



MINUTES - VICTORIA CITY COUNCIL

May 26, 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: Mayor Helps in the Chair, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

PRESENT ELECTRONICALLY: Councillor Andrew

STAFF PRESENT: J. Jenkyns - City Manager, T. Zworski - City Solicitor, P. Bellefontaine - Director of Engineering & Public Works, K. Hoese - Director of Sustainable Planning and Community Development, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, L. Taylor - Senior Planner, T. Soulliere – Director of Parks, Recreation and Facilities, C. Royle – Deputy Fire Chief, M. Heiser - Council Secretary

A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Loveday
Seconded By Councillor Alto

That the agenda be approved as amended.

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Alto

That the following Request to Address Council speaker be added to the agenda:

G.3 Marina Aitcheson: Villages and Corridors

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

B. POETRY

John Barton, Poet Laureate, read a poem titled *In a Station of the Kiev Metro*.

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Loveday

Seconded By Councillor Alto

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

Councillor Dubow joined the meeting at 6:41 p.m.

D.3 Sheila Potter: City data highlighting cost/use of RAP with current contract with Harbour Cats.

Outlined reasons Council should consider upcoming contracts with the Harbour Cats and general planning for the Royal Athletic Park.

D.4 Julian West: New SFD construction statistics compared to proposed missing middle policy

Outlined reasons Council should approve the Missing Middle Housing project at the upcoming Public Hearing.

D.5 Nancy Kenyon: Fernwood Neighbourhood Plan

Outlined reasons Council should reconsider the Fernwood Neighbourhood Plan as it relates to park spaces and land.

D.6 Leslie Robinson: Local Area Plans - inadequate renter consultation, request for more time

Outlined reasons Council should adhere to the renter engagement policies and procedures set by Council and the Planning Department to ensure the interests of renters can be expressed in relation to Local Area Plans currently under consideration before they are sent to public meetings.

G.2 Carolyn Thomas: Fernwood Neighbourhood Draft Plan

Outlined reasons Council should proceed with the same engagement process as the Parks and Open Spaces Master Plan when considering the Fernwood Neighbourhood Plan.

F. PUBLIC AND STATUTORY HEARINGS

F.1 2615 Douglas Street: Rezoning Application No. 00680 and Development Variance Permit Application No. 00247

Zoning Regulation Bylaw, Amendment Bylaw (No. 1275) - No. 22-037:

To rezone the land known as 2615 Douglas Street from the S-1 Zone, Limited Service District, to the S-12 Zone, Douglas & Kings Limited Service District, to permit a brewery, distillery, brewpub, liquor retail sales and a commissary kitchen (shared commercial kitchen aimed to support small businesses and start-ups).

Development Variance Permit Application No. 00247

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 2615 Douglas Street for the purpose of varying certain requirements of the Zoning Regulation Bylaw – namely: to reduce the required number of vehicle parking spaces from 241 to 122 in order to permit the proposed new uses in the existing heritage-designated building, including brewery, distillery, brewpub, liquor retail sales and a commissary kitchen.

F.1.a Public Hearing & Consideration of Approval

Leanne Taylor (Senior Planner): Advised that the application is to permit a brewery, distillery, brewpub, liquor retail sales and commissary kitchen within the existing building

Mayor Helps opened the public hearing at 7:12 p.m.

David Fullbrook (Applicant): Provided information regarding the application.

Sandra Lessard (Lansdowne Appliance Gallery): Expressed concerns for the application due to the reduction in parking and lack of monitoring.

Council recessed from 7:33 p.m. until 7:38 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 7:41 p.m.

Council discussed the following:

- *Nearby transit services*
- *Overview of parking variances*
- *Number of accessible parking spaces*
- *Architectural value of historic building*
- *Accessible features within the development*

Moved By Mayor Helps

Seconded By Councillor Loveday

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1275) No. 22-037

Council discussed the following:

- Improvements to active transportation
- Details of design

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Loveday

That the following bylaw **be adopted**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1275) No. 22-037

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Loveday

Development Variance Permit Application No. 00247

That Council authorize the issuance of Development Variance Permit Application No. 00247 for 2615 Douglas Street in accordance with:

1. Plans date stamped February 17, 2022.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the required number of vehicle parking spaces from 214 to 122.
3. The Development Variance Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

G. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Loveday

Seconded By Councillor Dubow

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

G.1 Jan Firstbrook: Fernwood Neighbourhood Plan

Outlined reasons Council should provide additional information to the residents of Fernwood by sending a letter to all households about the proposed plan.

G.3 Marina Aitcheson, Downtown Blanshard Advisory Committee: Village and Corridors

Outlined reasons Council should increase the engagement process surrounding the Village and Corridors planning.

O. **ADJOURNMENT**

Moved By Councillor Alto
Seconded By Councillor Loveday

That the Council meeting be adjourned at 8:34 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT