



## MINUTES - SPECIAL VICTORIA CITY COUNCIL

January 15, 2024, 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 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, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, K. Hoese - Director of Sustainable Planning and Community Development, D. Newman - Acting Director, Parks, Recreation and Facilities, P. Rantucci - Director of Strategic Real Estate, S. Johnson - Director, Communications and Engagement, W. Doyle - Acting Director, Engineering and Public Works, M. Angrove - Planner, K. Stevenot - Senior Planner, Heritage, G. Diamond - Senior Legislative Coordinator, B. Roder - Senior 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, and recognized the amazing stewardship they have undertaken over millennia to create the incredible environment in which we all have the opportunity to live our lives and do our work.

### **B. APPROVAL OF AGENDA**

**Moved By** Councillor Dell

**Seconded By** Councillor Thompson

That the agenda be approved.

**CARRIED UNANIMOUSLY**

### **C. PUBLIC AND STATUTORY HEARINGS**

#### **C.1 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road: Rezoning Application No. 00729 and associated Official Community Plan Amendment**

##### **C.1.a Public Hearing & Consideration of Approval**

*Mayor Alto reconvened the Public Hearing at 6:33 p.m for the purpose of viewing the pre-recorded video submissions.*

Carol Bremner (203 Kimta Rd): Expressed concerns about the application due to the increase in density in this application, and the sight lines, shadows, the impact on services by the new residents that will live there, and the high water table.

Janet Medd (846-205 Kimta Rd): Expressed concerns about the application due to the potential for more congestion in the area, the impact on the skyline, the length of construction time, and the impact of more traffic on the shoreline

Eric Gelling and Ian Macpherson (305-216 Kimta Rd): Expressed concerns about the application due to the impact of the development on new infrastructure in the area such as the new bridge and bike lane, the density proposed, and the delays in completion of the project and the changes in the proposal over this time.

Lorraine Womenchuk (848-203 Kimta Rd): Expressed concerns about the application due to the number of buildings proposed and size of the proposal compared to existing buildings on the site.

Lisa Climek (1104 Promontory): Expressed concerns about the application due to the changes in the proposal including the lack of the Granville Island style market, and asked Council to revisit the original plan.

Carolyn Watters (165 Kimta Rd): Expressed concerns about the application due to its deviations from the Official Community Plan and the impact of large towers on community.

Randy Waldy (633-203 Kimta Rd): Expressed concerns about the application due to the increase in the proposed density from the original proposal

Arlene Phillips (738-205-Kimta Rd): Expressed concerns about the application due to the proposed increase in density and the impacts this would have on infrastructure in Vic West, and that it is not in-line with the Vic West community plan.

Lloyd Phillips (205 Kimta Rd): Expressed concerns about the application due to fire safety concerns of tall buildings, and concerns about increased traffic on Kimta.

Joanne Nicholson (102-205 Kimta Rd): Expressed concerns about the application due to the increase in the number of proposed buildings from 5 to 9, the impacts of many new people on Kimta Road, and impacts on service infrastructure.

Erie Pentland (203 Kimta Road): Expressed concerns about the application due to the increase in density from what is allowed in the Official Community Plan, the changes in the proposal from what was proposed 15 years ago, a lack of clarity in what the buildings will look like in Phase 2, and how existing infrastructure will accommodate this number of new people.

Ben Salvator (83-Saghalie Rd): Expressed concerns about the application due to changes from what was originally proposed, and that a glut of buildings will lead to congestion in the area.

Linda Saffon (603-83-Saghalie Rd): Expressed concerns about the application due to the density and height of the proposal, the impacts on the heritage buildings such as the Roundhouse, and the ability of infrastructure to support this many new residents.

Norman Saffon (83-Saghalie Rd): Expressed concerns about the application due to the increase in the number of buildings proposed compared to the previous proposal, the increase in density over what is proposed in the Official Community Plan, impacts on the heritage of the property, and the lack of models to provide context.

Lorna Allen (60 Saghalie Rd): Expressed concerns about the application as it is overbuilt for the size of the site, and the lack of a community centre and greenspace for the community.

Scott Mitchell (Owner of Trek Bicycle): Expressed support for the application due to the community that it will create and the people it will attract.

Richard Larkin (Resident of Encore): Expressed support for the application.

Paul Hanson (29-30 Washington Ave): Expressed support for the application due to the amenities that it will provide to people, and that it will allow more people to live in such a desirable neighbourhood.

Troy Woodburn (Trek Bike Store): Expressed support for the application as they have been waiting for 15 years for it to be built.

Tony Joe (Oak Bay Resident): Expressed support for the application due to the need for more housing in Victoria and the community that the proposal offers.

Mike Hartshorne (231 Anya Lane): Expressed support for the application.

Amit Khatkar (1920 Westpark Lane): Expressed support for the application.

Johnny Olarte (68 Songhees Rd): Expressed support for the application.

Ryan Fauch (1473 Hillside Avenue ): Expressed support for the application due to the housing crisis.

Fergus Kyne (1473 Hillside Avenue ): Expressed support for the application due to the affordable housing aspect of the proposal.

Vincent Baart (160 Wilson St): Expressed support for the application due to the housing shortage.

Daniel Houston (Houston Signs owner): Expressed support for the application as it has been an empty site for years.

David Josephson (Perma Construction): Expressed support for the application.

Richard Caulfield (Encore Resident): Expressed support for the application due to the reputation of the applicant and their previous projects in the neighbourhood.

Bryson Hill (Langford Resident): Expressed support for the application due to the need for housing and hopes more housing will allow his children to have an opportunity to remain in Victoria.

Greg Duerkson (20-2319 Chilco): Expressed support for the application due to the need for more housing starts and the need for more affordable housing.

Evelyn Gold (100 Saghalie Road): Expressed support for the application to bring more services to the neighbourhood such as a market and grocery store.

Chris Fitzpatrick (5122 Cordova Bay Road): Expressed support for the application and noted that it is long overdue.

Peter Gold (100 Saghalie Road): Expressed support for the application as more people are needed in the area, and it would be a good area for older people.

*Council recessed at 7:31 p.m. and reconvened at 7:43 p.m.*

Nic Medgyesi (Esquimalt Pharmacist): Expressed support for the application as he currently commutes from Langford, this would allow opportunities for young people to move closer to town, and the park space proposed on the site.

Marko Juras (603-60 Saghalie Rd): Expressed support for the application as the density would help foster a more walkable neighbourhood, and that the location is well suited for more density.

Stephanie Page (Fairfield Resident): Expressed support for the application as it would provide sustainable growth for the community, and that it would foster community.

Aiden Henry (Langford Resident): Expressed support for the application due to the calibre of previous developments completed by the applicant and the potential for development on the historic site. He suggested this site would support a vibrant market and the need for more housing units.

Carole Forster (Saghalie Rd Resident): Expressed concerns for the application due to the density and height that is proposed, and that the buildings would overshadow the roundhouse building. She also expressed concerns due to the impact on traffic, the changes in the proposal from the original proposal, and the impacts of contaminated soil.

Jaroslav Wyshnowsky (455 Sitka Rd): Expressed concerns for the application as the proposal is overbuilt, and that the developer has expressed financial trouble. He suggested that the City purchase the land and build a public gathering place like the Forks in Winnipeg or Granville Island.

Colin Birge (100 Saghalie Rd): Expressed support for the application as it would help with diversity in the neighbourhood and add services and housing to the site.

Mary-Ann McCallum (100 Saghalie Rd): Expressed support for the application as it is a thoughtful project and it goes a long way in meeting the housing needs in the community, and it could contribute to below market ownership and rental and would be inclusive. She also suggested it would support family run businesses in Victoria.

Christine Baugh (528-205 Kimta Rd): Expressed concerns about the application as it deviates from the original proposal which proposed a more modest development with a Granville Island market, and that the density is too high. She also expressed concerns about the ability of existing infrastructure to support this density of residents.

Erkan Ersan (203 Kimta Rd): Expressed concerns about the application due to the high rise buildings obscuring the sky and altering the balance between nature and balance in the community. He was also concerned about the lack of a community centre, and the impact of the towers on the historic Roundhouse building, and associated steam engine infrastructure.

Leslie Papp (528-205 Kimta Rd): Expressed concerns about the application as it does not resemble the original proposal which included a Granville Island-style market, that the large towers would negatively impact the charm of Victoria, and that infrastructure may not support the proposed density.

Judy Jabusch (75 Songhees Rd): Expressed support for the application as the Bayview people have been good stewards of the land so far.

Terry Jabusch (75 Songhees Rd): Expressed support for the application as it is time for some housing and a market to be in that area.

Kenny Toews (80 Saghalie Rd): Expressed support for the application due to the need for housing in the city, that the developer is a responsible developer whose projects balance parks and living places, that there is a good plan to support the historical buildings on the site, and that the site already supports condominium development.

Matti Lott (Esquimalt Resident): Expressed support for the application as it will bring new residents to Vic West.

Gary Byer (Owner, Tesseract Computers): Expressed support for the application as it will bring rentals, lower income rentals, condos when housing is needed, and that it will bring amenities to the neighbourhood.

Wayne Empie (Owner, Etc Imports): Expressed support for the application as it would bring more working people to the city.

Chelsea Truong (Victoria Resident): Expressed support for the application as it will contribute to affordable options in Victoria.

Chris Johnstone (Fairfield Resident): Expressed support for the application due to the need for housing in Victoria.

Stuart Camden (Unknown): Expressed support for the application as it the affordable housing options could provide an opportunity for his kids to purchase housing in the future.

Tyler McLoughlin (Sooke): Expressed support for the application as it would support more businesses in the area and would contribute to affordability and provide an opportunity for people to move closer to town.

Ryan Wilson (Esquimalt Resident): Expressed support for the application due to the affordable housing it would bring, and that it would connect the city better.

Myra Laurence (Fairfield Resident): Expressed support for the application as development would provide people to purchase their first homes like she did, and that the applicant has provided for the community.

Alex Burns (Remax Generation): Expressed support for the application as the city needs more housing and there is an affordable housing component.

Gary Lindsay (Esquimalt Resident): Expressed support for the application as the community needs more density.

Brendan Somers (Engle and Volkens): Expressed support for the application as it will bring the density that would allow young people to purchase housing.

Marguerite Rowe (100 Saghalie Rd): Expressed support for the application due to the need for housing in the city and shared stories of people she knows who are experiencing eviction or increasing rents. She expressed that the population increase would help local businesses and that the bike land network and transit network would allow people to not need cars. She noted that the historical features of the site can be incorporated into the development.

Christy Hennessy (Director of local tech firm): Expressed support for the application as it brings necessary housing to the downtown area, much needed greenspace, and the ability for her colleagues to live locally.

Arlene Gibson (1003 – 60 Saghalie Rd): Expressed concerns for the application due to the wind tunnel effect on the surrounding area and the dangerous conditions this could cause for pedestrians and cyclists. She shared a study on the interference effects that one tall building can have on adjacent buildings.

Reuben Rose-Redwood (Professor of Geography and Chair Urban Studies, UVic): Expressed concerns about the application as the density is too intensive for the site and is more than double the currently approved Floor Space Ratio, that the Heritage Advisory Panel voted against the proposal, that the current design will overshadow the heritage buildings, and that the proposal needs more affordable housing. He suggested one more round of revisions to address these concerns.

Lynne Hill (505 Quadra St): Expressed concerns about the application as the original proposal seemed reasonable, but that information was difficult to find when the Rezoning Application was made and at the Committee of the Whole meeting, more cons were listed on a pros and cons list.

Tom Norris (James Bay Resident): Expressed support for the application as he is excited about what has been proposed.

Holly Olsen (Kimta Rd): Expressed concerns about the application due to the change in the application and short notice provided when the new density was proposed. She also expressed concerns about the lack of public amenities being proposed in the current proposal, and that there were 1200 signatures on a petition done in the neighbourhood.

Brian Smith (Rockland Resident): Expressed support for the application due to the quality of developments built by the applicant, and community initiatives that have been led by the applicant.

Brock Nordman (962 Haliburton Rd): Expressed support for the application as it would bring more tourism downtown and provide mixed-use development.

Chris Loran (1360 Esquimalt Rd): Expressed support for the application as the applicant is very community and arts-based, and the proposal could bring more events to the neighbourhood.

*Council recessed at 8:49 p.m. and reconvened at 9:00 p.m.*

Derek Pinto (Vic West Resident): Expressed support for the application and suggested that community space, including a health care coop, daycare spaces, and the tool library, would be an asset to the community, and suggested that Bayview provide this space to the Victoria West Community Association.

Max Durando (Vic West Resident): Expressed support for the application and that the vacant land needs to be built on, and it would support a wine bar, bistro, and daycare.

Owen Stacey (Victoria Resident): Expressed support for the application due to the need for housing density in the city and the job opportunities it would provide.

Robyn Williams (Langford Resident): Expressed support for the application as it would bring park space to Victoria.

Roxanne Rees (Vic West Resident): Expressed support for the application as she moved to Vic West with her family due to the proposal, and that the project has taken too long.

Vicky Kuhl (Belmont Ave): Expressed support for the application.

John Espley (Connections Skills Consulting): Expressed support for the application due to the public amenity contributions, the tourism offerings and economic benefits, the housing contribution that it would provide, the environmental remediation proposed, and childcare facilities.

April McLean (Downtown Business Operator): Expressed support for the application due to the market and community space it will bring.

Bridget Ryan (Rockland Resident): Expressed support for the application due to the amenities it would provide, and the climate and financial resiliency it would provide to the region. She outlined that the project would help resurrect the history of the site and that it would convert underutilized land into a place to live.

Bruce Williams (Chamber of Commerce): Expressed support for the application due to the need for housing in the region and the adjacency to downtown and residents will have immediate access which is what downtown needs right now, and that it will enhance the heritage buildings, and complete the neighbourhood.

Connie McConnell (Victoria Resident): Expressed support for the application as it would help rejuvenate the area and could make it a destination akin to Granville Island and would amplify the city's appeal.

David Berry (Fairfield Resident): Expressed support for the application as it provides a mix of housing from below market rental to condominiums, and that this would be a crucial step to alleviating the housing shortage. He noted his support for the proposed amenities and suggested it would fit within the city's transportation network well.

Dena Brown (455 Sitkum Rd): Expressed support for the application due to the severe housing crisis and has watched friends leave due to the lack of housing. She noted she welcomes the greenspaces proposed and non-profit housing component.

Don Ruggles (203 Kimta Rd): Expressed concerns for the application as there are underdeveloped properties in existing neighbourhoods, and that there is no basis for excessive development. He also expressed concerns as the proposed density is above that envisioned in the Official Community Plan, and that the proposal overshadows the historic buildings on the site. He also shared concerns about increased traffic in the neighbourhood and potential conflicts between vehicles, pedestrians, and bicycles.

Donna Melnyk (60 Saghalie Rd): Expressed support for the application and suggested it is a thoughtful well-planned project, and that it would address housing needs which are critical right now.

George Skelton (525-205 Kimta Rd): Expressed concerns about the application due to the proposed increase in density and supports the current zoning that is permitted on the property. He suggested that the proposal would not address affordable housing needs and that current guidelines should be encouraged. He suggested that the City seek financial assistance from other levels of government and First Nations, to purchase the site and that this should be the site of a new Royal BC Museum.

Gordie Dodd (Owner, Dodd's Furniture): Expressed support for the application as it would allow people to retire at Bayview and enjoy their life and it would provide jobs to the area.

Harry Franklin (Victoria Resident): Expressed support for the application as it would be a great addition to the City of Victoria and would impact families and businesses positively.

Jay Smith (Manager, Rosewood Inn): Expressed support for the application as it would benefit the Esquimalt community by adding to the Esquimalt Corridor.

John Wilson (President and CEO Wilson's Group): Expressed support for the application as Bayview is a strong community supporter, and that 1800 new homes are essential to the growth and vibrancy of the city.

Lindsay Wilson (Owner/Operator Moxies): Expressed support for the application due to the addition of 1870 new homes which would benefit young families.

Lyall Melnyk (Encore Resident): Expressed support for the application as he currently lives in the Encore building and has been looking forward to development in the neighbourhood.

Michelle Lefevre (881 Short St): Expressed support for the application as it would help entrepreneurs and would help build community at a time when we need a sense of community given the last few years.

Natalie Green (Fairfield Resident): Expressed support for the application as a renter and hopes to join the housing market in the next few years, and that this project would provide new housing opportunities.

Ray Brougham (Rainhouse): Expressed support for the application and outlined the carshop at the Roundhouse and current constraints at the venue. He noted that this would become a hub for innovation, education, and community engagement.

Ron Miller (Unknown): Expressed support for the application and recalled a music festival that took place at the Railyard and Roundhouse and supports the number of housing units proposed and the plans for a market and the vibrancy it would bring.

Paramjit Singh (83 Saghalie Rd): Expressed support for the application due to the housing crisis, health crisis, and climate crisis, and suggested the proposal addresses all three of these challenges. He noted it would be a vibrant community and would be a welcoming gateway to Vic West.

Stephen Hughes (Victoria Resident): Expressed support for the application as it would provide housing density that is needed in Vic West.

Torben Werner (Victoria Resident): Expressed support for the application as it would approve lots of housing that are needed in Victoria.

Heidi Lopez (83 Saghalie Rd): Expressed concerns for the application due to the impact of shadows on the surrounding neighbourhood, the need to protect the Roundhouse and other historical structures, and that preserving this heritage should be a priority. She also shared concerns that the development could exacerbate the urban heat island effect in the neighbourhood and that the drawbacks outweigh any perceived benefit.

*Mayor Alto closed the public hearing at 10:00 p.m.*

F. **ADJOURNMENT**

**Moved By** Councillor Loughton  
**Seconded By** Councillor Gardiner

That the Council meeting be adjourned at 10:01 p.m. until Thursday, January 25, 2024, at 6:30 p.m.

**CARRIED UNANIMOUSLY**

---

CITY CLERK

---

MAYOR