



MINUTES - SPECIAL VICTORIA CITY COUNCIL

September 1, 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 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, B. Eisenhauer - Head of Engagement, P. Bellefontaine - Director of Engineering & Public Works, K. Hoes - Director of Sustainable Planning and Community Development, C. Kingsley - City Clerk, D. Atkinson - Acting Fire Chief A. Hudson - Assistant Director of Community Planning, C. Anderson - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, L. Van Den Dolder – Assistant City Solicitor, M. Maclean – Community Planner, 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 Andrew
Seconded By Councillor Potts

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

C. PUBLIC AND STATUTORY HEARINGS

C.1 Missing Middle Housing Initiative: Zoning Regulation Bylaw and Official Community Plan Bylaw Amendments and Policy Updates

Continuation of the Public Hearing held on August 4, 2022.

Council is considering four bylaws:

1. A bylaw to amend the Official Community Plan to support implementation of the Missing Middle Housing Initiative, including supporting three storeys within Traditional Residential areas and establishing a new development permit area (DPA 15F, Missing Middle Housing) to regulate the design of Missing Middle developments.

2. A bylaw to amend the Zoning Regulation Bylaw to permit houseplexes, corner townhouses, and heritage conserving infill housing forms
3. A bylaw to amend the Land Use Procedures Bylaw to delegate approval of Development Permit applications without variances to the Director of Sustainable Planning and Community Development.
4. A new Affordable Housing Standards Bylaw which would specify the qualifying incomes and maximum rent rates for below-market ownership and affordable rental housing.

Council is also considering approval of an updated Tenant Assistance Policy to specify the tenant assistance provisions necessary to qualify for a partial development permit fee refund, as would be established by the Land Use Procedures Bylaw amendment.

C.1.a Public Hearing & Consideration of Approval

Mayor Helps re-opened the public hearing at 6:35 p.m.

Max Thomson (Government St): Expressed support for the initiative due to the increase in housing supply and more affordable units this may provide.

Jack Sandor (Saanich): Expressed support for the initiative due to the potential for more affordable units replacing older, single-family units.

Jeremy Caradonna (Victoria): Expressed support for the initiative due to the much-needed housing supply this may provide.

Cord Corcese (Bear St): Expressed support for the initiative due to the current housing crisis and how this may address it.

Megen Rees (Forest Rd): Expressed support for the initiative due to the increase in housing options in the area this may provide individuals in need.

Phillip Meckellar (Cedar Hill Rd): Expressed support for the initiative due to the change in policies and potential for more housing options to be built.

Andrea Hilborn (Graham St): Expressed support for the initiative due to the built-in sense of community missing middle housing can provide.

Daniel Kolls (Gorge Rd E): Expressed concerns for the initiative due to the changes this may permit in neighbourhoods of the City and lack of affordability.

Jill Walshaw (Howe St): Expressed concerns for the initiative due to the lack of Council oversight on development incorporated in the policies.

Sarah Buchanan (Haro Rd): Expressed support for the initiative as it will add to the housing stock for students and others in need.

Peter Nagati (Cowichan St): Expressed concerns for the initiative due to the potential change this can impose to a neighbourhood.

Brian Siddall (Douglas St): Expressed concerns for the initiative due to the drastic change in policy and how it may affect the old-style of housing and mass development.

Wayne Hollohan (Cook St): Expressed concerns for the initiative due to the change in policy.

Justin Gammon (Government St): Expressed support for the initiative due to the increase in housing supply this may provide.

Greg Middleton (Victoria): Expressed support for the initiative due to the increase in housing and more options for buyers.

Peter Nadler (No address provided): Expressed concerns for the initiative as it will not address affordability or directly provide rental housing.

Kelly Drabit (No address provided): Expressed concerns for the initiative as this policy does not address affordable rentals.

Council recessed at 7:58 p.m. and reconvened at 8:03 p.m.

Monica Lee (James Bay): Expressed concerns for the initiative as it does not directly address housing affordability.

David Thompson (No address provided): Expressed support for the initiative due to the policy that addresses the housing crisis.

Susanne Rautio (Gonzales Neighbourhood Association): Expressed concerns for the initiative as they believe it does not address the urban forest and parks.

Soma Morse (Fernwood Community Association): Expressed concerns for the initiative due to the design guidelines, redevelopment, and potential removal of mature trees.

Anna King (Fernwood): Expressed support for the initiative as this will add more housing to communities.

Mark Hornell (Clare St): Expressed support for the initiative as it addresses a type of housing that is in need.

Abdoul Abal (Victoria): Expressed support for the initiative as this type of housing is suitable for families.

Tony Joe (Fernwood): Expressed support for the initiative as this type of housing will provide gentle densification in residential communities.

Brendan Marshall (Victoria): Expressed concerns for the initiative as this housing may take away from the character of the neighbourhood.

John O'Brien (No address provided): Expressed concerns for the initiative surrounding the policies as written.

Jan Firstbrook (No address provided): Expressed concerns for the initiative as this may displace tenants in current affordable rentals and remove trees.

Alyssa Jackson (Victoria): Expressed support for the initiative as this will benefit students and their housing needs.

Ken Rouche (Howe St): Expressed concerns for the initiative as this may provide density that it is out of context in neighbourhoods.

James Grey (Victoria): Expressed support for the initiative as this will provide more housing options for families.

AJ Stone (North Park St): Expressed concerns for the initiative as it has the potential to displace current tenants.

David Matthys (Fairfield): Expressed concerns for the initiative as this policy may change neighbourhood characteristics.

Henriette Fraik (No address provided): Expressed concerns for the initiative as the proposed policy permits staff to approve applications rather than elected officials.

Jason Jones (No address provided): Expressed concerns for the initiative as this policy may lead to a lack of Council oversight.

Council recessed at 9:30 p.m. and reconvened at 9:44 p.m.

Maggie Collins (Prior St): Expressed concerns for the initiative as this policy will not address affordable housing.

Stephen Hammond (Victoria): Expressed concerns for this initiative as this will create expensive housing.

Noah Bastito (No address provided): Expressed support for the initiative as this will provide housing for more individuals in the City.

Hayley Johnson (No address provided): Expressed support for the initiative as it will fit the form and character of the neighbourhood while providing gentle density.

George Anderson (Victoria): Expressed concerns for the initiative as it does not directly address affordable rentals.

Graham Whitehead (Victoria): Expressed concerns for the initiative as this policy will remove community consultation.

Verna Stone (Rockland): Expressed concerns for the initiative as it does not address affordability.

Anna Cal (No address provided): Expressed concerns for the initiative as it does not add to the affordable housing stock.

Bill McKechnie (No address provided): Expressed concerns for the initiative due to the increase in neighbourhood density.

No name provided (Victoria): Expressed support for the initiative due to the increase in housing supply.

Neal Wasser (Manor Rd): Expressed support for the initiative due to the engagement conducted and potential addition to housing stock.

Kelsey Grant (No address provided): Expressed support for the initiative as it will add to the missing housing stock.

Haley McCleoud (No address provided): Expressed support for the initiative as it helps address the housing crisis.

Jade Pitt (No address provided): Expressed support for the initiative as it will ease the pressure of the housing crisis in the region.

Thomas Wheatly (Fairfield): Expressed concerns for the initiative as it does not address housing affordability.

Jane Grace (Victoria): Expressed concerns for the initiative as they believe it affects the democratic process and needs more research.

Trevor Moat (No address provided): Expressed concerns for the application due to increase in neighbourhood density.

Motion to extend:

Moved By Councillor Loveday

Seconded By Councillor Dubow

That the meeting be extended to 12:00 a.m.

CARRIED UNANIMOUSLY

Council recessed at 10:57p.m. and reconvened 11:07 p.m.

James John (No address provided): Expressed concerns for the initiative as it does not address housing affordability.

Shelley Urquhart (Irma St): Expressed concerns for the initiative as it will displace current renters.

Robin Blencoe (Rosebury Ave): Expressed concerns for the initiative due to the community divide on this matter.

Virginia Gray (Lotbiniere Ave): Expressed concerns for the initiative as it will not provide gentle density and there will be a loss in trees.

Mauricio Curbel (Saanich): Expressed support for the initiative as it will provide additional housing and density.

Rob Duncan (Adanac St): Expressed concerns for the initiative.

Don Call (Pentrelew Pl): Expressed concerns for the initiative as it does not address affordability or vacancies.

Eric James (Ryan St): Expressed concerns for the initiative as it removes oversight of certain developments from Council.

Pat McGuire (No address provided): Expressed concerns for the initiative as it lacks neighbourhood engagement.

Kirk Buhne (Medena St): Expressed concerns for the initiative as it will negatively affect neighbourhoods and doesn't address affordability.

No name provided (No address provided): Expressed support for the initiative as it allows individuals to build multiple unit dwellings.

Motion to extend:

Moved By Councillor Alto

Seconded By Councillor Potts

That the meeting be extended to 12:25 a.m.

CARRIED UNANIMOUSLY

Alan Lowe (No address provided): Expressed concerns for the initiative as it will be a change to the traditional single-family housing neighbourhoods.

Bella Lee (Rockland): Expressed support for the initiative as it allows gentle density in neighbourhoods and increases livability.

Wayne Poochachoff (No address provided): Expressed concerns for the initiative as not enough engagement was conducted.

Samuel Holland (Howard St): Expressed support for the initiative as it will provide additional housing for families.

No name provided (No address provided): Expressed concerns for the initiative as it will not provide affordable housing.

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

Mayor Helps closed the public hearing at 12:24 a.m. until Friday, September 2, at 12:00 p.m. for the purpose of viewing video submissions and Council deliberations.

J. ADJOURNMENT

Moved By Councillor Thornton-Joe

Seconded By Councillor Andrew

That the Council meeting be adjourned at 12:25 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR