



MINUTES - VICTORIA CITY COUNCIL

January 25, 2024, 2:55 P.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

The City of Victoria is located on the homelands of the Songhees and Esquimalt Nations

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, T. Soulliere - Deputy City Manager, A. Johnston - Assistant Director of Development Services, K. Hoese - Director of Sustainable Planning and Community Development, B. Roder - Senior Legislative Coordinator, S. Perkins - Director of Bylaw Services, A. Heimburger - Legislative Coordinator, A. Klus - Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities. Council further expressed appreciation for an upcoming opportunity to share food, meet recently elected members of Esquimalt Nation Council, and renegotiate relationships; and thanked the Nations for allowing us to live, work and raise our families on their lands.

C. APPROVAL OF AGENDA

Moved By Councillor Kim
Seconded By Councillor Dell

That the agenda be approved.

CARRIED UNANIMOUSLY

D. REPORTS OF COMMITTEE

D.1 Committee of the Whole

D.1.a Report from the January 11, 2024 COTW Meeting

D.1.a.a937 View St: Update report for Development Permit with Variances Application No. 00051 (Downtown)

Committee Discussed:

- *Timeline for sending out notices for public comment*

Moved By Councillor Coleman

Seconded By Councillor Kim

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“1. That Council authorize the issuance of Development Permit with Variances No. 00051 for 937 View Street, in accordance with plans submitted to the Planning department and date stamped by Planning on September 27 (as amended), subject to:

- a. Proposed plan revisions including:
 - i. Incorporation of wind mitigation features as detailed in Image 9 of the Wind Study dated April 12, 2023
 - ii. Relocation of the two municipal street trees in grates to maintain a minimum 1.5m sidewalk clearance (excluding grates)
 - iii. Revisions to the long-term bicycle parking area to ensure cargo bicycle stalls are 0.9m in width and all bicycle stalls are an accurate representation consistent with the requirements of Schedule C of the *Zoning Regulation Bylaw*
 - iv. Space is provided in the bicycle parking area for mobility scooters.
 - v. the addition of significantly improved tenant indoor and outdoor amenities
 - vi. the design not hinder the ability to construct a building as currently allowed at 930 Fort Street
- b. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. Increasing the building height from 30m to 73.40m
 - ii. Increase the number of storeys from 10 to 23.
- c. Registration of the following legal agreements on the property's title, with contents satisfactory to the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor:
 - i. The property shall be rental in perpetuity

- ii. The dwelling units shall not be strata titled, to the satisfaction of the Director of Sustainable Planning and Community Development.
- iii. The provision of no less than 1 two-bedroom and 16 three-bedroom units
- iv. Provision of transportation demand management measures including:
 - the provision of electric outlets for no less than 25% of the bicycle stalls to the satisfaction of the Director of Sustainable Planning and Community Development
 - the provision of no less than 29 long-term secure cargo bicycle stalls.
- v. Provision of the following public realm improvements including:
 - streetscape improvements along the development frontage as per the Downtown Public Realm Plan 'New Town' District specifications, including the provision and installation of furnishings, materials and one decorative pedestrian light to the satisfaction of the Director of Engineering and Public Works
 - the provision and installation of soil cells to achieve recommended soil volumes and depths for the 2 new street trees in grates within the sidewalk along View Street
 - the provision and installation of the City of Victoria standard tree guards for all street trees in grates
 - two boulevard rain gardens along View Street
 - irrigation for rain gardens and trees in grates.

2. That the Development Permit with Variances, if issued, lapses two years from the date of issuance, or, if the Development Permit with Variances is not issued by two years from the date of this resolution, then the Development Permit with Variances lapses two years from the date of this resolution.”

3. That staff request the voluntary financial contribution of \$405,000 be split with 50% going towards the Housing Reserve Fund and 50% to the Local Amenities Fund.”

CARRIED UNANIMOUSLY

Moved By Councillor Caradonna
Seconded By Councillor Kim

That the following recommendations from the January 11, 2024 Committee of the Whole meeting be approved:

D.1.a.b1638 Redfern St: Development Permit with Variances Application No. 00222 (Jubilee)

That Council, after giving notice, posting signage, and inviting written comments from the public, consider the following:

1. That Council authorize the issuance of Development Permit with Variances Application No. 00222 for 1638 Redfern Street in accordance with plans submitted to the Planning department and date stamped October 25, 2023, subject to:
 - a. Proposed development meeting all City zoning regulation bylaw requirements, except the following variance:
 - i. reduce the front lot line setback from 6.0m to 4.98m
 - b. The Development Permit with Variances expires two years from the date of this resolution.

D.1.a.c1132 Johnson Street – Statutory Right of Way Agreement Acquisition

That Council authorize that the City of Victoria enter into a Statutory Right of Way agreement on the terms satisfactory to the Director of Engineering and Public Works, and in the form satisfactory to the City Solicitor, for an area 1.0m wide along the Johnson Street frontage at 1132 Johnson Street for the purpose of the installation, maintenance and operation of sidewalk and underground utilities on the lands legally described as LOT A OF LOTS 1029, 1030, 1031, 1032, 1040, 1041 & 1042, VICTORIA, PLAN 40972 (PID 000-417-971).

D.1.a.d Council Member Motion: Reducing barriers to adding green roofs, rooftop solar, and rooftop patios to Victoria's build environment

That Council direct staff to explore, as part of the 10-year OCP update process, ways of reducing barriers to and increasing incentives for green roofs, rooftop solar, rooftop patios, and other innovative uses of rooftop spaces. This exploration could include:

1. Reviewing best practices from other jurisdictions;
2. Researching existing rooftop installations to gain a better sense of existing barriers;

3. Considering ways of encouraging water catchment systems, food production, and other practices that align with the City's sustainability goals

CARRIED UNANIMOUSLY

E. BYLAWS

E.1 Bylaw for 1737 Rockland Avenue: Rezoning Application No. 00755 and Development Permit with Variances Application No. 00226

Councillor Hammond recused himself due to a conflict of interest at 3:02 p.m.

Committee discussed:

- *Neighbourhood engagement and concerns with screening and privacy*
- *Updated legislation and prohibition of public hearing*

Moved By Councillor Kim

Seconded By Councillor Dell

That the following bylaw **be given first, second, and third readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1328) No. 24-013

FOR (6): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (2): Councillor Coleman, and Councillor Gardiner

CONFLICT (1): Councillor Hammond

CARRIED (6 to 2)

Councillor Hammond rejoined the meeting at 3:06 p.m.

I. ADJOURNMENT

Moved By Councillor Kim

Seconded By Councillor Coleman

That the Council Meeting be adjourned at 3:07 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR