



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, May 9, 2024, 6:30 P.M. - 11:00 P.M.

Council Chambers, City Hall, 1 Centennial Square

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

Council is committed to ensuring that all people who speak in this chamber are treated in a fair and respectful manner. No form of discrimination is acceptable or tolerated. This includes discrimination because of race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender identity or expression, or economic status. This Council chamber is a place where all human rights are respected and where we all take responsibility to create a safe, inclusive environment for everyone to participate.

Pages

A. MUSIC

Music performance by the Gardellino Flute trio from the Victoria Conservatory of Music.

The performance for this City Council meeting is by young artists from the VCM Collegium Program. The Collegium is an enriched program for talented young classical musicians – singers, pianists and other instrumentalists – brought together with outstanding teachers to create a lively, collaborative educational experience devoted to the pursuit of musical excellence.

B. TERRITORIAL ACKNOWLEDGEMENT

C. INTRODUCTION OF LATE ITEMS

D. APPROVAL OF AGENDA

E. REQUESTS TO ADDRESS COUNCIL

*E.1 Ken Johnson, Friends of Centennial Square: Centennial Square (In-person)

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Addendum: Presentation

E.2 Brian Kendrick, Friends of Centennial Square: Centennial Square (In-person)

E.3 Chris Gower, Friends of Centennial Square: Centennial Square (In-person)

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Addendum: Presentation

E.4 Cynthia Werbik, Director of Property Rights Association: Legal Short-Term Rentals (In-person)

E.5 Alison Clark: STR Bylaws in Victoria (In-person)

*E.6 Debra Sheets, Janion Hotel Limited: Janion Hotel -- transient accommodation
business license (In-person)

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Addendum: Presentation

F. CLOSED MEETING, IF REQUIRED

G. ADJOURNMENT

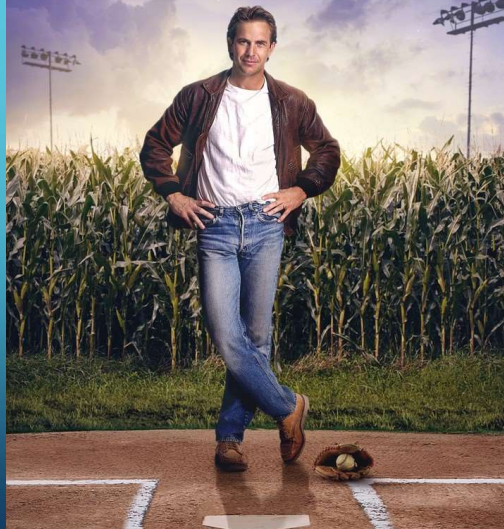
Ken Johnson

FRIENDS OF CENTENNIAL SQUARE

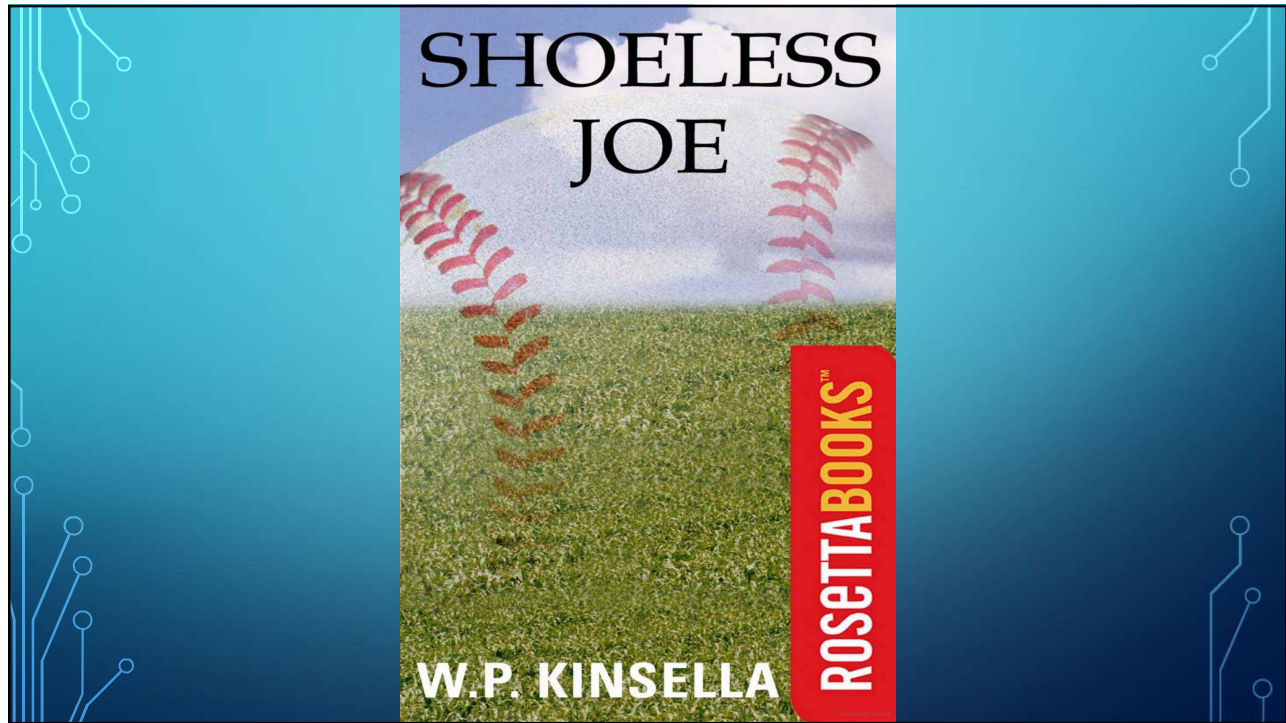
friendsofcentennialsquare@gmail.com

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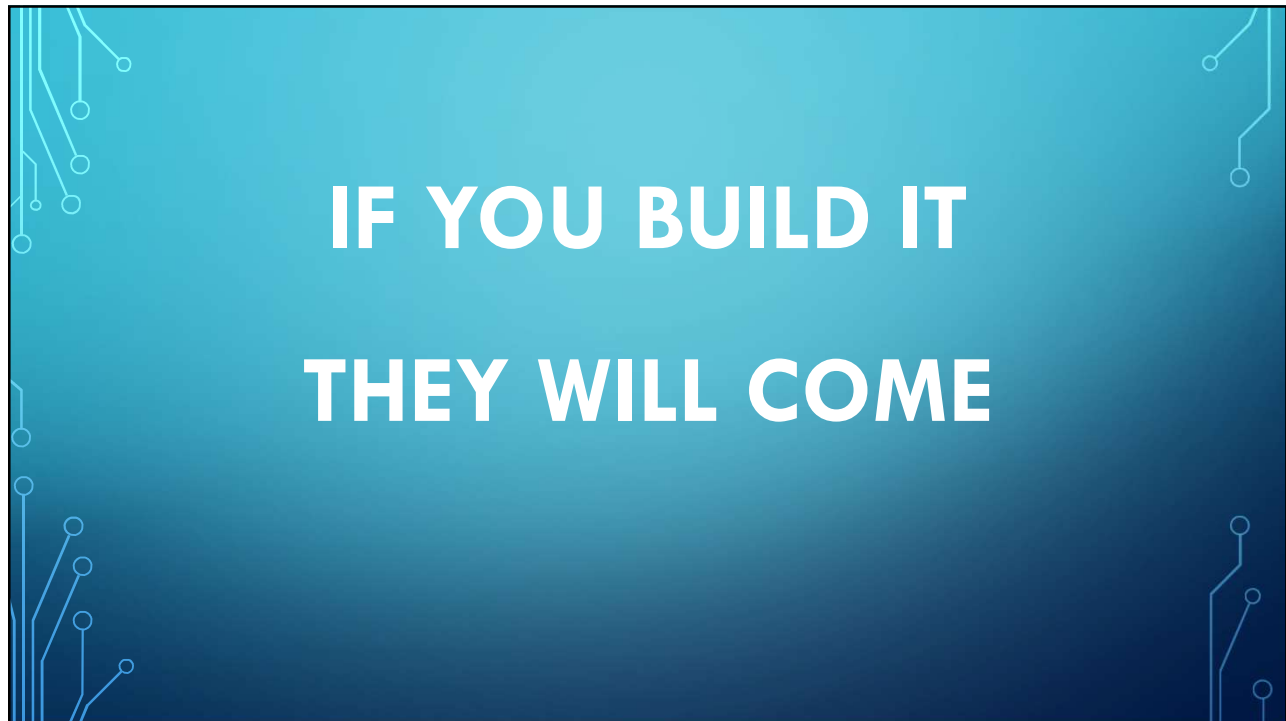
FIELD OF DREAMS



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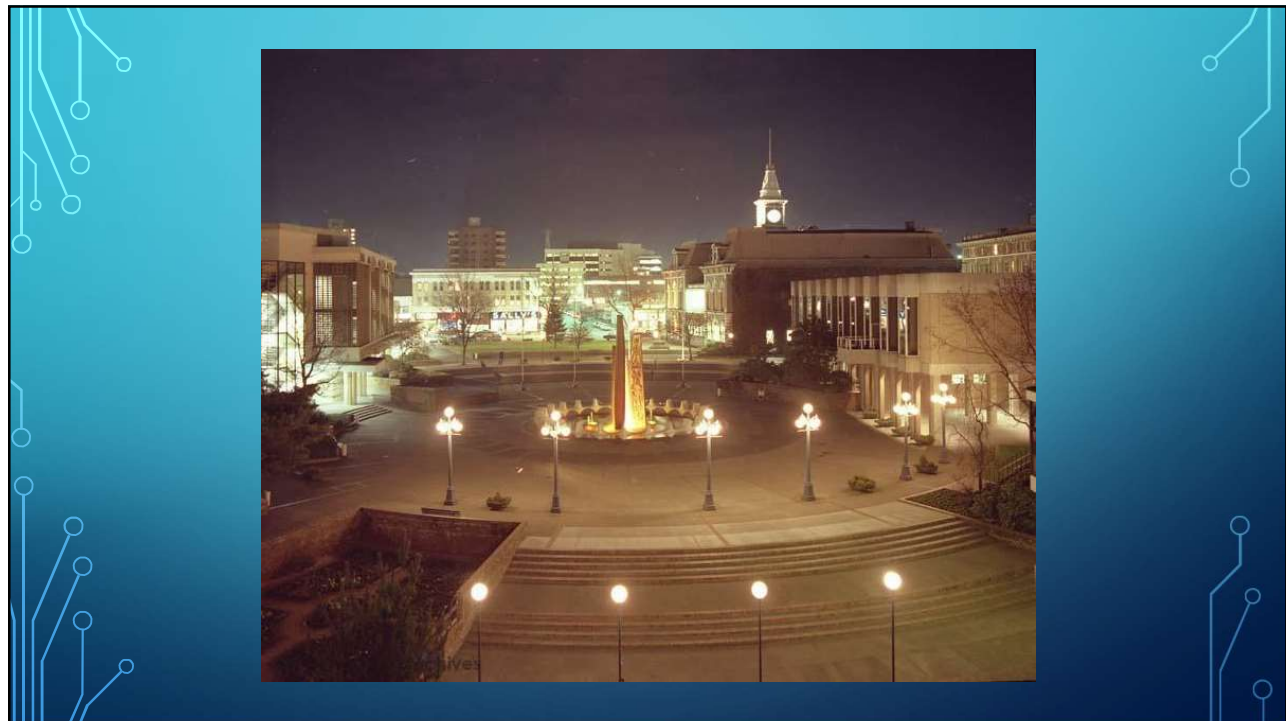
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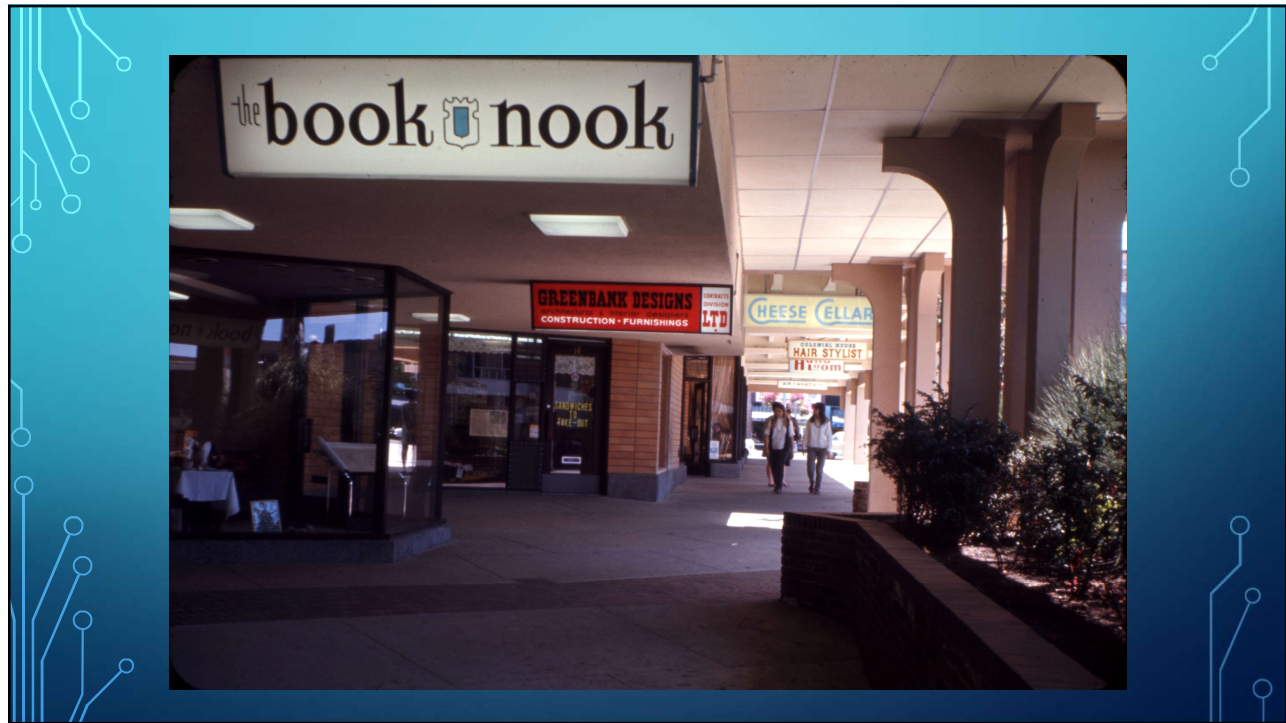
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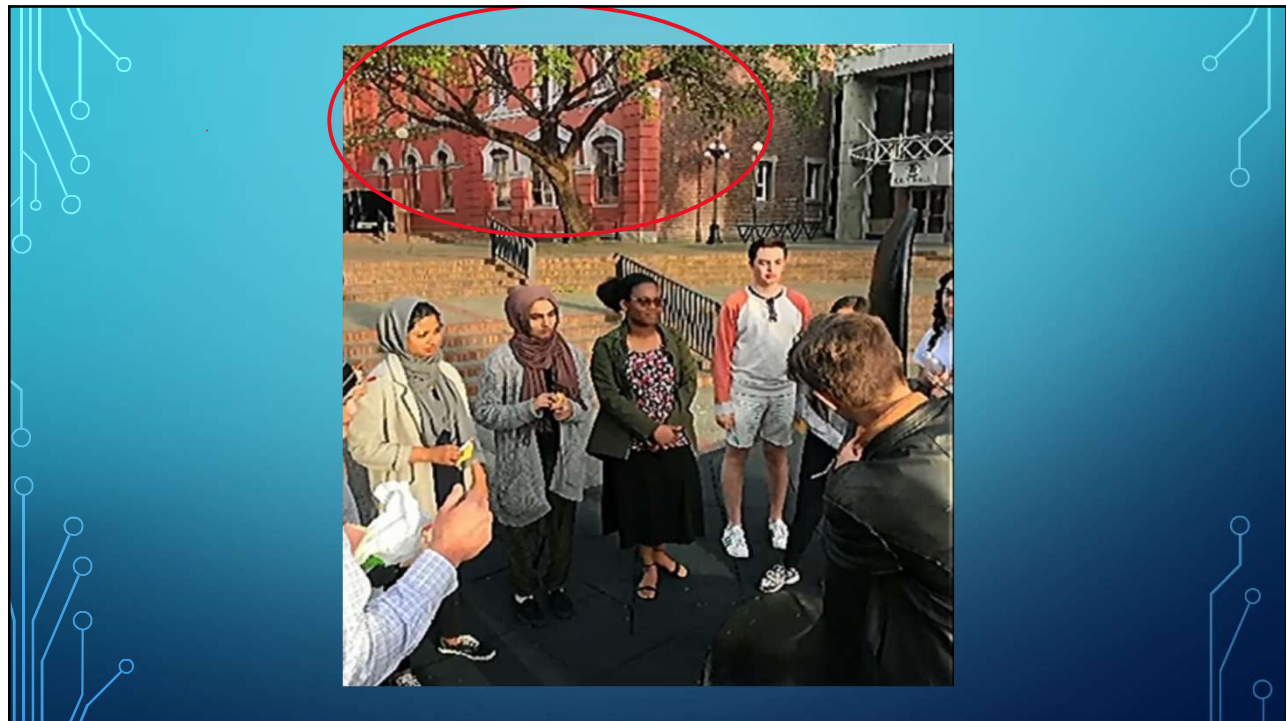
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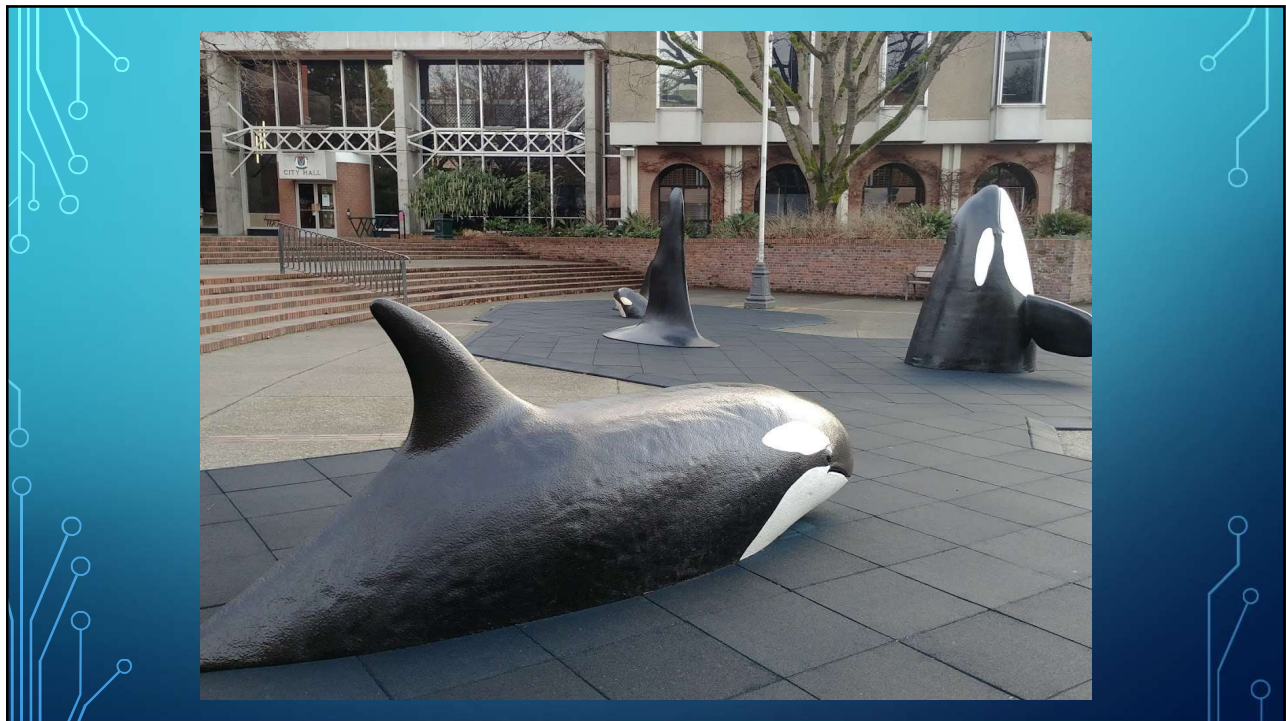
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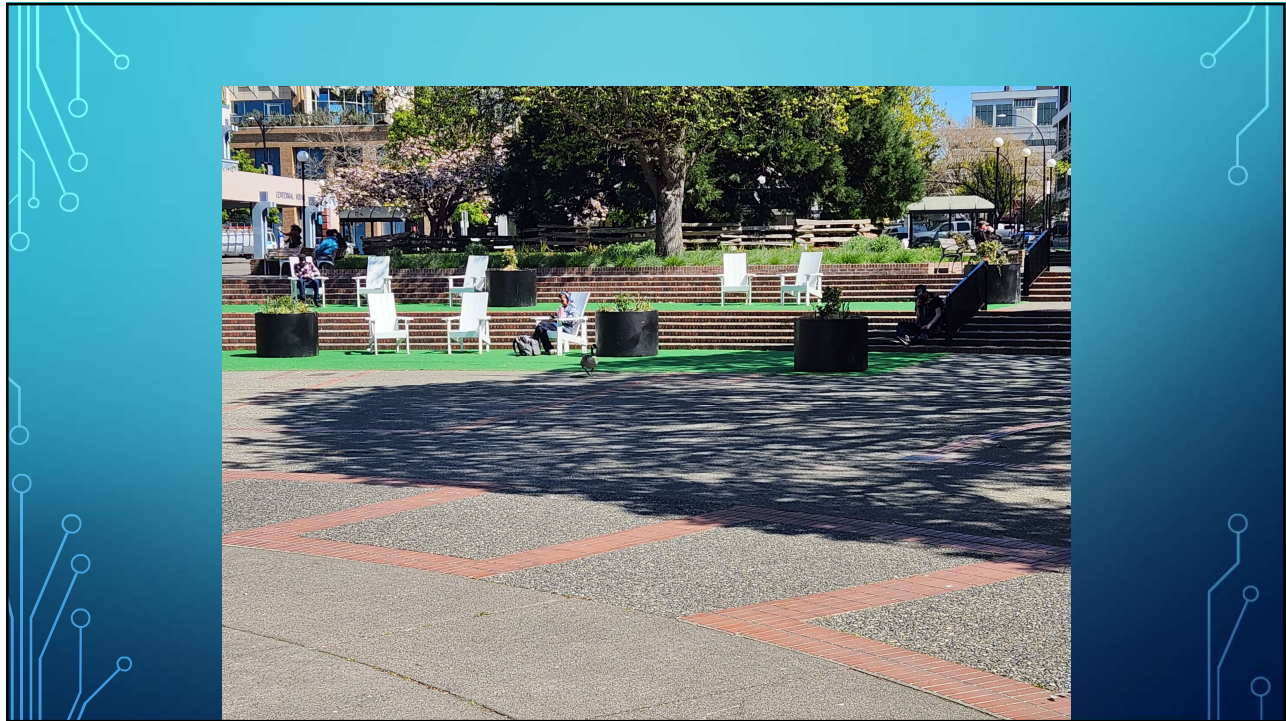
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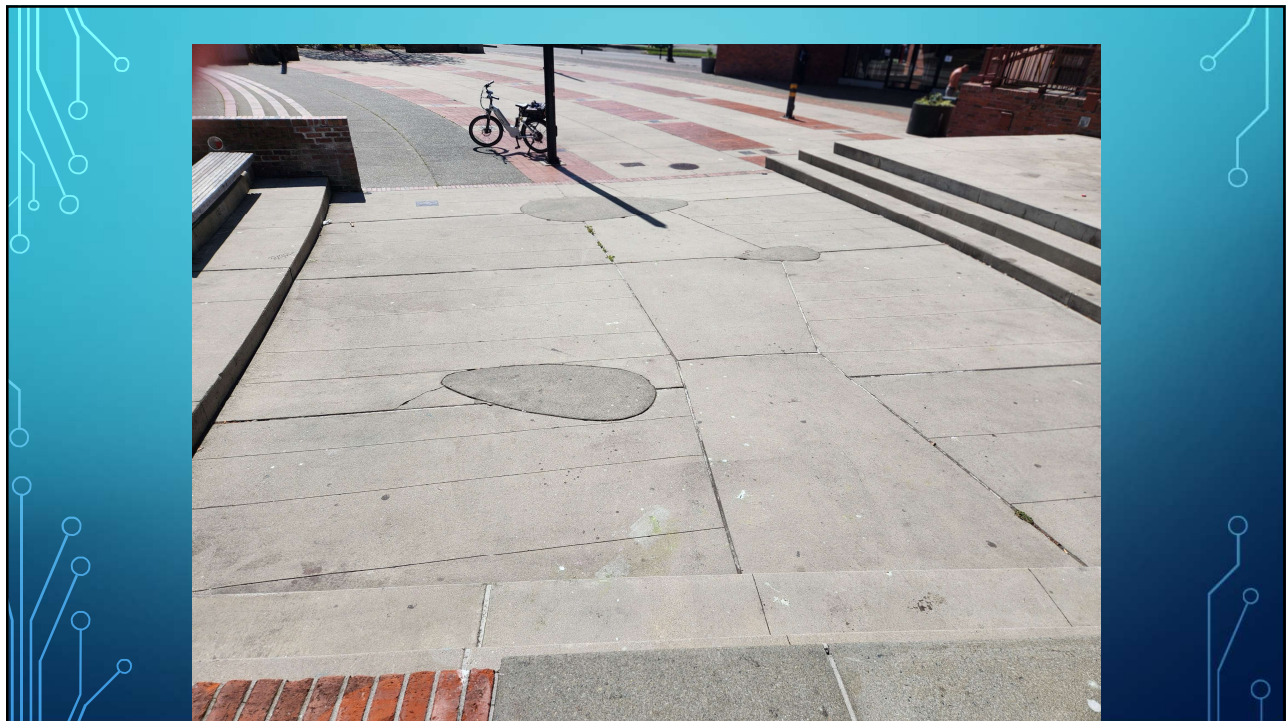
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**There must be a reason
for people to go there.**

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EVENTS

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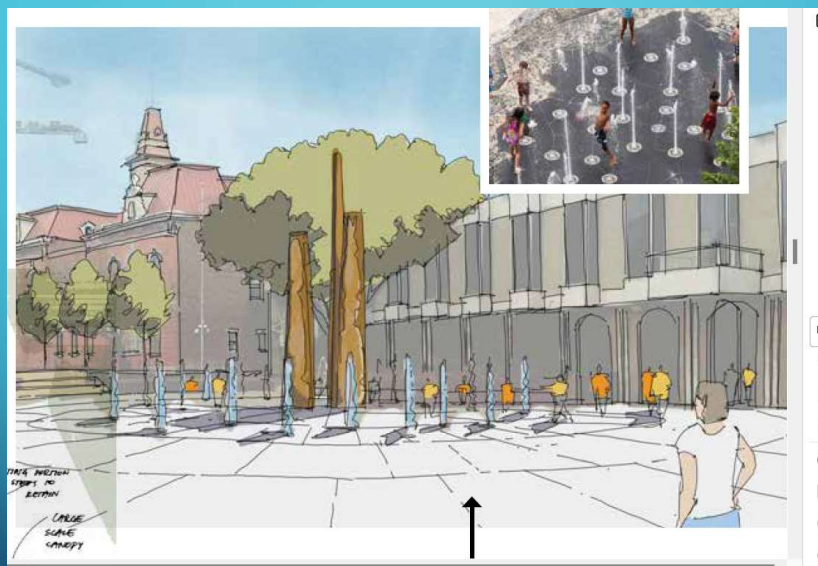


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ALL ON WEEKENDS

CONFLICT

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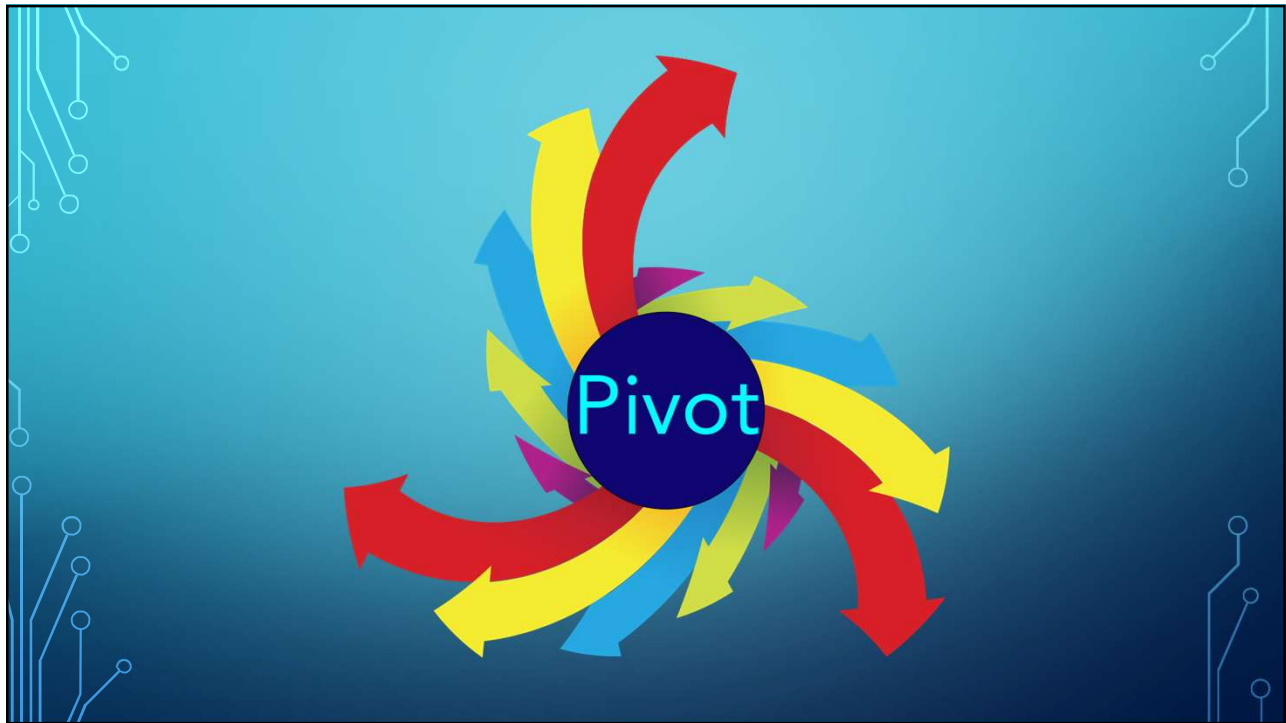
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Centennial Square - Maintaining a Visionary Place for Downtown Victoria.



Presentation of Royal Architectural Institute of Canada Letter regarding Centennial Square to Victoria Council.

Chris Gower Architect / Urban Design Planner -
Former Senior Planner Urban Design, City of Victoria
For Friends of Centennial Square, May 09 2024



1

Highlights of RAIC Letter, read to Council:



RAIC | IRAC
Royal Architectural Institute of Canada
Institut royal d'architecture du Canada

Mayor Marianne Alto and Members of Victoria City Council,

Centennial Square Rejuvenation and Centennial Fountain Retention

We are reaching out to you on behalf of the Royal Architectural Institute of Canada (RAIC) to voice our comments and concerns regarding the City of Victoria's interest in up-dating Centennial Square.

We note the City's initial direction to remove the Fountain:

"The design intent for the civic plaza is to create a flexible space for special events and programming by replacing the existing pool, monoliths and concrete tiara."

"City of (Victoria Request For Proposals 23-134 - October 27 2023 Consulting Services – Centennial Square Improvements Phase 1)"

As Canada's national voice for architecture and the architectural profession we applaud efforts to celebrate our country's architectural heritage, and, in particular, the legacy of RAIC members. However, we are concerned the design integrity of the Square and in particular that of the Centennial Fountain may not be fully appreciated and safeguarded.

We note that Centennial Square was created during an inspired period of creativity in modern planning and urban design. Indeed, what is often referred to as Canada's Centennial Era, can now be seen as a mid-twentieth century benchmark for the maturing of architectural design and urban planning across our nation. Expo 67 was surely a national triumph. There is no doubt that Victoria's Centennial Square is an outstanding, early and intact example of what cultural and architectural historians have come to identify as a highpoint in modern Canadian architectural and urban design.

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Notably, the team design of the Square owes much to the concerted talents and dedication of Victoria's distinguished local design community. It included many prominent Victoria members of the RAIC: John Wade FRAIC, Past President; David Hambleton FRAIC, Past President; Alan Hodgson FRAIC; John Di Castri FRAIC, two former directors of British Columbia Building Corporation; George Giles FRAIC and Clive Campbell RAIC; and Robert Siddall RAIC. This group of highly respected Victoria architects collaborated in the planning and execution of the various buildings and segments of the Square. City of Victoria Architect Roderick Clack RAIC headed the project team.

As an exemplary demonstration of inter-disciplinary community planning and design, key team members also included: a prominent landscape architect, Dr. Clive Justice FCSLA; the City's longest serving Superintendent of Parks, Herb Warren; and a highly acclaimed Victoria public artist, Jack Wilkinson. The nature of this wide collaboration, and its abundantly impressive result remain unique to this day.

The scheme was published in Canadian Architect – November 1963 - and was widely published and celebrated locally, and indeed internationally praised on completion. As such it provided inspiration for many following urban renewal projects, as Canada rolled out our first major modern national program of down-town revitalizations. These projects encouraged a design renaissance in large and small towns across the country.

The centre-piece of the Square remains its elaborate, elegantly designed Victoria Centennial Fountain. A birthday gift to the City of Victoria from its surrounding municipalities, this remains evident as the nucleus for a complex and unique place - uniting all the many elements of the Square and its framing of old and new buildings



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An integrated team of Jack Wilkinson, Clive Justice, Rod Clack, and Alan Hodgson provided the detailed design and construction drawings for the Fountain. Significantly, Rod Clack would go on to become an architect planner with the Ottawa National Capital Commission, providing the design for the National Centennial Fountain on Parliament Hill. In Rod Clack's own words for Centennial Square:

"Here is believed to be a design planned to preserve some of 'Vanishing Victoria' by accepting historic values and at the same time pointing the way to a progressive urban future."

The Centennial Square Project: precis of preliminary and introductory information – City of Victoria Feb 07 1963.

The Victoria Centennial Fountain, with its surrounding Square, was designed as a monument and symbol of regional unity for Victoria communities. Its geometries continue to act as a popular metaphorical civic hub and gathering place - for Downtown Victoria and beyond. After sixty years of distinguished service, the Fountain, properly restored, can readily continue in this role, for generations to come.

The RAIC strongly advocates for recognition of the original mid-century design quality of Centennial Square, as a key reference for any updating. Additionally, the RAIC advocates for the maintenance and restoration of the Victoria Centennial Fountain – a significant and powerful Canadian example of Modernist design - it should remain as intended: a vital centre-point for Centennial Square itself.

Sincerely,

Mike Brennan
RAIC Chief Executive Officer

Jason Roberts
RAIC President



RAIC | IRAC
Royal Architectural Institute of Canada
Institut royal d'architecture du Canada



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**HEART OF THE CITY:
CENTENNIAL SQUARE EXHIBITION
+ PANEL DISCUSSION**

Join us for a limited showing of an exhibit about the design history (and future) of Victoria's historic and beloved Centennial Square. The exhibit will conclude with an open Panel discussion involving experts in the fields of heritage, architecture and urban design.

Panelists include:

- Local Historian John Adams;
- Heritage Advocate Pamela Madoff;
- Architect Jim Kerr;
- Architect Chris Gower.

Date and time:

Panel Discussion: Saturday, May 11, 10:30am-12:30pm

Exhibition: Thursday May 9-Saturday May 11, 11am-4pm

Location: †1156 Fort St, Victoria



**Mayor, Council, City Staff - please join us for the Wentworth Villa
Centennial Square Exhibit & Panel Session.**

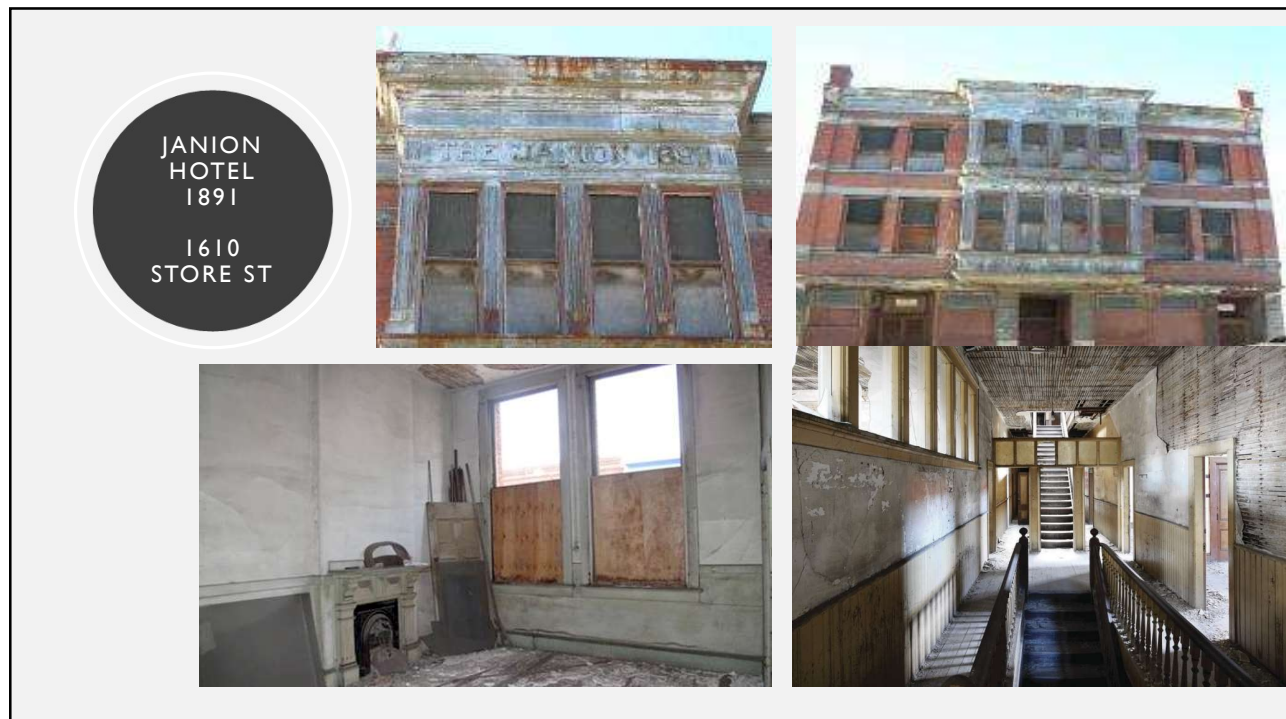
CITY OF VICTORIA COUNCIL MEETING

THE JANION HOTEL LIMITED

Debra Sheets, Ph.D., MSN, RN

May 9, 2024

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THE JANION SHOULD BE A HOTEL

- Historically it was a hotel
 - 2014: marketed as legal short-term rental properties as noted by CoV lawyer (11/2023)
- Suites resemble boutique hotel rooms
 - Extremely small living space—e.g. 257 sq feet
 - No parking or storage
- Tourism core: downtown, waterfront and near Chinatown



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OUR ASK

SUPPORT A “**CHANGE IN USE**”
TO (RE)CREATE THE JANION HOTEL LIMITED

- Why you should support this ask:
 1. **NOT affordable** housing (your focus)
 2. **Value added by “change in use”** to Victoria
 3. Similarities with other **historic and unique boutique micro-hotels** (e.g., Fan Tan Hotel)

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NOT AFFORDABLE HOUSING

• 2023 (STR)

- Average Sales Price: **\$439,599**
- 11 units sold, \$88,000 down
 - Mortgage: \$2607/mo
 - Insurance: \$430/mo
 - Property, spec taxes: \$284/mo
 - Strata: \$270/mo
 - Licensing, MDRT: \$333/mo
 - **TOTAL: \$3924***

* Not including maintenance

2024 (LTR)

- Average Sales Price: **\$349,300** (↓\$90K)
 - Change to long-term rental: \$20,000
- 3 units sold, \$22,000 down
- 6 units currently for sale (5% down)
 - Mortgage: \$2152/mo
 - Insurance: \$430/mo
 - Property taxes: \$100/mo
 - Strata: \$270/mo
 - **TOTAL: \$2952***

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VALUE ADDED BY CHANGE IN USE

- **Summer 2024:** shortages expected, particularly weekends and holidays
 - Increase supply since no legal (635 units) or illegal STRs (865 units)
 - 400 hotel rooms lost to supportive housing during Covid
- **Destination Greater Victoria:** 400-600 hotel rooms needed in next 18 mo.
 - Hotel prices are rising due to limited availability
 - Negative impacts on tourism

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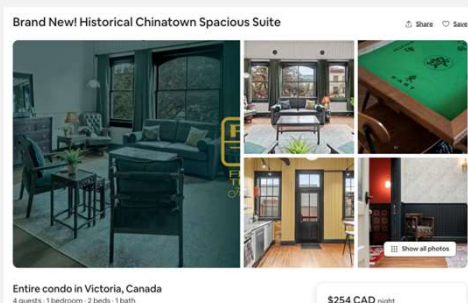
NEED FOR EXTENDED STAY

- **Affordable, appropriate and comfortable** alternative for extended stays:
 - Emergency housing needs (e.g. plumbing, fires, etc)
 - Medical lodging: organ transplants, cancer treatment, and more
 - Patients are cancelling due to high costs of post-op lodging or ongoing treatment
 - Healthcare providers: traveling nurses, locum tenens physicians
 - Film industry

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FAN TAN HOTEL: LIMITED SERVICE

- Two units:
 - The Gambling Den: 1 queen bed
 - The Shophouse: 2 queen beds
- No lobby



Entire condo in Victoria, Canada
4 guests · 1 bedroom · 2 beds · 1 bath

★ New

Hosted by Co-Hosts
Superhost · 7 years hosting

Self check-in
Check yourself in with the keypad.

Co-Hosts is a Superhost
Superhosts are experienced, highly rated Hosts.

Free cancellation before 4:00 p.m. on May 7
Get a full refund if you change your mind.

The Gambling Den has been restored to serve as a historic 1-bedroom suite in which guests can truly become immersed in the cultural neighbourhood. Lee Mong Kow, previous owner of \$41.5 Figard, used to occupy the ground floor with his Shon Yuen Herbal Shop and Opium Factory and a second-floor personal residence.

\$254 CAD night

CHECK-IN	CHECKOUT
5/21/2024	5/24/2024
GUESTS	
1 guest	

Reserve

You won't be charged yet

\$254 CAD x 3 nights	\$762 CAD
Cleaning fee	\$99 CAD
Airbnb service fee	\$128 CAD
Taxes	\$108 CAD

Total \$1,097 CAD

Report this listing

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PLEASE SUPPORT A “**CHANGE IN
USE**” FOR THE JANION HOTEL
LIMITED!

Thank you!