



MINUTES - VICTORIACITY COUNCIL

September 12, 2024, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

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, A. Johnston - Assistant Director of Development Services, W. Doyle - Acting Director, Engineering and Public Works, K. Erickson - Manager, Executive Operations, P. Carroll - Senior Planner, K. Stevenot - Senior Planner, Heritage, G. Diamond - Senior Legislative Coordinator, B. Roder - Senior Legislative Coordinator, A. Klus - Legislative Coordinator, A. Heimburger - Legislative Coordinator

A. MUSIC

Council received a performance by alumni of the Victoria Conservatory of Music Postsecondary Program.

B. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities and thanked them for preserving these lands and waters over millennia through their stewardship.

D. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

E. REQUESTS TO ADDRESS COUNCIL

Moved and Seconded:

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

E.1 Taylor Mason: Requesting pilot project for electric golf cart sightseeing (In-person)

Outlined a proposal for a pilot project for electric golf cart sightseeing and the features of the carts that make them attractive as an option in addition to pedicabs and rickshaws.

E.2 Kyam Sankeralli: Housing & Homeless Parks (In-person)

Outlined concerns related to what he sees downtown, including homelessness. He also suggested the cruise ship bus route should drop passengers at Centennial Square where they can make their way back to the ships. He also suggested container homes to shelter people experiencing homelessness.

E.3 Patricia Dijk: Reducing the Costs of Climate Change with Natural Asset Management (In-person)

Provided a background of natural asset management and asked that the City apply these principles to asset management. She outlined how natural asset management reduces the strain on services and provided an example from the City of North Vancouver on how they classify assets.

E.4 Janet McLean: Request for the City of Victoria to fully embrace Natural Asset Management and Nature Based Solutions in all of its planning processes (In-person)

Supported the concept of natural asset management and suggested the City adopt it. She explained how natural asset management is evidenced-based, and can help anticipate climate needs in the future, and that staff will be able to input natural asset values into future developments.

E.5 Rachel Scarth, Friends of Bowker Creek: The value & benefits of Bowker Creek watershed system to climate change & Victoria residents (In-person)

Provided an example of how natural asset management could help restore Bowker Creek and provided a history of the creek. She outlined how a healthy creek would be daylighted and surrounded by greenspace, providing cooling during heating events resulting in happier, healthier citizens. She also outlined how a restored watershed would help with stormwater management.

E.6 Maikel Munoz: The Principal Residence STR Inspection: Your Private Life, Public Edition (In-person)

Outlined the difficulties he experienced while attempting to obtain a Short-Term rental licence, and provided a background of his interactions with Bylaw Services. He shared concerns regarding the investigation process and aspects of his unit that were taken into consideration by Bylaw Services.

F. PUBLIC AND STATUTORY HEARINGS

The Chair noted that the following public hearings F.1 1733, 1735, 1737 Fairfield Road: Rezoning Application No. 00821 and Official Community Plan Amendment, and F.2 1964 Fairfield Road and 507 Foul Bay Road: Rezoning Application No. 00845, Official Community Plan Amendment and Heritage Designation Amendment, would be considered by Council concurrently:

F.1 1733, 1735, 1737 Fairfield Road: Rezoning Application No. 00821 and Official Community Plan Amendment

F.2 1964 Fairfield Road and 507 Foul Bay Road: Rezoning Application No. 00845, Official Community Plan Amendment and Heritage Designation Amendment

F. Public Hearing & Consideration of Approval

Patrick Carroll (Planner): Advised that the applications are to rezone the land known as 1733 Fairfield Road, 1735 Fairfield Road and 1737 Fairfield Road to permit a four-storey multiple dwelling consisting of 29 units, and to amend the Official Community Plan Bylaw to support increased density for a portion of the Traditional Residential Urban Place area at the northeast corner of Fairfield Road and Beechwood Avenue, and to rezone the land known as 1964 Fairfield Road and 507 Foul Bay Road to remove existing residential permitted uses and to add existing garden, restaurant, and gift shop as permitted uses, and to amend the Official Community Plan Bylaw to include all of the land known as 1964 Fairfield Road and 507 Foul Bay Road in the Public Facilities, Institutions, Parks and Open Space Urban Place Designation, and to add the property located at 507 Foul Bay Road as protected heritage property.

The Chair opened the public hearing at 7:03 p.m.

Chris Quigley and Greg Damant (Applicant): Provided information regarding the application.

The Chair called a first time for members of the public wishing to speak on the proposed application.

Ian MacDonald (Fairfield): Expressed that he has lived in the neighbourhood most of his life and that the neighbourhood has hardly changed since then. He expressed support for the application as it is on an arterial road providing access to downtown and the university, and that

the neighbourhood can support more people. He expressed that the Rhodo development has benefitted the neighbourhood despite initial opposition. He also expressed concerns with the length of the development process and suggested more density is needed in the neighbourhood.

Pamela Holmes (Alene Road): Expressed support for more density in Fairfield and was keen to see the greenspace proposed in the application and suggested that the right type of trees be planted. She expressed concerns regarding the height and the number of suites, and the impact on traffic and services such as doctors in the neighbourhood. She was concerned about the proposed white siding. She suggested that Richardson should also be considered for density.

Bob June (Rockland): Expressed concerns regarding the price of the units and shared that units in the Rhodo development are now selling for \$2 million, and that this is far above what the median income in Victoria can afford. He shared concerns that developers will take advantage of the new provincial legislation prohibiting public hearings, and that developers may come with long lists of variances. He suggested that affordable housing is what is important and asked if any of the units are adaptable units. He questioned whether outside parking is the most efficient use of land and shared concerns about the tree canopy being planted over cars.

Susanne Rautio (Gonzales): Expressed concerns regarding the application and suggested that the community does not support the development, and that the public did not attend the hearing because they think Council will not listen. She also shared concerns that Margaret Jenkins School is full.

Daniel Powell (Fairfield-Gonzales): Expressed support for the application, and that he is excited to meet new people at the schools, pubs, and throughout the neighbourhood. He explained how restrictive zoning over decades has led to low density neighbourhoods and increased cost. He shared concerns about how young people cannot afford to stay in the neighbourhoods they grew up in, and that this development would provide 23 new homes for people who are not here yet close to Fairfield Plaza. He shared concerns with the length of the process and how the project has lost three-bedroom units over this time.

Council recessed from 7:47 p.m. until 7:52 p.m. to provide an opportunity for members of the public to call to speak live.

The Chair called a second time for members of the public wishing to speak on the proposed application.

Jack Sandor (Saanich): Expressed support for the application but also shared concerns that the project has become worse over time due to the amount of time the application process took, and suggested that the City asks too much of multi-family housing and that new housing should be

viewed as an amenity, and that single-family homes are not held to the same standard.

Tadius Smith-Yamakovsky (1720 Fairfield Road): Expressed Support for the application as a wide range of people could benefit from living in the neighbourhood like this but many can't afford a single-family home.

Robert Kemp (Irving Road): Expressed support for the application and suggested the height works well and that density is appropriate to the location.

Nick Denison (Fairfield): Expressed support for the application as his kids and people like them will need places like this to live if they are to stay in the neighbourhood and said that this corridor is the place to build more density.

Lindsay Chase (Fairfield Road): Expressed support for the application as she believes it will add much needed housing to the area, and expressed that she likes the applicant's previous development, and that more housing diversity is needed.

Michael Colwill (1457 Richardson Street): Expressed support for the application as it adds diversity and density to the area.

Kent Verge (1897 Gonzales Road): Expressed support for the application as the neighbourhood is in need of infill and that it will bring a range of townhomes and apartments, and it is well-located in terms of transit, school, and shopping.

Karen Brown (876 Somenos Street): Expressed support for the application as it will add multiple dwellings on a street where it will fit, and that it is an interesting looking four-storey build. She expressed that it is near Hollywood Park, residents can shop at Thriftys, and that young people need more housing if they are to stay in the neighbourhood.

Kirsten Stein (Fairfield): Expressed support for the application as this will provide more options for young families that are looking to get into the market.

Liam Todd (302 Irving Road): Expressed support for the application as it is near various amenities like Fairfield Plaza, and expressed that the design is stunning and that the density is needed.

Erin Kerr (Owner, Sewing Club, Lillian Road): Expressed support for the application as Fairfield provides a walkable lifestyle, and that the neighbourhood needs more diverse housing options.

James Jones (501 Richmond Avenue): Expressed support for the application and suggested there is a need for more multi-family housing in the neighbourhood, and that more families will be able to enjoy the amenities in the neighbourhood if it is built. He suggested that a more

diverse and dense population would add vibrancy and suggested that many amenities are underused currently.

Ken (Moss Street): Expressed support for the application as it is an excellent example of the type of development the City needs in its neighbourhoods and that it will provide housing diversity. He expressed that it would allow for more young families such as his to move into the neighbourhood, and that more population would encourage more amenities.

Mark Hornell (1026 Clare Street): Expressed support for the application as he likes the scale to the street, and the modern, simple, and clean design. He suggested it would provide a range of housing diversity in an area that needs more of that.

John (Wellington Avenue): Expressed support for the application as it offers the area more options for housing that are near transit links, and other amenities like the park.

Vanessa Henderkien (Fairfield Road): Expressed support for the application as new residents would be able to enjoy the amenities that she does, and that the neighbourhood is very inclusive, and that it would provide more diverse housing options for single-parent families to older people.

Jimmy (1733 Fairfield Road): Expressed support for the application despite living at the property currently as he supports increased density and expressed that the area is very limited for housing choices.

Erica Sangster (Cowichan Street): Expressed support for the application as it would be a valuable contribution to housing options in her neighbourhood and that it is close to services and amenities, and that it would encourage a car light lifestyle.

Colin Harper (501 Foul Bay Road): Expressed support for the application as we are in a housing crisis, and that he supports thoughtful density in the city and suggested that this area of the city is suitable for multi-family projects as it is a transit corridor. He expressed support for the scale of the building and the attractive building design.

Dan (Kipling Street): Expressed support for the application as it is close to amenities in the area, and that the corridor is a good place to add increased density.

Caitlyn (Lillian Road): Expressed support for the application as a parent of young children and dreams of being able to stay in the neighbourhood or have her kids stay in the neighbourhood and expressed that the new housing would make that more achievable.

Graham (Richardson Street): Expressed support for the application as it would add housing diversity to the neighbourhood and is near transit.

Christy Love (Gonzales): Expressed support for the development due to its human scale, the range of units, the ability for people to age in place, and the walkability of the neighbourhood. She felt that if more options are available, she may be able to stay in the neighbourhood when her current home becomes too large.

Brian Vatne (957 Cowichan Street): Expressed support for the application as it offers some housing diversity in a neighbourhood that is mostly single-family homes, and that the location is ideal given it offers access to transportation routes and bike routes and it is close to shopping. He expressed that he would have liked to see more three-bedroom units but is happy with the large number of bike parking spots.

Dave Coopersmith (Hollywood Crescent): Expressed support for the application as he has seen other Aryze developments and thinks they are nice additions to the neighbourhood including Rhodo, and appreciated that it brought in more young people to the neighbourhood. He suggested that the neighbourhood is lacking young families. He also expressed that this would provide an option for him and his wife to age in place.

Viktor Ramraj (1940 Runnymede): Expressed support for the application as it is an attractive proposal, and he appreciated the idea of the density transfer.

The Chair called a third and final time for members of the public wishing to speak on the proposed application.

No further persons wished to speak to the application.

The Chair closed the public hearing at 8:30 p.m.

Council discussed the following:

- *The proposed setbacks*
- *The agreement between Aryze and TLC which allows for the surplus density to be transferred to the proposed development site*
- *The density transfer policy, and that it involves a donor and a receiver, and the policy guides the transfer of density from a site that would benefit from heritage protection, to another site*
- *That the changes at Abkazi Gardens are providing a community benefit in-line with the Official Community Plan*
- *That this proposal triggers the Tenant Assistance Policy, and that one tenant has been paid and moved out*
- *The location of the car share vehicle*
- *That there are two parking spaces that meet accessibility standards, and that the applicant will be able to work with buyers to meet accessibility requirements in their units*
- *That the current design exceeds the Family Housing Design guidelines*
- *That the Advisory Design Panel suggested to change the roofline which impacted the number of units proposed*

- *That challenges from digging the underground parking across the road helped lead to the decision to use surface parking, and that the depth and clearance needed to build underground parking would change the character of the building*

Moved and Seconded:

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

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 54), No. 24-055
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1343), No. 24-056

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

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 55), No. 24-057
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1344), No. 24-058
3. Heritage Designation Bylaw (1964 Fairfield Road), Amendment Bylaw (No. 2), No. 24-051

OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

Motion Arising:

Moved and Seconded:

Prior to the adoption of the bylaws that Council direct staff to develop a covenant to the satisfaction of the City Solicitor and the Director of Parks, Recreation and Facilities that would protect the five trees that would buffer the parking area to the adjacent neighbours.

CARRIED UNANIMOUSLY

H. **ADJOURNMENT**

Moved and Seconded:

That the Council meeting adjourn at 9:59 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR