



## MINUTES - VICTORIA CITY COUNCIL

January 13, 2022, 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  
ELECTRONICALLY: 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, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley – City Clerk, C. Anderson - Deputy City Clerk, C. Havelka - Deputy City Clerk, T. Soulliere - Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor, B. Eisenhauer - Head of Engagement, C. Mycroft - Manager of Executive Operations, P. Bellefontaine - Director of Engineering & Public Works, K. Hoese - Director of Sustainable Planning and Community Development, A. Hudson - Assistant Director of Community Planning, A. Meyer - Assistant Director of Development Services, G. Diamond - Council Secretary

### A. MUSIC

The Victoria Conservatory of Music presents the Young Artists Collegium Program End of Year Chamber Music Showcase 2021, featuring the VCM's Preparatory and Intermediate Orchestras, under the direction of Tatiana Kostour.

### B. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

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

That the agenda be approved as amended.

**CARRIED UNANIMOUSLY**

### D. REQUESTS TO ADDRESS COUNCIL

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

That the following speakers be permitted to address Council:

**CARRIED UNANIMOUSLY**

**D.1 Jack Indadioff: Snow Removal**

Jack Indadioff spoke regarding the recent winter weather events.

**D.2 Neal Yonson: Royal Athletic Park**

Neal Yonson spoke regarding access to Royal Athletic Park.

**F. PUBLIC AND STATUTORY HEARINGS**

**F.1 580 and 582 Niagara Street: Rezoning Application No. 00721**

Zoning Regulation Bylaw, Amendment Bylaw (No. 1251) - No. 21-028:

The Council of the City of Victoria will consider rezoning the land known as 580-582 Niagara Street from the R-2 Zone, Two Family Dwelling District, to the R-101 Zone, Niagara Street Multiple Dwelling District, to permit a four unit multiple dwelling.

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

Charlotte Wain (Planner): *Advised that the application is to allow for two additional rental units in an existing duplex and to secure these units as rental for 20 years and for a Statutory Right of Way on the street.*

*Mayor Helps opened the public hearing at 6:44 p.m.*

Eitan Pinsky and Bernard Pinsky (Applicant): Provided information regarding the application.

*Council recessed from 6:50 p.m. until 6:55 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.*

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

**Moved By** Councillor Andrew

**Seconded By** Councillor Loveday

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1251) No. 21-028

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Andrew

**Seconded By** Councillor Loveday

That the following bylaws **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1251) No. 21-028
2. Housing Agreement (580-582 Niagara Street) Bylaw (2021) No. 21-029

### **CARRIED UNANIMOUSLY**

#### **F.2 975 and 983 Pandora Avenue: Rezoning Application No. 00683 and Development Permit with Variances Application No. 000543**

##### Zoning Regulation Bylaw, Amendment Bylaw (No. 1263) - No. 21-102:

The Council of the City of Victoria will consider rezoning the land known as 975 Pandora Avenue and 983 Pandora Avenue from the CA-43 Zone Pandora Harris Green District, to the CA-94 Harris Green (975 and 983 Pandora) District, to permit a mixed-use development with residential and commercial uses.

##### Development Permit with Variances Application No. 000543

The Council of the City of Victoria will also consider issuing a Development Permit for the land known as 975 and 983 Pandora Avenue, in Development Permit Area 3 (HC) Core Mixed-Use Residential for the purposes of approving the exterior design and finishes for the mixed-use development as well as landscaping.

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

Charlotte Wain (Planner): *Advised that the application is to permit an increase in density to allow a 16 storey building with ground floor commercial and residential units above.*

*Mayor Helps opened the public hearing at 6:58 p.m.*

Foad Rafii (Applicant): *Provided information regarding the application.*

*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 discussed the following:*

- *That the amenity spaces are on the second and fourth floor of the building and would not be suitable for commercial use*
- *The impact of shadows from the building to the south*
- *That the median household income levels came from the CMHC and reflect incomes of the region*
- *That the standard Rental Tenancy Act rental protections will apply to all tenancies*

*Council recessed at 7:46 p.m. and reconvened at 7:51 p.m.*

*Mayor Helps closed the public hearing at 8:10 p.m.*

**Moved By** Mayor Helps

**Seconded By** Councillor Thornton-Joe

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1263) No. 21-102

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the following bylaws **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1263) No. 21-102
2. Housing Agreement (1468 Vancouver) Bylaw (2021) No. 21-103

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

Development Permit with Variances Application No. 000543

That Council authorize the issuance of Development Permit with Variances Application No. 000543 for 975 and 983 Pandora Avenue in accordance with:

1. Plans date stamped November 24, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  1. Increase the height from 45m to 47.68m.
3. Final plans to be generally in accordance with plans date stamped November 16, 2021.
4. The Development Permit lapsing two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

**O. ADJOURNMENT**

**Moved By** Councillor Alto

**Seconded By** Councillor Young

That the Council meeting adjourn at 8:11 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR