



MINUTES - SPECIAL VICTORIA CITY COUNCIL

September 2, 2022, 12:00 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

PRESENT ELECTRONICALLY FOR A PORTION OF THE MEETING:

Councillor Isitt

STAFF PRESENT:

J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, A. Hudson - Assistant Director of Community Planning, C. Anderson - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, K. Moore - Head of Business and Community Relations, C. Kingsley - City Clerk, J. Paul - Assistant Director - Engineering, M. Maclean - Community Planner, L. Van Den Dolder - Assistant City Solicitor, R. Kenney - Assistant Director of Transportation, S. Webb - Manager, Sustainable Transportation Plan. & Dev Transportation, D. Atkinson - Acting Fire Chief, S. Stoltz - Committee Secretary

A. APPROVAL OF AGENDA

Moved By Councillor Andrew
Seconded By Councillor Potts

That the agenda be approved.

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 September 1, 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

The continuation of the Public Hearing adjourned on September 1, 2022 opened at 12:01 p.m. for the purposes of viewing pre-recorded video submissions received up to September 1, 2022.

Councillor Isitt joined the meeting in person at 12:07 p.m.

Irene Allen (Tyee Rd): Expressed support for the initiative due to the increase in housing supply and gentle densification of areas near community hubs in order to be close to amenities and support small local businesses.

Jim Mayer (Tyee Rd): Expressed support for the gentle densification of neighborhoods in Victoria in order to lessen exclusionary single-family zoning and increase the options for young families, students, and working professionals.

Carolyn Graham (Fairfield): Expressed opposition to the initiative due to the threat to wildlife that potential developers could pose.

Hannah Rabinovitch (Caledonia Ave): Expressed support for the initiative due to the need for gentle densification of neighborhoods in Victoria in order to increase the options for young families, students, and working professionals so that people are able to stay in the city.

Luke Mari: Expressed support for the initiative due to frustrations with the current rezoning process and the significant impact on affordability that the current process has.

Stacey Fitzsimmons (Washington Ave): Expressed support for the initiative due to the need for an increase in housing options for young families, students, and working professionals so that people are able to move up in the housing ladder and stay within the city.

Brian Vatne: Expressed support for the initiative due to the severe housing shortage that Victorians are currently facing, and the need for more housing options for people.

Tamara Bonnemaïson (Herewood Rd): Expressed support for the initiative due to the severe housing shortage that Victorians are currently facing, and the current lack of housing options.

Jean Wallace (Mackenzie St): Expressed opposition to the initiative due to the potential loss of current affordable housing and the high cost of construction.

Steve New (Mackenzie St): Expressed opposition to the initiative due to the potential increase in densification, scale of developments, and current affordability provisions.

Torben Werner: Expressed support for the initiative and the gentle densification of neighborhoods in Victoria in order to lessen exclusionary single-family zoning as well as concerns about the environment and urban sprawl, and the desire to avoid this by increasing density near the urban core.

John Michael McColl (Roseberry Ave): Expressed support for the initiative and the gentle densification of neighborhoods in Victoria in order to lessen exclusionary single-family zoning, increase supply, and diversify Victoria's housing supply.

Quinn Paterson (Rue St Mathieu St): Expressed support for the initiative and the gentle densification of neighborhoods in Victoria in order to increase supply, and concerns about students and young professionals having to leave the city due to affordability and housing concerns.

Jack Boomer (Rockland Ave): Expressed opposition to the initiative due to the potential loss of current affordable housing and the high cost of construction.

Tom Braybook (Doncaster Dr): Expressed opposition to the initiative due to concerns about the potential increase in population that could accompany it, as well affordability.

Aza Bryson (Community Social Planning Council): Expressed support for the initiative due to young professionals having to leave the city due to affordability and housing concerns, and support for more housing in the city that will increase the supply and have a positive climate impact.

Jeremy Schmidt: Expressed support for the initiative due to current housing instability that many Victorians are facing and the increase in affordability that the initiative would bring.

William Scott: Expressed concerns regarding the initiative due to the potential lack of renter protections and concerns regarding affordability.

Lieu Nguyen (Henderson Rd): Expressed support for the initiative and the gentle densification of neighborhoods in Victoria in order to increase supply and allow Victorians to find more housing options.

Nick Lam (Vancouver St): Expressed support for the initiative and the gentle densification of neighborhoods in Victoria in order to allow students to stay in the city and avoid more significant potential densification of the downtown in the form of towers.

Ian Sutherland (Government St): Expressed opposition to the initiative due to concerns about blanket upzoning causing an increase in housing prices and the potential increase in Victoria's population.

Celia Culley (Griffiths St): Expressed support for the initiative and the gentle densification of neighborhoods in Victoria in order to allow families to stay in the city and increase housing diversity in the city.

Tim Shah (Griffiths St): Expressed support for the initiative and the gentle densification of neighborhoods in Victoria in order to allow families to stay in the city and increase housing diversity so that different types of housing can be viable for Victorians.

Lynn Philips: Expressed opposition to the initiative due to concerns about communications regarding the initiative and the potential cost of new developments.

Rik Leaf (Camosun St): Expressed support for the initiative in order to allow young Victorians to stay in the city and increase housing diversity so that different types of housing can be affordable for Victorians.

Benjamin Yu (Topaz Ave): Expressed support for the initiative in order to allow young families to stay in the city and increase housing diversity so that different types of housing can be affordable for Victorians.

Justin Aylaward (Fairfield): Expressed opposition to the initiative due to concerns about communications regarding the initiative and the potential loss of sense of community.

Jaime Korchinski (Victoria): Expressed support for the initiative in order to allow other people in Victoria to stay in the city and increase housing diversity so that different types of housing can be affordable for Victorians.

Si Heng Tang: Expressed support for the initiative in order to allow students in Victoria to stay in the city and increase housing diversity so that there is different types of housing for future generations.

Monika Loreth (Victoria): Expressed support for the initiative in order to allow people in Victoria to stay in the city and increase housing supply to lessen the severity of the housing shortage.

Council recessed at 1:35 p.m. and reconvened at 1:41 p.m.

Committee discussed the following during the question period:

- *Affordability provisions in the bylaws*
- *The emphasis on diversity in housing choice*
- *How the initiative would support the transition of neighborhoods to increase and support density near the urban core*
- *Types of missing middle housing and how it differs from existing housing in terms of site space and site coverage*
- *Heritage conservation within the context of the Missing Middle Housing Initiative*
- *Clarifications and concerns regarding tenant protections, and how tenant vulnerabilities already exist within the system*
- *Comparisons and statistics of other Missing Middle Housing initiatives currently being explored by other cities such as Toronto and Vancouver, as well as international cities such as San Francisco and Auckland.*

Moved By Councillor Isitt

Seconded By Councillor Dubow

MOTION TO CLOSE THE SEPTEMBER 2, 2022 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the Community Charter for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the Community Charter, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 TO 1)

The Council meeting was closed to the public at 3:39 p.m.

Council discussed a legal matter. The discussion was recorded and kept confidential.

The Council meeting was reopened to the public at 4:04 p.m.

Council recessed at 4:04 p.m. and reconvened at 4:08 p.m.

The Council meeting was adjourned to the daytime council of September 8, 2022 at 10:30 a.m.

G. ADJOURNMENT

Moved By Councillor Alto
Seconded By Councillor Andrew

That the Council Meeting be adjourned at 4:30 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT