



MINUTES - VICTORIA CITY COUNCIL

September 22, 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, P. Bellefontaine - Director of Engineering & Public Works, C. Anderson - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, J. Handy - Senior Planner, M. Angrove - Planner, C. Kingsley - City Clerk, J. Biem, D. Atkinson - Acting Fire Chief, R. Kenny – Assistant Director of Transportation, M. Heiser - Council Secretary

A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Loveday
Seconded By Councillor Andrew

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

Councillor Dubow joined the meeting at 6:32 p.m.

B. POETRY

A reading by Eli Mushumanski, the Youth Poet Laureate.

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Loveday
Seconded By Councillor Dubow

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

D.2 Susan Sheehy, Neighbourhood Solidarity with Unhoused Neighbours: Variance Request on Tenting Bylaw

Outlined reasons why Council should provide a variance with respect to the sheltering bylaw for an unhoused individual.

D.3 Bruce Livingstone, NSUN: Sign the Victoria Declaration

Outlined to Council the Victoria Declaration - A Statement on Governance in Housing and Support Services.

D.4 Renee McBeth Beausoleil, Home in the City (Victoria Declaration): Sign the Victoria Declaration

Outlined to Council the importance of the guiding principles of the Victoria Declaration and addressing inequities of housing and support services.

D.5 Chris Webster: Opportunities for Youth of African Descent

Outlined to Council the benefits of the International Decade for People of African Descent Youth Grant.

F. PUBLIC AND STATUTORY HEARINGS

F.1 235 Russell Street and 247 Russell Street: Rezoning Application No. 00798 and Rezoning Application No. 00799

Zoning Regulation Bylaw, Amendment Bylaw (No. 1284) - No. 22-076:
To rezone the lands known as 235 Russell Street and 247, 249, 251 and 253 Russell Street and 340, 344, 346 Mary Street to permit manufacturing, processing and assembly. The following lands are removed from the M-1 Zone, Limited Light Industrial District, and placed in the M1-R Zone, Russell Street Light Industrial District.

F.1.a Public Hearing & Consideration of Approval

Michael Angrove (Planner): Advised that the application is to permit additional light industrial uses such as manufacturing, processing and assembly.

Mayor Helps opened the public hearing at 5:56 p.m.

Dan Robbins (Applicant): Provided information regarding the application.

Jeffery Smith (Russell St): Expressed concerns for the application due to the proposed type of industrial use.

Council recessed from 7:08 p.m. until 7:13 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.

Council discussed the following:

- *The site-specific zone*
- *Uses permitted in the current and proposed zones*
- *Current appearance of the site*

Mayor Helps closed the public hearing at 7:22 p.m.

Moved By Councillor Potts
Seconded By Councillor Young

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1284) No. 22-076

CARRIED UNANIMOUSLY

Moved By Councillor Potts
Seconded By Councillor Young

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1284) No. 22-076

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Dubow

That the agenda be amended to permit the following speaker to address Council.

CARRIED UNANIMOUSLY

D.6 Karm: Supportive Housing

Outlined to Council personal experience from living in homeless shelters and the importance of safe and affordable housing.

F. PUBLIC AND STATUTORY HEARINGS

F.2 3117 Blackwood Street: Rezoning Application No. 00782 and Development Permit with Variances Application No. 00184

Zoning Regulation Bylaw, Amendment Bylaw (No. 1272) - No. 22-018:

To rezone the land known as 3117 Blackwood Street from the R1-B Zone, Single Family Dwelling District, to the R2-S Zone, Two Family Dwelling with Suites District, to permit a new duplex with two secondary suites.

Development Permit with Variances Application No. 00184

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 3117 Blackwood Street, in Development Permit Area 15D: Intensive Residential Duplex, for the purposes of approving the

exterior design and finishes for the new duplex with two secondary suites as well as landscaping.

The Development Permit will vary the following requirements of the Zoning Regulation Bylaw:

- reduce the north side yard setback from 3.0m to 2.72m
- reduce the vehicle parking from three stalls to two stalls.

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

Michael Angrove (Planner): Advised that the application is to construct a new duplex with two secondary suites.

Mayor Helps opened the public hearing at 7:33 p.m.

Denise Kors (Applicant): Provided information regarding the application.

Council recessed from 7:42 p.m. until 4:47 p.m. to provide an opportunity for members of the public to call to speak live.

Michael Paulman (Victoria): Expressed support for the application due to the increase in housing supply for residents.

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

Council discussed the following:

- *Proposed setbacks and regulations*
- *Tree removal*

Mayor Helps closed the public hearing at 7:49 p.m.

Moved By Councillor Thornton-Joe

Seconded By Councillor Andrew

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1272) No. 22-018

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Andrew

That the following bylaw **be adopted**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1272) No. 22-018

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Andrew

Development Permit with Variances Application No. 00184

That Council authorize the issuance of Development Permit with Variance Application No. 00184 for 3117 Blackwood Street, in accordance with:

1. Plans date stamped October 5, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the north side yard setback from 3.0m to 2.72m;
 - ii. reduce the vehicle parking from 3 stalls to 2 stalls;
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

F.3 902 Foul Bay Road: Rezoning Application No. 00737, Development Permit with Variances Application No. 00192 and Heritage Alteration Permit No. 00250

Zoning Regulation Bylaw, Amendment Bylaw (No. 1280) - No. 22-063

To rezone the land known as 902 Foul Bay Road from the R1-G Zone, Gonzales Single Family Dwelling District, to the R2-63 Zone, Foul Bay Ground Oriented Dwelling District, to permit an increase in density from 0.5:1 floor space ratio to 0.72:1 floor space ratio and allow for ground-oriented multiple dwellings as a permitted use.

Development Permit with Variances Application No. 00192

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 902 Foul Bay Road, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for two buildings containing ground-oriented multiple dwellings (i.e. stacked townhouses) as well as landscaping.

Heritage Designation Amendment Bylaw - No. 22-065

The Council of the City of Victoria will also consider amending the Heritage Designation (902 Foul Bay Road) Bylaw (No. 495) 03-4 to remove the house as protected heritage property due to a fire that destroyed the house in 2016 and to remove the land and trees as protected heritage landscape features as the proximate protected house no longer exists. The stone wall and iron gate will be added to the designation.

F.3.a Public Hearing & Consideration of Approval

Alec Johnston (Planner): Advised that the application is to increase the density from 0.5:1 floor space ratio (FSR) to 0.72:1 FSR and allow for ground-oriented multiple dwellings at this location.

Mayor Helps opened the public hearing at 7:55 p.m.

Vinit Jain (Applicant): Provided information regarding the application.

Janet Simpson (Richardson St): Expressed concerns for the application due to the concerns of neighbouring property owners.

Alicia Schlag (Clare St): Expressed support for the application due to the increase in townhouses in the neighbourhood.

Mark Hornell (Clare St): Expressed support for the application due to the proposed diversity this application will add to the neighbourhood.

Ed Brown (Cowichan St): Expressed concerns for the application due to the large size of the proposal and high cost of the units.

Robert Berry (Richardson St): Expressed support for the application due to addition of housing in the neighbourhood.

Victor Ramraj (Runnymede Ave): Expressed support for the application due to the increase in townhouse housing and density in the neighbourhood.

Mary Doody Jones (Richardson St): Expressed concerns for the application due to the proposed removal of trees.

Doug Schield (Redfern St): Expressed support for the application due to the sensitive and thoughtful design.

Luna (No Address Provided): Expressed support for the application due to the addition of dense and effective housing.

Darryl Stein (Quamichan St): Expressed concerns for the application due to the removal of trees and lack of parking.

Karen Cares (Foul Bay Rd): Expressed concerns for the application due to density and setbacks.

Prim Goodacre (Linden Ave): Expressed support for the application due to the proposed use for the large lot during a housing crisis.

Daphne Delaware (Foul Bay Rd): Expressed support for the application due to the addition of thoughtful and vibrant housing in the area.

Shelly Stuart (Foul Bay Rd): Expressed concerns for the application due to the increase in traffic, safety considerations, and poor air quality.

Mark Henderson (Oak Bay): Expressed support for the application due to the increase in townhouses in the neighbourhood.

Peter Nagati (Cowichan St): Expressed concerns for the application due to the removal of trees.

T Roerautio (Richmond Rd): Expressed concerns for application due to the lack of proposed affordability and removal trees.

Caroline Farmer (Quamichan St): Expressed concerns for the application due to the removal of trees and loss of green space.

Jack Sandor (Victoria): Expressed support for the application due to the increase in housing stock.

Natalie (No Address Provided): Expressed support for the application due to the increase in housing stock in the neighbourhood.

Jeremy Schmidt (Victoria): Expressed support for the application due to the proposed infill housing and lack of renter displacement.

Khadoni Chambers (Alder St): Expressed support for the application due to the ideal location for infill development and ease of access to transit.

Stephanie Stern (Cowichan St): Expressed concerns for the application due to the removal of trees and proposed setback variances.

Martin Travis (Brighton Cres): Expressed concerns for the application due to the lack of proposed parking.

Council recessed from 9:40 p.m. until 9:49 p.m. to provide an opportunity for members of the public to call to speak live.

Jeremy Maddock (Fort St): Expressed concerns for the application due to the removal of trees and changes to the neighbourhood.

Elizabeth Petti (Runnymede Ave): Expressed concerns for the application due to the large proposal and lack of notice.

Lenna (Wilmer St): Expressed concerns for the application due to the lack of affordability proposed.

Lloyd Scott (Richardson St): Expressed concerns for the application due to the changes to the heritage landscape.

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

Jim Mayer (Tye Rd): Expressed support for the application due to addition of family friendly homes in Victoria.

Brian Vatne (Gonzales): Expressed support for the application due to the addition of townhouse in the neighbourhood at a different price point than a single-family dwelling.

Jane McCannell (Foul Bay Rd): Expressed concerns for the application due to the removal of trees and green space.

David Berry (Faifield): Expressed support for the application due to the access to transit routes and gentle density.

Bridget Ryan (Rockland): Expressed support for the application due to the addition of family housing and gentle infill.

Esther Callo (Fernwood): Expressed concerns for the application due to developer's intent.

Monique Genton (Brighton Ave): Expressed concerns for the application due to the removal of trees and changes to Garry oak meadows.

Peter Nadler (No Address Provided): Expressed concerns for the application due to the removal of bylaw-protected trees and proposed building height.

Aaron Hill (Brighton Ave): Expressed concerns for the application due to the removal of bylaw-protected trees.

Drew Smith (Redfern St): Expressed concerns for the application due to large size of the development and increase in traffic.

Cleo Garnier (Gonzales): Expressed support for the application due to proposed family housing and the walkability of the location.

Lori Petryk (Victoria): Expressed support for the application due to the diversity it will add to the community.

Peter Bagi (New York): Expressed support for the application due to the increase in housing stock in the area.

Christy Love (Chamberlain St): Expressed support for the application due to the interesting design and increase in density.

Liam (Irving Rd): Expressed support for the application due to the increase in townhouses.

Opendries (Courtney): Expressed support for the application due to the increase in housing options for families.

Karen Brown (Somenos St): Expressed support for the application due to proposed townhouse housing options being proposed.

Juan (No Address Provided): Expressed support for the application due to the livability of the proposed townhouses.

Angela (Victoria): Expressed support for the application due to the increase in housing supply and benefits to families.

Karen McKibbin (No Address Provided): Expressed support for the application due to the increase in density.

Dana Riddell (No Address Provided): Expressed support for the application due to the increase in housing supply.

Motion to extend:

Moved By Councillor Helps
Seconded By Councillor Alto

That the meeting be extended to 12:00 a.m. in order to accommodate questions, and that deliberations on this matter be held at the September 29, 2022 Daytime Council meeting.

CARRIED UNANIMOUSLY

Council recessed at 11:04 p.m. and reconvened 11:11 p.m.

Council discussed the following:

- *Additional retention of trees*
- *Size of proposed 3-bedroom units*
- *Potential discharge of covenant*
- *Retention of heritage value*
- *Change of affordable housing program*

Motion to extend:

Moved By Councillor Isitt
Seconded By Councillor Loveday

That the meeting be extended to 12:15 a.m.

CARRIED UNANIMOUSLY

Council discussed the following:

- *Location of proposed driveway*
- *Traffic on neighbouring streets*

Mayor Helps closed the public hearing at 12:08 a.m.

O. ADJOURNMENT

Moved By Councillor Dubow
Seconded By Councillor Alto

That the Council meeting be adjourned at 12:09 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR