



## MINUTES - VICTORIA CITY COUNCIL

July 29, 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

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

PRESENT ELECTRONICALLY: Councillor Loveday

STAFF PRESENT: J. Jenkyns - City Manager, C. Kingsley - City Clerk, T. Soulliere - Director of Parks, Recreation & Facilities, P. Bellefontaine - Director of Engineering & Public Works, A. Meyer - Assistant Director of Development Services, C. Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, J. O'Connor - Deputy Director of Finance, J. O'Reilly - Senior Heritage Planner, M. Betanzo - Senior Planner, S. Johnson - Manager of Engagement, D. Atkinson - Acting Fire Chief, M. Heiser - Council Secretary

### A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

**Moved By** Councillor Andrew  
**Seconded By** Councillor Potts

That the agenda be approved as amended.

#### **Amendment:**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Potts

That the following agenda items be referred to the August 5, 2021 Daytime Council meeting:

**C.3.a.a.b 903, 911, 1045 Yates, 910 View and 1205 Quadra: Rezoning App. No. 00730 for 903, 911, 1045 Yates, 910 View and 1205 Quadra and Associated OCP Amendment, Development Permit with Variances App. No. 00150 for 1045 Yates (London Drugs) (Harris Green)**

**C.4.b Bylaw for Solid Waste Bylaw Amendments for Curbside Comingled Organics Collection**

**C.5.a Council Member Motion: Solid Waste Bylaw Amendment**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**

*Councillor Dubow joined the meeting at 6:34 p.m.*

**B. POETRY READING**

The Poet Laureate, John Barton, read a poem titled *Bomber Season*.

**C. UNFINISHED BUSINESS**

**C.1 READING OF MINUTES**

**C.1.a Minutes from the daytime Council meeting held July 8, 2021**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That the minutes from the daytime Council meeting held July 8, 2021 be adopted.

**CARRIED UNANIMOUSLY**

**C.2 PROCLAMATIONS**

**C.2.a "Give a Shot Month" - August 2021**

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

That the following proclamation be endorsed:  
1. "Give a Shot Month" - August 2021

**CARRIED UNANIMOUSLY**

**C.2.b "National Polycystic Kidney Disease Awareness Day" - September 4, 2021**

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

That the following proclamation be endorsed:

1. "National Polycystic Kidney Disease Awareness Day" - September 4, 2021

**CARRIED UNANIMOUSLY**

**C.2.c "Wrongful Conviction Day" - October 2, 2021**

**Moved By** Councillor Potts  
**Seconded By** Councillor Alto

That the following proclamation be endorsed:  
1. "Wrongful Conviction Day" - October 2, 2021

**CARRIED UNANIMOUSLY**

**C.2.d "Commemoration of the Bicentennial of the Independence of the Republic of Peru Day" - July 28, 2021**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Potts

That the following proclamation be endorsed:  
1. "Commemoration of the Bicentennial of the Independence of the Republic of Peru Day" - July 28, 2021

**CARRIED UNANIMOUSLY**

**C.3 REPORTS OF COMMITTEE**

**C.3.a Committee of the Whole**

**C.3.a.a Report from the July 15, 2021 COTW Meeting**

**C.3.a.a.a 931 Redfern Street: Development Variance Permit Application No. 00265 (Gonzales)**

**Moved By** Councillor Potts  
**Seconded By** Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00265 for 931 Redfern Street, in accordance with:

1. Plans date stamped May 6, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the minimum front setback from 7.5m to 3.23m

- ii. reduce the minimum rear setback from 9.1m to 3.64m
  - iii. reduce the minimum south side setback from 2.6m to 1.93m
  - iv. reduce the combined side yards setback from 5.4m to 4.53m.
3. Final Plans to be generally in accordance with the plans date stamped May 6, 2021, to the satisfaction of the Director of Sustainable Planning and Community Development.
  4. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**C.3.a.b Report from the July 29, 2021 COTW Meeting**

**C.3.a.b.a Council Member Motion: Emancipation Day**

**Moved By** Councillor Dubow  
**Seconded By** Councillor Isitt

BE IT RESOLVED that Council of the City of Victoria, British Columbia recognize and proclaim Sunday August 01, 2021 as Emancipation Day

BE IT FURTHER RESOLVED that Council direct the Mayor to write to the Government of Canada to call for Emancipation Day on August 1st to be recognized as a national holiday.

*Councillor Young requested that the paragraphs within the motion be voted on separately.*

BE IT RESOLVED that Council of the City of Victoria, British Columbia recognize and proclaim Sunday August 01, 2021 as Emancipation Day

**CARRIED UNANIMOUSLY**

BE IT FURTHER RESOLVED that Council direct the Mayor to write to the Government of Canada to call for Emancipation Day on August 1st to be recognized as a national holiday.

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

OPPOSED (2): Councillor Andrew and Councillor Young

**CARRIED (7 to 2)**

#### **C.4 BYLAWS**

##### **C.4.a Bylaw for 11 Chown Place: Victoria Housing Reserve Fund Application**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Dubow

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

1. Housing Agreement (11 Chown Place) Bylaw (2021) No. 21-060

**CARRIED UNANIMOUSLY**

#### **C.6 CORRESPONDENCE**

##### **C.6.a Letter from the Canadian Wildlife Service**

Council received a letter from the Acting Regional Director, Canadian Wildlife Service – Pacific Region dated June 10, 2021 regarding the Victoria Harbour Migratory Bird Sanctuary.

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

That Council direct staff to:

1. Review the Animal Control Bylaw in light of concerns expressed by the Canadian Wildlife Service; and
2. Report to Council with any recommendations arising from this review.

**CARRIED UNANIMOUSLY**

##### **C.6.b Letter from the Minister of Environment and Climate Change Strategy**

Council received a letter dated July 21, 2021 from the Minister of Environment and Climate Change Strategy regarding an update on the use of anticoagulant rodenticides in B.C.

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

That Council request that the Mayor write, on behalf of Council, to the provincial Minister of Environment and Climate Change, copying the Premier of British Columbia, expressing appreciation for the Provincial Government moving forward with restrictions on the sale and use of anticoagulant rodenticides.

**CARRIED UNANIMOUSLY**

**D. REQUESTS TO ADDRESS COUNCIL**

**Moved By** Councillor Potts  
**Seconded By** Councillor Dubow

That the following speakers be permitted to address Council.

**CARRIED UNANIMOUSLY**

**D.1 Michelle Wiboltt: Housing**

Outlined for Council the importance of decriminalization and legalization of drug use.

**D.2 Robert June: Missing Middle Housing**

Outlined why Council should proceed with current OCP designated Corridor and Urban Village densification, with regards to Missing Middle Housing, to protect tree canopies

**D.3 Jan Firstbrook: Densification, Missing Middle**

Outlined why Council should consider the environmental impact of the loss of mature trees when encouraging densification.

**F. PUBLIC AND STATUTORY HEARINGS**

**F.1 546 Yates Street and 566-568 Yates Street: Rezoning Application No. 00770**

Zoning Bylaw 2018, Amendment Bylaw (No. 9) - No. 21-071:

To permit a storefront cannabis retailer at 566-568 Yates Street and to remove storefront cannabis retailer as a permitted use at 546 Yates Street.

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

Miko Betanzo (Planner): Advised that the application is to allow for the use of Storefront Cannabis Retailer at 566-568 Yates Street and remove the use of Storefront Cannabis Retainer from 546 Yates Street.

*Mayor Helps opened the public hearing at 7:04 p.m.*

Sean Bruce-Hayes, Jeff Prete, and Walter Hick (Applicant): Provided information regarding the application.

*Council recessed from 7:18 p.m. until 7:23 p.m. to provide an opportunity for members of the public to call to speak live.*

*No persons called in to speak to the application.*

*Mayor Helps closed the public hearing at 7:26 p.m.*

**Moved By** Councillor Andrew  
**Seconded By** Councillor Potts

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

1. Zoning Bylaw 2018, Amendment Bylaw (No. 9) No. 21-071

*Council discussed:*

- *Licensing and cannabis zoning in proximity*
- *Policy and regulation surrounding this type of rezoning application*

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

OPOSED (2): Councillor Alto, and Councillor Isitt

**CARRIED (7 to 2)**

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

That the following bylaw **be adopted:**

1. Zoning Bylaw 2018, Amendment Bylaw (No. 9) No. 21-071

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

OPOSED (2): Councillor Alto, and Councillor Isitt

**CARRIED (7 to 2)**

**F.2 1314 and 1318 Wharf Street: Rezoning Application No. 00701 and Heritage Alteration Permit with Variances Application No. 00236**

Zoning Regulation Bylaw, Amendment Bylaw (No. 1256) - No. 21-061:

To rezone the land known as 1314 and 1318 Wharf Street in the IHH Zone, Inner Harbour Heritage District, to increase the maximum density.

Heritage Alteration Permit with Variance Application

The Council of the City of Victoria will also consider issuing a Heritage Alteration Permit for the land known as 1314 and 1318 Wharf Street, in Development Permit Area 9: Inner Harbour, for the purposes approving the exterior alterations to the heritage-designated buildings and the following variances:

- Reduce the required short term bicycle parking spaces from 10 to 0;
- Increase the maximum permitted height from 8 metres to 21 metres.

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

Miko Betanzo and John O'Reilly (Planners): Advised that the application is for the redevelopment of existing heritage buildings and a residential, ground floor commercial, mixed use addition.

*Mayor Helps opened the public hearing at 7:42 p.m.*

Jon Stovell, Juan Pereira, Alan Boniface, Adrian Politano, Gerry Mulholland and Clint Plett (Applicants): Provided information regarding the application.

Patricia Mamic (Johnson Street): Expressed support for the application due to the pedestrian and community amenities proposed.

Rick Goodacre (Gathland PI W): Expressed concerns for the application due to the proposed changes to heritage buildings and development height.

Steve Barber (Kimta Road): Expressed concerns for the application due to the non-conformity to the Standards and Guidelines for the Conservation of Historic Places in Canada.

Bruce Hallsor (Douglas Street): Expressed support for the application due to thoughtful design and retaining the heritage street frontage.

Robert Molnar (Dunsmuir Road): Expressed support for the application due to the proposed commercial space and public amenities.

Harold Kalman (Hollywood Crescent): Expressed concerns for the application due to the changes proposed to current heritage buildings.

Ryan Hube (Whittier Ave): Expressed support for the application due to restoration of historic buildings.

Keith Dagg (Victoria): Expressed support for the application due to the thoughtful aspects of the proposal.

Peter Kuran (UVIC Properties): Expressed support for the application due to the increase of market rental housing in the area.

Brian Merth (Richardson Street): Expressed concerns for the application due to the change of views from neighbouring hotels and spaces.

Geoff Stewart (Erie Street): Expressed concerns for the application due to the changes affecting the heritage buildings and harbour views.

Thomas Guerrero (Empire Street): Expressed support for this application due to the dynamic space this application could create.

Stuart Stark: Expressed concerns for the application due to the non-conformity to the Standards and Guidelines for the Conservation of Historic Places in Canada.

*Council recessed at 8:56 p.m. and reconvened at 9:01 p.m. Councillor Isitt was not present.*

*Councillor Isitt returned to the meeting at 9:04 p.m.*



Marianne Cummings (Sunny Lane): Expressed concerns for the application due to the current proposed designs.

Robert Saynum (Wharf Street): Expressed support for the application due to the increased vibrancy and heritage restoration.

David Job (Spartan Road): Expressed support for the application due to the proposed mixed use and comprehensive nature of the development.

Wendy Bowkett (Victoria): Expressed concerns for the application due to the changes proposed for the heritage buildings.

Tessa Long (Fairfield): Expressed support for the application due to positive impact proposed by the applicants and increase in densification.

Franc D'Ambrosio (Victoria): Expressed support for the application due to the proposed design and improvement to aspects of the heritage buildings.

Mark Fletcher (Ryan Street): Expressed support for the application due to the continued support and commitment from the developer.

Tristian Trotter (Victoria): Expressed concerns for the application due to non-preservation of Old Town and absorption of the old building shelves.

Robert Wittman: Expressed concerns for the application due to the priorities of the application.

Ian Sutherland (Victoria Downtown Residents Association): Expressed concerns for the application due to the proposed additions to the heritage buildings and non-compliance with national heritage standards.

Bob June (Manor Road): Expressed concerns for the application due to the lack of preservation in appropriate fashion.

Torben Werner (Victoria): Expressed support for the application due to expansion of the walkway and access to the water.

Jeremy Schmidt (Wilson Street): Expressed support for the application due to the proposed design.

Mary Doody Jones (Victoria): Expressed concerns for the application due to the large buildings proposed on top of the heritage structures.

Jayce Scott (Fernwood Road): Expressed concerns for the application due to the current process and the importance of the existing local architecture.

Albert Albers (Cowichan Valley): Expressed support for the application due to the increase in security.

Bree Kip (Humbolt Street): Expressed support for the application due to addition of rental housing supply.

Ken Johnson (Brittany Drive): Expressed concerns for the application due to the currently proposed heritage restoration.

*Council recessed at 10:12 p.m. and reconvened at 10:18 p.m.*

Donald Lovell (Santa Anita Ave): Expressed concerns for the application due to the inability to meet Victoria's Old Town standards.

**Motion to extend:**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Dubow

That the Council meeting be extended to 11:30 p.m.

**CARRIED UNANIMOUSLY**

Nicholas Vaartnou (Victoria): Expressed support for the application due to the current vacancy of the properties and need for better use.

Sean Scott (Yates Street): Expressed support for the application due to the restoration and maintenance of the heritage buildings.

Allison Jones: Expressed support for the application due to the increase in beautification and vibrancy.

Alex Howes (Victoria): Expressed support for the application due to the increase of safety for residents and tourists in the surrounding area, as well as the proposed continuation of the David Foster Walkway.

Patrick Mascal: Expressed support for the application due to the increase in vibrancy and value to Victoria's downtown core.

Jonathan Baron: Expressed support for the application due to increase in housing.

Michelle Hainsworth: Expressed support the application due to the proposed showcase of an Indigenous artist.

Dave Hall: Expressed support for the application due to the increase in safety and esthetic enhancement in the area.

Mark Foucher: Expressed support for the application due to increase the increase in housing stock and rental units.

Katy Hutchison (Wharf Street): Expressed support for the application due to the continuation of the David Foster Walkway and increase of security.

Alyssa Hindle (View Royal): Expressed support for the application due to the revitalization of heritage structures and increase in density.

Alannah Rodgers (Richardson Street): Expressed support for the application due to the welcoming urban design.

Beate Krohn: Expressed support for the application due to the proposed design and continuation of the walkway.

Braeden Varney: Expressed support for the application due the increased beautification and increase in commercial space.

Catlin Hilyer (Cook Street): Expressed support for application due to the positive impact on the surrounding area by making it more usable to many people.

Daniel Blaney (Victoria): Expressed support for the application due to proposed increase in beautification.

Danny Buchanan: Expressed support for the application due to increased safety.

Darrin De Stephanis: Expressed support for the application due to the creation an expanded community.

Jill Carruthers (Victoria): Expressed support for the application due to the proposed art installation and accessibility designs.

Richard Resident: Expressed support for the application due to the affordable rentals.

Sarah Holmes (Victoria): Expressed support for the application due to the proposed heritage restoration and current state of buildings.

Scott Sexton (Victoria): Expressed support for the application due to the proposed expansion of the harbour pathway.

Spirit Donahue (Victoria): Expressed support for the application due to the addition of amenities for local residents.

Tasha Sadoway (Victoria): Expressed support for the application due to the reasoning that housing downtown will encourage people to support local businesses.

Anna Quinn (Victoria): Expressed support for the application due to the increase in safety.

Brenden Bankowski (Victoria): Expressed support for the application due to the addition of much needed housing.

Geoff Purdon (Victoria): Expressed support for the application due to the proposed design.

Kristi Meredith (Victoria): Expressed support for the development due to the addition of indigenous art.

Orion Rodgers (Victoria): Expressed support for the application due to revitalization of heritage buildings and added value to the downtown core.

Jackie Miller (Victoria): Expressed support for the application due to the increase in proposed use of space.

Peter Quinn (Victoria): Expressed support for the application due to the proposed design and revitalization.

Joshua Coutts (Victoria): Expressed support for the application due to the fact that the current buildings hold no value and the proposed rental aspect.

Irene Allen (Victoria): Expressed support for the application due to creative solution proposed for a difficult site.

James Mayer: Expressed support for the application due to the high quality design and the water path extension.

Michael Miller (Lansdowne Road): Expressed support for the application due to the thoughtful and gentle densification.

Martin Segger (Patly Place): Expressed concerns for the application due to the historical significance of the current buildings.

**Motion to extend:**

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That the Council meeting be extended to 11:40 p.m.

**CARRIED UNANIMOUSLY**

Pat McGuire (Victoria): Expressed concerns for the application due to the size of the proposal and lack of enhancements to the heritage buildings.

*No further persons called in to speak to the application.*

*Mayor Helps closed the public hearing at 11:38 p.m.*

**Motion to adjourn the hearing:**

**Moved By** Councillor Andrew

**Seconded By** Councillor Potts

That the public hearing for 1314 and 1318 Wharf Street be adjourned.

**Council, by unanimous consent, adjourned the public hearing.**

***Consideration of the application will be continued at the evening Council Meeting on August 5, 2021.***

**N. ADJOURNMENT**

**Moved By** Councillor Andrew

**Seconded By** Councillor Thornton-Joe

That the Council meeting adjourn.

TIME: 11:40 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR