



MINUTES - VICTORIA CITY COUNCIL

October 28, 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 Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

STAFF PRESENT: J. Jenkyns - City Manager, T. Soulliere - Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor, 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, L. Taylor - Senior Planner, C. Kingsley - City Clerk, G Milne – Head of Strategic Operations, P. Rantucci – Head of Strategic Real Estate, M. Heiser - Council Secretary

A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Isitt
Seconded By Councillor Andrew

That the agenda be approved as amended.

Mayor Helps recused herself at 6:32 p.m. as she lives closed to the following proposed application.

Councillor Potts assumed the chair.

Councillor Isitt requested that staff advise Council on the notification specifics for the following Public Hearing:

- 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue: Rezoning Application No. 00715, Associated OCP Amendment, and Development Permit Application No. 000567

The City Solicitor advised Council and the public on the notifications issued for the Hearing and statutory requirements.

Mayor helps returned to the meeting at 6:37 P.M. and assumed the chair.

On the motion:

CARRIED UNANIMOUSLY

B. POETRY

The Youth Poet Laureate, James Summer, read a poem titled *Thoughts as I lie in Bed*.

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

D.1 Logan Ford: Art Spaces Funding

Outlined why Council should consider short and long term solutions for the disappearance of crucially important art spaces in Victoria.

D.2 Suzanne Jennings: City of Victoria Will Push Province to Allow Mobility Scooters and Motorized Wheelchairs to Use Bike Lanes

Outlined why Council should consider consulting the Accessible Advisory Committee with regards to the proposed motion to allow mobility scooters and motorized wheelchairs to use bike lanes.

F. PUBLIC AND STATUTORY HEARINGS

F.1 903 Collinson Street: Development Variance Permit Application No. 00273

Development Variance Permit Application No. 00273

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 903 Collinson Street for the purpose of varying certain requirements of the *Zoning Regulation Bylaw*, Schedule C, namely to reduce the minimum distance from the parking stall to a street from 1.0m to 0.34m.

The proposal is to relocate the driveway from Quadra Street to Collinson Street to create safer access and egress for vehicular access to the property and to improve the pedestrian environment.

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

Leanne Taylor (Planner): Advised that the application is to relocate the driveway from Quadra Street to Collinson Street.

Mayor Helps opened the opportunity for public comment at 6:50 p.m.

Council recessed from 6:51 p.m. until 6:56 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 application.

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

Moved By Councillor Andrew
Seconded By Councillor Alto

That Council authorize the issuance of Development Variance Permit Application No. 00273 for 903 Collinson Street in accordance with:

1. Plans date stamped August 5, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, Schedule C, except for the following variance:
 - a. Reduce the minimum distance from the parking stall to a street from 1.0m to 0.34m.
3. The Development Variance Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

Mayor Helps recused herself at 6:57 p.m. as she lives closed to the following proposed application.

Councillor Potts assumed the chair.

F.2 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue: Rezoning Application No. 00715, Associated OCP Amendment, and Development Permit Application No. 000567

Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 36) - No. 21-065:
To include all of the land known as 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue in the Urban Residential Urban Place Designation.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1234) - No. 21-064:
To rezone the land known as 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue from the R-K Zone, Medium Density Attached Dwelling District, and R-2 Zone, Two-Family Dwelling District, to the CD-17 Zone, Gladstone Comprehensive Development District, to permit five multi-unit residential buildings ranging in heights from three to five storeys with approximately 158 affordable and below-market rental dwelling units.

Development Permit Application No. 000567

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226

North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, in Development Permit Area 16: General Form and Character, for the purposes of approving the exterior design and finishes for five multi-unit residential buildings as well as landscaping.

F.2.a Public Hearing & Consideration of Approval

Leanne Taylor (Planner): Advised that the application is for a residential development consisting of two multi-unit residential buildings and three townhouse blocks ranging in heights from approximately three to five storeys, and an amendment to the Official Community Plan.

Mayor Helps opened the public hearing at 7:02 p.m.

David Screech, Kimberly Lemmon, Rob Whetter, and Tamara Bonnemaïson (Applicants): Provided information regarding the application.

Grace Lore (Fernwood): Expressed support for the application due to the need for affordable housing and additional amenity space.

Marika Albert (Vancouver): Expressed support for the application due to the addition of affordable housing.

Brett Gaylor (Chambers Street): Expressed concerns for the application due to parking variances and the potential removal of a mural.

Lynn Beak (Fernwood): Expressed support for the application due to the increase in affordable housing in an urban neighbourhood and a range in unit sizes.

Stephen Dorsey (Friends of Vic High): Expressed concerns for the application due to the changes proposed for the track area of Vic High.

Gus Niketas (Fairfield): Expressed concerns for the application due to the sale of the land from the School District.

David Maxwell (Fernwood): Expressed concerns for the application due to the concerns with communication and development sizing.

Sarah Lou (Fernwood): Expressed concerns for the application due to the proposed changes to the Vic High field.

Kevin Helmeck (Fernwood): Expressed concerns for the application due to the loss of school property and track.

Council recessed at 7:57 p.m. and reconvened at 8:02 p.m.

Kori Doty (Johnson Street): Expressed support for the application due to the increase in affordable housing stock.

Alyx MacAdams and Amy Dorais (Sayward Street): Expressed support for the application due the improvement to the current subject properties and addition of family housing units.

Fernwood Neighbourhood Resource Group (Gladstone Avenue): Expressed support for the application due to the addition of secure and affordable housing.

Esther Callo (Vining Street): Expressed concerns for the application due to public engagement and the proposed changes to the high school's track and field area.

Kathleen Hadley (Fairfield Road): Expressed concerns for the application due to the proposed changes to the high school's track and field area.

Corey Kowal (Grant Street): Expressed concerns for the application due to the loss of land for students in order to build the dwellings.

Paloma Callo (Vining Street): Expressed concerns for the application due to the loss of sports space for students in order to build the housing.

Gordon White (Fairfield Road): Expressed support for the application but also raised traffic flow concerns.

Margaret Hantiuk (Balmoral Road): Expressed concerns for the application due to the proposed changes to the high school's track and field area.

Alison James (Fernwood): Expressed support for the application due to the increase in housing and community diversity.

Alison Carmichael (BC Confederation of Parent Advisory Councils): Expressed concerns with the application due to the loss of educational land from students.

Council recessed from 8:48 p.m. until 8:53 p.m. to provide an opportunity for members of the public to call to speak live.

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

Mayor Helps closed the public hearing at 8:53 p.m.

Council discussed the following:

- *Easement along the west side of the project*
- *Applicant's authority to proceed with land exchange*
- *Parking restrictions and availability on Vining Street*
- *Specifics on sports fields in use*
- *Multi-bedroom units proposed in development*

Moved By Councillor Isitt

Seconded By Councillor Loveday

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1234) No. 21-064
2. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 36) No. 21-065

Council discussed the following:

- *Expansion of decommodified housing*
- *Repurposing of road's rights-of-way*
- *Historic significance of the neighbouring high school*
- *Loss of field and sport space*

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

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Moved By Councillor Alto

Seconded By Councillor Isitt

That the following bylaws **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1234) No. 21-064
2. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 36) No. 21-065
3. Housing Agreement (1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue) Bylaw (2021) No. 21-066

CARRIED UNANIMOUSLY

Acting Mayor Potts recalled the vote on the motion as requested by Councillor Young.

Moved By Councillor Alto

Seconded By Councillor Dubow

That the following bylaws **be adopted**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1234) No. 21-064
2. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 36) No. 21-065

FOR (7): Councillor Potts, Councillor Andrew, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Moved By Councillor Dubow

Seconded By Councillor Isitt

That the following bylaw **be adopted**:

1. Housing Agreement (1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue) Bylaw (2021) No. 21-066

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Isitt

Development Permit Application No. 000567

That Council authorize the issuance of Development Permit Application No. 000567 for 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, in accordance with:

1. Plans date stamped May 28, 2021.
2. The Development Permit lapsing two years from the date of this resolution.

FOR (7): Councillor Potts, Councillor Andrew, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Motion Arising:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council requests that the applicant and the City engage impacted neighbours on adjoining parcels to establish proactive lines of communications and mitigate construction impacts to the extent possible.

CARRIED UNANIMOUSLY

O. **ADJOURNMENT**

Moved By Councillor Alto
Seconded By Councillor Dubow

That the Council meeting adjourn.
TIME: 9:55 P.M.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT