



MINUTES - VICTORIA CITY COUNCIL

September 23, 2021, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

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 Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young

PRESENT ELECTRONICALLY: Councillor Dubow and Councillor Potts

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Director of Finance, 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, C. Kingsley - City Clerk, G Milne – Head of Strategic Operations, M Betanzo – Senior Planner, J. O'Reilly – Senior Planner

A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Thornton-Joe

Seconded By Councillor Isitt

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

B. POETRY

A poem was read by Poet Laureate, John Barton.

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Andrew

Seconded By Councillor Alto

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

D.1 The Arts on View Society: Performing Arts Hub

Nichola Walkden outlined why Council should support Arts on View.

F. PUBLIC AND STATUTORY HEARINGS

F.1 1609 Fort Street: Development Variance Permit Application No. 00170

Development Variance Permit Application No. 00170

Council is considering an application to expand the existing liquor store floor area and make exterior changes.

F.1.a Opportunity for Public Comment & Consideration of Approval:

Miko Betanzo (Planner): *Advised that the application is to expand the existing floor area of the liquor store and make exterior changes and landscaping along Fort Street.*

Mayor Helps opened the opportunity for public comment at 6:44 p.m.

Ross Borland (Applicant and owner of Vessel Liquor Store): Provided information regarding the application.

Council recessed from 6:52 p.m. until 6:57 p.m. to provide an opportunity for members of the public to call to speak live.

Councillor Isitt was not present and the recommencement of the meeting.

No persons called in to speak to the proposed application.

Mayor Helps closed the opportunity for public comment at 6:57 p.m.

Moved By Councillor Thornton-Joe

Seconded By Councillor Andrew

That Council authorize the issuance of Development Permit with Variance Application No. 00170 for 1609 Fort Street, in accordance with:

1. Plans date stamped June 3, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:

- i. Increase the total floor area for a liquor store(maximum) from 241m2 to 453.8m2.
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

F.2 1306-1330 Broad Street, 615-625 Johnson Street, and Parts of 622 and 630 Yates Street: Rezoning Application No. 00699 and Heritage Alteration Permit with Variances Application No. 00018 and Heritage Designation Application No. 000179

Councillor Isitt rejoined the meeting at 6:59 p.m.

Rezoning Application No. 00699

Council is considering an application to amend the *Zoning Bylaw 2018* to rezone land known as 1306, 1312, 1314, 1316, 1318, 1320, 1322 and 1324 Broad Street, 615, 617, 619, 621, 623 and 625 Johnson Street and Parts of 622 and 630 Yates Street, to add site-specific regulations to the Old Town District-1 Zone (OTD-1).

Heritage Alteration Permit with Variances Application No. 00018

Council will also consider issuing a Heritage Alteration Permit with Variances for the land known as 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, in Development Permit Area 1 (HC): Core Historic, for the purposes of rehabilitating the registered heritage building as well as constructing a hotel with ground floor commercial uses.

Heritage Designation Application No. 000179

Council will also consider approving the heritage designation of the Duck's Building at 1314-1324 Broad Street and the western rubble wall of 615 to 625 Johnson Street, in Development Permit Area 1 (HC): Core Historic.

F.2.a Public Hearing & Consideration of Approval

Miko Betanzo (Senior Planner - Urban Design) and John O'Reilly (Senior Planner - Heritage): *Advised that the application is to increase density to build a six storey hotel building and Designate as Heritage the Duck building and carriage factory brick wall.*

Mayor Helps opened the public hearing at 7:03 p.m.

Byron Chard (Applicant): Provided information regarding the application.

Paul Nursey (Destination Greater Victoria): Expressed support for the application.

Jane Butler McGregor (CEO, Conservatory of Music, Johnson Street): Expressed support for the application.

John Wilson (President and CEO of Wilsons Transportation): Expressed support for the application.

Bob Louie (Cleese Ave): Expressed support for the application.

Chris Watson (Best Western Carlton Plaza): Expressed support for the application.

Adam Corneil (unknown): Expressed support for the application.

Ian Sutherland (Downtown Residents Association): Expressed his opposition to the application.

Bruce Williams (The Chamber): Expressed support for the application.

Piper London (Old Hat Hair Shoppe): Expressed support for the application.

Jeff Bray (Downtown Victoria Business Association): Expressed support for the application.

Council recessed from 8:00 p.m. until 8:07 p.m. to provide an opportunity for members of the public to call to speak live.

Councillor Dubow declared a non-pecuniary conflict of interest at 8:07 p.m. as he is a student at UVIC.

Sarah Parsons (Local Business Owner): Expressed support for the application

Ken Johnson (Hallmark Heritage Society): provided information on what the Canada Hotel used to look like and expressed his hope that it be returned to its former glory.

Council discussed the following:

- *Whether any of the materials from the existing building will be salvaged for the new construction.*
- *The number of bike stalls proposed for the building.*
- *Whether the buildings will be set back from the Duck building.*
- *How the applicants are assisting the small business retail tenant in relocation.*
- *Concerns with the look of the proposed addition to the heritage façade of the building.*
- *How the green deconstruction of the old building will take place and how the old materials will be used.*

Mayor Helps closed the public hearing at 9:00 p.m.

Moved By Councillor Andrew

Seconded By Mayor Helps

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

- Zoning Bylaw 2018, Amendment Bylaw (No. 04) No. 21-075
- Heritage Designation (1314-1324 Broad Street) Bylaw No. 21-077

- Heritage Designation (615-625 Johnson Street) Bylaw No. 21-078

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

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That the following bylaw **be adopted**:

- Zoning Bylaw 2018, Amendment Bylaw (No. 04) No. 21-075
- Heritage Designation (1314-1324 Broad Street) Bylaw No. 21-077
- Heritage Designation (615-625 Johnson Street) Bylaw No. 21-078

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

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

Heritage Alteration Permit with Variances Application No. 00018

That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00018 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, in accordance with:

1. Plans, date stamped February 5, 2020, the Conservation Plan for the Duck's Carriage Factory at 615-625 Johnson Street, date stamped November 6, 2019, and the Conservation Plan for the Duck's Building at 1314-1324 Broad Street, date stamped November 6, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the number of required parking spaces from 34 to 18
 - b. increase the maximum height from 15m to 18.9m
 - c. reduce the required number of short-term bicycle parking stalls on site from 9 to 0.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The applicant providing further design details of the heritage interpretation program to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Minor plan amendments to address text errors on the plans to the satisfaction of the Director of Sustainable Planning and Community Development.

6. Heritage Alteration Permit lapsing two years from the date of this resolution.

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

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

O. ADJOURNMENT

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That the Council meeting adjourn.

TIME: 9:35 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR