4): Councillor Dubow, Councillor Isitt, Councillor Thornton-Joe, and Councillor Young

**CARRIED (5 to 4)**

**Moved By** Councillor Potts

**Seconded By** Councillor Alto

That the following bylaw **be adopted**:

1. Housing Agreement (1150 Cook Street) Bylaw (2021) Bylaw No. 21-031

**CARRIED UNANIMOUSLY**

**O. ADJOURNMENT**

**Moved By** Councillor Andrew

**Seconded By** Councillor Alto

That the Council meeting adjourn.

TIME: 9:05 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR