



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, May 24, 2018, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

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. APPROVAL OF AGENDA

*B. Poetry Reading by Youth Poet Laureate, Agartu Ali

C. READING OF MINUTES

C.1	<u>Minutes from the Special Evening Meeting held April 12, 2018</u>	1
C.2	<u>Minutes from the Daytime Meeting held April 26, 2018</u>	5

D. REQUESTS TO ADDRESS COUNCIL

D.1	<u>Susanne Rautio: 2002 vs 2018 Planning Process</u>
D.2	<u>Chris Zmuda: Negligence of City Hall</u>
D.3	<u>Ric Houle: The Blue Crystal Fertilizer the City Uses</u>
D.4	<u>Ted Smith: International Medical Cannabis Day</u>
*D.5	<u>Addendum: Robert McConnell: Vancouver Street Cycle Path</u>
*D.6	<u>Addendum: Verna Stone: Affordable Housing</u>

E. PROCLAMATIONS

E.1	<u>"Victims and Survivors of Crime Week" - May 27 to June 2, 2018</u>	9
E.2	<u>"Orca Awareness Month" - June 2018</u>	10

E.3	<u>"Intergenerational Day" - June 1, 2018</u>	11
E.4	<u>"Co-op Housing Day" - June 9, 2018</u>	12
E.5	<u>"Planning Institute of BC 60th Anniversary Day" - June 9, 2018</u>	13
E.6	<u>"Pollinator Week" - June 18 to 24, 2018</u>	14
*E.7	<u>Addendum: "Independent Living Across Canada Day" - June 4, 2018</u>	15
*E.8	<u>Addendum: "Built Green Day" - June 6, 2018</u>	16
*E.9	<u>Addendum: "International Medical Cannabis Day" - June 11, 2018</u>	17

F. PUBLIC AND STATUTORY HEARINGS

*F.1	<u>Development Permit with Variance Application No. 00034 for 515 and 533 Chatham Street</u>	18
------	--	----

Council is considering a development permit with variances application to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above.

Addendum: Correspondence

F.1.a Opportunity for Public Comment & Consideration of Approval

- Motion to approve Development Permit with Variance.

*F.2	<u>Rezoning Application No.00561 for 1725 Cook Street</u>	113
------	---	-----

Council is considering a rezoning application to rezone the property from the CR-4 Zone, to a site-specific zone in order to permit a storefront cannabis retailer.

Addendum: Correspondence

F.2.a	Public Hearing & Consideration of Approval	147
-------	--	-----

- Motion to give third reading to: Zoning Regulation Bylaw, Amendment Bylaw (No. 1149) No. 18-049
- Motion to adopt:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1149) No. 18-049

Council is considering an application to allow the use of storefront cannabis retailer within the CR-NP Zone, through a Temporary Use Permit.

Addendum: Correspondence

F.3.a Opportunity for Public Comment & Consideration of Approval

- **Motion to approve Temporary Use Permit.**

G. REQUESTS TO ADDRESS COUNCIL

H. UNFINISHED BUSINESS

H.1 Letter from the Mayor of the District of Ucluelet 233

A letter dated November 17, 2017 regarding an endorsement of the City's resolution for maintaining and improving inter-city bus service.

H.2 Letter from the Minister of Public Safety and Solicitor General 234

A letter dated November 29, 2017, in which the City of Victoria was carbon-copied, regarding increasing the number of integrated units in the Capital Regional District (CRD).

H.3 Letter from the Chair of the Capital Regional District Board 235

A letter dated November 29, 2017 regarding the request for the Capital Regional District (CRD) Board to consider the City's waste-avoidance policy on single-use checkout bags.

H.4 Letter from the Office of the Prime Minister 236

A letter dated January 11, 2018 in response to the City's correspondence of December 4, 2017 regarding carbon pricing.

H.5 Letter from the Mayor of the Village of Cumberland 237

A letter dated February 28, 2018, regarding their support for the Community Benefit Hub Pilot project, as presented by the Association of Vancouver Island Coastal Communities (AVICC) working group.

H.6 Letter from the Corporation of the Township of Esquimalt 238

A letter dated March 2, 2018 regarding support for the Victoria West Community Association 2018 Local Grant Application.

H.7	<u>Letter from the President of the Union of BC Municipalities</u>	239
	A letter dated March 9, 2018 regarding the provincial response to the 2017 resolutions put forward by Council and endorsed by the UBCM membership at Convention.	
H.8	<u>Letter from the Minister of Public Safety and Solicitor General</u>	245
	A letter dated March 12, 2018 regarding the modernization of the <i>Motor Vehicle Act (MVA)</i> .	
I.	REPORTS OF COMMITTEES	
I.1	<u>Committee of the Whole</u>	
I.1.a	Report from the May 17, 2018 COTW Meeting	247
I.1.a.a	483/485 Garbally Road and 2960/2962 Bridge Street - Rezoning Application No.00623 <i>An application to allow a "liquor retail store" and "brew pub" as permitted uses in an existing building.</i>	
I.1.a.b	Hands of Time License Renewal	
I.1.a.c	Attendance at the Canadian Capital Cities Annual Conference, May 30 – May 31, 2018	
I.1.a.d	Appointments to the Accessibility Working Group	
I.1.a.e	Open Data Portal Launch	
I.1.a.f	Letter from the Minister of Transport	
I.1.a.g	672 Niagara Street - Rezoning Application No. 00609 & Development Permit with Variances Application No. 00029 <i>An application to construct a three-storey multi-family dwelling.</i>	
I.1.a.h	566 Yates Street - Development Permit with Variances Application No. 00067 <i>An application to renovate the interior of an existing building to provide a residential unit at the ground floor.</i>	
I.1.b	Report from the May 24, 2018 COTW Meeting	249
	<i>Addenda: Report and below motions</i>	

- *I.1.b.a Development Cost Charges – Proposed Rates for Sewer and Parks
- *I.1.b.b Recommendations from Advisory Committees
- *I.1.b.c Voting Records and Meeting Attendance Dashboard
- *I.1.b.d Attendance at the Canadian Capital Cities Organization Conference Halifax – May 30-31, 2018
- *I.1.b.e 3031 Jackson Street – Rezoning Application No. 00627 and Development Permit with Variances Application No. 00063 (Hillside/Quadra)

An application to rezone the property to allow for the construction of eight, two-storey townhouse units within three buildings.
- *I.1.b.f 230 Cook Street – Rezoning Application No. 00645 (Fairfield)

An application to rezone the property to allow for the retail sale of cannabis.
- *I.1.b.g Johnson Street Rail Bridge – Legacy Steel Proposal
- *I.1.b.h Bicycle Network – Phase 1 Design and Implementation Update
- *I.1.b.i Participatory Budgeting Pilot
- *I.1.b.j 2018 Municipal Election Update
- *I.1.b.k Implementing Residential Rental Zoning
- *I.1.b.l “Rental Supports” from The Housing Trust Fund in Instances of Building Renewal Rezoning

J. NOTICE OF MOTIONS

K. BYLAWS

K.1 Bylaw for Election Procedures Amendments

252

- First, second, and third reading of Election Procedures Bylaw, Amendment Bylaw (No. 4) No. 18-070

The purpose of the bylaw is to amend the *Election Procedures Bylaw* regarding repeal of voting divisions, updating to reflect the four year term of Council,

establish additional special voting opportunities, and establish campaign signage requirements.

(Pending approval at the May 24, 2018 COTW Meeting)

K.2 Bylaw for Rezoning Application No. 00540 for 608 Esquimalt Road 256

A report recommending:
First and second readings of Zoning Regulation Bylaw, Amendment Bylaw (No. 1127) No. 18-060
The rezoning application would rezone the land known as 608 Esquimalt Road to allow for the retail sale of cannabis.

K.3 Bylaw for Rezoning Application No. 00556 for 1417 May Street 260

A report recommending:
First and second readings of Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013
First, second, and third readings of Housing Agreement (1417 May Street) Bylaw (2018) No. 18-069

And an update report advising that the applicant has fulfilled the conditions set by Council.

The rezoning application would rezone the land known as 1417 May Street to allow for a two storey, multi-family dwelling, and the Housing Agreement will authorize an agreement rental housing.

***K.4 Addendum: Bylaw for 515 Chatham Street Housing Agreement 278**

The purpose of the bylaw is to authorize an agreement for rental housing for the lands known as 515 Chatham Street, Victoria, BC.

L. CORRESPONDENCE

L.1 Letter from the Minister of Education 286

A letter dated April 23, 2018 regarding the new Premier's Awards for Excellence in Education.

M. NEW BUSINESS

N. QUESTION PERIOD

O. ADJOURNMENT



MINUTES - SPECIAL VICTORIA CITY COUNCIL

April 12, 2018, 5:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, Councillor Young

STAFF PRESENT: J. Jenkyns - Acting City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, J. Tinney - Director of Sustainable Planning & Community Development, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, C. Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, AK Ferguson - Committee Secretary, T. Zworski - City Solicitor

A. APPROVAL OF AGENDA

Councillor Isitt joined the meeting at 5:31 p.m.

Moved By Councillor Madoff

Seconded By Councillor Loveday

That the agenda be approved.

Carried Unanimously

C. Presentation

C.1 CRD Wastewater Treatment Plant Conveyance System

C.1.a CRD Presentation and Technical Memorandum on the Wastewater Treatment Plant Conveyance System

Guests: David Clancy - Wastewater Project Director; Evan Southern - Director of Communications and Stakeholder Engagement; Bob Evans, Lead Architect; Joe Broberg - Senior Project Manager, CH2M Hill;

Stephen Bean - Senior Geotechnical Engineer; Mitchel Jacobsen - Transportation Engineer.

CRD Wastewater Treatment staff outlined various community consultations which were held by the CRD and the resulting feedback from surveys. They provided Council with a thorough overview of the public realm concept plans, as well as the cycle track design, parking options, lighting options, pedestrian safety, connectivity, and barrier fencing along Dallas Road.

C.1.b Staff Report on Wastewater Treatment Plant Conveyance System

Moved By Councillor Isitt
Seconded By Mayor Helps

That Council:

1. Accept the CRD's 50% project design as presented, with the following additions/amendments:

- Endorse parking configuration number two, which includes 4 curb extensions for the section of Dallas Road between Dock Street and Lewis Street, as it balances the retention of on-street parking with increased/improved pedestrian connections to the James Bay neighbourhood.
- Endorse three new marked crosswalks be installed, at Dallas/Boyd, Dallas/Government, and Dallas/Linden
- Endorse the proposed cycle track lighting configuration and the CRD project installation of street lighting along Dallas Road, from Douglas Street to Cook Street.

2. Direct staff to work with the CRD Project Team to finalize all remaining issues identified in this report, at the 90% stage.

Council discussed:

- *Potential of a crosswalk at Dallas and Cook closer to the proposed washroom.*

Amendment:

Moved By Councillor Isitt
Seconded By Mayor Helps

That the motion be amended as follows:

At the end of bullet No. 2:

and strongly consider an installation of a marked crosswalk to the west side of Cook Street and Dallas Road.

Carried Unanimously

Amendment:

Moved By Councillor Thornton-Joe

Seconded By Councillor Isitt

That the motion be amended as follows:

3. That a split rail fence be considered in the area of the cycle track and Camas Field.

Carried Unanimously

Amendment:

Moved By Mayor Helps

Seconded By Councillor Loveday

That the motion be amended as follows:

4. Direct staff to ensure there is easy accessibility to the waterfront from all parking spaces along Dallas Road.

Carried unanimously

Main Motion as Amended:

That Council:

1. Accept the CRD's 50% project design as presented, with the following additions/amendments:

- Endorse parking configuration number two, which includes 4 curb extensions for the section of Dallas Road between Dock Street and Lewis Street, as it balances the retention of on-street parking with increased/improved pedestrian connections to the James Bay neighbourhood.
- Endorse three new marked crosswalks be installed, at Dallas/Boyd, Dallas/Government, and Dallas/Linden and strongly consider the installation of a marked crosswalk at the west side of Cook Street at Dallas Road

- Endorse the proposed cycle track lighting configuration and the CRD project installation of street lighting along Dallas Road, from Douglas Street to Cook Street.
- 2. Direct staff to work with the CRD Project Team to finalize all remaining issues identified in this report, at the 90% stage.
- 3. That a split rail fence be considered in the area of the cycle track and Camas field.
- 4. Direct staff to ensure that there is easy accessibility to the waterfront from all parking spaces along Dallas Road.

FOR (9): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

Carried Unanimously (9 to 0)

J. ADJOURNMENT

Moved By Councillor Coleman

Seconded By Councillor Madoff

That the Council meeting adjourn.

TIME: 6:23 p.m.

Carried unanimously

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

April 26, 2018, 11:47 A.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, Councillor Young

STAFF PRESENT: J. Jenkyns - Acting City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, J. Tinney - Director of Sustainable Planning & Community Development, F. Work - Director of Engineering & Public Works, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, C. Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, AK Ferguson - Committee Secretary, T. Zworski - City Solicitor

A. CONVENE COUNCIL MEETING

B. APPROVAL OF THE AGENDA

Moved By Councillor Alto

Seconded By Councillor Coleman

That the agenda be approved as presented.

CARRIED UNANIMOUSLY

D. UNFINISHED BUSINESS

D.1 South Island Prosperity Project Operational Plan

Council received the South Island Prosperity Projects 2018-2019 Annual Operating Plan.

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council receive South Island Prosperity Project's 2018-2019 Annual Operating Plan for information.

CARRIED UNANIMOUSLY

D.2 Letter from the Ministry of Municipal Affairs and Housing

Council received a letter from the Ministry of Municipal Affairs and Housing regarding the establishment and funding of a Citizens' Assembly on amalgamation with interested municipalities.

Council discussed:

- *Timeline for Council to respond to the letter*

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council receive the letter dated March 7, 2018 from the Ministry of Municipal Affairs and Housing for information.

CARRIED UNANIMOUSLY

D.3 Rise and Report from the March 8, 2018 Closed Council Meeting:

That Council:

1. Appoint Evan Locke to the Art in Public Places Committee for a partial term ending December 31, 2018
2. Rescind the appointment of India Young

E. CLOSED MEETING

Moved By Councillor Coleman

Seconded By Councillor Lucas

MOTION TO CLOSE THE APRIL 26, 2018 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- *Section 90(1)(c) labour relations or other employee relations;*

- *Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

CARRIED UNANIMOUSLY

F. APPROVAL OF CLOSED AGENDA

G. READING OF CLOSED MINUTES

H. UNFINISHED BUSINESS

H.1 Legal Advice

Council received a confidential report from the City Solicitor providing information and recommendations regarding Legal Advice.

The discussion was recorded and kept confidential

I. CORRESPONDENCE

J. NEW BUSINESS

J.1 Land/Legal Advice

Council received a confidential report from the Head of Strategic Real Estate providing information and recommendations regarding a Land/Legal Advice item.

The discussion and motion were recorded and kept confidential.

J.2 Employee Relations

Council received a confidential report from the Head of Human Resources providing information and recommendations regarding an Employee Relations item.

The discussion and motion were recorded and kept confidential.

J.3 Employee Relations

All staff left the room at 12:21 p.m.

K. CONSIDERATION TO RISE & REPORT

L. ADJOURNMENT

Moved By Councillor Alto

Seconded By Councillor Coleman

That the Closed Council Meeting be adjourned at 12:25 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

“VICTIMS AND SURVIVORS OF CRIME WEEK”

- WHEREAS** *when a crime occurs, it doesn't affect just one person, but their family members and the entire community; and*
- WHEREAS** *victims and survivors of crime and their families deserve support from the community; and*
- WHEREAS** *many victims service providers, police officers, and professionals working in the criminal justice system provide assistance to victims and survivors of crime and their families; and*
- WHEREAS** *victims and survivors of crime need to know that they have a voice in our criminal justice system and that there are laws in place to help them; and*
- WHEREAS** *Victims and Survivors of Crime Week, May 27 to June 2, 2018 offers an opportunity to raise awareness about victim issues, and about the services and laws in place to help victims, survivors and their families; and*
- WHEREAS** *the theme for Victims and Survivors of Crime Week – Transforming the Culture Together – by working together collaboratively, countless dedicated professionals and volunteers promote greater understanding of victim issues and services; and*
- WHEREAS** *an increased awareness of issues faced by victims and survivors of crime will encourage citizens to discuss the impact of crime; and*
- WHEREAS** *addressing victim and survivor issues requires the support and dedication of the whole community; and*
- WHEREAS** *the support of The City of Victoria will encourage a greater number of citizens to participate in Victims and Survivors of Crime Week.*

NOW, THEREFORE I do hereby proclaim May 27th to June 2nd, 2018 as **“VICTIMS AND SURVIVORS OF CRIME WEEK”** on the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**.

IN WITNESS WHEREOF, I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.

**LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA**

**Sponsored by:
Karyn French
Greater Victoria Police
Victim Services**

“ORCA AWARENESS MONTH”

WHEREAS *British Columbia’s resident Killer Whales (orcas) are listed as endangered (southern resident population) and threatened (northern resident population) under the Species at Risk Act 2003; and*

WHEREAS *the existence of orcas in our waters brings much pleasure and interest to residents of, and visitors to, British Columbia; and*

WHEREAS *the survival of the distinct Southern Resident ecotype has intrinsic value; and*

WHEREAS *the Province of British Columbia supports the efforts to help this endangered population through improving public understanding of the species and its needs; and*

WHEREAS *various conservations groups in the Pacific Northwest come together in the month of June to focus on educating the public and taking action to enhance the survival of orcas.*

NOW, THEREFORE *I do hereby proclaim the month of June 2018 as “ORCA AWARENESS MONTH” on the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**.*

IN WITNESS WHEREOF, *I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Diane McNally
Victoria Orca Festival Society

“INTERGENERATIONAL DAY CANADA”

WHEREAS *Intergenerational Day Canada, June 1st, is meant to raise awareness about the power of making simple, respectful intergenerational connections; and*

WHEREAS *Intergenerational Day Canada, June 1st is a day to focus on the profound positive influence intergenerational connecting has on eliminating isolation and loneliness, moving us towards healthy, all-age friendly communities; and*

WHEREAS *Intergenerational Day Canada, June 1st is a day to celebrate all of the good things presently taking place between generations in local community; and*

WHEREAS *Intergenerational Day Canada, June 1st will be an official reminder, a yearly invitation for every citizen to take one small respectful step to bridge generations within his or her local community.*

NOW, THEREFORE *I do hereby proclaim Friday, June 1st, 2018 as*
“INTERGENERATIONAL DAY CANADA” on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.

IN WITNESS WHEREOF, *I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored By:
Sharon Mackenzie
Executive Director
i2i Intergenerational Society

“CO-OP HOUSING DAY ”

WHEREAS *the 2018 CHF Canada Annual General Meeting is taking place in the City of Victoria; and*

WHEREAS *there are 16 housing co-ops in the Golden Horseshoe region, providing secure affordable housing for nearly 1,200 households; and*

WHEREAS *housing co-ops in the City of Victoria consistently demonstrate their concern for social justice issues, environmental sustainability and the creation of safe, secure housing for all.*

NOW, THEREFORE *I do hereby proclaim Saturday, June 9th, 2018 as “CO-OP HOUSING DAY” on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored By:
Nicole Waldron
President
Co-operative Housing
Federation of Canada

“PLANNING INSTITUTE OF BRITISH COLUMBIA 60TH ANNIVERSARY DAY”

WHEREAS *The Planning Institute of British Columbia is the professional association of planners in British Columbia and the Yukon; and*

WHEREAS *Individual Registered Professional Planners and the planning profession as a whole play key roles, working collaboratively with communities, organizations, and individuals to help address many critical challenges and key opportunities within diverse communities and regions; and*

WHEREAS *June 9th, 2018 represents the sixtieth anniversary of the incorporation of the Planning Institute of British Columbia; and*

WHEREAS *the Planning Institute of British Columbia has, for sixty years, worked to develop, promote, and support the professionalism, competency, growth, and success of professional planners across British Columbia, the Yukon, and beyond; and*

WHEREAS *the Planning Institute of British Columbia wishes, on the occasion of its sixtieth anniversary, to promote the recognition and celebration of the unique role of the planning profession, the Institute, and individual professional planners in helping to shape diverse, liveable, resilient communities and regions.*

NOW, THEREFORE *I do hereby proclaim Saturday, June 9th, 2018 as “PLANNING INSTITUTE OF BRITISH COLUMBIA 60TH ANNIVERSARY DAY” on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.*

**LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA**

**Sponsored by:
Andrew Ramlö
President, Planning Institute of
British Columbia**

“POLLINATOR WEEK”

WHEREAS *pollinator species such as birds and insects are essential partners of farmers and ranchers in producing much of our food supply; and*

WHEREAS *pollination plays a vital role in the health of our national forests and grasslands, which provide forage, fish and wildlife, timber, water, mineral resources, and recreational opportunities as well as enhanced economic development opportunities for communities; and*

WHEREAS *pollinator species provide significant environmental benefits that are necessary for maintaining healthy, biodiverse ecosystems; and*

WHEREAS *the City of Victoria has managed wildlife habitats and public lands such as City forest, grasslands, and parks for decades; and*

WHEREAS *the City of Victoria provides producers with conservation assistance to promote wise conservation stewardship, including the protection and maintenance of pollinators and their habitats on working lands and wildlands; and*

NOW, THEREFORE *I do hereby proclaim the week of June 18th – June 24th, 2018 as “POLLINATOR WEEK” on the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA**, CAPITAL CITY of the **PROVINCE** of **BRITISH COLUMBIA**.*

IN WITNESS WHEREOF, *I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored By:
Jennifer Lotz
Pollinator Partnership Canada

“INDEPENDENT LIVING ACROSS CANADA DAY”

- WHEREAS** *People with disabilities face different barriers than those without disabilities support from the community and our peers is crucial to help create an independent individual. Incorporated February 15, 1990, the Victoria Disability Resource Centre (VDRC) is a cross-disability, grassroots, charitable organization run by and for persons with disabilities; and*
- WHEREAS** *A Board of Directors governs the organization. The Board is composed of community members both with and without disabilities elected by our members. We are a proud member of Independent Living Canada, the national umbrella organization representing and coordinating a network of independent living centres across Canada; and*
- WHEREAS** *The Victoria Disability Resource Centre works closely with people who have a disability and with other community organizations to find and remove barriers that prevent full participation in life. The Independent Living approach to providing services offers a new perspective on disability; and*
- WHEREAS** *The Independent Living Philosophy is an alternative approach to the traditional medical/rehabilitation service-delivery model. This philosophy promotes and encourages an attitude of ‘self-director’ in disabled individuals. It means that they negotiate and access the community services and resources they need to participate as equal citizens in their community; and*
- WHEREAS** *The Independent Living Philosophy recognises the rights of individuals with disabilities to assume risks and make choices. It puts decision-making right into their own hands. Consumers are encouraged to achieve self-direction over their personal care and the community services they need to achieve independence; and*
- WHEREAS** *The Independent Living Philosophy is premised on the belief that all people with disabilities have skills, determination, creativity and a passion for life, yet many face barriers limiting their full participation in their communities. These barriers include outdated attitudes, inflexible laws and regulations, lack of accessible transportation and the frequent fragmentation and lack of coordination among various social programs; and*
- WHEREAS** *Independent Living is founded on the principles that disabled people have the right to live with dignity in their chosen community, participate in all aspects of their life and control and make decisions about their own lives. It is about a way of living as a person with a disability in a society full of barriers.*

NOW, THEREFORE I do hereby proclaim June 4th, 2018 as **“INDEPENDENT LIVING ACROSS CANADA DAY”** on the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE of BRITISH COLUMBIA**.

IN WITNESS WHEREOF, I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.

**LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA**

**Sponsored by:
B. Snow Manning-Jones
Director
Victoria Disability
Resource Centre**

“BUILT GREEN DAY”

WHEREAS *the City of Victoria is committed to sustainable growth and responsible stewardship of our natural environment; and*

WHEREAS *Built Green Canada is a national organization that advocates for sustainable environmental practices in the residential building sector; and*

WHEREAS *Built Green Canada delivers programs to assist builders in building more sustainably using the latest technologies to create healthier, more efficient, and durable homes; and*

WHEREAS *the City of Victoria is dedicated to protecting our natural resources and encourages sustainable development; and*

NOW, THEREFORE *I do hereby proclaim the day June 6th, 2018 as “BUILT GREEN DAY” on the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**.*

IN WITNESS WHEREOF, *I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Jenifer Christenson
Executive Director
Built Green Canada

“INTERNATIONAL MEDICAL CANNABIS DAY”

WHEREAS *cannabis has been used as a medicine since the beginning of recorded history; and*

WHEREAS *science is proving that cannabis is an anti-inflammatory, muscle relaxant, antibiotic, antiseptic, antifungal, anti-emetic and pain reliever amongst other medical benefits; and*

WHEREAS *courts have recognized basic human rights include the right to access to cannabis for people suffering from incurable diseases and chronic pain; and*

WHEREAS *governments and community groups around the world are growing, distributing, and researching cannabis for medicinal purposes; and*

NOW, THEREFORE *I do hereby proclaim June 11th, 2018 as “INTERNATIONAL MEDICAL CANNABIS DAY” on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 24th day of May, Two Thousand and Eighteen.*

**LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA**

**Sponsored by:
Ted Smith
Victoria Cannabis Buyers Club**

G. REPORTS OF COMMITTEES

G.1 Committee of the Whole

G.1.a Report from the April 19, 2018 COTW Meeting

515 Chatham Street - Development Permit with Variances Application No. 00034 (Downtown)

An application to allow for construction of a five-storey, mixed-use building containing ground-floor commercial uses and residential units above.

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

"That Council authorize the issuance of Development Permit with Variance Application No. 00034 for 515 Chatham Street, in accordance with:

1. Plans date stamped March 13, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m to the top of roof, and 17.73m to the top of the parapet.
3. That Council authorizes the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street
 - b. anchor-pinning in the City Right-Of-Way.
4. Preparation and execution by the applicant of a Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners to the satisfaction of City Staff.
5. Final plans to be in accordance with the plans date stamped March 13, 2018 to the satisfaction of City staff.
6. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

Council Minutes – April 26, 2018

F. LAND USE MATTERS

F.4 515 Chatham Street - Development Permit with Variances Application No. 00034 (Downtown)

Committee received a report dated April 5, 2018, from the Director of Sustainable Planning and Community Development regarding an application to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above.

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

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

"That Council authorize the issuance of Development Permit with Variance Application No. 00034 for 515 Chatham Street, in accordance with:

1. Plans date stamped March 13, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m to the top of roof, and 17.73m to the top of the parapet.
3. That Council authorizes the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street
 - b. anchor-pinning in the City Right-Of-Way.
4. Preparation and execution by the applicant of a Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners to the satisfaction of City Staff.
5. Final plans to be in accordance with the plans date stamped March 13, 2018 to the satisfaction of City staff.
6. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- *The future of the other lots and the loss of amenity since the previous proposal.*

CARRIED UNANIMOUSLY

Committee of the Whole Minutes – April 19, 2018



Committee of the Whole Report

For the Meeting of April 19, 2018

To: Committee of the Whole **Date:** April 5, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application Permit No. 00034 for 515 Chatham Street

RECOMMENDATION

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

"That Council authorize the issuance of Development Permit with Variance Application No. 00034 for 515 Chatham Street, in accordance with:

1. Plans date stamped March 13, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m to the top of roof, and 17.73m to the top of the parapet.
3. That Council authorizes the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street
 - b. anchor-pinning in the City Right-Of-Way.
4. Preparation and execution by the applicant of a Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners to the satisfaction of City Staff.
5. Final plans to be in accordance with the plans date stamped March 13, 2018 to the satisfaction of City staff.
6. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development including landscaping, the siting, form, and exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 515 Chatham Street. The proposal is to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above. The proposal requests an increase to the permitted building height from 15m to 16.43m (top of the roof), and 17.73m (top of the parapet). Council considered this Application on November 23, 2017, and in response to Council's motion "that the application be referred to staff to work with the applicant for consideration of design refinements, particularly on Chatham Street that respond to the character of Old Town", the proposal has been revised in the following ways:

- the number of lots being proposed for development has reduced from five to three, thereby reducing the scale and extent of the building along Chatham Street
- the variances related to locating residential units on the ground floor and allowing two buildings on one lot have been eliminated
- the height variance has been reduced
- balconies and bay features have been added
- the differentiation between buildings has been increased.

The following points were considered in assessing this Application:

- the proposal is generally consistent with the *Downtown Core Area Plan* (DCAP)
- the proposal is generally consistent with the *Old Town Design Guidelines* (2006)
- the proposal is consistent with the *Official Community Plan*, (2012) policies which support and encourage the provision of mixed-use buildings
- the proposed increase in building height is considered to be appropriate in order to balance the objectives of the Design Guidelines which encourage commercial ground-floor units with corresponding ceiling heights, and buildings up to five storeys in height. Additionally, the requested height variance does not impact adjacent properties, or the public realm beyond what would occur without a height variance.

BACKGROUND

The proposal is for a five-storey, mixed-use building containing ground-floor commercial uses and residential units above. Although technically counted as one building (joined by the parking structure), the proposal has been designed to appear as two separate buildings. The proposal includes the following major design components:

- commercial units along Chatham Street and Store street
- two levels of parking provided at-grade and underground
- secure bicycle parking on the main floor, accessed via the residential lobby and parkade
- publicly accessible bicycle parking for 12 bicycles, located on Chatham and Store Streets
- podium rooftop amenity space for residents.

Exterior building materials include:

- metal panels in three shades and rust tones as a primary treatment, using a darker mix on the Chatham Street building and a lighter mix on the Store Street building

- standing seam weathering steel cladding on the Store Street building
- weathering steel panels on the Chatham Street building
- punched windows with glass and metal guardrails on the balconies of residential units
- storefront glazing with black aluminium mullions for the ground-floor retail units
- painted steel and glass canopies at the ground level.

Landscaping elements include:

- four new municipal street trees along Chatham Street
- a central courtyard with residential-oriented pedestrian access on the podium's rooftop
- a mixture of unit pavers in grey and rust tones, and sandblasted concrete for the courtyard paving
- furniture and lighting elements in weathering steel.

Sustainability Features

As noted in the applicant's letter, storm water management practices are to be incorporated into the landscape design. No further green building features have been identified.

Active Transportation Impacts

The Application proposes 102 at-grade Class 1 bicycle parking stalls for residents, and 12 Class 2 bicycle parking stalls for visitors, which supports active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variance Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site has a floor area of 2,028m² and is presently occupied by a surface parking lot. The current CA-3 Zone, Central Area General Commercial District, permits a variety of uses including offices, retail, restaurants and residential at a density of 3:1 Floor Space Ratio (FSR). The maximum height permitted under the current zone is 15m.

Data Table

The following data table compares the proposal with the CA-3C Zone and the previous proposal. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Current Proposal	Previous Proposal	Zone Standard CA-3C Zone
Site area (m ²) – minimum	2,028.70	3,381.10	N/A
Density (Floor Space Ratio) – maximum	2.98	2.79:1	3.0:1

Zoning Criteria	Current Proposal	Previous Proposal	Zone Standard CA-3C Zone
Height (m) – maximum	16.43* (roof) 17.73* (top of parapet)	16.39* (top of roof) 19.49* (top of stair access)	15.00
Storeys – maximum	5	6 (including 1 storey roof access)	N/A
Setbacks (m) – minimum			
Front (Chatham Street)	nil	0.22 (wall) 0.00 (balcony)	N/A
Rear (South)	nil	7.27	N/A
Side (East)	nil	nil	N/A
Side (West) (Store)	nil	nil	N/A
Parking – minimum	90	170	N/A
Bicycle parking – minimum			
Class 1 (secure stalls)	102	167	89
Class 2 (visitor stalls)	12	18	7

Relevant History

As noted previously, this revised Application is in response to Council's direction at its meeting of November 23, 2017, where the following motion was passed:

"That the application be referred to staff to work with the applicant for consideration of design refinements particularly on Chatham Street that respond to the character of Old Town."

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC), Procedures for Processing Rezoning and Variances Applications*, on February 6, 2018, the revised Application was referred for a 30-day comment period to the Downtown Residents Association CALUC. An email from the Downtown Residents Association, dated February 21, 2018, and staff reply are attached to this report.

This Application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

ANALYSIS

Consistency with Policy and Design Guidelines

The *Official Community Plan, 2012* (OCP) identifies this property in Development Permit Area 1 (HC): Core Historic. The objectives of this designation are to conserve and enhance the heritage value of Downtown and encourage revitalization of the area with high-quality architecture, landscape, and urban design through sensitive infill and innovative interventions. Design guidelines that apply to Development Permit Area 1 are the *Downtown Core Area Plan, 2012* (DCAP), *Old Town Design Guidelines: New Buildings and Additions to Non-Heritage Buildings* (2006), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), *Guidelines for Fences, Gates and Shutters* (2010), and *Standards and Guidelines for the Conservation of Historic Places in Canada*. The following sections will provide a discussion related to some of these key policies.

Official Community Plan

The OCP envisions buildings in the Core Historic district up to approximately five-storeys with density ranging up to approximately 3:1 floor space ratio (FSR). The proposal is in keeping with these policies.

The proposal is also consistent with the built form and place-character features envisioned for the Core Historic district through the provision of buildings set close to the sidewalk with high site coverage, continuous commercial uses at grade, wide sidewalks and tree planting. It is also in keeping with the place-based land use management envisioned for the area through improving vitality and livability within Downtown through an attractive and functional public realm, and massing and scale that is comparable with historic building forms.

Development Permit Area

The subject properties are located within Development Permit Area 1 (Heritage Conservation): Core Historic in the OCP. The objectives of this area include:

- 4 (a) *To conserve and enhance the heritage value, special character and significant historic buildings, features and characteristics of this area.*
- (b) *To revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations and interior improvements that could alter the exterior of the building.*
- (c) *To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.*

The proposal is largely consistent with these objectives by helping to revitalize this area and providing a development that has the potential to provide a building with a strong street presence.

Downtown Core Area Plan

The subject properties are within the Historic Commercial District of the DCAP. The purpose of the Historic Commercial District is to ensure the sensitive integration of new infill development and public realm improvements into the historic environment. Specific objectives also include locating active commercial uses at the street level to encourage increased pedestrian activity, to

complement the public realm, and to locate residential dwellings on upper storeys. These later two objectives are achieved with this proposal. In terms of integrating infill development within the local context, the proposal achieves this objective by including two distinct, but complementary, buildings of similar scale and massing to the historic context. Furthermore, the rhythm of building articulation and material application corresponds well with that found in the area. While full scale balconies are not a common element within the Historic Commercial District, the addition of these features meet the request from Council and are applied differently between building "B" and building "A".

Standards and Guidelines for the Conservation of Historic Places in Canada

The following are relevant sections of the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

Section 4.1.4 entitled Spatial Organization notes that, *"In urban heritage districts land use, buildings, streets and topography often define or influence spatial organization. The building's siting, the open spaces between them and the circulation corridors are often identified as character-defining elements in urban heritage districts."*

Section 4.1.5, Visual Relationships notes that, *"visual relationships between elements of natural or designed landscapes or heritage districts can influence the user experience. For example, a tall building in a low-rise heritage district may be perceived as out of scale."*

General Standards for Preservation, Rehabilitation and Restoration include:

11. *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.*

With regard to Cultural Landscapes, the Standards and Guidelines include:

15. *Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.*

Again, it is the view of staff that the proposal is generally consistent with the *Standards and Guidelines*.

Heritage Advisory Panel and Advisory Design Panel Review

On February 13, 2018, the Heritage Advisory Panel (HAPI) reviewed the Application (full meeting minutes attached) and passed the following motion.

"That the Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street would benefit from the following revisions:

- a) *a greater degree of differentiation between building A and B*
- b) *increasing the roofline articulation, reconsidering the building's termination and the variance request for height not be approved for building A (Store Street)*
- c) *consideration of a corner entrance."*

On February 28, 2018 the Advisory Design Panel (ADP) reviewed the Application (full meeting minutes attached) and passed the following motion:

"It was moved by Paul Hammond, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street be approved as presented."

The following section provides further analysis of how the Application responds to key issues that were identified through the Advisory Design Panel and staff review process.

Response to Key Issues Raised through the Advisory Design Panel Review Process

Differentiation between Building A and Building B and fit within Context

The *Old Town Design Guidelines* encourage a sensitive response to the special urban character of Old Town which includes a fine-grain urban fabric comprised of small-scale and small-lot characteristics. In Chinatown specifically, this includes buildings with varied heights ranging from three to five-storeys. The Guidelines also state that new proposals should add to the character of Old Town and stand shoulder-to-shoulder with the historic buildings and the streetscape.

There are several designated and registered heritage properties in the immediate vicinity of the proposed development. These properties include 1802 Government Street on the southeast corner of Government and Chatham Streets, the nationally designated sites of 532 and 533 Herald Street, the registered properties at 542 Herald Street, 1830 Store Street (Capital Iron), and 1824 Store Street. This serves to highlight the importance of responding to the heritage context in a sensitive manner.

The DCAP identifies the subject properties in the Historic Commercial District, which are characterized by a "saw-tooth" streetscape that generally rises and falls in height between one and five-storeys with articulated brick and stone façades, buildings situated up to the public sidewalk, and continuous street-level storefronts. The Guidelines require the retention of the Historic Commercial District's current compact, diverse, low-scale and small-lot character.

The reduction in the scope of the project has largely addressed previous concerns related to the importance of maintaining the fine-grained character of this part of the City. Buildings "C, D, and E" have been removed from the proposal, significantly reducing the overall perceived length of a singular building along Chatham Street. Building "B" along Chatham is approximately 30m in length, equal to some of the heritage properties identified above. Further articulation of building "B" is reflected in the vertical segmentation of the building into five, six-metre segments reflecting the rhythm of heritage character buildings.

In response to comments concerning the differentiation between buildings, the proposal includes two distinct, but related buildings. Building "B" reads as a more literal interpretation of traditional building massing and rhythm but utilizes contemporary materials. Building "A" along Store Street presents as a more simplified and contemporary building while maintaining the massing and scale of the Historic Commercial District. Similar materials to building "B" are used on building "A"; however, these are distributed significantly different to building "B" and the predominant material on each building is unique. Building "A" is mostly clad in a light toned metal panel, while building "B" is defined by a formal alternating pattern of flat weathering steel and dark metal panel. Building "A" is further differentiated with a distinctive corner element that signifies the main commercial entrance which is clad in standing seam weathering steel.

Further differentiation occurs at the building's rooftop terminations. Building "B" proposes a contemporary interpretation of a traditional cornice element using weathering steel. Building "A" presents as a smaller scaled building with a contemporary flat roof, without a parapet or distinctive cornice element. This helps to differentiate the building, reduce the apparent scale and height, and is reflective of the more historic simple building forms found in the area, similar to the Powerhouse building at the end of Store Street.

Height Variance

The applicant is requesting that the permitted height of the building be increased from 15m to 17.73m. Of this increase, 1.3m can be attributed to the height of the parapet. The applicant has indicated in their letter to Council that this height request is due to the ceiling height requirement for the commercial tenants on the ground floor.

The recommendation of the HAPI to Council was to not grant the height variance for building "A" (building at the corner of Chatham and Store Streets), as a way to help ensure greater differentiation between the two buildings and to help achieve the "saw-tooth" streetscape that generally rises and falls in height from building to building. In response to this, the cornice detail and parapet has been removed from building "A" to better differentiate the two buildings and to reduce the apparent height.

Overall, the buildings are not out of scale with the surrounding context, noting that the building at 537 Chatham is six-storeys; 532 Herald is of similar height but with four-storeys; and 536 Chatham Street is four-storeys with additional ceiling height at the top floor and elevated above grade. These buildings, along with the shorter one and two-storey buildings found in the neighbourhood, help to add to the distinct "saw-toothed" feel of buildings in this area.

Staff note that the requested height increase is supportable in order to balance the objectives of the Design Guidelines which encourage commercial ground-floor uses with corresponding ceiling heights, and buildings up to five-storeys. Additionally, the requested height variance does not impact adjacent properties or the public realm beyond what would occur without a height variance, and does not detract from the existing "saw-tooth" character of the Historic Commercial District.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

Encroachment Agreements

A number of street-level canopies are also proposed along Chatham and Store Streets, which project above the City Right-of-Way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. Additionally, under-pinning may be required during the construction phase. In order to facilitate these canopies and potential under-pinning, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.

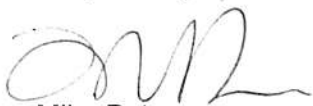
CONCLUSIONS

The Application would allow for a mixed-used development on a vacant site within Old Town. The proposal is in keeping with the immediate context in terms of scale, massing and street relationship and is consistent with the Design Guidelines for the area. Significant changes have been made to this Application from the one presented to Council in November, 2017, namely the reduction in the overall scope of the project. Additionally, changes have been incorporated in response to the Heritage Advisory Panel and Staff recommendations. On this basis, Staff recommend Council consider supporting the Development Permit with Variance Application.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00034 for the property located at 515 Chatham Street.

Respectfully submitted,



Miko Betanzo
Senior Planner - Urban Design
Development Services

JH.



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

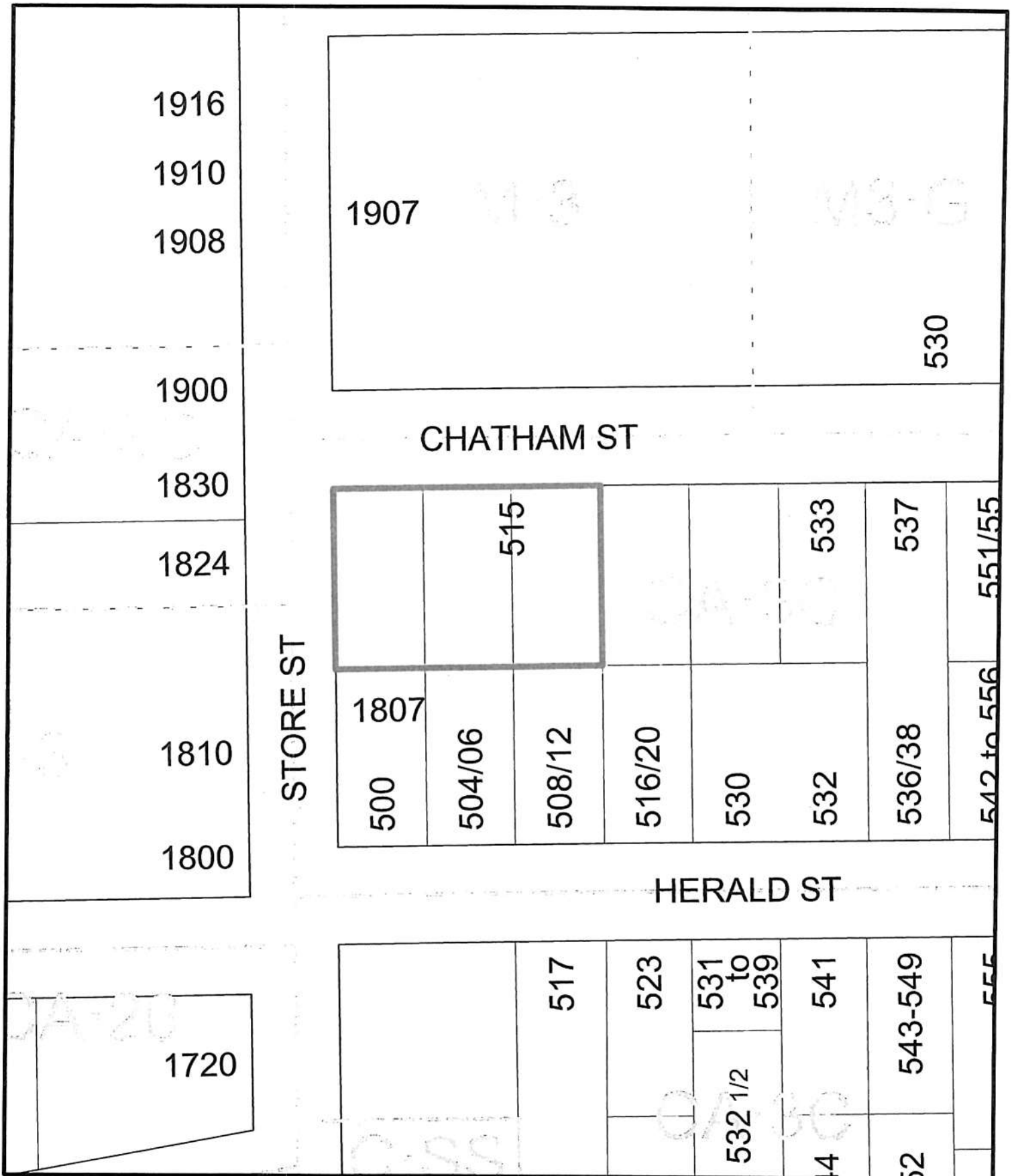


Date:

April 12, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped March 13, 2018
- Attachment D: Letters from applicant to Mayor and Council dated January 29, 2018; and November 29, 2017
- Attachment E: Downtown Residents Association Email and Staff Reply, dated February 21, 2018
- Attachment F: Heritage Advisory Panel Minutes from February 13, 2018
- Attachment G: Advisory Design Panel Minutes from February 28, 2018



515 Chatham Street
Development Permit With Variance #00034





515 Chatham Street
Development Permit With Variance #00034



Christine Untch
Architecte

ARCHITECTURAL

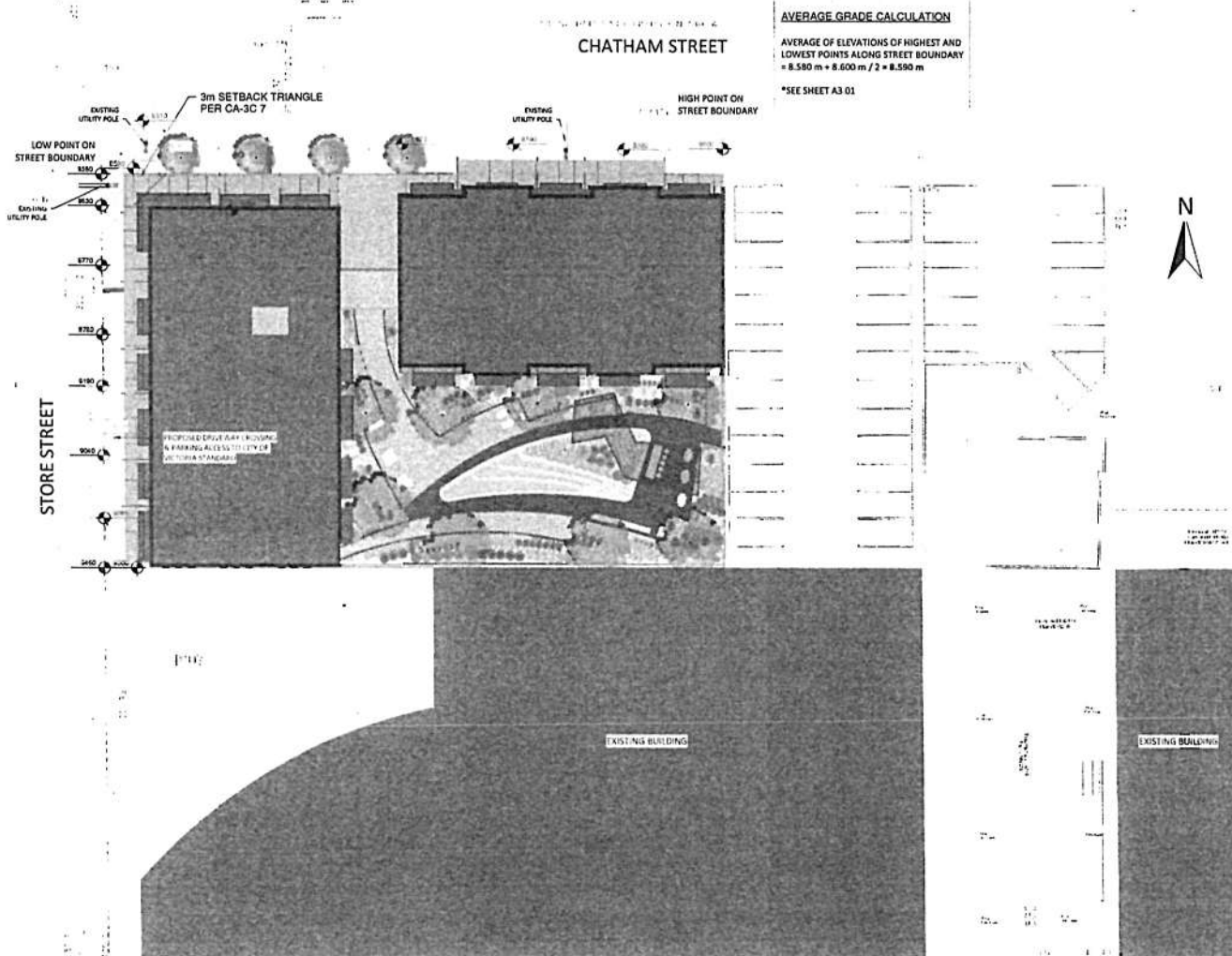
- ## LANDSCAPE

- CIVIL**

- ### Project Information Table

[illegible]

*Interpretation: The more the number of people in the household, the more the number of people in the household who are employed.



OWNER
LE FEVRE & COMPANY
53-111 JARD STREET
VICTORIA, BC V8W 1S5

CONTACT: 314.644.4672

STRUCTURAL

UNIT 1 - 864 QUEEN'S AVENUE
VICTORIA, BC
250-384-1969

THE UNIVERSITY OF TEXAS AT ARLINGTON

STRUCTURE

READ JONES and Associates Ltd.
200 TYEE ROAD
VICTORIA, BC V8A 6X5
604-293-7791

CONTACT: LEON PLATT

DATE: 12/12/2018

LAMMILL CONSTRUCTION LTD.
559 Kelvyn Road
VICTORIA, BC V8Z 1C4
250-475-1300

CONTACT: info@hbf.org FAREY

BUILDING INTO ONE

READ JONES CHRISTOPHERSON
200 TYEE ROAD
VICTORIA, B.C. V8A 6X5
250-386-7794

CONTACT: TERRY BERGEN

LANDSCAPE

LADR
28 - 495 LUTHER BLVD
VICTORIA, BC V8Z 1B5
250-568-0105

UNIALE: BEY WHIGAM

INTERIOR

KIMBERLY V. ALLEN
7174 WEST SAGEHURST ROAD
BRIGHTWOOD BAY, WA 98011
250-632-5588

CONTACT: KIMBERLY WILLIAMS

GEOLIMICA

RYZUK GEOTECHNICAL LTD./MILLER
28 CREASE AVENUE
VICTORIA, BC V8Z 1S3
250-475-3131

CONTACT: SCOTT CURRIE

CP-75

JE ANDERSON & ASSOCIATES
4212 GLASBORO AVE
VICTORIA, BC V8Z 4B7
250-727-2214

CONTACT: ROSS TUCKER

2月24日

JE ANDERSON & ASSOCIATES
4212 GLANFORD AVE
VICTORIA, BC V8Z 4B7
250-727-2214

CONTACT: GANNIK CARRIER

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

515 Chatham Street
Victoria, BC

Proposed Site Plan & Project Information

Project Number	CLA 16
----------------	--------

Date	March 12, 20
Drawn by	JH

Use only

30.00

Scale	As indicated
-------	--------------

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

SITE PLAN

LaFave & Co.

Lots 484, 485, 486

Victoria, BC

1/2" = 10' (1:120)

1/4" = 20' (1:240)

1/8" = 40' (1:480)

1/16" = 80' (1:960)

1/32" = 160' (1:1920)

1/64" = 320' (1:3840)

1/128" = 640' (1:7680)

1/256" = 1280' (1:15360)

1/512" = 2560' (1:30720)

1/1024" = 5120' (1:61440)

1/2048" = 10240' (1:242880)

1/4096" = 20480' (1:485760)

1/8192" = 40960' (1:971520)

1/16384" = 81920' (1:971520)

1/32768" = 163840' (1:971520)

1/65536" = 327680' (1:971520)

1/131072" = 655360' (1:971520)

1/262144" = 1310720' (1:971520)

1/524288" = 2621440' (1:971520)

1/1048576" = 5242880' (1:971520)

1/2097152" = 10485760' (1:971520)

1/4194304" = 20971520' (1:971520)

1/8388608" = 41943040' (1:971520)

1/16777216" = 83886080' (1:971520)

1/33554432" = 167772160' (1:971520)

1/67108864" = 335544320' (1:971520)

1/134217728" = 671088640' (1:971520)

1/268435456" = 1342177280' (1:971520)

1/536870912" = 2684354560' (1:971520)

1/1073741824" = 5368709120' (1:971520)

1/2147483648" = 10737418240' (1:971520)

1/4294967296" = 21474836480' (1:971520)

1/8589934592" = 42949672960' (1:971520)

1/17179869184" = 85899345920' (1:971520)

1/34359738368" = 171798691840' (1:971520)

1/68719476736" = 343597383680' (1:971520)

1/137438953472" = 687194767360' (1:971520)

1/274877906944" = 1374389534720' (1:971520)

1/549755813888" = 2748779069440' (1:971520)

1/1099511627776" = 5497558138880' (1:971520)

1/2199023255552" = 10995116277760' (1:971520)

1/4398046511104" = 21990232555520' (1:971520)

1/8796093022208" = 43980465111040' (1:971520)

1/17592186044416" = 87960930222080' (1:971520)

1/35184372088832" = 175921860444160' (1:971520)

1/70368744177664" = 351843720888320' (1:971520)

1/140737488355328" = 703687441776640' (1:971520)

1/281474976710656" = 1407374883553280' (1:971520)

1/562949953421312" = 2814749767106560' (1:971520)

1/1125899906842624" = 5629499534213120' (1:971520)

1/2251799813685248" = 11258999068426240' (1:971520)

1/4503599627370496" = 22517998136852480' (1:971520)

1/9007199254740992" = 45035996273704960' (1:971520)

1/18014398509481984" = 90071992547409920' (1:971520)

1/36028797018963968" = 180143985094819840' (1:971520)

1/72057594037927936" = 360287970189639680' (1:971520)

1/144115188075855872" = 720575940379279360' (1:971520)

1/288230376151711744" = 1441151880758558720' (1:971520)

1/576460752303423488" = 2882303761517117440' (1:971520)

1/1152921504606846976" = 5764607523034234880' (1:971520)

1/2305843009213693952" = 11529215046068469760' (1:971520)

1/4611686018427387904" = 23058430092136939520' (1:971520)

1/9223372036854775808" = 46116860184273879040' (1:971520)

1/18446744073709551616" = 92233720368547758080' (1:971520)

Christina Link
Architects

Site 1 - 851 Chatham Street, Victoria, BC V8T 1P5

Project No. 750 394 1518

V. 1.0000000000000000

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

Dr. Jameson

May 1, 2018

IRONWORKS
OLD TOWN VICTORIA

515 Chatham Street
Victoria, BC

Survey Plan

Page 1 of 1

CLA 16-

Date March 12, 20

Unapproved

Submitted by

22.01

Scale

1:2

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Lintott
Architects

Seite 1 - 86m Lagerplatznummer: 000000000000
1975
Insgesamt: 250 384 1960
Verbleibende Menge: 000000000000

First Amendment	January 1, 1791
Second Amendment	September 3, 1791
Third Amendment	September 3, 1791
Fourth Amendment	September 3, 1791
Fifth Amendment	September 3, 1791
Sixth Amendment	September 3, 1791
Seventh Amendment	September 3, 1791
Eighth Amendment	September 3, 1791
Ninth Amendment	September 3, 1791
Tenth Amendment	September 3, 1791
Eleventh Amendment	February 7, 1795
Twelfth Amendment	September 13, 1804
Thirteenth Amendment	December 18, 1865
Fourteenth Amendment	March 3, 1868
Fifteenth Amendment	February 3, 1870
Sixteenth Amendment	September 8, 1913
Seventeenth Amendment	April 4, 1901
Eighteenth Amendment	January 16, 1919
Nineteenth Amendment	August 18, 1920
Twentieth Amendment	March 12, 1932
Twenty-first Amendment	December 5, 1933
Twenty-second Amendment	September 12, 1951
Twenty-third Amendment	March 29, 1961
Twenty-fourth Amendment	January 19, 1964
Twenty-fifth Amendment	September 7, 1965
Twenty-sixth Amendment	July 1, 1971
Twenty-seventh Amendment	May 19, 1992

Revision		
No.	Description	Date

Consultant

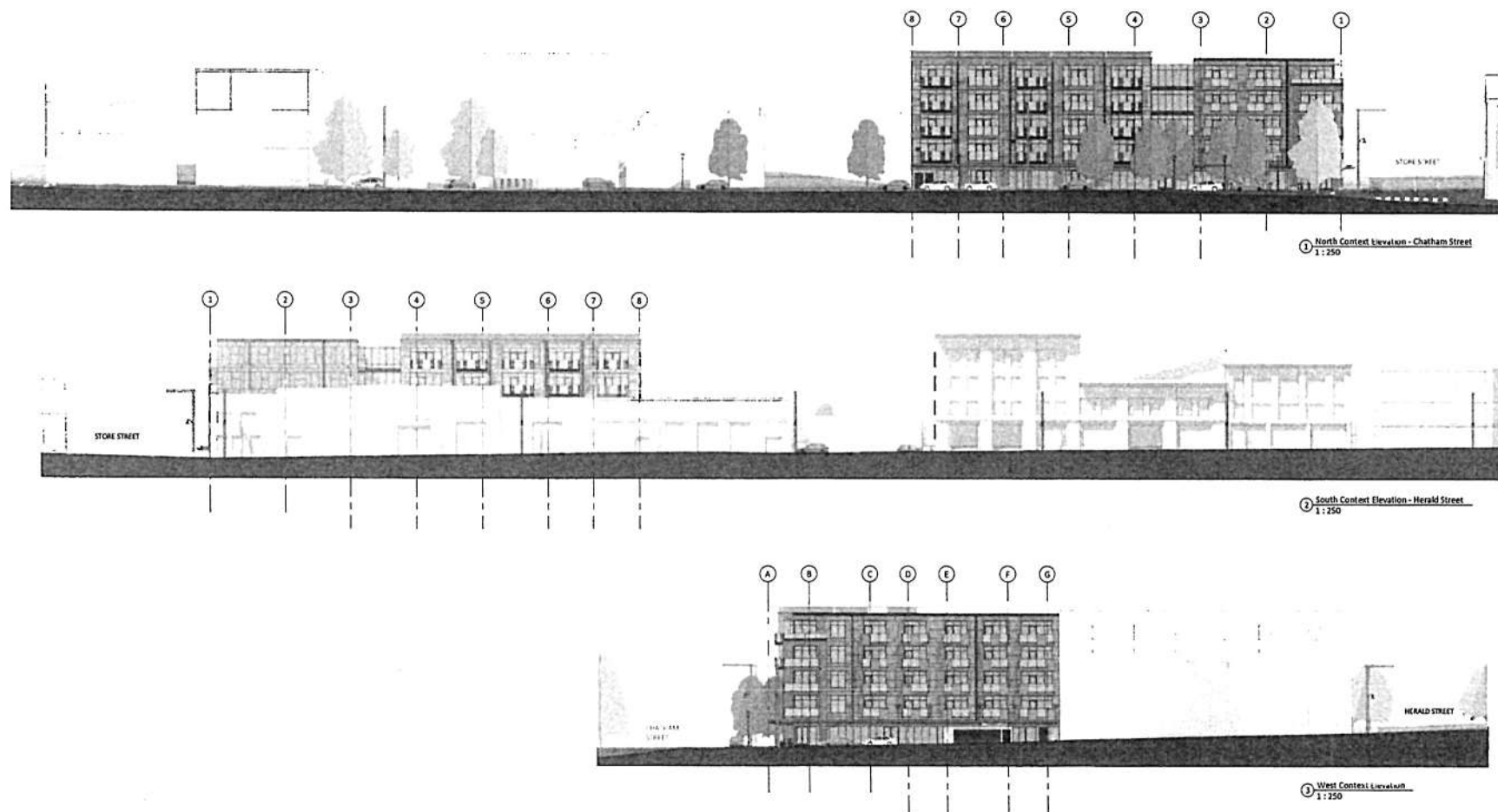
IRONWORK
OLD TOWN VICTORIA, A
515 Chatham Street
Victoria, BC

Site Context Elevations

Project number	CLA 16
Date	March 12, 20
Drawn by	JP
Reviewed by	

33.02

Scale 1:2



Copyright © 2010 Pearson Education, Inc. or its affiliate(s). All rights reserved. This publication is protected by copyright. Permission is granted to reproduce this document for personal or internal use, not for redistribution. For more information, contact Pearson Education, Inc., 501 Boylston Street, Boston, MA 02116.

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Building Code Analysis - Overview - Parade Building

NO.	DESCRIPTION	CODE	REMARKS
1	General Building Code	BCA	
2	General Building Code	BCA	
3	General Building Code	BCA	
4	General Building Code	BCA	
5	General Building Code	BCA	
6	General Building Code	BCA	
7	General Building Code	BCA	
8	General Building Code	BCA	
9	General Building Code	BCA	
10	General Building Code	BCA	
11	General Building Code	BCA	
12	General Building Code	BCA	
13	General Building Code	BCA	
14	General Building Code	BCA	
15	General Building Code	BCA	
16	General Building Code	BCA	
17	General Building Code	BCA	
18	General Building Code	BCA	
19	General Building Code	BCA	
20	General Building Code	BCA	
21	General Building Code	BCA	
22	General Building Code	BCA	
23	General Building Code	BCA	
24	General Building Code	BCA	
25	General Building Code	BCA	
26	General Building Code	BCA	
27	General Building Code	BCA	

Building Code Analysis - Overview - Mixed Use Building

NO.	DESCRIPTION	CODE	REMARKS
1	General Building Code	BCA	
2	General Building Code	BCA	
3	General Building Code	BCA	
4	General Building Code	BCA	
5	General Building Code	BCA	
6	General Building Code	BCA	
7	General Building Code	BCA	
8	General Building Code	BCA	
9	General Building Code	BCA	
10	General Building Code	BCA	
11	General Building Code	BCA	
12	General Building Code	BCA	
13	General Building Code	BCA	
14	General Building Code	BCA	
15	General Building Code	BCA	
16	General Building Code	BCA	
17	General Building Code	BCA	
18	General Building Code	BCA	
19	General Building Code	BCA	
20	General Building Code	BCA	
21	General Building Code	BCA	
22	General Building Code	BCA	
23	General Building Code	BCA	
24	General Building Code	BCA	
25	General Building Code	BCA	
26	General Building Code	BCA	
27	General Building Code	BCA	

Christine Linn
Architect

Suite 1-854, 1000 West 10th Avenue, Victoria, BC V8V 2K5
Tel: 250-383-1000
Fax: 250-383-1001

Rev. Description Date
Rev. 1.0 Initial Design May 1, 2017
Rev. 1.1 Update Design May 1, 2017
Rev. 1.2 Update Design May 1, 2017
Rev. 1.3 Update Design May 1, 2017

Revision
No. Description Date

Consultant

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Building Code Analysis

Project Number: CLA 16
Date: March 12, 2018
Drawn By: JLM
Checked By: JLM

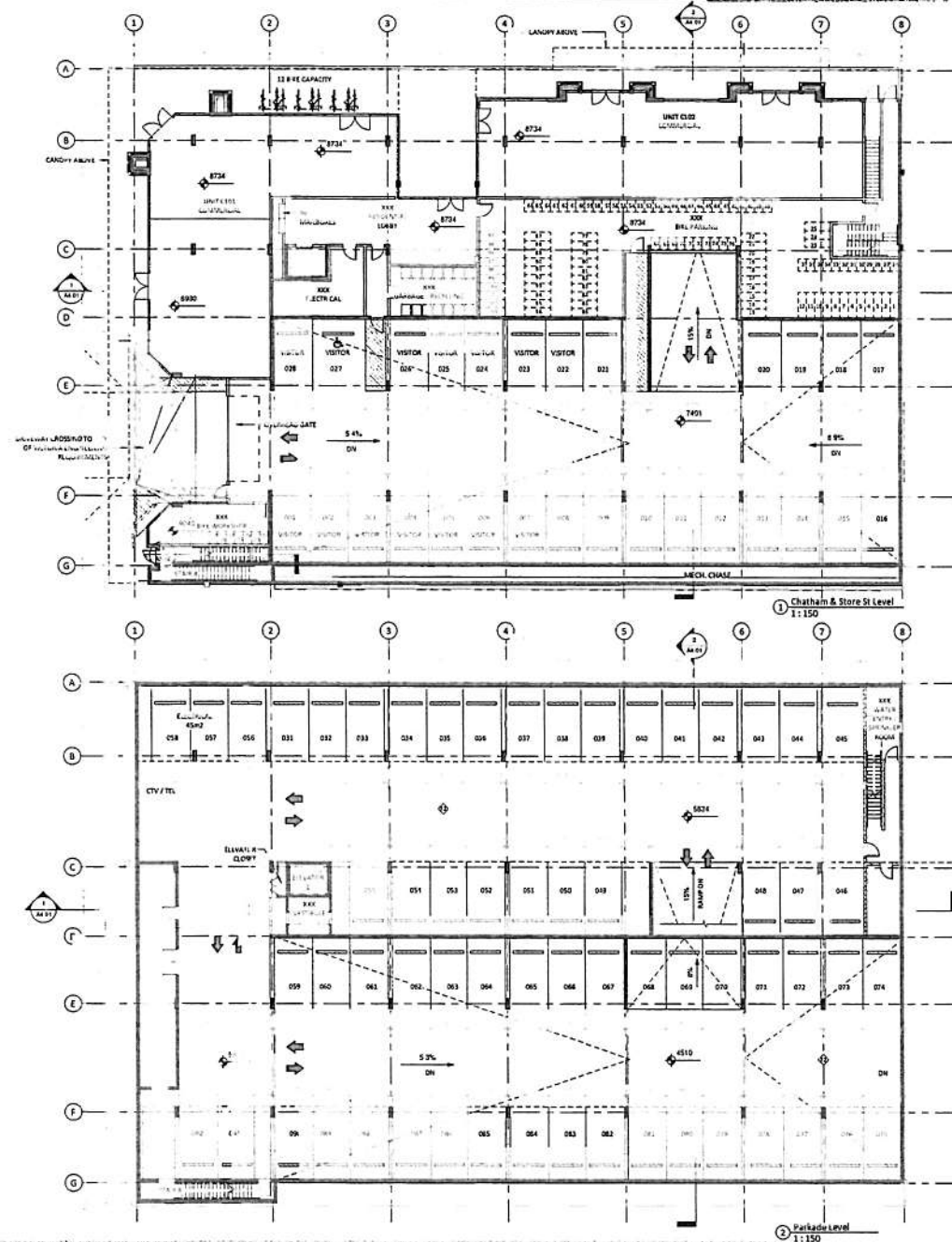
\$5.04

Scale: 1"

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division



Christine Linnett
Architect

Site 1: 254 West 10th Avenue, CTV
2017
Telephone: 250 381 1929
Website: christinelinnett.ca

By	Date
Christine Linnett	March 2, 2018
Christine Linnett	May 1, 2018
Christine Linnett	September 1, 2018
Christine Linnett	January 1, 2019
Christine Linnett	March 12, 2018

Revision	No.	Description	Date
1			

Consultant

IRONWORKS
OLD FORD VICTORIA
515 Chatham Street
Victoria, BC

Parkade, Chatham St Level
Plans

Project No.	CIA 16-
Date	March 12, 2018
Drawn by	JM
Checked by	

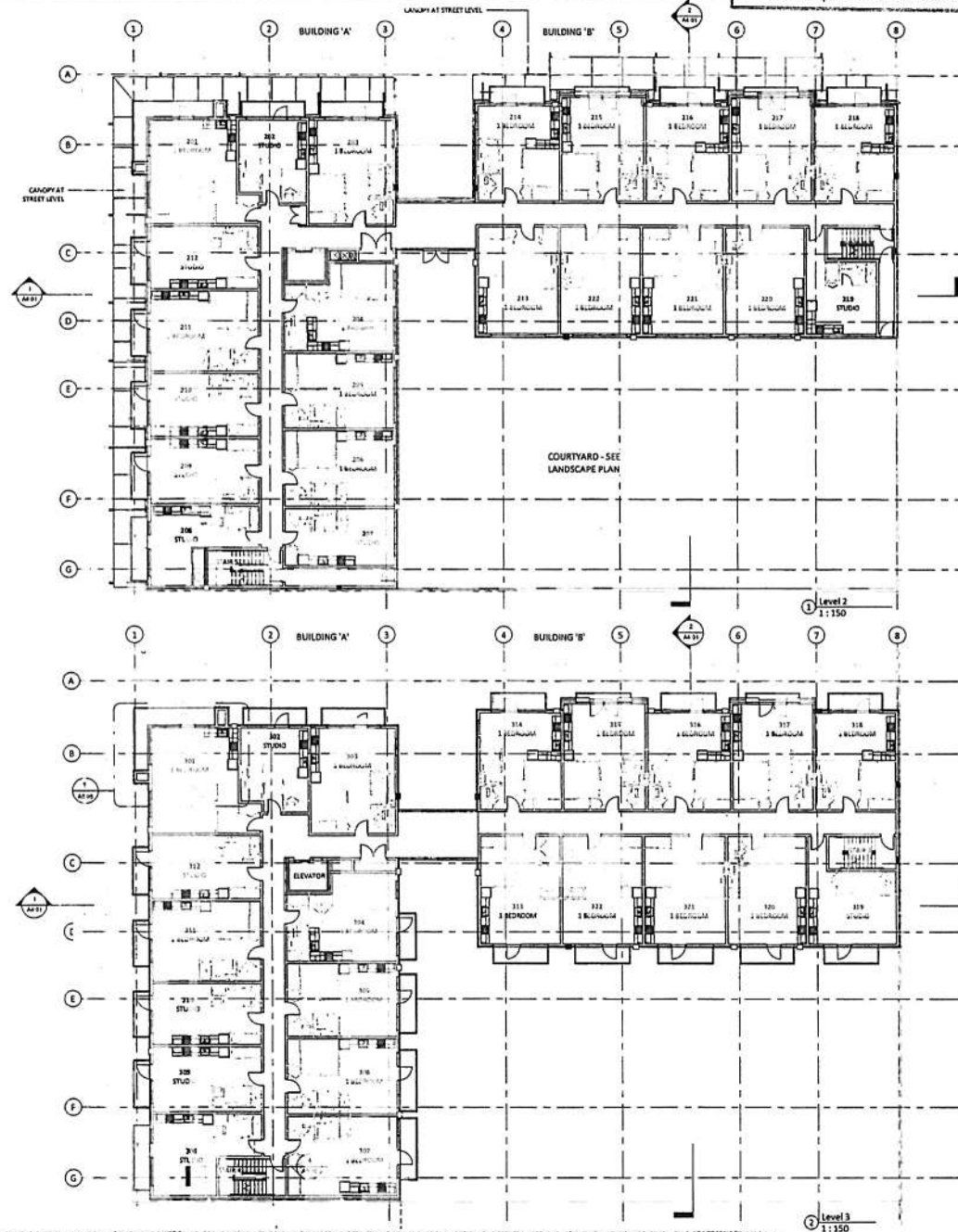
BB.01

Scale 1:150

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division



Christine Unkoff
Architect

Sheet 1 of 4
Project No. 2509
March 2, 2018

Dr. Christine Unkoff
Project Manager
March 2, 2018

Revision
No. Description Date

Consultant

IRONWORK!
OLD FIRM VICTORIA
515 Chatham Street
Victoria, BC

Courtyard, Level 3 & 4
Plans

Project No. 2509
Date: March 12, 2018
Auth: [Signature]
Check: [Signature]

A2.02

Scale 1:1

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Underhill
Architects

Unit 1-664 Queen's Avenue East, Victoria BC V8P 1A5
Phone: 250-383-1800
Fax: 250-383-1801

March 2, 2018
March 2, 2018
March 2, 2018
March 2, 2018
March 2, 2018

Revision
No. Description Date

Consultant

IRONWORKS
OLD TOWN VICTORIA

515 Chatham Street
Victoria, BC

Level 5 & Roof Plans

Project Number: CLA 18-03

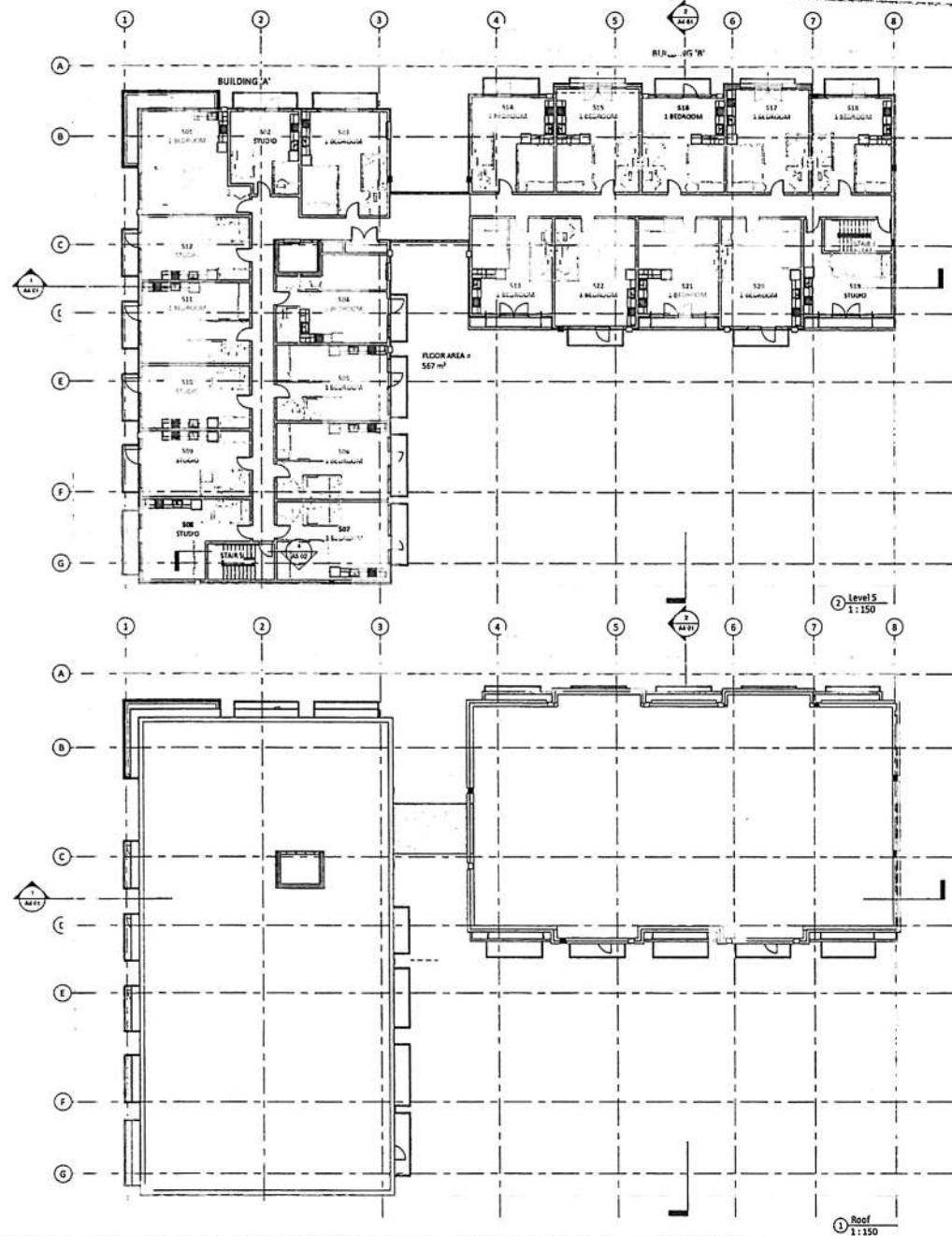
Date: March 12, 2018

Drawn by: JRM

Checked by: JRM

A2.03

Scale: 1:150



Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Thell
Architects

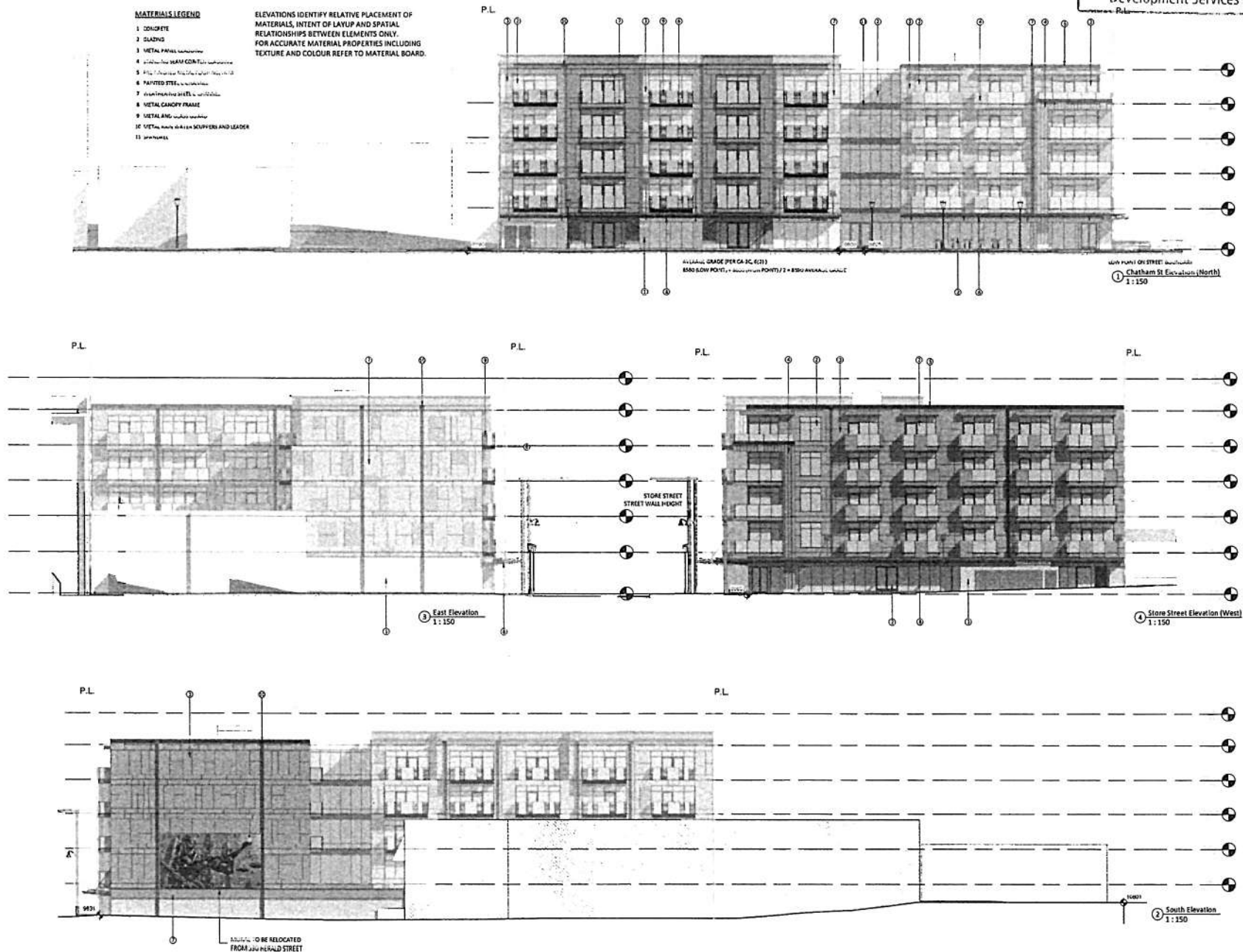
Scale: 1" = 8'-0" UNLESS OTHERWISE SPECIFIED, BC VET
18/5
Drawn by: J. 420 341 1500
Checked by: J. 420 341 1500

Rev. Description Date
1.00 Initial Design March 12, 2017
2.00 Revised Design May 2, 2017
3.00 Revised Design September 14, 2017
4.00 Revised Design March 12, 2018

MATERIALS LEGEND

1. CONCRETE
2. CLADDING
3. METAL PANEL CLADDING
4. GLASS CURTAIN WALL SYSTEM
5. ALUMINUM CURTAIN WALL SYSTEM
6. PAINTED STEEL CLADDING
7. ALUMINUM PANEL CLADDING
8. METAL CANOPY FRAME
9. METAL AND GLASS CURTAIN WALL
10. METAL AND GLASS CURTAIN WALL AND LEADER
11. SPANDREL

ELEVATIONS IDENTIFY RELATIVE PLACEMENT OF MATERIALS, INTENT OF LAYOUT AND SPATIAL RELATIONSHIPS BETWEEN ELEMENTS ONLY. FOR ACCURATE MATERIAL PROPERTIES INCLUDING TEXTURE AND COLOUR REFER TO MATERIAL BOARD.



Consultant

IRONWORKS

615 FORTH VICTORIA
515 Chatham Street
Victoria, BC

Overall Elevations

Project Number: CIA 16-3
Date: March 12, 2018
Drawn by: J. 420 341 1500
Checked by: J. 420 341 1500

89.01

Scale: 1" = 8'-0"

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Tinkler
Architect

Site 1: 485 Guelph Street, Victoria, BC V8T 2G5
Tel: 250.386.1509
Website: christinetinkler.ca

DP (Design): March 2, 2018
DP (Review): May 1, 2018
DP (Review): July 1, 2018
DP (Review): January 2, 2019

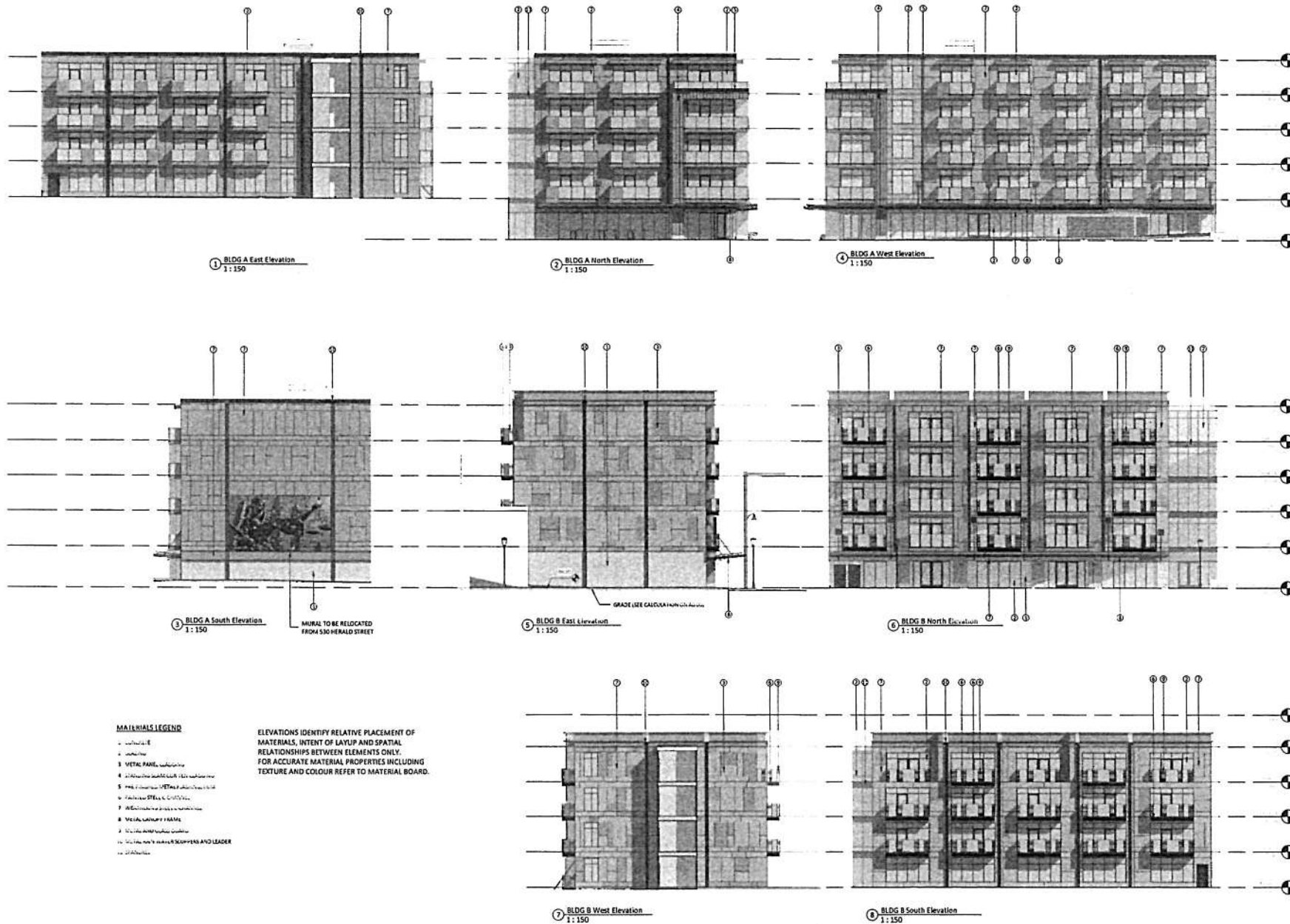
Revision
No. Description Date

Consultant

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Building Elevations

Project Number: CIA-16-3
Date: March 12, 2018
Drawing by: JHM
Reviewed by: C
Scale: 1:150



Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Lintott
Architects

Site 1 - 804 Western Avenue, Victoria, BC
1475
Temporary, from Jan 1 1995
to the date of this A/F

Dr. Submittal	March 2, 2
Revised	May 2, 2
Revised	September 2, 2
Revised	October 2, 2
Revised	March 12, 2

Revision No.	Description	Date

Consultant

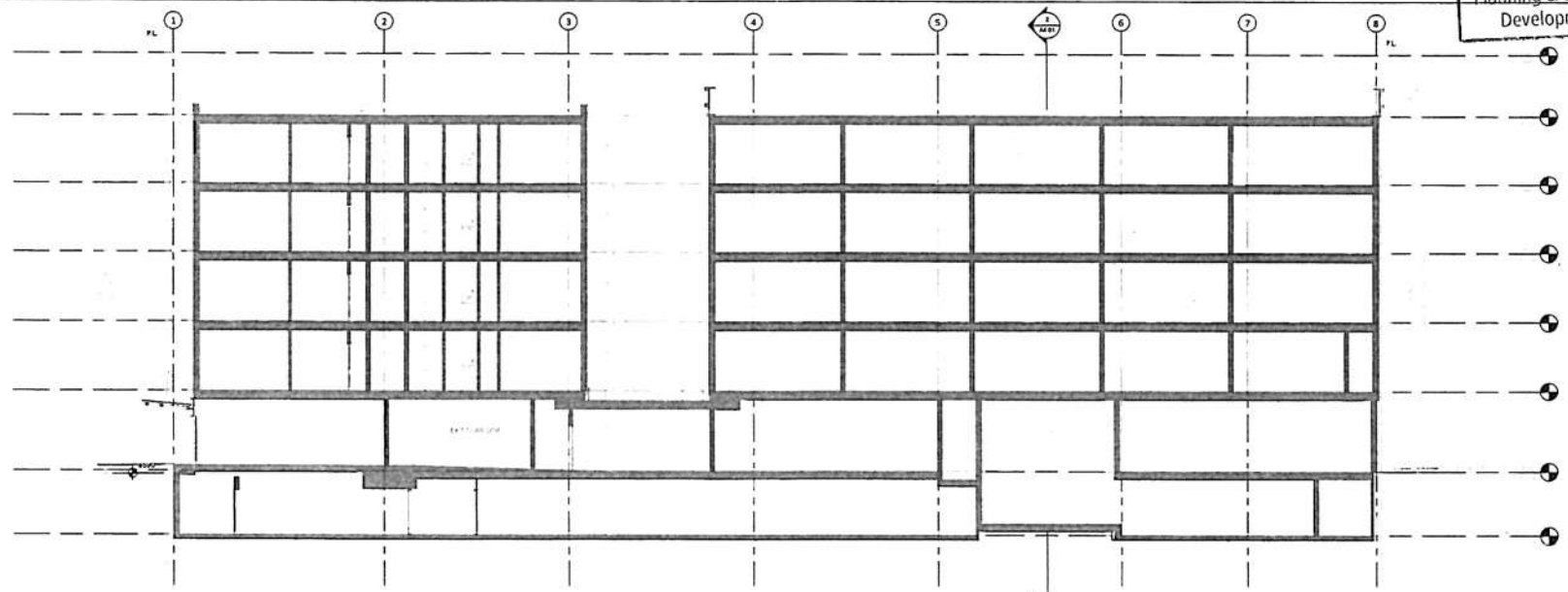
IRONWORK!
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Sections

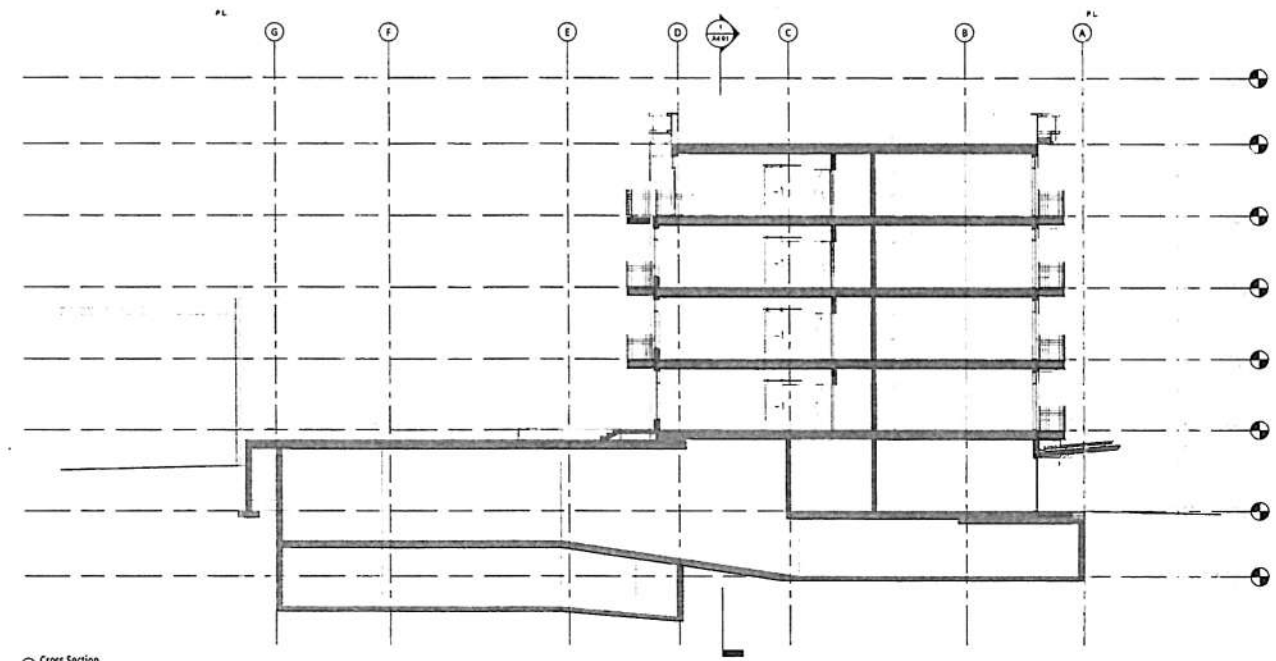
Project number	CLA 16-
Date	March 12, 20
Drawn by	jh
Checked by	

A4.01

Scale 1:1



① Long Section
1:100



② Cross Section
1:100

This drawing is not to be used for construction without the approval of the City of Victoria. It is the responsibility of the user to ensure that the drawing is used in accordance with the City of Victoria's policies and procedures. The user is responsible for ensuring that the drawing is used in accordance with the City of Victoria's policies and procedures. The user is responsible for ensuring that the drawing is used in accordance with the City of Victoria's policies and procedures.

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christina Lindert
Architects

Sheet 1 - 85th Avenue & Highway 101
10/15
Project name: 85th Ave - 1969
VIA/101/101/101/101

By: Christina Lindert March 2, 2018
Reviewed by: May 2, 2018
Checked by: March 12, 2018
Revised by: March 12, 2018

Revision
No. Description Date

Consultant

IRONWORKS!
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Cladding Details

Project Name: 85th Avenue & Highway 101

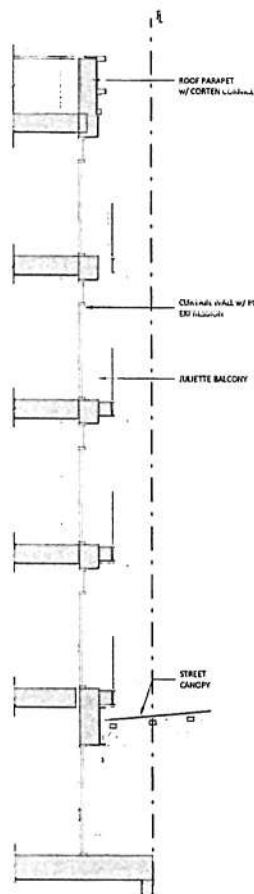
Date: March 12, 2018

Drawn by: JLM

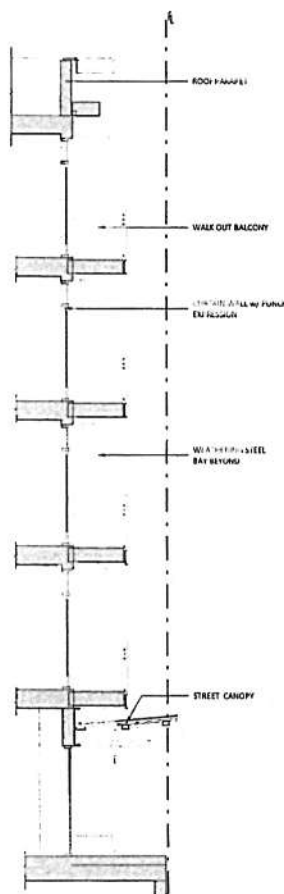
Checked by: JLM

A2.01

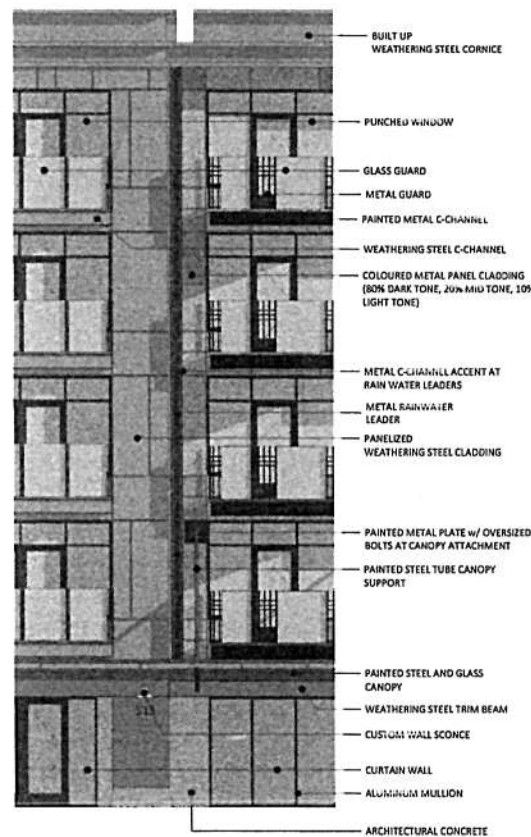
Scale: 1:50



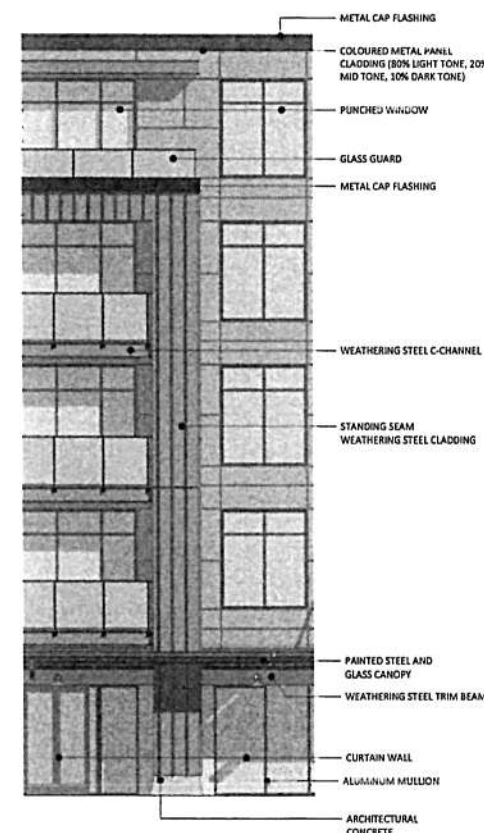
1 Corten Cladding Section
1:50



2 Metal Panel Cladding Section
1:50



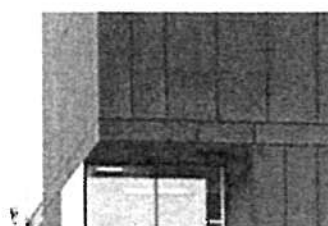
3 Elevation Detail - Chatham St Building
1:50



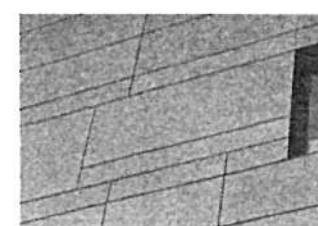
4 Elevation Detail - Store St Building
1:50



PRECEDENT - STANDING SEAM WEATHERING STEEL CLADDING



PRECEDENT - PANELIZED WEATHERING STEEL CLADDING

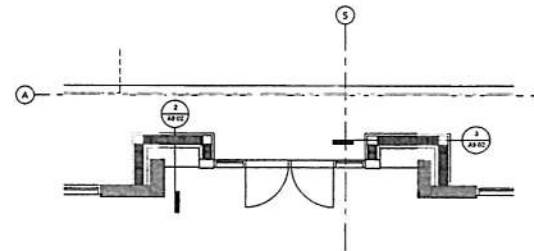


PRECEDENT - METAL PANEL CLADDING

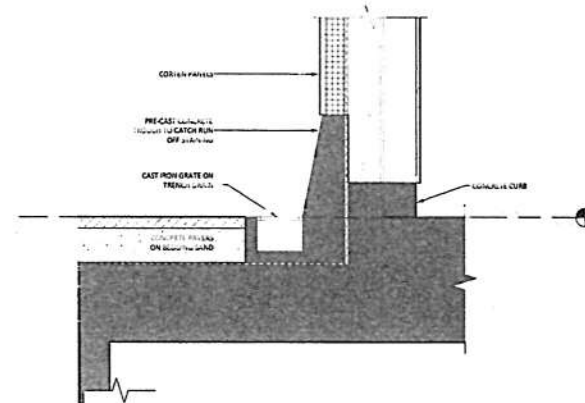
Received
City of Victoria

MAR 13 2018

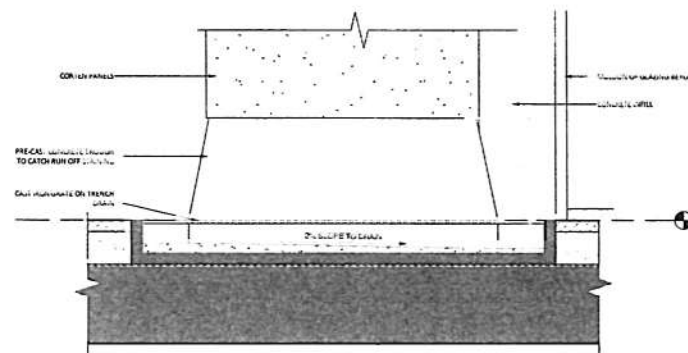
Planning & Development Department
Development Services Division



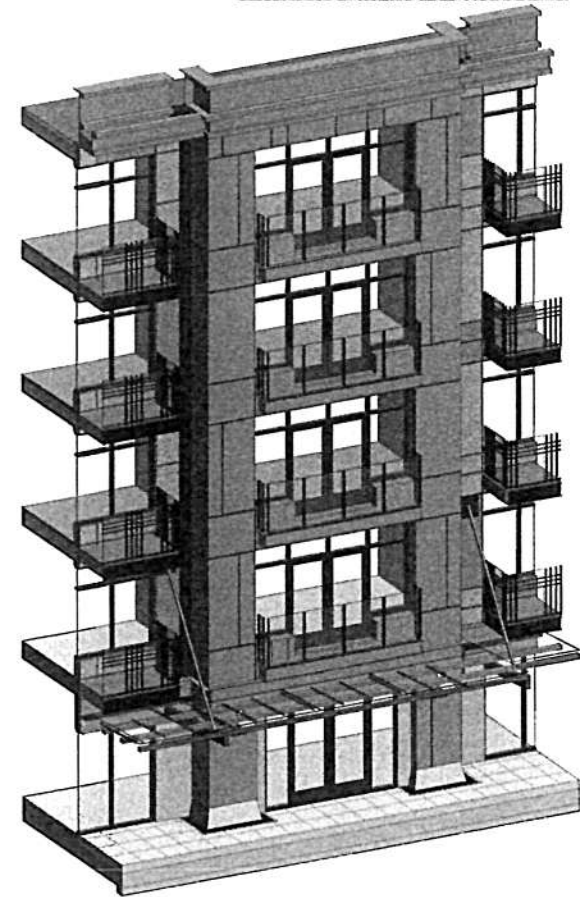
① Chatham & Store St Level - Entry Columns
1:50



② Section 1 at Chatham Street Entry
1:10



③ Section 2 at Chatham Street Entry
1:10



④ Entrance at Chatham Street



⑤ Grate Samples
1:1500

Christine Lusk
Architect

Scale 1: 254 Chatham Street, Victoria BC V8T 1S5
Phone: 250-383-1555
Email: christine@clusk.ca

DP Submission: Total: 20
Revised: May 1, 20
Revised: September 1, 20
Revised: January 1, 20
Revised: June 1, 20

Revision
No. Description Date

Consultant

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Weathering Steel
Termination Details

Project Number: CIA 16-1
Date: March 17, 2017
Author:
Checked by:
Check:

A9.02

Scale: As indicated

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Unwin
Architects

Site 1 - 2000 Westview Avenue, Victoria, BC V
10/5
4000 Westview Avenue, Victoria, BC V
4000 Westview Avenue, Victoria, BC V

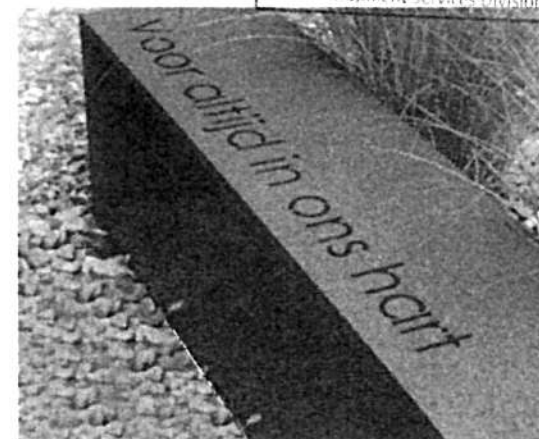
March 2, 2018
May 2, 2018
June 2, 2018
July 2, 2018
August 2, 2018
September 2, 2018
October 2, 2018
November 2, 2018
December 2, 2018



CHATHAM STREET



GUARDS / GATES



COURTYARD FURNITURE



FIN / SHADE



CAST IRON DOWNSPOUT



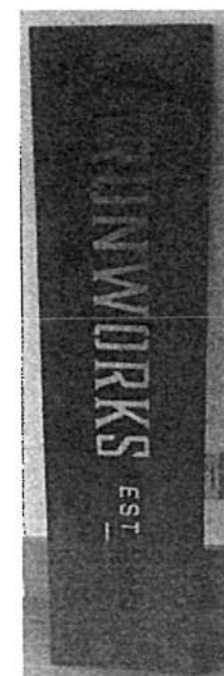
EXTERIOR LIGHTING



SIGNAGE



COURTYARD PAVING



PROJECT SIGNAGE

Revision

No. Description Date

Consultant

IRONWORKS
OLD TOWN VICTORIA

515 Chatham Street
Victoria, BC

Character Details

Project Name: CIA 16-3

Date: March 12, 2018

Drawn by: JM

Checked by: C

Scale: 1:1

49.03

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

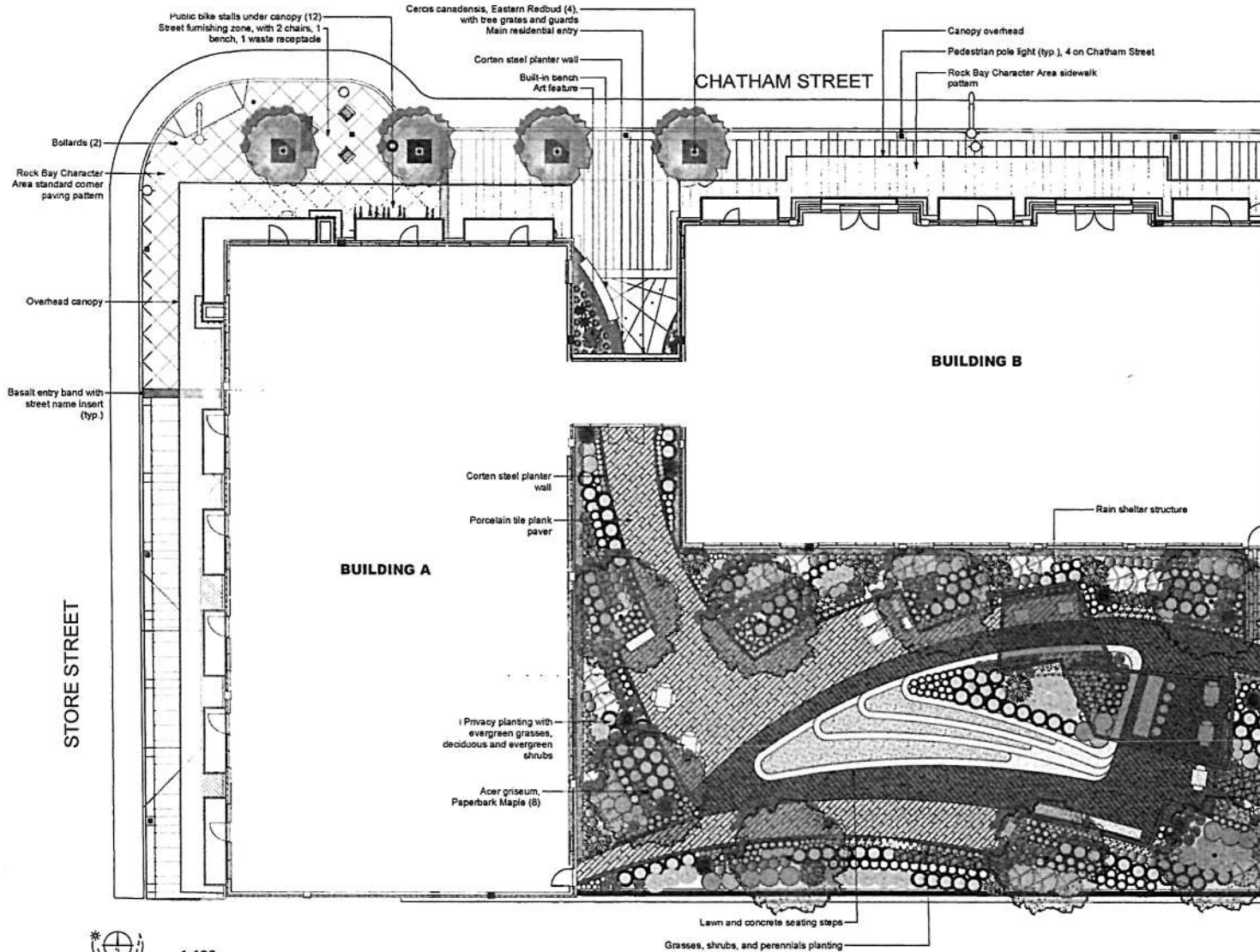
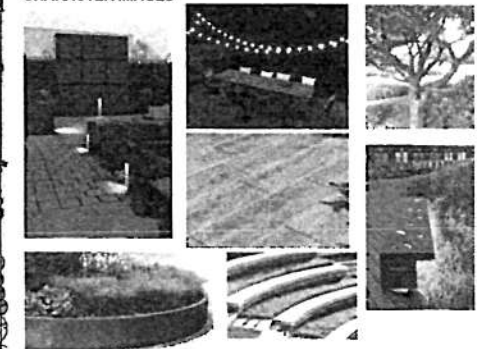
RECOMMENDED NURSERY STOCK

Trees	Botanical Name	Common Name	Size
10	Acer glabrum	Smooth-barked Maple	#10 pot
	Ulmus americana	American Elm	1.5m c/w
Medium Shrubs	Botanical Name	Common Name	Size
54	Arctostaphylos uva-ursi	Western Hebe	#5 pot
	Arctostaphylos uva-ursi	Western Hebe	#5 pot
	Arctostaphylos uva-ursi	Western Hebe	#5 pot
Small Shrubs	Botanical Name	Common Name	Size
117	Arctostaphylos uva-ursi	Western Hebe	#5 pot
	Arctostaphylos uva-ursi	Western Hebe	#5 pot
	Arctostaphylos uva-ursi	Western Hebe	#5 pot
Groundcovers	Botanical Name	Common Name	Size
288	Arctostaphylos uva-ursi	Western Hebe	#5 pot
	Arctostaphylos uva-ursi	Western Hebe	#5 pot
	Arctostaphylos uva-ursi	Western Hebe	#5 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
588	Arctostaphylos uva-ursi	Western Hebe	#5 pot
	Arctostaphylos uva-ursi	Western Hebe	#5 pot
	Arctostaphylos uva-ursi	Western Hebe	#5 pot

Notes:

1. All work to be completed to current CSLA Landscape Standard
2. All soft landscape to be irrigated with an automatic irrigation system

CHARACTER IMAGES



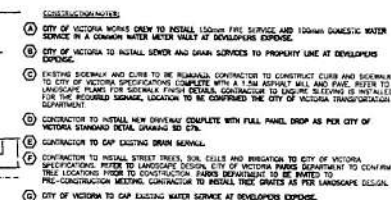
Ironworks | Landscape Concept Plan



Project No. 1052 Mar-12-18

28-43-1052-18-001-001 45 STORES BC V6Z 1B8
Phone: (250) 412-0100 Fax: (250) 412-0500

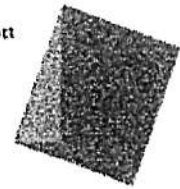
Planning & Development Department
Development Services Division



ISSUED FOR DEVELOPMENT PERMIT

ISSUED										REVISION										LEGEND										J.E. ANDERSON & ASSOCIATES										SURVEYORS - ENGINEERS										VICTORIA										250-727-0214										FAX 250-727-5381										CLIENT										LEFEVRE AND CO.										PRODUCT										IRON WORKS										CONCEPTUAL SITE SERVING										29847 01 C1										46																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
										1. REVISED FOR RESUBMISSION										20180312										RT										RT										LAMP STANDARD										1/12										ELEVATION										OPEN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							

Christine Lintott
Architects



January 29, 2018

The City of Victoria Development Services Division
Attention: Alison Meyer, Assistant Director Development Services
1 Centennial Square
Victoria BC V8W 1P6

Dear Ms. Meyer:

**Re: Development Permit Application Resubmission
515 Chatham Street**

It is our pleasure, on behalf of Old Town Ironworks Inc, to submit the following revised application for Development Permit for the site at 515 Chatham Street.

Context

This application follows directly from previous submissions for the site dated March 2nd 2017, May 1st 2017 and September 5th 2017 and should be read in conjunction with those documents.

The revised proposal remains consistent with previously stated project objectives and guidelines. Specifically:

- Development of a pedestrian-orientated, mixed-use building that contributes positively to the evolving boundary between Old Town and the emerging Rock Bay district.
- Provision of modest and efficient market units that target a critical housing need within the community.
- Provision of street level business opportunities that activates a new commercial node within the neighborhood and draws consumer activity further along Store Street toward the Rock Bay district.
- Provision of off street parking that supports both residential and commercial users and reduces pressure on adjacent streets
- Provision of secure bicycle parking to encourage alternative transportation options.
- Provision of a substantial, landscaped internal courtyard as a meaningful amenity for the residents

In addition, the revised concept responds directly to key recommendations from the Old Town Design Guidelines document. Specifically, that proposed new projects may / should:

- "respond to changing ways of working, living and playing"
- "respond to the existing urban context and find form that reflects the values of the time in which they are conceived." Mimicry is strongly discouraged and "contemporary values" supported.

- include “new forms and materials that complement or enhance what is already there” “as long as their design is skillfully executed”.
- forward designs that “can assert themselves [and] have their own presence while being sensitive to their context”.
- Recognize that “the fine-grain (the densely built up, small scale, small lot character) of the historic place [allows] the character to change from block to block, and even from building to building.”
- Recognize that the characteristics that underlie a building’s value may include the “absence of ornament/use of an industrial aesthetic” as illustrated in the example of 407 Swift Street.
- include shop frontages at street level
- use the entire lot width for the proposed building, creating a continuous building frontage
- maintain a building height that is consistent with the predominantly four to five-storey context.

Project

The project site comprises the three western most lots of the municipally addressed property at 515 Chatham Street. It is bounded to the north by Chatham Street and to the west by Store Street. The proposal includes the following:

- Replacement of a portion of surface parking lot at corner of Chatham and Store Streets with a new five story mixed use development
- One level of underground parking, one level of commercial occupancy at grade and four stories of residential use above.
- A single structure that presents as two distinct, but closely related buildings. One addressing Chatham Street, the other Store Street.
- Landscaping of an extensive internal courtyard for year round use by residents
- Definition and animation of public realm on both street frontages



Response to Comments

The revised project addresses specific comments, itemized below, that were received at the November 23rd Council Meeting and Public Comment. To assist your review we have included a summary of the associated changes from the previous submission dated September 5th, 2017.

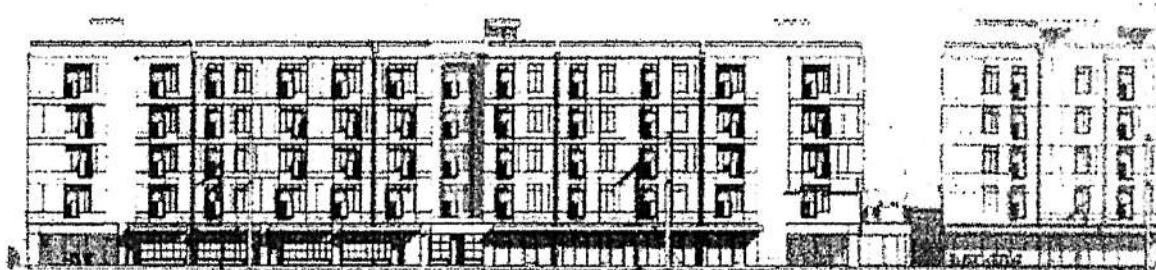
RECOMMENDATION: That the perceived scale and massing of the building be reduced to better fit with the fine grain and small lot character of the Old Town district.

RESPONSE:

- Reduction in overall scope of the project. The proposed site now comprises three consolidated lots instead of the originally proposed five. This reduces the developed frontage along Chatham street from an originally proposed 105m to the currently proposed 63m

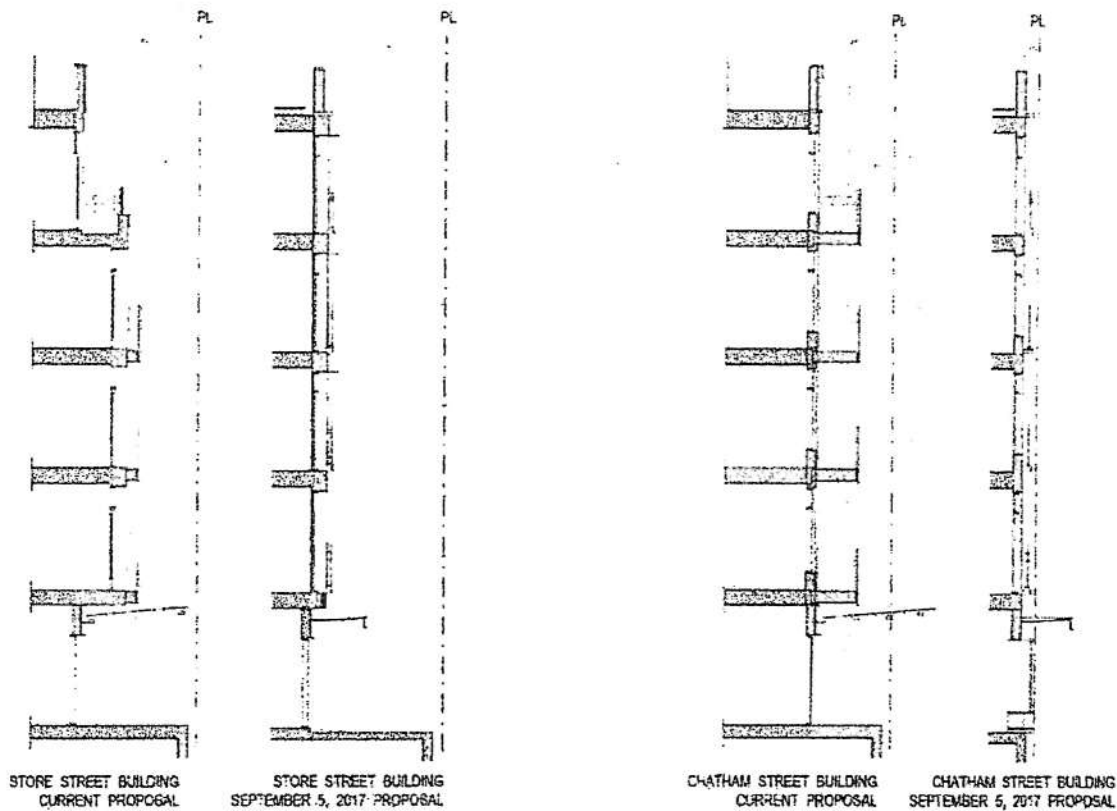


CHATHAM STREET ELEVATION - CURRENT PROPOSAL



CHATHAM STREET ELEVATION - SEPTEMBER 5, 2017 PROPOSAL

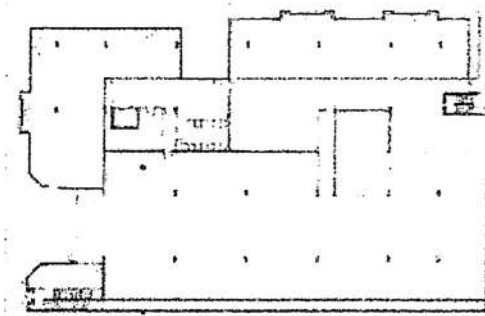
- Increase in size and scale of articulation in the project façade. The main plane of the building has been pulled further back from the property line (1.595m at Chatham Street and 0.945m at Store Street) and substantial bays added to effectively break up the perceived mass. The articulation is further reinforced by the introduction of full walk out balconies.



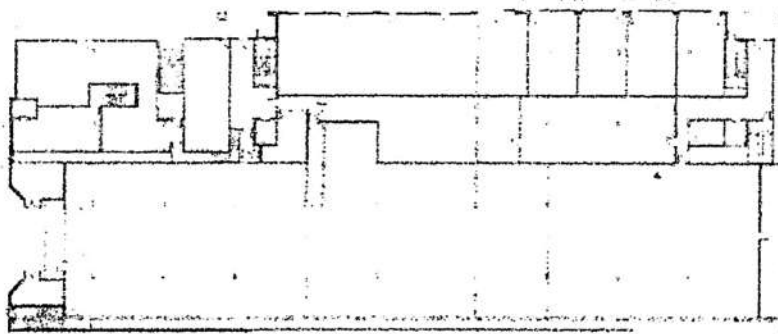
RECOMMENDATION: That additional opportunities be created for “lingering” in the public realm along Store and Chatham Streets

RESPONSE:

- Increased building articulation at street level. A sequence of covered recesses and eddies have been developed along the building edge at street level that encourage a range of commercial and pedestrian activities on the site.
- Increased shelter in public realm. The commercial level canopy has been substantially increased in depth and provides meaningful weather protection along both the Store Street and Chatham Street elevations.



CHATHAM STREET LEVEL PLAN - CURRENT PROPOSAL



CHATHAM STREET LEVEL PLAN - SEPTEMBER 5, 2017 PROPOSAL

RECOMMENDATION: That the unit mix and sizes be reviewed with an eye toward livability and market need.

RESPONSE:

- Unit mix rebalanced to increase the number of one bedrooms. The one bedroom and den units have been removed from the project and the number of studio units reduced from 37 to 25. The number of one bedroom units has been increased from 54 to 63
- Additional space allocated to studio units. The average area of a studio unit has been increased by approximately 5% from 34.9 m² to 36.8 m².

Requested Variances

We are requesting a 1.43m variance in height from the allowable 15.00m to the proposed 16.43m. The height results from the provision of a meaningful commercial level and street frontage elevation and the distribution of allowable density across the site within a well articulated building form.

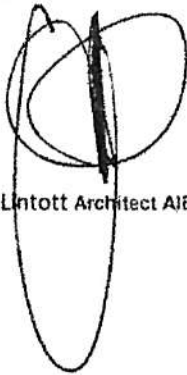
Previously requested variances for residential occupancy at grade and more than building on the site are no longer required in the revised design.

Summary

This revised proposal is the culmination of more than eight months of detailed review, discussion and consultation with all stake holders, including city staff and council. It responds to the community aspiration for renewal and development in an emergent area of the city while respecting the existing urban fabric that makes Old Town unique. We believe the resultant project has been strengthened by this process and is positioned to provide a vibrant social and commercial anchor in this rapidly transforming neighborhood.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke, positioned above the printed name.

Christine Lintott Architect AIBC, AAA, SAA, MRAIC, LEED AP

Mayor Lisa Helps and City of Victoria Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

November 29, 2017

**Re. DRA November 22nd, 2017 Sutherland Document Development Permit and Variances
515 Chatham St. Victoria**

Dear Mayor Helps and Council,

This document was provided by the DRA just before the Council meeting of Thursday
November 23rd, 2017 thus leaving the applicant with no opportunity to respond.

In order for the record to be appropriately filed, herewith a response from the applicant:

Unfortunately the document is largely a disingenuous recital of incorrect and misleading facts.

1. The application does not require a height variance in order to accommodate a fifth story.

This is a false statement. Any reasonable person reading the architectural drawings would observe the roof height is only 1.4m above the maximum permitted height of 15m.

2. The endowment of smaller buildings in Old Town Downtown, or for that matter any City small or large, emanates from their original construction (in Victoria \pm 100 years ago). That is where the smaller typology of building originated from. An essay of recent new construction in Old Town is enclosed and is self-explanatory. Examples #1-22 attached.

3. Building materials that pay homage to the past such as steel are a match and respect to the industrial past.

4. It is not a DRA mandate to specify its menu for unit sizes in development but in any event affordability is key and the suggestion of creating large, more expensive units is absurd.

5. Façade discussions can and will proceed in a co-operative way with City staff.

6. The lead mission statement as published by the DRA is:

- “To promote the downtown core as a good place to live.”

To then suggest that the developer be concerned about serious livability issues and hounding of nightclubs out of business (DEA Sutherland September 28, 2017) is asinine. City downtowns have nightclubs throughout the whole of North America. For the DRA to then attempt to be acoustical engineers is equally ridiculous. Street events are part of the vibrance of downtown city living and in any event, the Phillips’ event is in an industrial zone!

As to Old Town Design Guidelines, I note the following:

- The prologue explicitly states that new buildings should “respond to changing ways of working, living and playing” and “shall respond to the existing urban context and find form that reflects the values of the time in which they are conceived.” Mimicry is strongly discouraged and “contemporary values” supported.
- More specifically, the guidelines reference that an approach to the design of new buildings include “using new forms and materials that complement or enhance what is already there”....”as long as their design is skillfully executed”.
- In response to Old Town character the guidelines further states that “designs are sought that can assert themselves – that have their own presence while being sensitive to their context”. Moreover, “because of the fine-grain (the densely built up, small scale, small lot character) of the historic place, that the character can change from block to block, and even from building to building.”
- The special characteristics of Chinatown are specifically defined by “densely packed buildings on blocks comprising a street frontage of a mixture of very wide and very narrow commercial buildings” and “the fine grain of the area [is] derived from the scale and mass of the buildings ranging from 3 to 5 storeys, and including the off-grid path network and intimate scale of alleyways and courtyards within clusters of buildings.”
- I note that 407 Swift Street is given as an example in the guidelines and one of the characteristics that underlie the building’s value includes the “absence of ornament/use of an industrial aesthetic”.

The report to the Committee of the Whole is the culmination of months of work with staff leading up to and subsequent to appearing at the Advisory Design Panel. The DRA quotes staff’s recommendations and suggests that NOTHING has been done subsequent to this appearance in July. Staff’s report to Committee of the Whole includes an extensive list of responses undertaken in response to the specific motion made by the ADP and these are as follows:




- Refining the use of corten weathered steel and metal panelling to provide a finer grain texture more sensitive to the Old Town context.
- Increasing the portion of corten weathered steel as a “book-end” to help break up the scale of the north elevation.
- Introducing a colour variant in the metal paneling.
- Refining the stair access to Chatham Street and introducing a bike room accessed at grade off Chatham Street.

- Increasing the central recess bay between Building B and D from approximately 0.6m to 1m along Chatham Street.
- Introducing a sloped pedestrian pathway along the east of the property line, linking Herald Street with Chatham Street.
- Including additional detail for the weathered corten steel fencing, gates and accent panels at the vehicle access entrance and pedestrian pathway along the east property line.
- Relocating the "Lady Justice" mural to provide visual interest on the blank south property line.
- Including additional detail for the design of the roof amenity space.

The applicant will continue to work diligently with City staff to create a much needed addition to the City's housing inventory and trusts that this response will be recognized in any further deliberations.

Thank you.

Respectfully submitted,



Chris LeFevre

/encl.

cc. Christine Lintott

cc. Charlotte Wain

cc. Alison Meyer

OLD TOWN DISTRICT

BUILDING MASS IN OLD TOWN DISTRICT VICTORIA BC



530 HERALD STREET

1



601 HERALD STREET

2



3



4



655 HERALD STREET

5



648 HERALD STREET

6



7



625 FISGARD STREET

8



517 FISGARD STREET

9



10



456 PANDORA AVE

11



12



409 SWIFT STREET

13



14



467 SWIFT STREET

15



16



506 PANDORA AVE

17



506 PANDORA AVE

18



19



506 PANDORA AVE

20



21



555 CHATHAM STREET

22



**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
FEBRUARY 13, 2018**

Present: Stuart Stark, Chair
Doug Campbell
Rick Goodacre
Ken Johnson
Hal Kalman
Shari Khadem
John O'Reilly
Theo Riecken

Absent: Keri Briggs, Richard Linzey

Guest: Councillor Pamela Madoff

Staff: Merinda Conley, Senior Heritage Planner
Lauren Martin, Heritage Secretary
Alison Meyer, Assistant Director, Development Services
Jonathan Tinney, Director, Sustainable Planning and Community Development

The Chair called the meeting to order at noon.

1. Approval of the Agenda

Moved

Seconded

That the following items be added to the agenda under New Business: "Appointments to other Committees" and "Additional Tasks for the Panel"

Carried

2. Declaration of Conflict or Bias - nil

3. Adoption of the Minutes of the October 10, 2017 Meeting

On page 3 under "610 Charles Street" replace the second bullet as follows:

- A wooden screen has been placed on the upper Arts and Crafts balcony over the porte cochere. Merinda will follow up with the owners.

Moved

Seconded

That the minutes be adopted as amended

Carried

- e) Rhythm of Old Town is masonry with punched windows; the proposal addresses this as part of the corner element, but the contemporary addition is in contrast with the expansive use of glass.

Carried (5 in favour, 2 opposed)

**6. 515 Chatham Street
Development Permit with Variance Application #00034**

Attendees: Justin Gammon and Christine Lintott (applicant, Christine Lintott Architects)

Alison Meyer provided a brief summary of the application.

Christine Lintott provided a presentation about the application.

Panel Comments and Questions

- Will the Corten steel be sealed? Christine Lintott: Yes, it will have a seal coat to prevent leaching and staining of other composite surfaces.
- Is this proposal for three lots only? Alison Meyer: Yes; there are five lots, but two are not included in this proposal.
- Will the applicant respond to the concern about the height of the parapet? Christine Lintott: Yes, input will be considered from the Panel, the Downtown Residents' Association and members of Council. The proposed parapet is 1.4m high. It is there to terminate the top of the building and to provide some dimension and girth. The proposed cornice will step back to provide a contemporary interpretation of the top of the building. The proportion was adjusted so that it is visible from the street. The cornice would have a prefinished flat metal cap.
- Concern was expressed about some of the proposed materials and design, i.e. the amount of metal and the colours.
- Does the proposal fit into the National Historic Site (Chinatown)? Christine Lintott: The proposed height variance is not significant; a five-storey structure balances and is in harmony with larger buildings in the area; a lot of consideration was given to overall massing on the site and on the street; the articulation of openings, a building with a base, middle and top all acknowledge that this is in a special place.
- It was confirmed that the Chatham Street frontage is included in the Rock Bay Beautification Scheme.
- The area, which was traditionally industrial, is in transition and has a lot of undeveloped land. The proposed design and materials (Corten steel, iron railings) are in context with the raw, rough area.
- Concern was expressed about setting a height precedent for development in this area. How will the area look in 20 years? What would be the financial impact of reducing the height? A reduction in the height of the parapet is preferable.
- One of the guidelines for Old Town stipulates a sawtooth profile; however, new developments are being built to the maximum allowable height and the articulation is being lost. The height variance could be approved for one building and not the other, therefore, creating a sawtooth profile and a more interesting design.
- Are the proposed materials appropriate for a National Historic Site (NHS)? Many buildings in Chinatown have metal on the back. No regulations are imposed on NHSs. The materials would not be appropriate for Chinatown, but are appropriate for this area due to its history.

- The proposed metal on the face of building is like a masonry pattern and is appropriate and interesting.
- Could there be a greater degree of differentiation between the buildings? What would be the effect of a height differential? Merinda Conley: It depends on how the architect chooses to respond.
- A corner entrance would be appropriate and would reinforce what appears elsewhere in Old Town.

Moved

Seconded

That the Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street would benefit from the following revisions:

- a) a greater degree of differentiation between Building A and B
- b) increasing the roofline articulation, reconsidering the building's termination and the variance request for height not be approved for Building A (Store Street)
- c) consideration of a corner entrance.

Carried (unanimous)

7. Business Arising from the Last Minutes

- Hal Kalman will bring forward information regarding the exemption of post-1940s buildings in Heritage Conservation Areas at the March 13th meeting.
- Merinda Conley provided an update on current applications going forward to Council.

8. New Business

- Merinda Conley provided a summary of upcoming applications for review by the Panel.
- Stuart Stark:
 - At the March 13th meeting, Stuart suggests that a Chair or designate be appointed to the Joint Advisory Design/Heritage Advisory Panel.
 - The Panel should consider what the City can do to make heritage conservation better. Houses and new construction on the property of a heritage-designated building that has been subdivided should be reviewed by the Panel.

9. Adjournment - 3:04 pm

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY FEBRUARY 28, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:10 PM

Present: Jesse Garlick (Chair); Paul Hammond; Jason Niles;
Carl-Jan Rupp

**Absent for a
Portion of the Meeting:** Justin Gammon; Deborah LeFrank

Absent: Elizabeth Balderston; Sorin Birliga; Stefan Schulson

Staff Present: Alison Meyer – Assistant Director, Development Services
Miko Betanzo – Senior Planner, Urban Design
Merinda Conley – Senior Heritage Planner
Alec Johnston – Senior Planner
Katie Lauriston – Secretary

2. MINUTES

Minutes from the Meeting held January 24, 2018

Action:

It was moved by Deborah LeFrank, seconded by Jesse Garlick, that the Minutes of the Meeting of Advisory Design Panel held January 24, 2018 be adopted as amended.

Carried Unanimously

3. APPLICATIONS

Justin Gammon recused himself from Development Permit with Variances Application No. 00034 at 12:15 pm.

3.1 Development Permit with Variance Application No. 00034 for 515 Chatham Street

The City is considering a Development Permit with Variance Application to construct a five-storey, mixed-use building with ground floor commercial and four storeys of residential above.

Applicant meeting attendees:

CHRISTINE LINTOTT
BEV WINDJACK
CAROLE ROSSELL

CHRISTINE LINTOTT ARCHITECTS
LADR LANDSCAPE ARCHITECTS
SMALL & ROSSELL LANDSCAPE
ARCHITECTS

Ms. Meyer provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- differentiation between Building A and Building B and its fit within the local context
- finishes and materials
- roofline articulation and building termination
- the appropriateness of the height variance.

Christine Lintott provided the Panel with a detailed presentation of the site and context of the proposal and Bev Windjack provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is the percentage increase in windows compared to the earlier?
 - there is about a 10% increase, from about 35% to 45%
- do the balconies on either side of the corten popouts allow for outdoor seating?
 - yes, these are full balconies
- who uses the courtyard?
 - the courtyard is for residents' use, with access from each suite and from the residential entry. This outdoor amenity space serves as a back yard.
- have the units reduced in size to achieve the articulation and depth in the façade?
 - all the units have proportionally increased in size; the townhouses have been eliminated, there are fewer studio units and more one-bedroom units were added.
 - the gap between Store Street and Chatham Street buildings has been narrowed, so is now considered one building in terms of building code.
- was the rooftop deck eliminated?
 - yes, to reduce the requested height variance which was a significant point of concern for the Downtown Residents Association
 - removing the townhouses and adding balconies has allowed a net increase in usable private outdoor space
- is the courtyard accessible?
 - yes
- can you elaborate on the public plaza design?
 - the streetscape design follows the Rock Bay standards and public realm strategy, with generous sidewalks and street corner gathering areas for street life, and opportunities for commercial tenant improvements such as seating or planters
 - the building is set back from the property line, providing opportunity for spill out
- is there bicycle parking?
 - yes, and a bench, two chairs and a waste bin
- has the corner commercial tenant been determined?
 - not yet
- why does the paneling on Buildings A and B come down to grade level but not at the Store Street corner?
 - the paneling does come down to the ground at the corner, to increase visibility and distinguish as a remark on the corner
- what is the reason for not having a stair close to the atrium space?
 - a stair would add complexity in terms of building code requirements and the corridors accessing the atrium space are not in line with each other

- there are other opportunities for lingering, but not vertically
- what is the rationale for the increased complex paneling?
 - these were added in response to staff comments to introduce a greater level of texture and vibrancy, break down massing and create visual distinction
 - working to distinguish buildings with varying proportions of the colour palette, while still staying in the metal material family
 - the proposal is not as restrained as it was previously
- will there be colour variation on the south elevation of building A?
 - yes, this isn't accurately portrayed in the plan's elevations but the Store Street building will be a lighter, varied colour
- is the parapet still serving as a garden?
 - it is still about 42" high
 - contemporary approach on the view from the street on how building meets sky.

Panel members discussed:

- the proposal is an appropriate revision and is much more open and improved from the last submission
- appreciation for bringing in natural light by removing townhouses
- commend the utility of the renderings showing the quality of the materials
- desire for a convenient and appealing main stair connection
- importance of distinguishing between Buildings A and B
- the cladding appears fairly similar between Buildings A and B, but it may not appear in reality as it does in renderings
- desire to anchor the Store Street corner of Building A
- great transition between Old Town and Rock Bay
- appreciation for having the driveway exit pushed closer to the existing driveway, although the driveway location off Store Street is not ideal
- opportunity for more street trees or vegetation along Store Street
- the more modern, pronounced cornice is appropriate
- a height variance for a stair tower is no reason to limit future rooftop access
- desire to design for future roof access
- lost opportunity by not using the roof as an amenity space, but recognition of the balconies and courtyard as resident amenity space
- landscape development and the addition of balconies are significant improvements.

Motion:

It was moved by Paul Hammond, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street be approved as presented.

Carried Unanimously

Justin Gammon returned to the meeting at 1:00pm

Christopher E. Le Fevre

530 HERALD ST., VICTORIA B.C. V8W 1S6
PHONE: (250) 380 4900 FAX: (250) 386 8608
EMAIL: LEFEVRE@LEFEVREGROUP.COM

Mayor Lisa Helps and City of Victoria Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

November 29, 2017

**Re. DRA November 22nd, 2017 Sutherland Document Development Permit and Variances
515 Chatham St. Victoria**

Dear Mayor Helps and Council,

This document was provided by the DRA just before the Council meeting of Thursday November 23rd, 2017 thus leaving the applicant with no opportunity to respond.

In order for the record to be appropriately filed, herewith a response from the applicant:

Unfortunately the document is largely a disingenuous recital of incorrect and misleading facts.

1. The application does not require a height variance in order to accommodate a fifth story.

This is a false statement. Any reasonable person reading the architectural drawings would observe the roof height is only 1.4m above the maximum permitted height of 15m.

2. The endowment of smaller buildings in Old Town Downtown, or for that matter any City small or large, emanates from their original construction (in Victoria \pm 100 years ago). That is where the smaller typology of building originated from. An essay of recent new construction in Old Town is enclosed and is self-explanatory. Examples #1-22 attached.

3. Building materials that pay homage to the past such as steel are a match and respect to the industrial past.

4. It is not a DRA mandate to specify its menu for unit sizes in development but in any event affordability is key and the suggestion of creating large, more expensive units is absurd.

5. Façade discussions can and will proceed in a co-operative way with City staff.

6. The lead mission statement as published by the DRA is:

- “To promote the downtown core as a good place to live.”

To then suggest that the developer be concerned about serious livability issues and hounding of nightclubs out of business (DEA Sutherland September 28, 2017) is asinine. City downtowns have nightclubs throughout the whole of North America. For the DRA to then attempt to be acoustical engineers is equally ridiculous. Street events are part of the vibrance of downtown city living and in any event, the Phillips’ event is in an industrial zone!

As to Old Town Design Guidelines, I note the following:

- The prologue explicitly states that new buildings should “respond to changing ways of working, living and playing” and “shall respond to the existing urban context and find form that reflects the values of the time in which they are conceived.” Mimicry is strongly discouraged and “contemporary values” supported.
- More specifically, the guidelines reference that an approach to the design of new buildings include “using new forms and materials that complement or enhance what is already there”....”as long as their design is skillfully executed”.
- In response to Old Town character the guidelines further states that “designs are sought that can assert themselves – that have their own presence while being sensitive to their context”. Moreover, “because of the fine-grain (the densely built up, small scale, small lot character) of the historic place, that the character can change from block to block, and even from building to building.”
- The special characteristics of Chinatown are specifically defined by “densely packed buildings on blocks comprising a street frontage of a mixture of very wide and very narrow commercial buildings” and “the fine grain of the area [is] derived from the scale and mass of the buildings ranging from 3 to 5 storeys, and including the off-grid path network and intimate scale of alleyways and courtyards within clusters of buildings.”
- I note that 407 Swift Street is given as an example in the guidelines and one of the characteristics that underlie the building’s value includes the “absence of ornament/use of an industrial aesthetic”.

The report to the Committee of the Whole is the culmination of months of work with staff leading up to and subsequent to appearing at the Advisory Design Panel. The DRA quotes staff’s recommendations and suggests that NOTHING has been done subsequent to this appearance in July. Staff’s report to Committee of the Whole includes an extensive list of responses undertaken in response to the specific motion made by the ADP and these are as follows:




- Refining the use of corten weathered steel and metal panelling to provide a finer grain texture more sensitive to the Old Town context.
- Increasing the portion of corten weathered steel as a “book-end” to help break up the scale of the north elevation.
- Introducing a colour variant in the metal paneling.
- Refining the stair access to Chatham Street and introducing a bike room accessed at grade off Chatham Street.

- Increasing the central recess bay between Building B and D from approximately 0.6m to 1m along Chatham Street.
- Introducing a sloped pedestrian pathway along the east of the property line, linking Herald Street with Chatham Street.
- Including additional detail for the weathered corten steel fencing, gates and accent panels at the vehicle access entrance and pedestrian pathway along the east property line.
- Relocating the "Lady Justice" mural to provide visual interest on the blank south property line.
- Including additional detail for the design of the roof amenity space.

The applicant will continue to work diligently with City staff to create a much needed addition to the City's housing inventory and trusts that this response will be recognized in any further deliberations.

Thank you.

Respectfully submitted,



Chris deFevre
/encl.
cc. Christine Lintott
cc. Charlotte Wain
cc. Alison Meyer

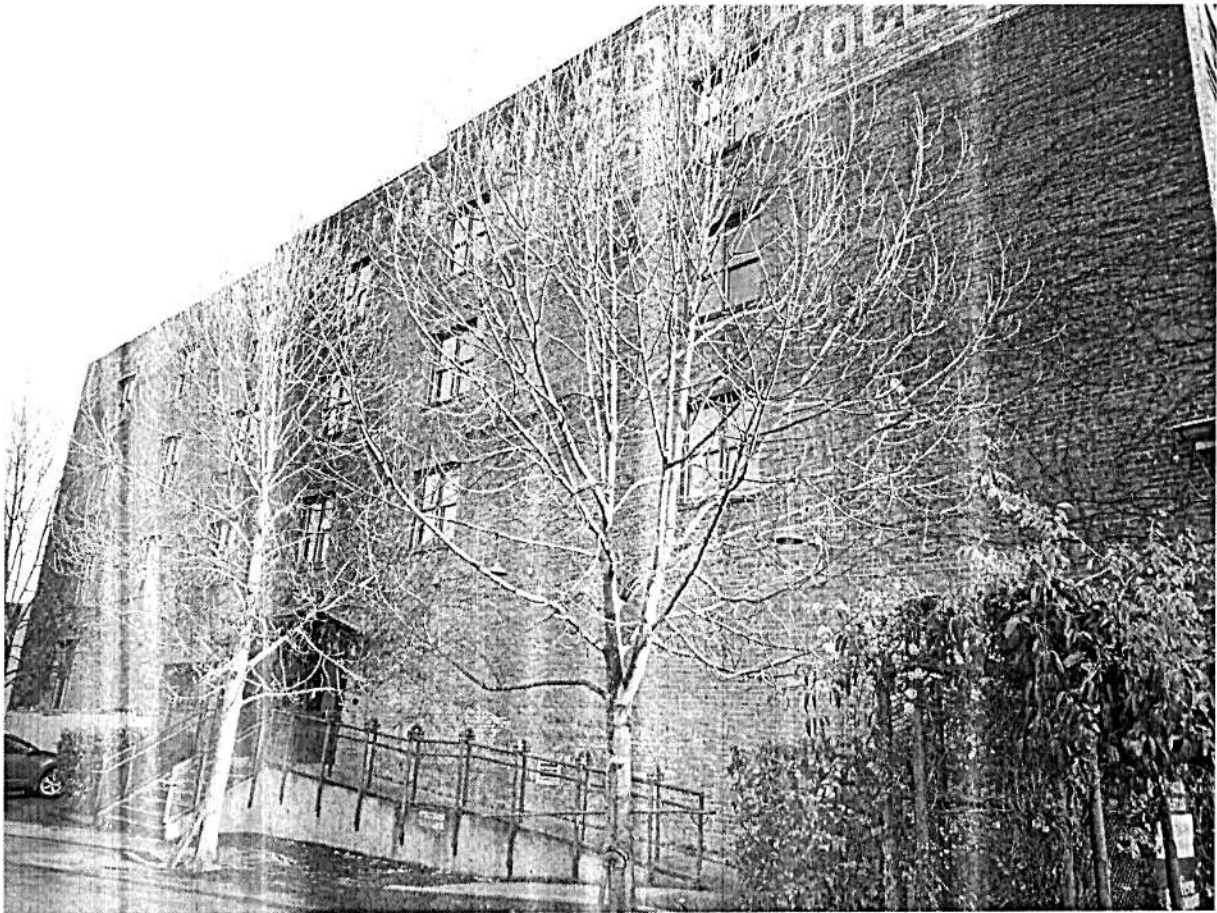
OLD TOWN DISTRICT

BUILDING MASS IN OLD TOWN DISTRICT VICTORIA BC



530 HERALD STREET

1



601 HERALD STREET

2



3



4



655 HERALD STREET

5



648 HERALD STREET

6

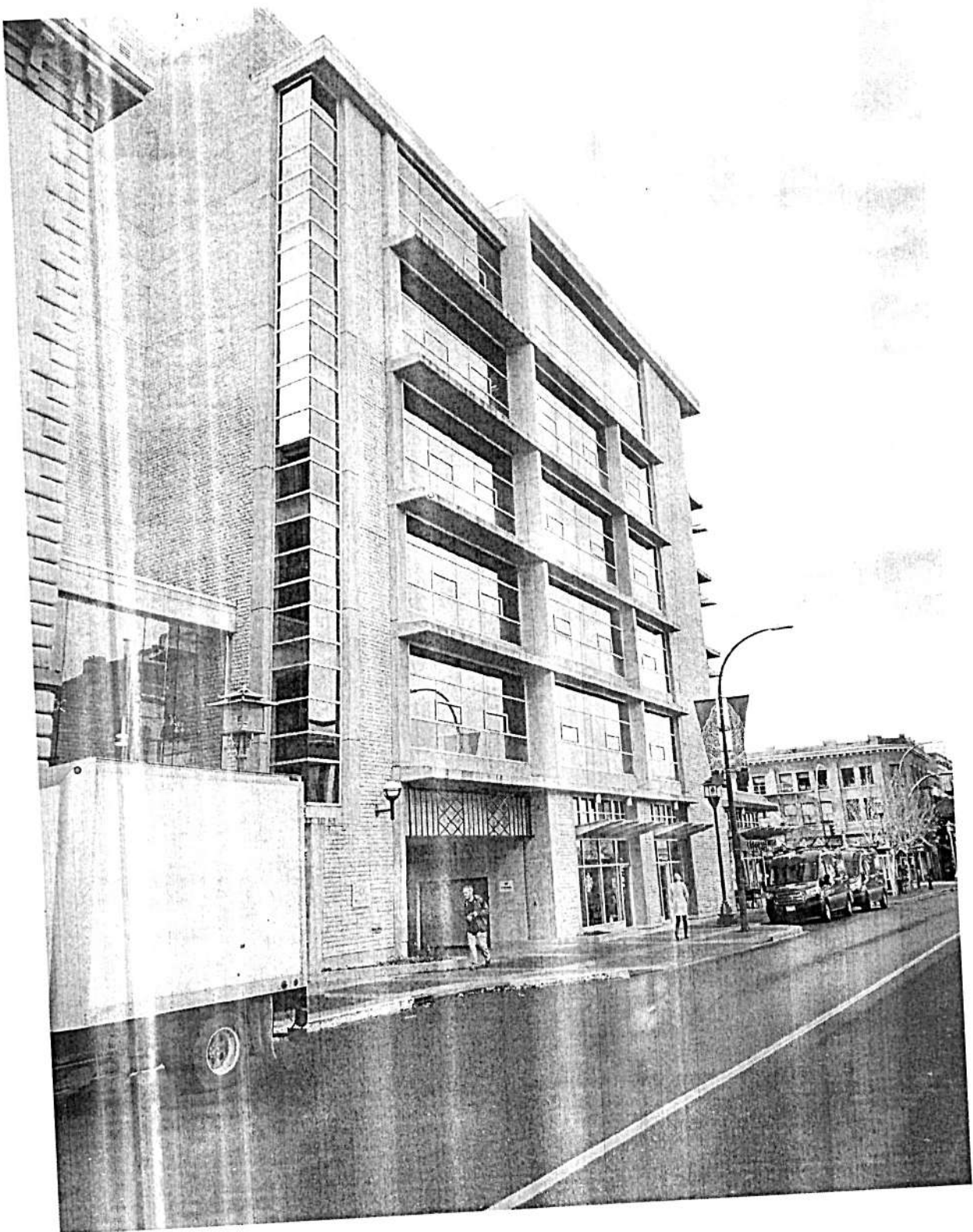


7



625 FISGARD STREET

8



517 FISGARD STREET

9



10



456 PANDORA AVE

11



12



409 SWIFT STREET

13



14



467 SWIFT STREET

15



16



506 PANDORA AVE

17



506 PANDORA AVE

18



19



506 PANDORA AVE

20



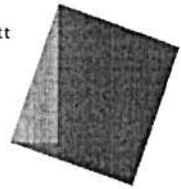
21



555 CHATHAM STREET

22





April 13, 2018

The City of Victoria
Attention: Mayor and Council
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Helps and Members of City of Victoria Council:

**Re: Development Permit Application Resubmission
515 Chatham Street**

On behalf of Old Town Ironworks Inc, we submit for your consideration the March 12, 2018 revised application for Development Permit for the site at 515 Chatham Street.

The revised application includes the following refinements:

- a reduction of the overall project by 40% (from 159 units to 88 units);
- a reduction of the Chatham building frontage of 42m (from 105m to 63m);
- the introduction of livable balconies for all residential units;
- the introduction of articulated corten steel frames to break up the massing of the Chatham building;
- the introduction of a corner corten steel frame at the Store building corner;
- the introduction of a glass connector and recessed residential entry between the two building elements;
- an increase in the commercial frontage depth from the sidewalk along Chatham and Store streets;
- an increase in the commercial canopy along both Chatham and Store streets;
- distinguishing the metal panel tone on the Chatham building (darker) from the Store building (lighter);
- the introduction of a built-up cornice on the Chatham building and a warehouse-style wall cap on the Store building;
- resolution of detailing at the corten steel wall bases to manage run-off from the weathering steel;

Summary

This revised proposal is the culmination of more than nineteen months of detailed review, discussion and consultation with stake holders, including city staff and council. Most recently, in response to public comment on November 23, 2018, these consultations have included consideration by the Heritage Advisory Panel, the Advisory Design Panel and the Downtown Resident's Association. We submit that the current proposal responds to the community aspiration for renewal and development in an emergent area of the city while respecting the existing urban fabric that makes Old Town unique.

Sincerely,

CHRISTINE LINTOTT / Architect AIBC, AAA, SAA, FRAIC, LEED AP®
Principal / BA, MArch, MSc, Bioministry Professional



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

April 14, 2018

Re: Le Fevre and Company – Development Permit with Variances for 515 Chatham Street

Dear Mayor Helps and Council,

Since our letter of November 22nd 2017 and the subsequent Council meeting regarding this proposal, members of the DRA Land Use Committee met and reviewed the proposed amendments to the project with the project Architect.

Comments and concerns raised by committee members are as follows:

- The major concern of the scale and massing of the original application in relation to its old town context has been largely addressed by the reduction of Building B in size by 50% and the overall size of the project by 40%.
- The second phase previously shown on the original drawings may still occur as “punchouts” to extend the parking garage indicate that a future phase is planned but not shown possibly bringing the project back to the original proposed size.
- Setbacks have been enhanced on the building frontages to improve the pedestrian experience which is a positive.
- Balconies and street level overhangs have been added to add articulation to the facades
- The change of glazing patterns, colours and cladding materials between the two buildings are now noticeably distinct which will help reduce the perceived size of this proposal.
- The Store Street façade lacks the effective use of articulation found on the Chatham street façade.
- Cladding materials have been amended to express a greater variety of texture and interest
- Earlier concerns regarding the lack of articulation of the roofline (also referenced by HAP) however remain unaddressed.
- It is acknowledged that while unit sizes have been marginally increased since the original application the smaller unit sizes are relatively homogenous throughout the proposal with no provision of larger units for double or family occupancy. At a recent well attended CALUC meeting (110 attendees) for a different proposal that offered similar unit sizes many downtown residents indicated that even these small units remain unaffordable and that larger units with 2 bedrooms plus are actually more affordable because they can be shared. While recognizing there is no requirement to do so we would encourage the applicant to consider revising this proposal to provide some larger unit sizes designed to

accommodate the needs and affordability of a greater range of residents including families especially given the adequate parking supply supports larger units.

- The parking supplied is laudable considering none is required by the current zoning
- The opportunity for the public to access the greenspace has been lost in this version due to the scope reduction of the project
- It was noted previously that there is a Nightclub opposite to the north fronting Discovery Street that has been in operation for many years and that Phillips Brewery also hosts many live concert events and has done so for several years. There have been discussions with the applicants architect regarding potential mitigation measures for this potential conflict but no firm commitments have come forward. At minimum it is recommended that the applicant disclose the existence of the existing conditions to any potential purchasers.

While no consensus was reached within the Land Use Committee on this project it is broadly acknowledged that significant improvements have been achieved by the reduction in scope and size of the project, amendments to the building façades to add articulation and the significant improvements to the pedestrian experience achieved through the added setbacks.

Sincerely,

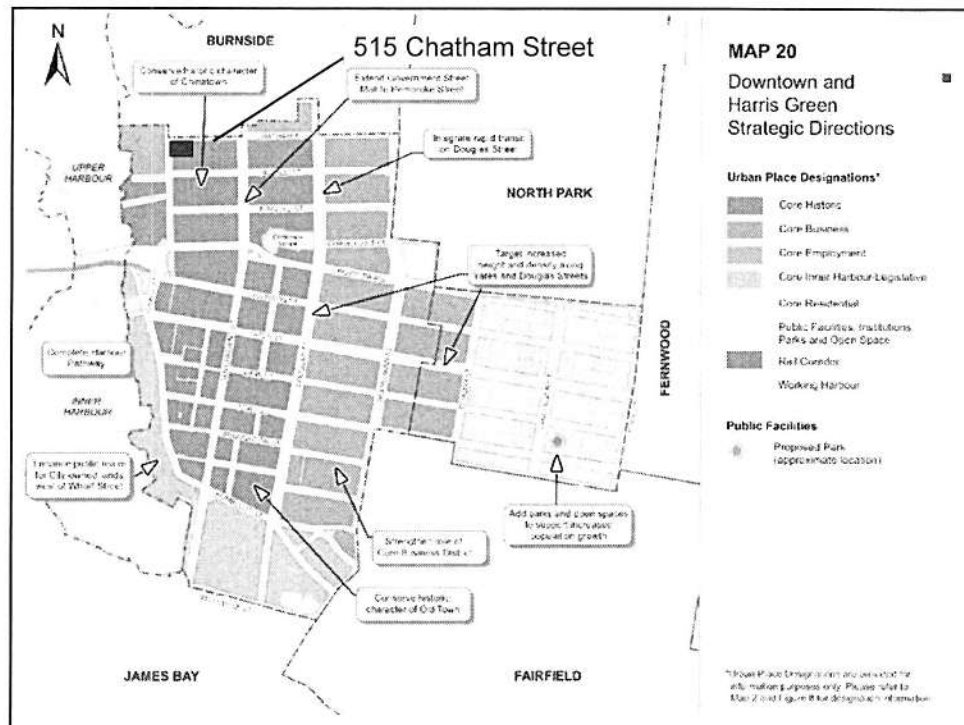
A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized flourish at the end.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

Development Permit with
Variances
for
515 Chatham Street





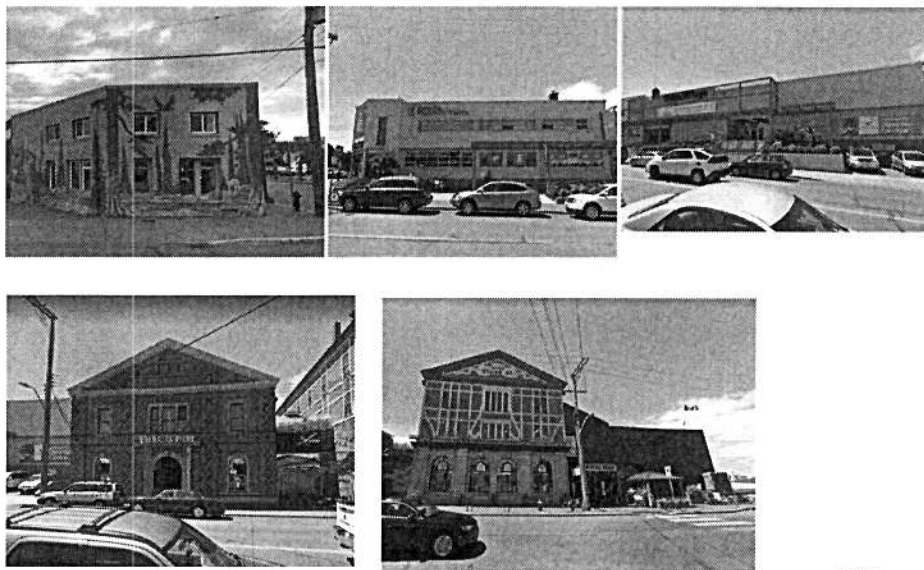
Subject site



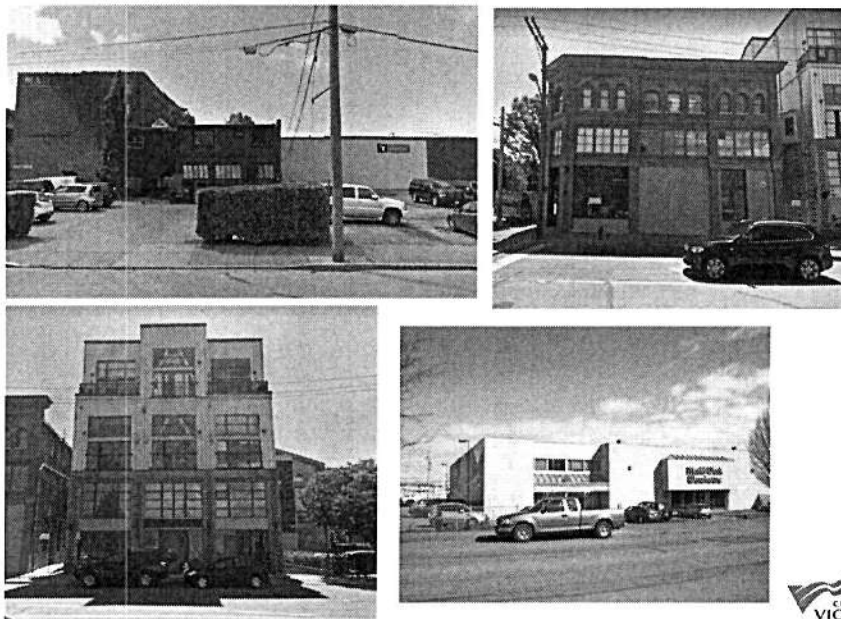
Subject site



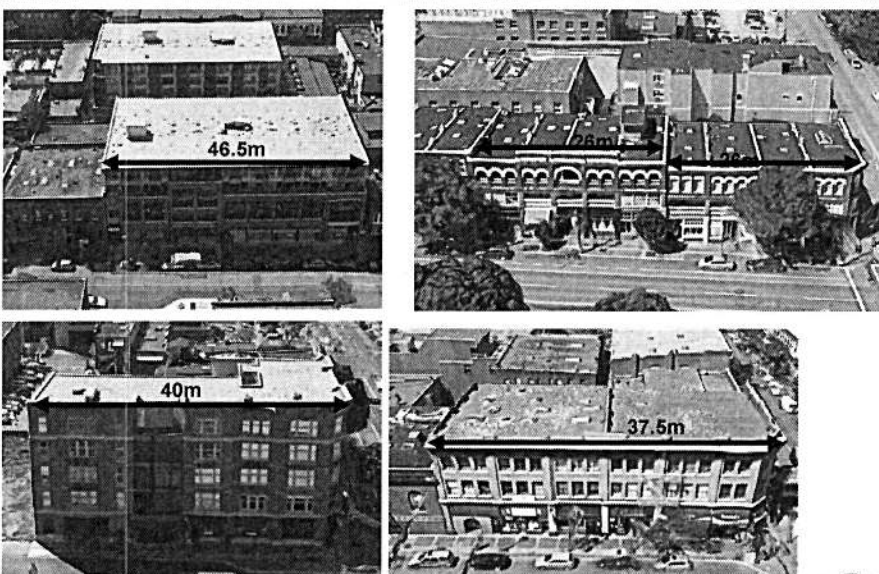
Store Street Context



Chatham Street Context



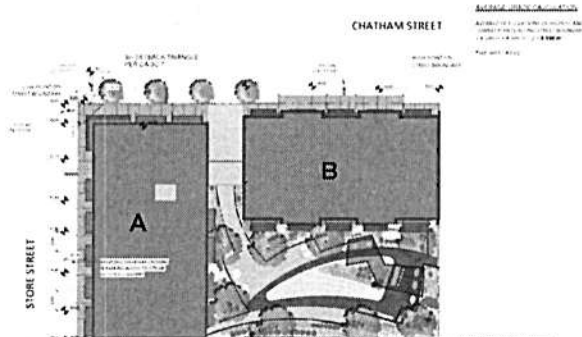
Old Town Context



Old Town Context

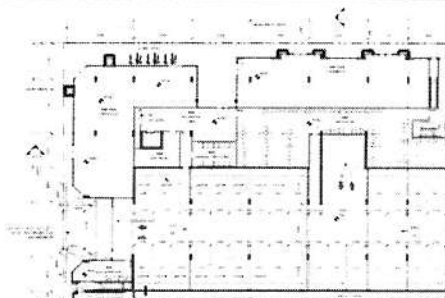


Site Plan

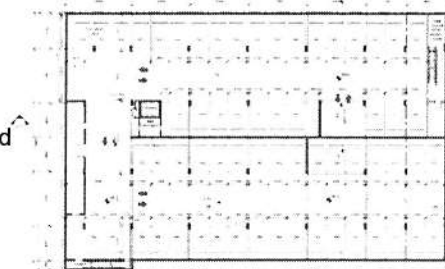


Parking Layout

Level 1

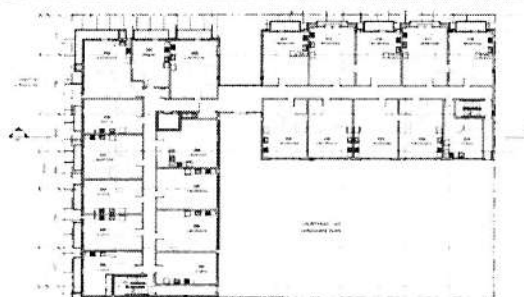


Underground

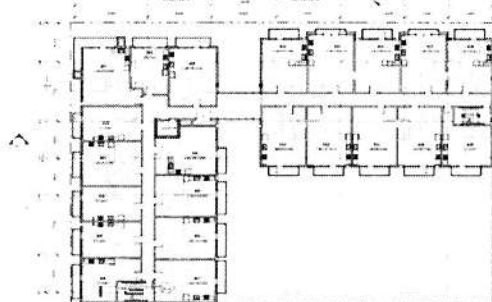


Floor Plans

Level 2

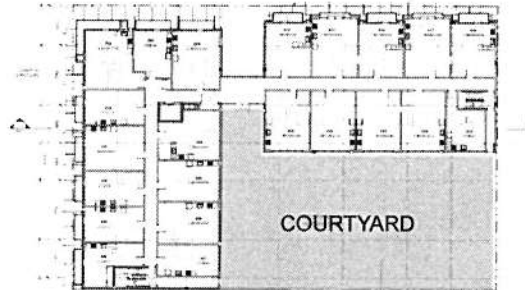


Level 3 & 4

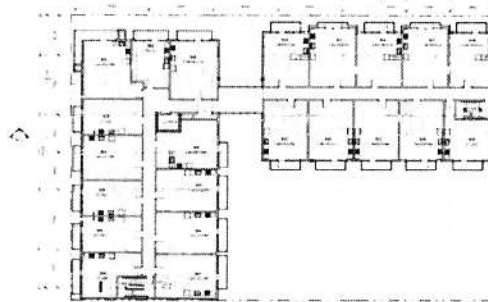


Floor Plans

Level 2

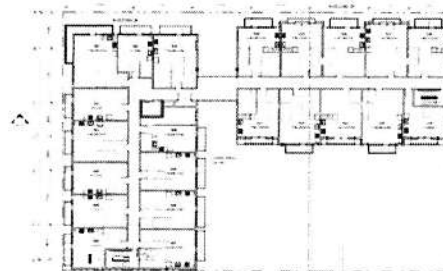


Level 3 & 4

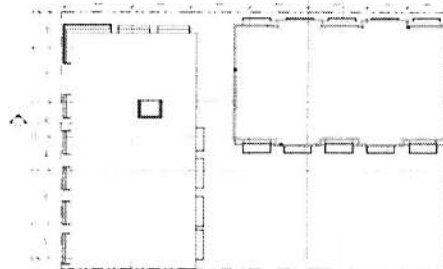


Floor Plans

Level 5



Roof Plan



CHATHAM STREET

BUILDING A

BUILDING B

STORE STREET

RECOMMENDED NURSERY SCHOOLS

CHARACTER IMAGES



Chatham Street (north)

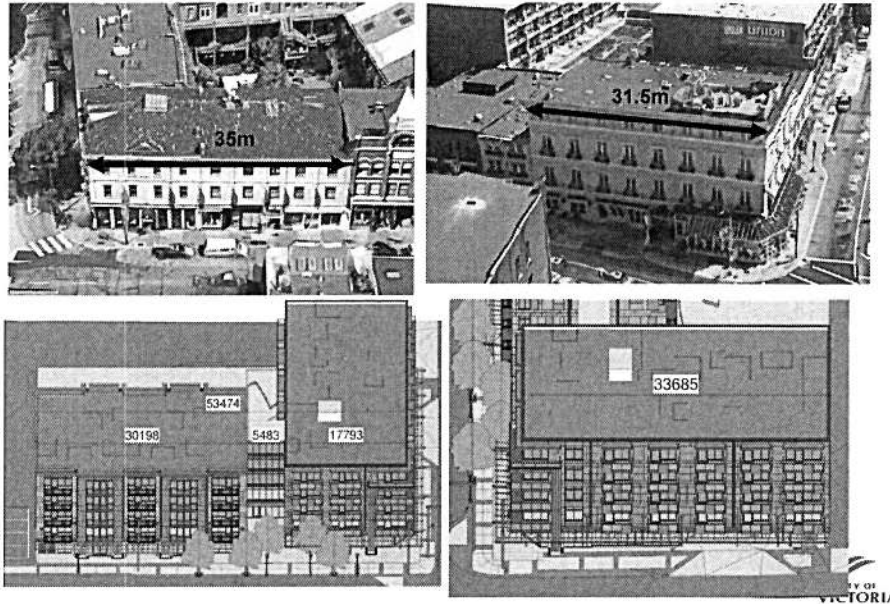
Store Street (east)

Store Street (west)

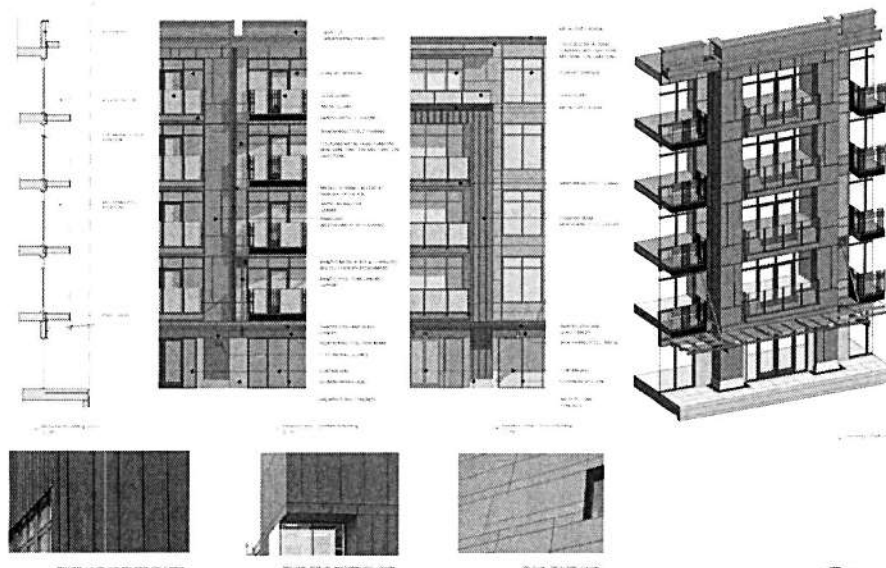
South elevation



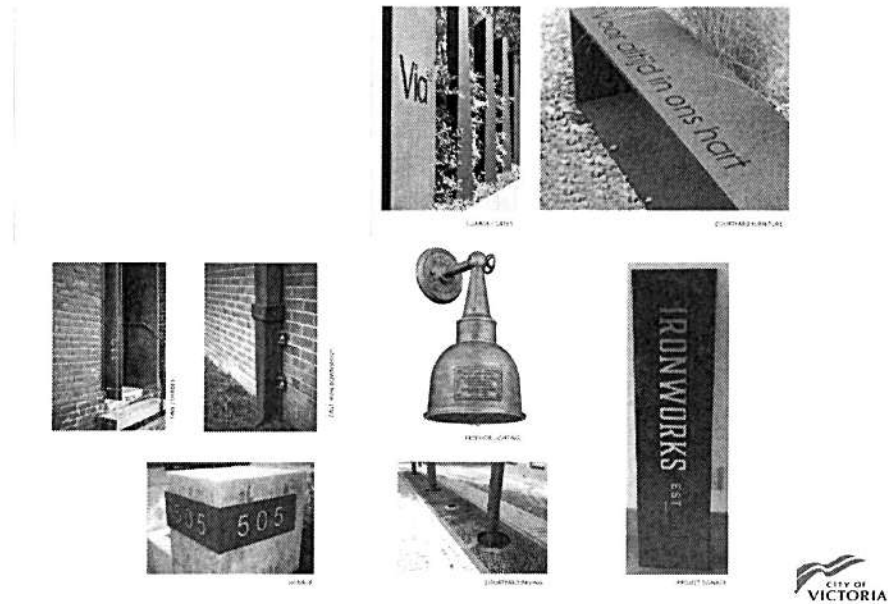
Old Town Context



Materials



Materials



Renderings



CHATHAM STREET



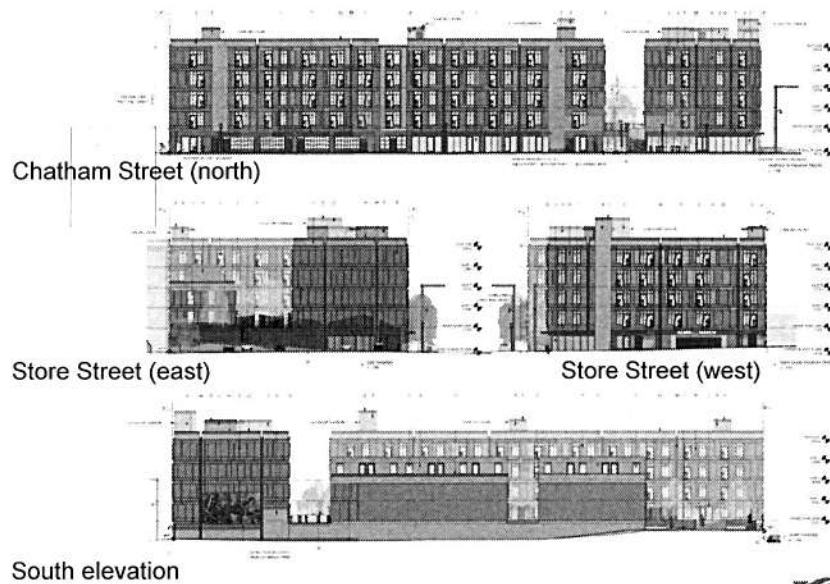
Renderings



Previous Plans



Elevations



Streetscape Context Elevations

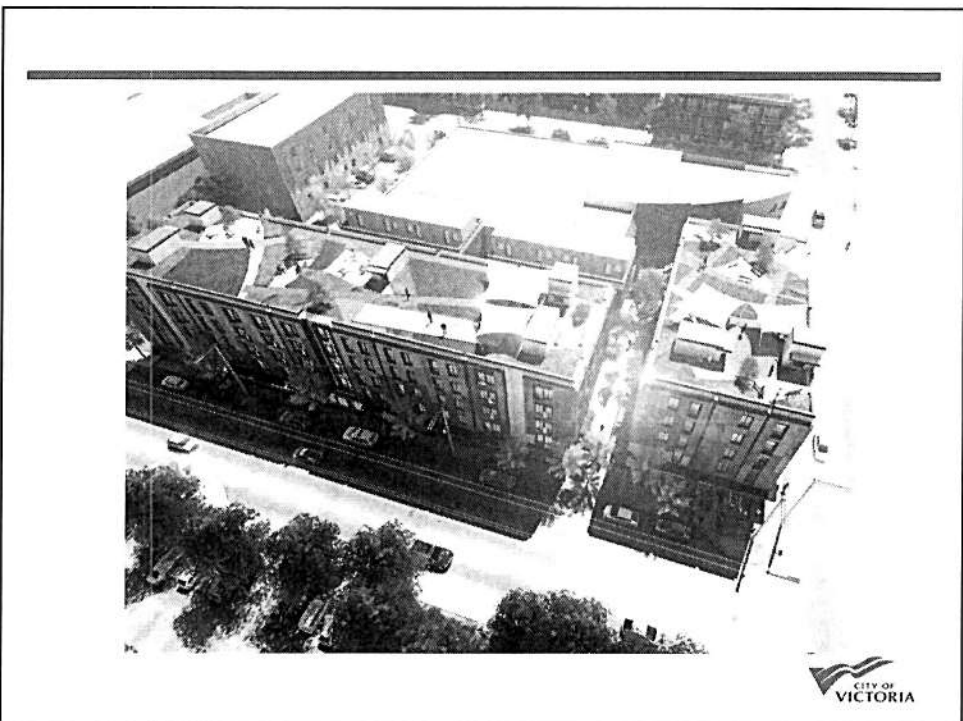
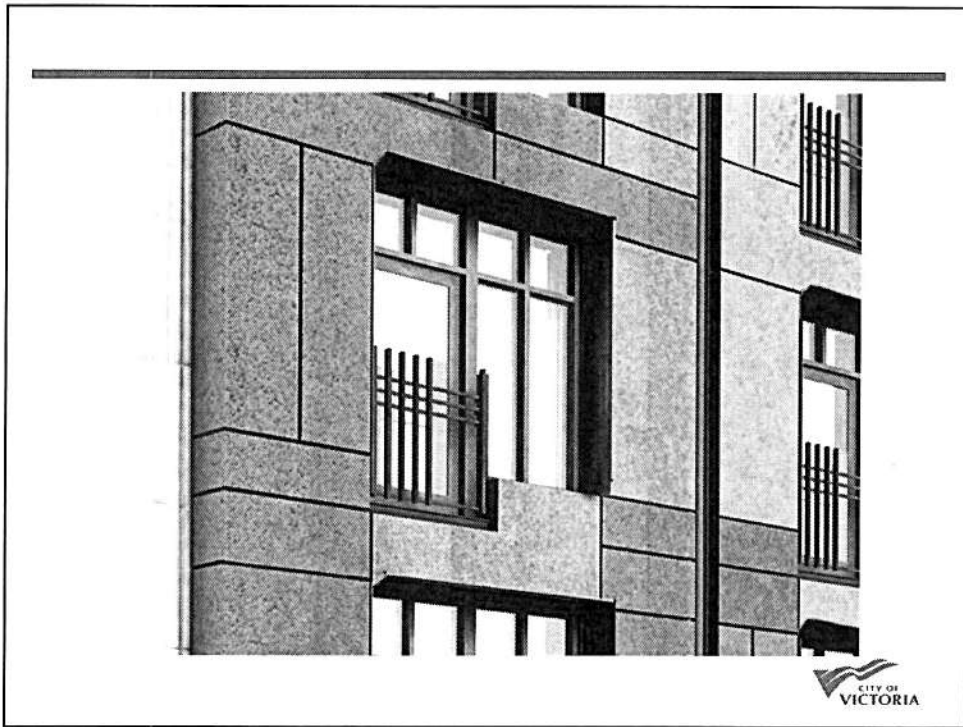


Perspective View | Chatham Street



Perspective View | Store and Chatham Street





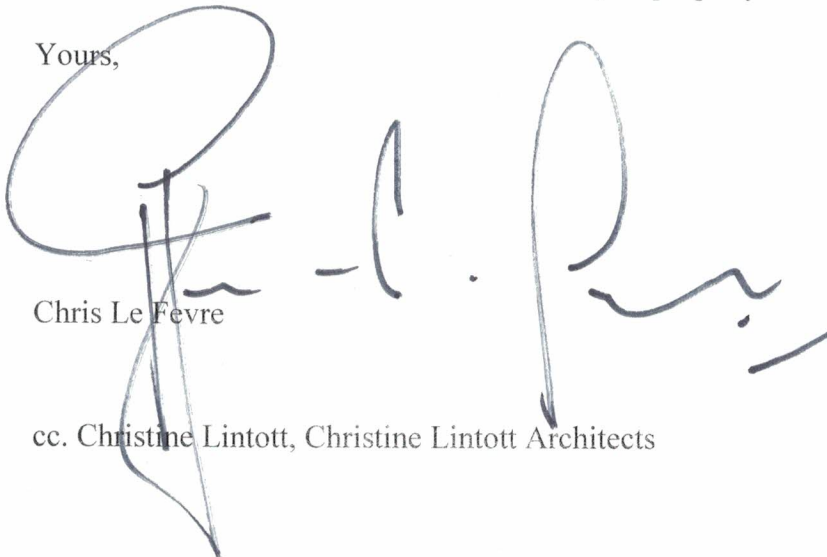
May 15, 2018

Dear Mayor and Council,

**Re. 515 Chatham Street, Victoria, B.C. Development Permit with Variance Application No.
00034**

Kindly note enclosed the advice of support of this application from a group of “directly” affected owners and businesses immediate to the subject property.

Yours,

A large, stylized handwritten signature in blue ink, appearing to read 'Chris LeFevre', is written over the typed name.

Chris LeFevre

cc. Christine Lintott, Christine Lintott Architects

5 May 2018

To: Mayor Lisa Helps and Members of City Council


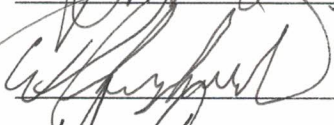




Re: 515 Chatham Street, Victoria, B.C. Development Permit with Variance Application **No. 00034**

The following is notice of support for the approval of the application presented before council this 24th of May, 2018:

Name	Business	Location of Business	Proximity to Dev.	Signature
Gary Gronow	Victoria Transmission	1885 Government St.	123 M	
Mel Sangha	Island Asphalt	Store St.	148 M	
Steve Webb	Metropol	533 Herald Street	20 M	
Aly Sunderji	Studio Y	520 Herald Street	47 M	
Jim Walmsley	Jam Café	542 Herald Street	55 M	
Greg Sager	Sagers Furniture	1802 Government St.	104 M	
Alan Rainey	Union Pacific Coffee	537 Herald St.	50 M	
Matt Phillips	Phillips Brewery	2010 Government St.	171 M	
Scott Renton	Canoe BrewPub	450 Swift St.	116 M	
Eriko Yamato	I'Z Hair Studio	536 Herald St.	40 M	

IRONWORKS

SAVING OLD TOWN VICTORIA

Name	Business	Location of Business	Proximity to Dev.	Signature
Tom Moore	Studio 531	531 Herald St.	50 M	
Gabriel Ross	Chesterfields	536 Herald St.	50 M	
Greg James	Fabulous Find	536 Herald St.	50 M	
Brian Henry	Ocean River	1630 Store St.	126 M	
Michael Garnett	Bean Around The World	533 Fisgard St.	153 M	
Tobyn Sowden	RedBrick	1630 Store St.	116 M	

REPORTS OF COMMITTEES

1. Committee of the Whole – February 15, 2018

6. Rezoning Application No. 00561 for 1725 Cook Street (Fernwood)

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00561 for 1725 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Carried

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe
Opposed: Councillor Young

5.2 Rezoning Application No. 00561 for 1725 Cook Street (Fernwood)

Committee received a report dated February 1, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations to rezone the property located at 1725 Cook Street to a site-specific zone in order to allow for the retail sale of cannabis.

Committee discussed:

- Implication of the land owner not agreeing to the SRW.

Motion: It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00561 for 1725 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED 18/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe
Against: Councillor Young



Committee of the Whole Report

For the Meeting of February 15, 2018

To: Committee of the Whole **Date:** February 1, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00561 for 1725 Cook Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00561 for 1725 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning application for the property located at 1725 Cook Street. The proposal is to rezone from the CR-4 Zone, Upper Cook Commercial-Residential District, to a site-specific zone in order to permit a storefront cannabis retailer.

The following points were considered in assessing this application:

- the proposal is consistent with the Large Urban Village designation in the *Official Community Plan*, 2012
- the *Fernwood Neighbourhood Plan* recommended this portion of Cook Street be rezoned to the CR-3M Zone, Commercial Residential Apartment Modified District, which has similar uses to that of the current zone
- the proposal is consistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there are no schools within 200m or permitted storefront cannabis retailers within 400m.

BACKGROUND

Description of Proposal

This Rezoning application is to allow for the retail sale of cannabis in an existing building. The property is in the CR-4 Zone, Upper Cook Commercial-Residential District. The following differences from the standard zone are being proposed and would be accommodated in a new site-specific zone:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to the ground floor
- storefront cannabis retailer would be restricted to a maximum floor area of 303m², which is in keeping with the size of the existing operation.

All other requirements within the CR-4 Zone, Upper Cook Commercial-Residential District, would remain the same.

Sustainability Features

The applicant has not identified any sustainability features associated with this application.

Active Transportation Impacts

The applicant has installed a four stall bicycle rack adjacent the entrance to the storefront cannabis retailer.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The property is located in the Fernwood neighbourhood within North Park Village. The immediate area is characterized mainly by various commercial uses on the ground floor including medical offices, retail, and food services. Some buildings along Cook Street have residential on the upper storeys, and residential in the form of apartments and single family dwellings is also found in the immediate vicinity.

Existing Site Development and Development Potential

The site is presently a single-storey commercial development with surface parking fronting Cook Street. Under the current CR-4 Zone, Upper Cook Commercial-Residential District, the property could be developed for a variety of commercial uses, including mixed-use commercial-residential up to a height of four storeys and a density of 1.4 to 1.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) meeting is waived unless the application involves construction of a new building; however, the application was referred to the Fernwood CALUC. Also consistent with the policy, the application has been referred to School District No. 61 and the Victoria Police Department (VicPD). The following table displays the number of VicPD service calls:

Calls for Service	2015	2016	2017	2018 (to date)
Calls to the immediate area	8	2	12	0
Calls to the block	51	41	47	4

ANALYSIS

Official Community Plan

The *Official Community Plan*, 2012 (OCP) identifies this property within the Large Urban Village urban place designation, within which commercial uses are envisioned.

Local Area Plans

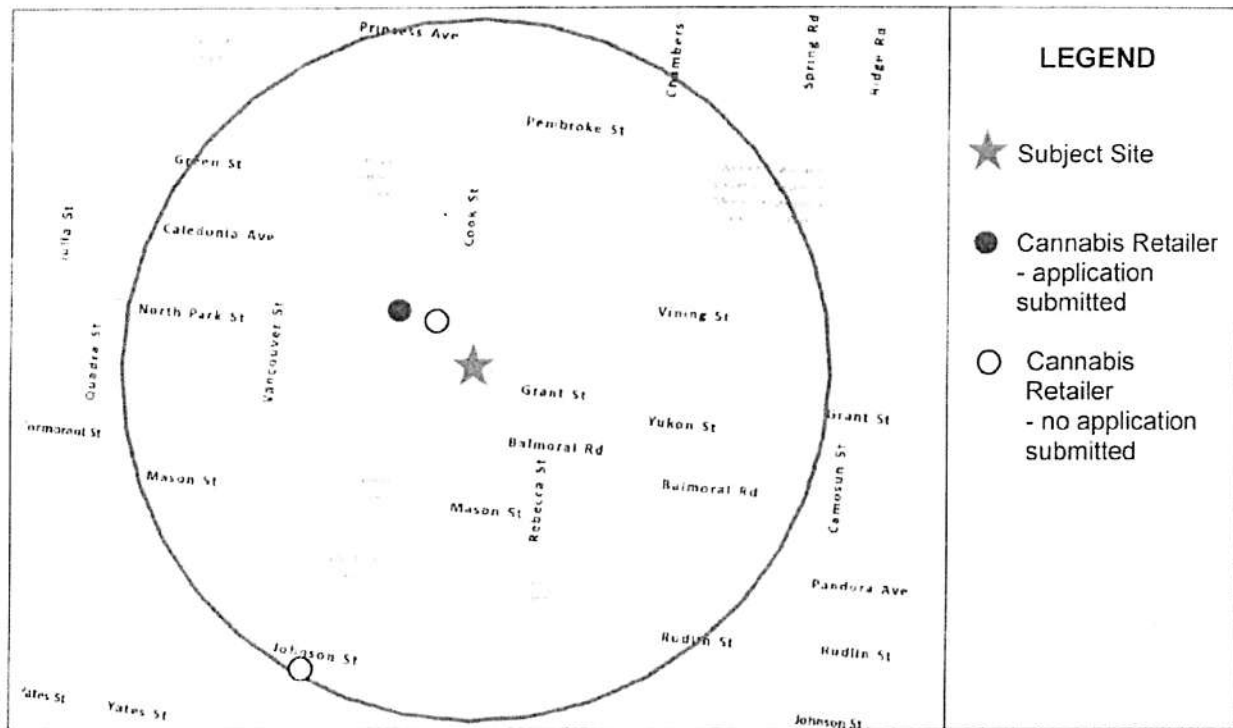
The *Fernwood Neighbourhood Plan* recommended this portion of Cook Street be rezoned to the CR-3M Zone, Commercial Residential Apartment Modified District, which has similar uses to that of the current zone. Although the subject property is not within the boundaries of the *North Park Neighbourhood Plan*, the plan does speak to small-scale commercial uses envisioned as part of the commercial village at Cook/Pandora.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts and no impacts to public trees with this application.

Storefront Cannabis Retailer Rezoning Policy

The application is consistent with the *Storefront Cannabis Retailer Rezoning Policy* and was one of the sites identified as operating as a storefront cannabis retailer at the time of Council adopting the regulations and policy framework related to cannabis. No schools are within 200m and no permitted storefront cannabis retailers are within 400m of the property. The property at 1040 North Park is approximately 80m and has applied for a Temporary Use Permit.



Regulatory Considerations

City policy for Cook Street contemplates a wider road right-of-way in order to meet future transportation-related needs such as cycling infrastructure. When the road right-of-way is insufficient it is common that a Statutory Right-of-Way (SRW) be provided for projects for redevelopment including rezoning applications. In this case, the proposal relates to use only and there are no plans for new development. Therefore, in this instance foregoing the SRW requirement may be warranted.

CONCLUSIONS

This proposal to permit the storefront cannabis retailer use is consistent with the Large Urban Village designations in the *Official Community Plan*. The proposal does not have any schools within 200m or permitted storefront cannabis retailers within 400m of the property. Staff recommend Council consider supporting this application.

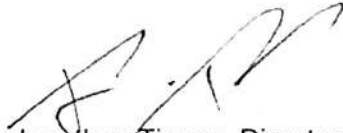
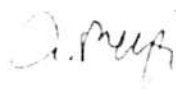
ALTERNATE MOTION

That Council decline Rezoning Application No. 00561 for the property located at 1725 Cook Street.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

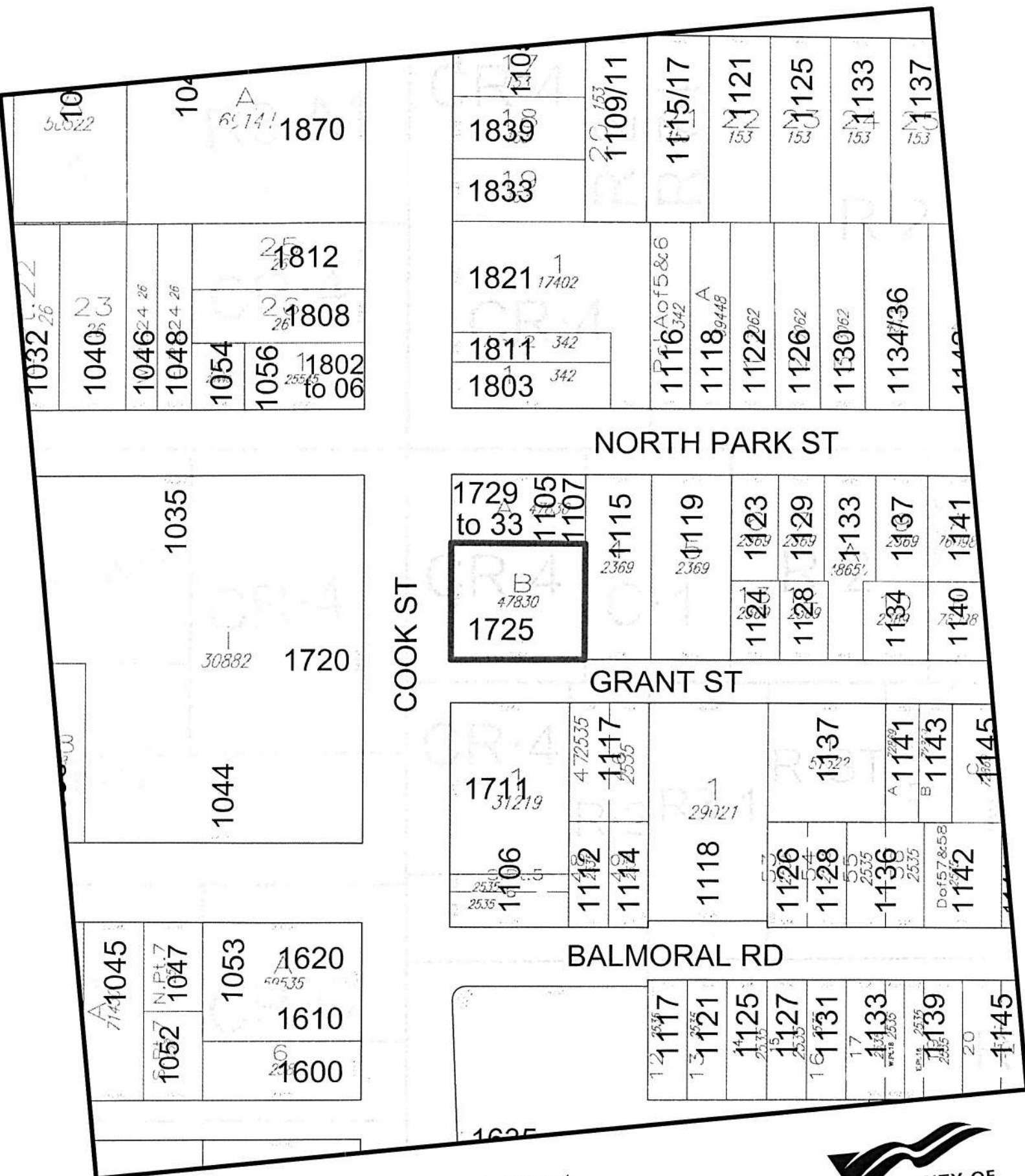
Feb 6, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped January 25, 2017
- Attachment D: Letter from applicant to Mayor and Council received November 4, 2016
- Attachment E: Letter from property owner regarding SRW
- Attachment F: Correspondence (letters from residents)

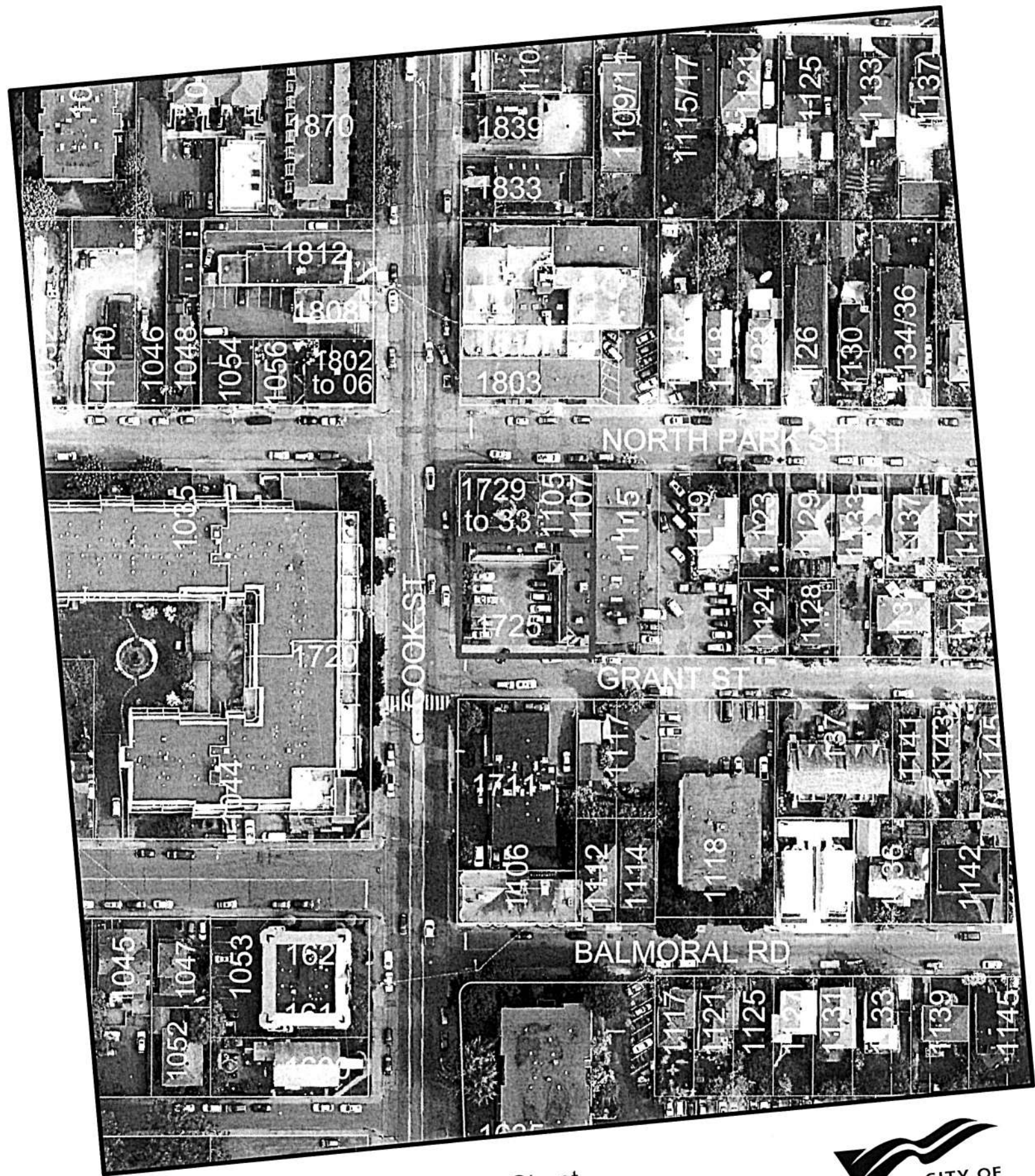


1725 Cook Street
Rezoning No.00561

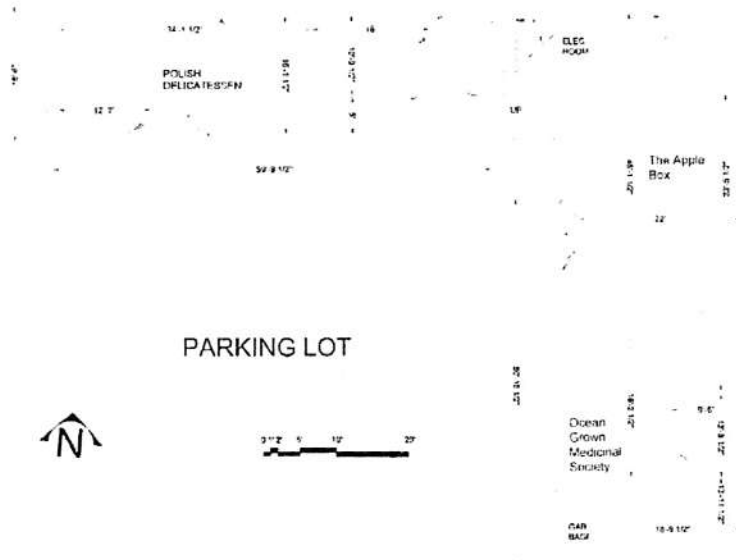




1725 Cook Street
Rezoning No.00561







Received
City of Victoria
JAN 25 2017
Planning & Development Department
Development Services Division

	TRI-EAGLE DEVELOPMENT CORP. #300, 4395 WEST SAANICH ROAD VICTORIA BC V8Z 3E9 TEL 250 477 2414 FAX 250 477 6748	1725-31 COOK STREET VICTORIA BC	FLOOR PLAN	10 JAN 2008	SCALE 1/16" = 1' FILE #08 - 11168	AS MEASURED JAN. 2008 1725-31 COOK STREET VICTORIA BC V8M 1A1 3015 WESTBURY ROAD VICTORIA BC V8M 1B2 TEL 250-477-2414 FAX 250-477-2481
--	--	--	------------	-------------	--	---





November 4, 2016

City of Victoria
Mayor and Council
1 Centennial Square
Victoria, BC V8W 1P6

**STOREFRONT CANNABIS RETAILER REZONING APPLICATION
LOT B, PLAN 47830, VICTORIA SUBURBAN LOT 18
1 - 1725 COOK STREET**

Please accept this letter as an application for the rezoning of the cannabis retail storefront Ocean Grown Medicinal Society (OGMS) located at 1-1725 Cook Street in Fernwood.

Description of Proposal:

OGMS is a proven addition to the neighbourhood and is currently operating within the guidelines outlined under the Sustainable Planning and Community Development department. OGMS conforms to the storefront cannabis retailer policy. The business is over 500 m from any schools and there are no known licenced retailers within 200 m of the storefront.

City Policy:

OGMS is the only cannabis retailer on the property. There are 11 off street parking stalls available, as well as a bike rack available. A large proportion of the member base, bike and use public transit to access OGMS, reducing the environmental impact to the entire community and improving individual wellness.

Project Benefit and Amenities:

There are currently over 3800 members of OGMS bringing economic benefits to the surrounding businesses. The members enjoy a sense of community through many of the sponsored events including: An annual Customer Appreciation BBQ, annual Christmas Dinner, and regular Food and Clothing Drives. Ocean Grown Medicinal Society participates in charitable drives for neighbourhood associations, and proceeds from the in house ATM are donated to the Dandelion Society of Victoria.

This fostering of community results in overall improved mental and physical health to the individual member, the Fernwood neighbourhood and the City as a whole.



Impacts:

Neighbouring businesses are consulted and included in member community events. The traffic to OGMS is regular within the hours of operation and complements the existing surrounding businesses.

Design and Development and Heritage:

The building is existing and does not have heritage status. No exterior improvements are proposed; therefore, design guidelines do not apply. The design and décor of OGMS, however, is modern, tasteful and has been praised by members online and in person.

Safety and Security:

OGMS has one main accessible public entry, and the facility is well lit with clean lines and a bright welcoming feel. The security devices and barriers within OGMS are best case and proven, including surveillance cameras, an alarm system and panic buttons. The neighbouring businesses have clear sightlines and a good rapport in order to work as a community to prevent inappropriate activities and enhance public safety.

Transportation:

As outlined above the vehicle and bicycle parking of OGMS meet the standards of Schedule C. The off-street parking surrounding the corner lot is also ample.

Thank you for accepting this application. We trust the information provided herein is sufficient to process the rezoning application. Should you have any questions or require further information, please contact us at the City's convenience.

Yours truly,

Ocean Grown Medicinal Society

Dianna Bridge
Director

Enclosures



January 22, 2018

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Ocean Grown Rezoning Application and Statutory Right of Way request

Further to your request for the extension of the Statutory Right of Way on our property located at 1725 Cook Street, Victoria, BC V8T 3P4 to support the application for rezoning by Ocean Grown, we regret to inform you that we are not able to grant your request. As you know, we are developers, so when we apply for the rezoning for this property to a higher use and FSR, we will discuss this request with the City or the Ministry of Transportation at that time.

We look forward to the rezoning application going smoothly, moving forward.

Yours truly,

Travis Lee
President
Tri-Eagle Development Corporation
330 - 4392 West Saanich Road
Victoria, BC V8Z 3E9

September 22, 2016

Neighbour:
Ocean Grown Medicinal Society
1-1725 Cook Street
Victoria, BC V8T 3P4

To whom it may concern:

I, Chris Jones, owner and operator of Jones BBQ, hereby give consent to my neighbour, Ocean Grown Medicinal Society, to keep operating as they have no negative impact on my business.

Regards,

A handwritten signature in black ink, appearing to read 'Chris Jones', written over a faint dotted line.

Chris Jones
Jones BBQ
3-1725 Cook Street
Victoria BC V8T 3P4

September 26, 2016

Neighbour:
Ocean Grown Medicinal Society
1-1725 Cook Street
Victoria, BC V8T 3P4

To whom it may concern:

I, Alonzo Ross-Machado, manager of Mount Royal Bagel Factory, hereby give consent to my neighbour, Ocean Grown Medicinal Society, to keep operating as they have no negative impact on my business.

Regards,

A handwritten signature in dark ink, appearing to read 'Alonzo', followed by a long, sweeping horizontal line that extends to the right.

Alonzo Ross-Machado
Mount Royal Bagel Factory
#6 -1115 North Park Street
Victoria BC V8T 1C7

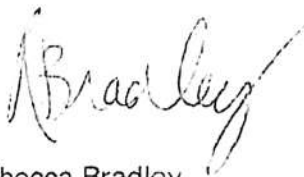
September 22, 2016

Neighbour:
Ocean Grown Medicinal Society
1-1725 Cook Street
Victoria, BC V8T 3P4

To whom it may concern:

I, Rebecca Bradley, manager of The Apple Box, hereby give consent to my neighbour, Ocean Grown Medicinal Society, to keep operating as they have no negative impact on my business.

Regards,

A handwritten signature in black ink, appearing to read 'R Bradley', with a stylized flourish at the end.

Rebecca Bradley
The Apple Box
2-1725 Cook Street
Victoria BC V8T 3P4

September 22, 2016

Neighbour:
Ocean Grown Medicinal Society
1-1725 Cook Street
Victoria, BC V8T 3P4

To whom it may concern:

I, Chris Jones, owner and operator of Jones BBQ, hereby give consent to my neighbour, Ocean Grown Medicinal Society, to keep operating as they have no negative impact on my business.

Regards,

A handwritten signature in black ink, appearing to read 'Chris Jones', enclosed within a large, loopy oval shape.

Chris Jones
Jones BBQ
3-1725 Cook Street
Victoria BC V8T 3P4

September 26, 2016

Neighbour:
Ocean Grown Medicinal Society
1-1725 Cook Street
Victoria, BC V8T 3P4

To whom it may concern:

I, Alonzo Ross-Machado, manager of Mount Royal Bagel Factory, hereby give consent to my neighbour, Ocean Grown Medicinal Society, to keep operating as they have no negative impact on my business.

Regards,

A handwritten signature in dark ink, appearing to read 'Alonzo', followed by a long, sweeping horizontal line that extends to the right.

Alonzo Ross-Machado
Mount Royal Bagel Factory
#6 -1115 North Park Street
Victoria BC V8T 1C7

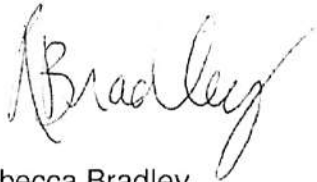
September 22, 2016

Neighbour:
Ocean Grown Medicinal Society
1-1725 Cook Street
Victoria, BC V8T 3P4

To whom it may concern:

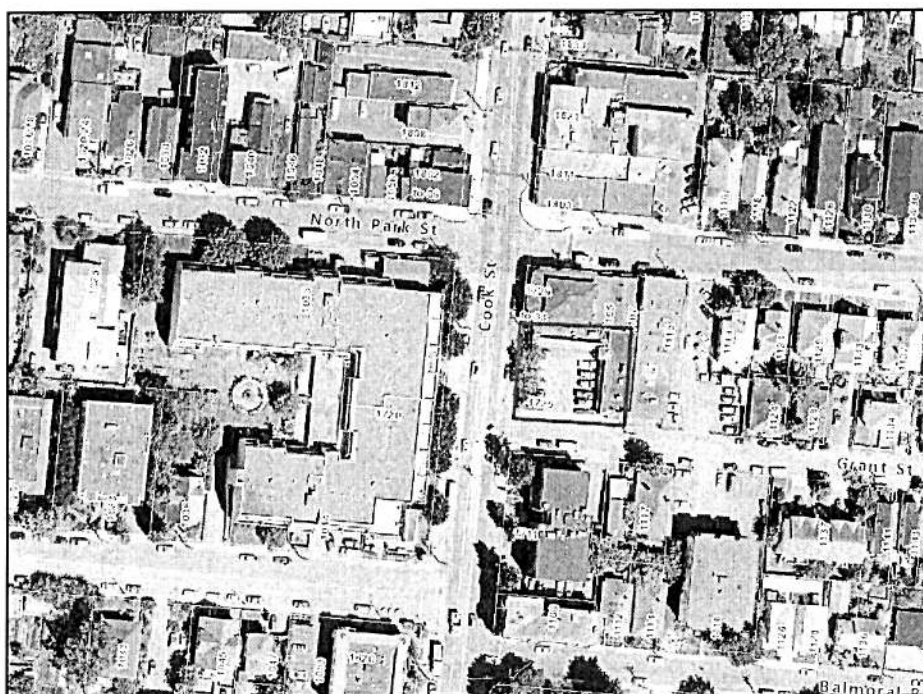
I, Rebecca Bradley, manager of The Apple Box, hereby give consent to my neighbour, Ocean Grown Medicinal Society, to keep operating as they have no negative impact on my business.

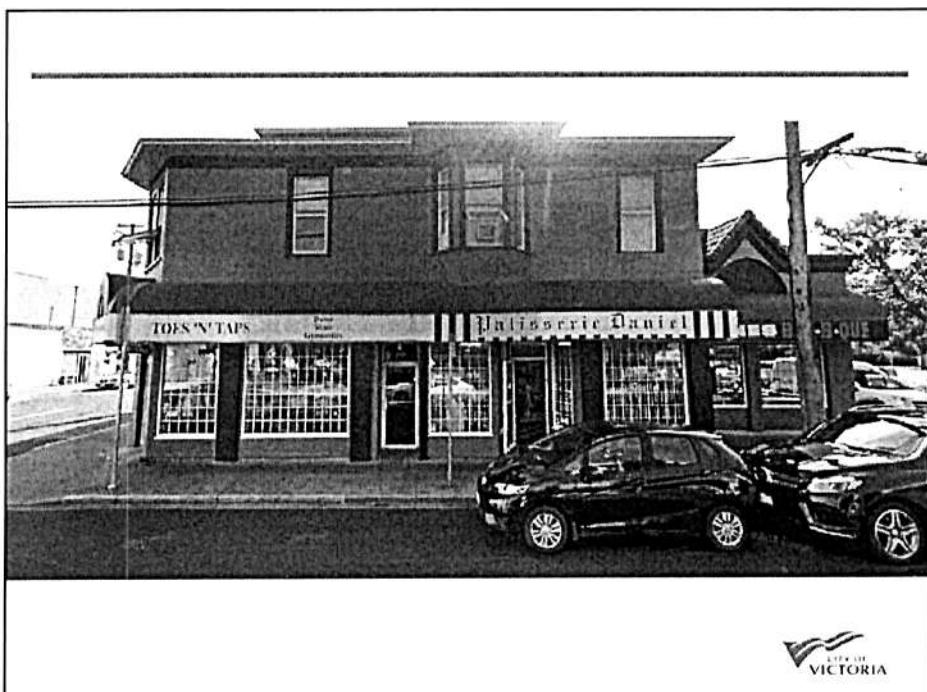
Regards,

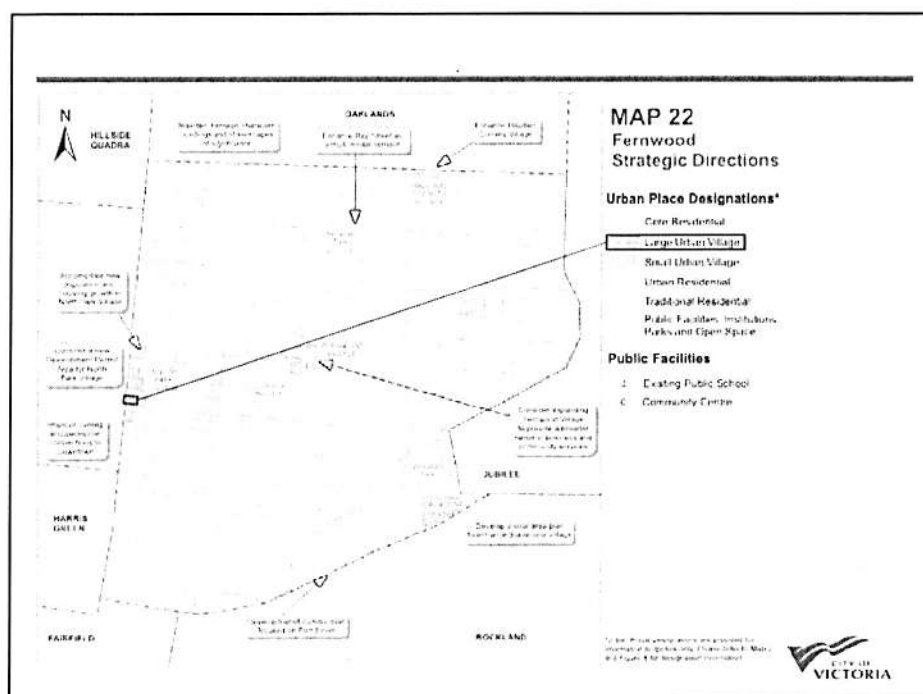
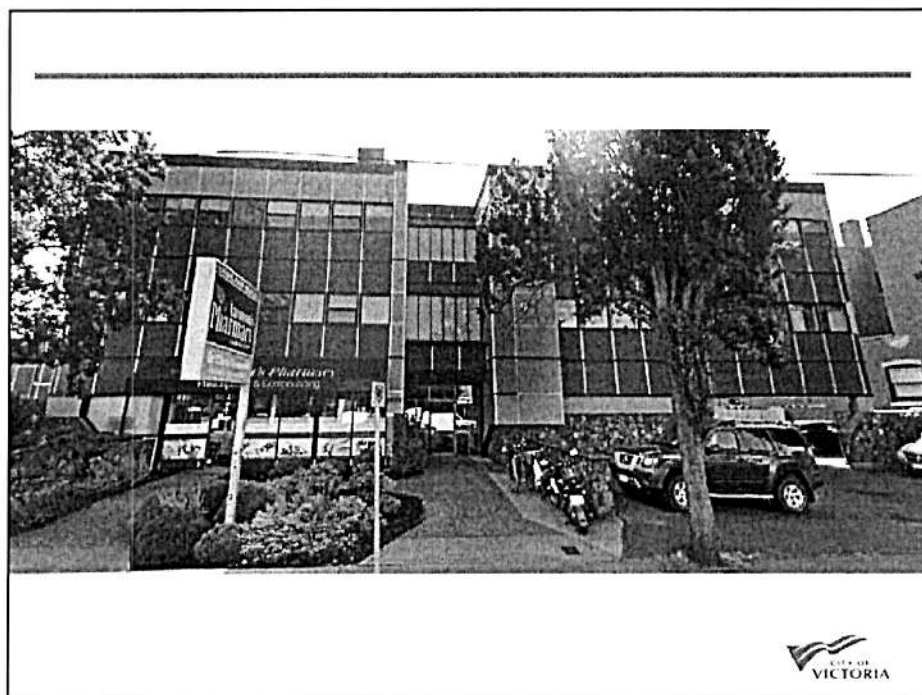
A handwritten signature in cursive script, appearing to read 'Rebecca Bradley', written in dark ink.

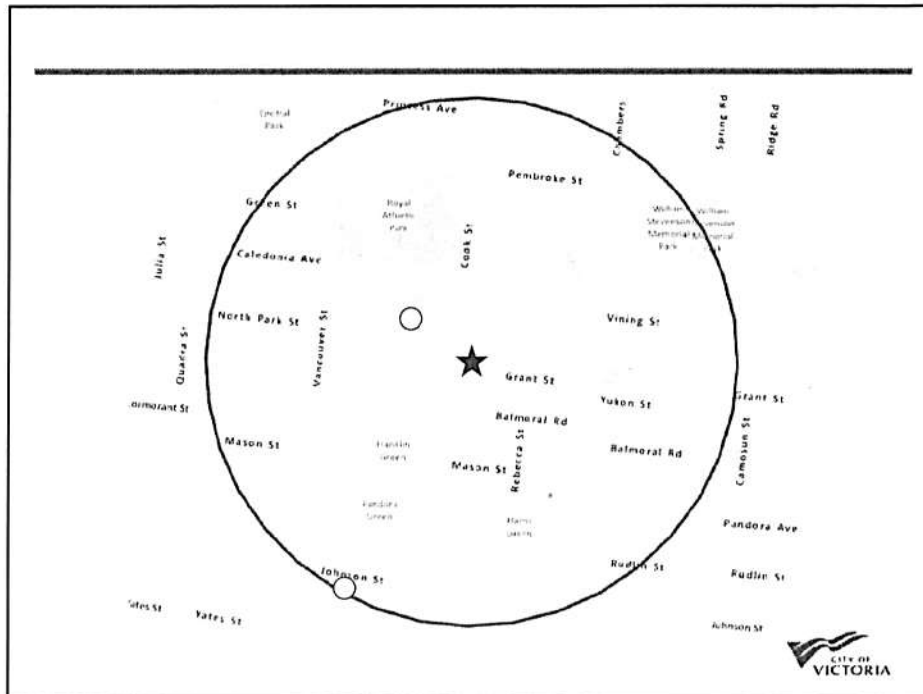
Rebecca Bradley
The Apple Box
2-1725 Cook Street
Victoria BC V8T 3P4

Rezoning Application for 1725 Cook Street









Pamela Martin

From: Joanne Kalvaitis [REDACTED] >
Sent: May 18, 2018 6:16 AM
To: Public Hearings

The City Council,

I live in Cubbon Apartments at 1044 Mason St. and received the two letters outlining the above amendment and temporary use application. I'm not in favour of either of these being approved. I am in favour of cannabis being legalized, but do not believe we need quite so many of these shops in this small neighborhood area. We've lost two coffee shops in recent days and I would much prefer we have more of those {tho I realize that is not the issue here}

My residence is in a "seniors only" building and while I know several of my fellow tenants rely on cannabis as a pain reliever, I also see no reason why we need more than one of these shops in this neighborhood to serve the residents living here and in the surrounding area.

One cannabis shop per so many blocks would make more sense.

Thank you,

JoAnne Kalvaitis

Pamela Martin

From: Simon Austin [REDACTED]
Sent: May 23, 2018 8:03 AM
To: Public Hearings
Subject: Bylaw Zoning: Lot B, Suburban Lot 18, Plan 47830

Hello,

Further to the notice of May 11, 2018 requesting input on the proposed changes to 1725 Cook Street, I believe that the rezoning should be denied.

The surrounding buildings to this unit contain excellent local businesses (Jones BBQ and Mount Royal Bagels) which increase the attractiveness and appeal of the local area. Having a cannabis retailer in between these two businesses will detract from the appeal of the remaining operations in that lot.

Furthermore, following the closure of Fernwood Coffee Company, there is no now coffee shop or café in the region. Therefore, this lot would be better served as a coffee shop or another complimentary business to help sustain North Park/Fernwood as a destination for local produce.

Also, there are numerous other cannabis retailers a short walk away from this location, including on North Park Road, on Yates Street and further down on Cook Street. To contrast, there is no BC Liquor Store anywhere in the vicinity. There is a small liquor shop at Logans, and in Harris Green Mall.

Finally, Grant Street leads directly up to Victoria High School. Therefore, there will be many school children who will walk past this store which could increase the consumption of cannabis by minors.

Please do not disclose my email address.

Kind regards,

Simon

Pamela Martin

From: Farmer, Shauna M. [REDACTED]
Sent: May 23, 2018 2:41 PM
To: Public Hearings
Subject: Proposed changes to 1725 Cook St and 1040 North Park St

Hello,

Unfortunately I cannot attend the public hearing tomorrow but wanted to offer my voice in regards to these two proposed changes nonetheless.

I have lived in the neighbourhood for 6 years and neither of these two businesses have ever been problematic for me or my family. They have always abided by the regulations asked of them by the city and I don't see a problem with their continued operation. As for the zoning change from a commercial-residential to a cannabis zone - again, I do not see an issue with this whatsoever. It's quite likely the nearby business are getting more patrons as a result of the dispensaries being located in the neighbourhood. Overall, the block is shaping up rather nicely.

One thing that had me chuckling to myself a little bit is the name of the new district type – Upper Cook (Cannabis) District. It's still commercial-residential as there are other units in that lot.

Thanks for offering the opportunity to be heard,
Shauna Farmer
7 – 1870 Cook Street.

To whom it may concern,

I am writing to you on behalf of the Ocean Grown Medicinal Society Dispensary. My name is Daniel Vokey, and I am the owner of a neighbouring business - Patisserie Daniel. I have been in business, at my Cook street location, for nearly twenty-five years. Because of this, I know the Cook street community well, and have seen how many businesses have operated in this area, and their effects upon the community.

Ocean Grown has been an asset to this community in a number of ways, from providing free meals to the disadvantaged to simply offering a valuable service. Ocean Grown is well run. In all my years operating on Cook, I have never had a problem with them or because of them. Many of my own customers have patronized them, and many of their customers have visited my Patisserie. Ocean Grown's customer base is composed of people from all walks of life, and with myriad needs and values.

On a personal level, I would also like to emphasize the value of the service they provide. My fourteen year-old son was recently diagnosed with Leukemia. His road to recovery is, and will continue to be, a difficult and taxing one. Amongst many other medications he has received, while under the care of BC Children's Hospital, he has relied upon some derived from cannabis. Without this medicine, his recovery would be that much more difficult to endure. I know, from experience, that safe access to cannabis products is a serious, medical issue. Many people's well-being depends upon it.

Not everyone has the safe access that my son does, and any decision that might jeopardize people's health should be taken very seriously. Ocean Grown has been operated professionally, securely, and as a local business owner and part of the Cook street community, I feel it is important to clarify that they have only been a positive, and necessary, presence.

Sincerely,

Daniel Vokey

[REDACTED]

Dr. Dave Hepburn

3436 Pattison Way
Victoria, BC
V9C 4K8


February 13, 2018

To whom it may concern:

I wish to add my name to those who see the professional manner in which Ocean Grown has conducted themselves as a dispensary over the years. As one of Canada's foremost physician educators in the world of medical cannabis, Ocean Grown has been the dispensary that I have suggested patients go to should they prefer dispensary as a means of obtaining cannabis for medical purposes.

I have been reticent to send older, legitimate patients to facilities that are more recreational in their demeanor. I have expressed that "you shouldn't have to pay homage to Bob Marley to obtain something to treat migraines." I believe that this does nothing but vilify the existing stigma that exists and serves to do nothing but sabotage the potential that medical cannabinoids have demonstrated.

Ocean Grown remains the only dispensary that I recommend (now that I am retired) to all who ask.

Please feel free to contact me if need to discuss further.

Sincerely

David Hepburn, MD

Dear Council Members and Mayor

I am writing this letter in support of Ocean Grown Medicinal Society

I have been going to Ocean Grown since day one

They have proven themselves to be extremely knowledgeable friendly and have helped me with my three chronic conditions (western medicine has only masked my conditions and systems)

Shutting them down would be a disaster not only for myself but for many other members

I rely greatly upon this establishment for my medicine and also for the education that the employees give to the members based on their individual conditions and concerns

There are liquor stores beside each other there are liquor establishments next to each other - why is this allowed but not with medicinal establishments which have proven to help heal and cure many of our citizens?

There needs to be NO cap on any amount of dispensaries in the city or outside of the city

They should be as common as a regular pharmacy

Perhaps it's time for those in Council and for the mayor to really do their research with this plant and benefits it has not only to treat chronic conditions and elements but to treat society as a whole it's time for the fear monger to be put at rest and time for the truth to come out there are studies upon studies improve upon proof everywhere else in this world and yet here in Canada we are not being exposed to these facts why is that?

I stand and support Ocean Grown Society without them I would not be in the improved condition I am in

Please feel free to contact me for any further information or questions that you may want answered I would be more than happy to give you my story and my experiences

Thank you

Grace

P.S

Please do not take away a wonderful society that is here to help and heal the citizens of Victoria BC

February 12, 2018

To whom it may concern,

I am writing this letter to express my appreciation for the services that I have received from Ocean Grown Medicinal Society (Ocean). I am a 60 year old female and I have been using their services for approximately four years after I was referred by my physician. I do not want to take prescription arthritis medication and find one of their topical creams works wonders to reduce the swelling in my joints.



I, also, use a very small amount of the edible product so I am able to take the dog for a long walk. The best remedy for arthritis is to maintain movement and the ingredient CBD does allow me to experience less pain so I can move.

My late husband also benefitted by the use of marijuana to reduce his nausea while undergoing a number of rounds of chemo/radiation therapy. It would have been so helpful to have the services of the Ocean staff to guide us to the correct product. Unfortunately we were at the mercy of friends and family who provided "pot cookies" with unknown amounts of CBD and THC. And we would have appreciated the counselling and support regarding Ocean's available products.

I have found the staff to be very informed about their products and to be able to recommend a myriad of products for various complaints. More recently I was able to enjoy the benefits of the bath bombs which are very relaxing and significantly reduce my pain levels on bad days.

I am compelled to write this letter of support as I firmly believe Ocean offer a good medical alternative. I appreciate not sneaking around feeling like a second class citizen trying to "score" a joint from dubious characters. Instead we now have the option to walk into a nice bright office space, greeted with a smile and a professional attitude. I hope we do not recess back into a draconian attitude and continue to explore the healing qualities of plants.

Respectfully,


Jayn Tyson 

February. 12th, 2018

To Whom it May Concern,

I became a member at Ocean Grown Medicinal Society last September, and I am absolutely enthralled with the welcoming atmosphere and knowledgeable staff. When you walk through the front doors it feels as if you've entered a sanctuary- a safe haven to pick up your medicine. Unlike going to a traditional drugstore with beaming fluorescent lights and constant beeping noises as items are scanned through the checkouts, this is a calm space. The waiting room has plenty of seating, art on the walls and an impressively large fish tank with beautiful tropical fish. It is very clean, secure and inviting. After being identified as a member you are then lead into a secure room with a menu and products displayed in a glass case, on shelves and in a large fridge. The "Budtenders" will gladly answer any questions and offer suggestions catered to your needs. You're allowed to smell and examine the many selections of "flower" in the glass jars, which are labeled with brief descriptions in regards to the strain.

My favourite day to visit Ocean Grown is on Sundays, I have also come to realize that Sunday is "Seniors Day" at the dispensary, anyone who is a veteran or senior receives a discount. The seniors/veterans seem to feel very comfortable at this dispensary and have most likely been patients there for years, it would be unfortunate if they were forced to go sign up somewhere new. For some people their habitual routine is critical for their mental health, when they finally feel comfortable buying their medicine at a certain place it can create unnecessary stress when they have to start over someplace new.

From what I can understand is that Ocean Grown Medicinal has been the only location of it's kind in Victoria for several years, therefore in my opinion should not be competing against another dispensary that has multiple locations. If it comes down to deciding which dispensary is going to remain in that area I support Ocean Grown because of the excellent service they have provided to me and fellow members of the community. It would not be the same if I couldn't enjoy walking over to my beloved neighborhood dispensary to pick up my medicine

Sincerely,
Anna

To whom it may concern

I am writing a letter of support for the Ocean Growing Medical Society as they apply for a business license. This society has been involved with our community and city since its conception. For example they have financially donated to the Dandelion Society for the past five years. They have attended community gatherings and have stayed abreast around our cities politics and growth.

I therefore support the societies application for a business license

rev Allen Tysick

Executive Director of the Dandelion Society

[REDACTED]

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-4C Zone, Upper Cook (Cannabis) District, and to rezone land known as 1725 Cook Street from the CR-4 Zone, Upper Cook Commercial-Residential District to the CR-4C Zone, Upper Cook (Cannabis) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1149)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.89 CR-4C, Upper Cook (Cannabis)”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.88 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1725 Cook Street, legally described as Lot B, Suburban Lot 18, Victoria City, Plan 47830, and shown hatched on the attached map, is removed from the CR-4 Zone, Upper Cook Commercial-Residential District, and placed in the CR-4C Zone, Upper Cook (Cannabis) District.

READ A FIRST TIME the	10th	day of	May	2018
READ A SECOND TIME the	10th	day of	May	2018
Public hearing held on the		day of		2018
READ A THIRD TIME the		day of		2018
ADOPTED on the		day of		2018

CITY CLERK

MAYOR

PART 4.89 – CR-4C ZONE, UPPER COOK (CANNABIS) DISTRICT**4.89.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the CR-4 Zone, Upper Cook Commercial-Residential District; and
- b. Storefront cannabis retailer provided that only one storefront cannabis retailer is permitted to operate on a single lot.

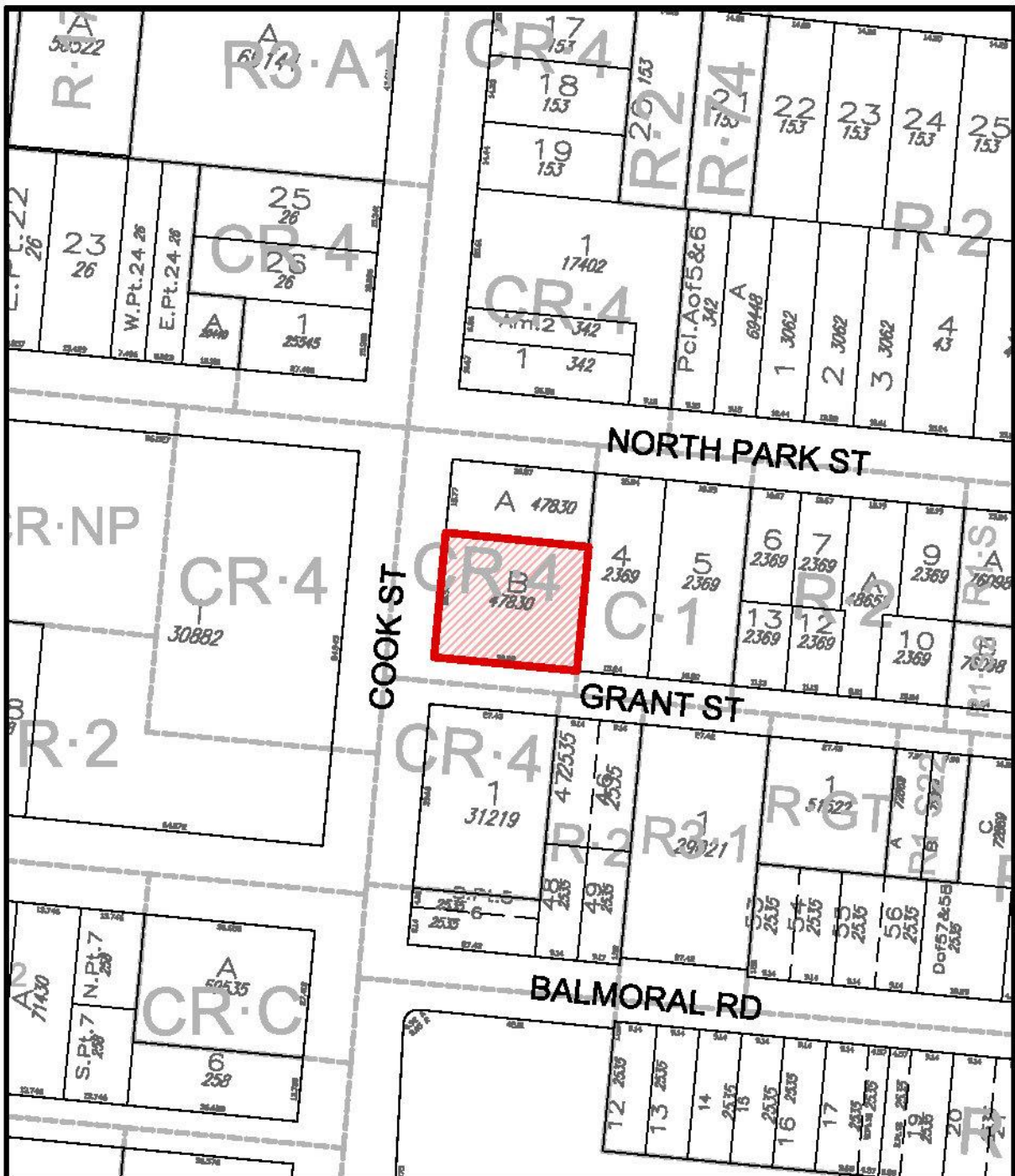
4.89.2 Size & Location of Uses

A storefront cannabis retailer must:

- a. not occupy more than 303m²; and
- b. be located on the ground floor.

4.89.3 General Regulations

- a. Subject to the regulations in this Part 4.89, the regulations in the CR-4 Zone, Upper Cook Commercial-Residential District apply in this Zone.



1725 Cook Street
Rezoning No.00561



REPORTS OF COMMITTEES

1. Committee of the Whole – February 15, 2018

3. Temporary Use Permit Application No. 00010 for 1040 North Park Street (North Park)

Motion:

It was moved by Councillor Lucas, seconded by Councillor Young, that Council decline Temporary Use Permit Application No. 00010 for the property located at 1040 North Park Street.

Defeated

For: Councillors Lucas, Thornton-Joe, and Young
Opposed: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, and Madoff

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council authorize the issuance of Temporary Use Permit Application No. 00010 for 1040 North Park Street in accordance with:

1. Revised plans, to the satisfaction of the Director of Planning, that show six parking stalls in the carport and move the loading stall to a new location that does not block the drive aisle.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Temporary use Permit lapsing three years from the date of this resolution.
4. That the Temporary Use Permit be conditional upon notice being displayed indicating that the property is subject to a Temporary Use Permit expiring three years from the date of this resolution, to the satisfaction of Director of Planning.

Carried

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, and Madoff
Opposed: Councillors Lucas, Thornton-Joe, and Young

5. LAND USE MATTERS

5.1 Temporary Use Permit Application No. 00010 for 1040 North Park Street (North Park)

Committee received a report dated February 1, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for the Temporary Use Permit for the property located at 1040 North Park Street to allow for the retail sale of cannabis.

Committee discussed:

- The timeline of the proposed VIHA facility being built in the area.

Motion: It was moved by Councillor Lucas, seconded by Councillor Young, that Council decline Temporary Use Permit Application No. 00010 for the property located at 1040 North Park Street.

Committee discussed:

- Village centres being appropriate locations for this retail.

CARRIED 18/COTW

For: Mayor Helps, Councillors Coleman, Lucas, Madoff, Thornton-Joe and Young

Against: Councillors Alto, Isitt, and Loveday



Committee of the Whole Report For the Meeting of February 15, 2018

To: Committee of the Whole **Date:** February 1, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Temporary Use Permit Application No. 00010 for 1040 North Park Street

RECOMMENDATION

That Council decline Temporary Use Permit Application No. 00010 for the property located at 1040 North Park Street.

LEGISLATIVE AUTHORITY

In accordance with section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit application for the property located at 1040 North Park Street. The proposal would allow the use of storefront cannabis retailer within the CR-NP Zone, North Park Commercial Residential District, through a Temporary Use Permit.

The following points were considered in assessing this application:

- the proposal is inconsistent with the Urban Residential designation in the *Official Community Plan, 2012*
- the proposal is inconsistent with the *North Park Neighbourhood Plan*, which envisions artisan trades on this portion of North Park Street
- the proposal is consistent with the *Storefront Cannabis Retailer Rezoning Policy* as currently there are no permitted storefront cannabis retailers within 400m and no schools within 200m of the subject property.

BACKGROUND

Description of Proposal

This Temporary Use Permit application is to allow for the retail sale of cannabis in an existing

building. The following differences from the CR-NP Zone, North Park Commercial Residential District, are being proposed and would be accommodated in the permit:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to a maximum floor area of 138m², which is in keeping with the size of the existing operation.

All other requirements within the CR-NP Zone, North Park Commercial Residential District, remain the same.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this application.

Accessibility Impact Statement

The *British Columbia Building Code* regulates accessibility as it pertains to buildings.

Land Use Context

The property is located in the North Park neighbourhood to the west of North Park Village. The immediate area is characterized mostly by residential uses; however, the north side of North Park Street has a number of commercial buildings and businesses.

Existing Site Development and Development Potential

The site is presently a two-storey commercial building with an accessory building in the rear yard. Under the current CR-NP Zone, North Park Commercial-Residential District, the property could be developed at a density of 1.5 to 1 Floor Space Ratio (FSR) and a height of 12m for a variety of commercial uses including commercial-residential.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) meeting is waived unless the application involves constructing a new building; however, the application was referred to the North Park CALUC. A letter from the CALUC is attached to this report. Also consistent with the policy, the application has been referred to School District No. 61 and the Victoria Police Department (VicPD). The following table displays the number of VicPD service calls:

Calls for Service	2015	2016	2017	2018 (to date)
Calls to the immediate area	5	2	7	0
Calls to the block	114	92	147	15

ANALYSIS

Official Community Plan

The *Official Community Plan, 2012* (OCP) identifies this property within the Urban Residential urban place designation, within which commercial is only envisioned as part of mixed-use developments on arterial and secondary arterial roads. The subject property is neither a mixed-use development, nor is it located along an arterial or secondary arterial road.

Local Area Plans

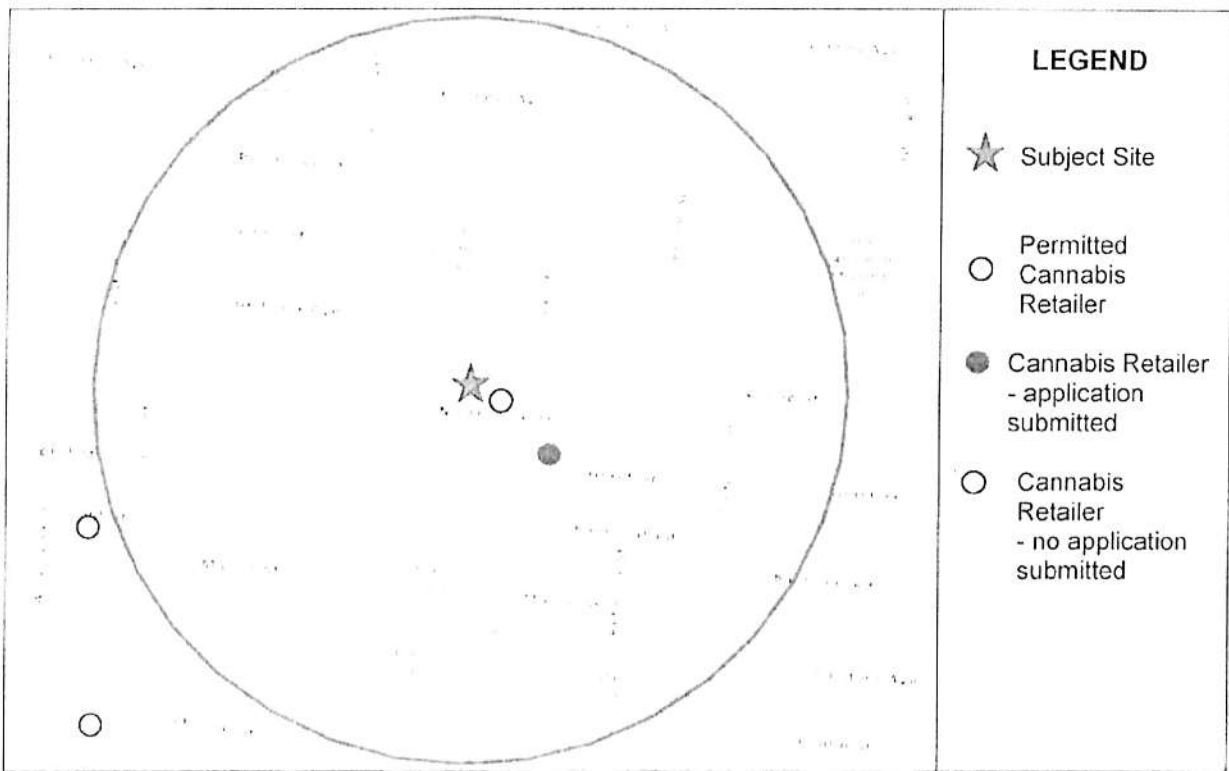
The *North Park Neighbourhood Plan* identifies the property within the "Artisan Trades with Mixed Uses and/or Residential" designation. A new zone, the CR-NP Zone, North Park Commercial Residential District, was created to encompass the uses envisioned in the plan, which includes retail sales.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Storefront Cannabis Retailer Rezoning Policy

The subject property was one of the sites identified as operating as a storefront cannabis retailer at the time of Council adopting the regulations and policy framework related to cannabis. The application is currently consistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are no permitted storefront cannabis retailers within 400m and there are no schools within 200m. The application at 1725 Cook Street is 80m away and was submitted three months after the application at 1040 North Park.



Regulatory Considerations

The plans as submitted require two minor revisions. The first is to show six parking stalls instead of the five stalls shown in order to match the Building Permit plans. The second is moving the loading stall so that it is not within the drive aisle that accesses the rear carport stalls. These revisions are minor and can be completed by the applicant prior to Public Hearing should this application move forward. The alternate motion addresses these revisions.

CONCLUSIONS

The proposal to permit the storefront cannabis retailer use is inconsistent with the Urban Residential designation in the *Official Community Plan*, which permits commercial only within mixed-used developments along arterial and secondary arterial roads. At this time there are no indications this designation will change; therefore, Staff recommend that Council consider declining this Temporary Use Permit application.

ALTERNATE MOTION

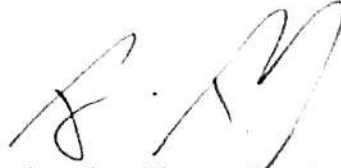
"That Council authorize the issuance of Temporary Use Permit Application No. 00010 for 1040 North Park Street in accordance with:

1. Revised plans, to the satisfaction of the Director of Planning, that show six parking stalls in the carport and move the loading stall to a new location that does not block the drive aisle.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Temporary use Permit lapsing three years from the date of this resolution.
4. That the Temporary Use Permit be conditional upon notice being displayed indicating that the property is subject to a Temporary Use Permit expiring three years from the date of this resolution, to the satisfaction of Director of Planning."

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

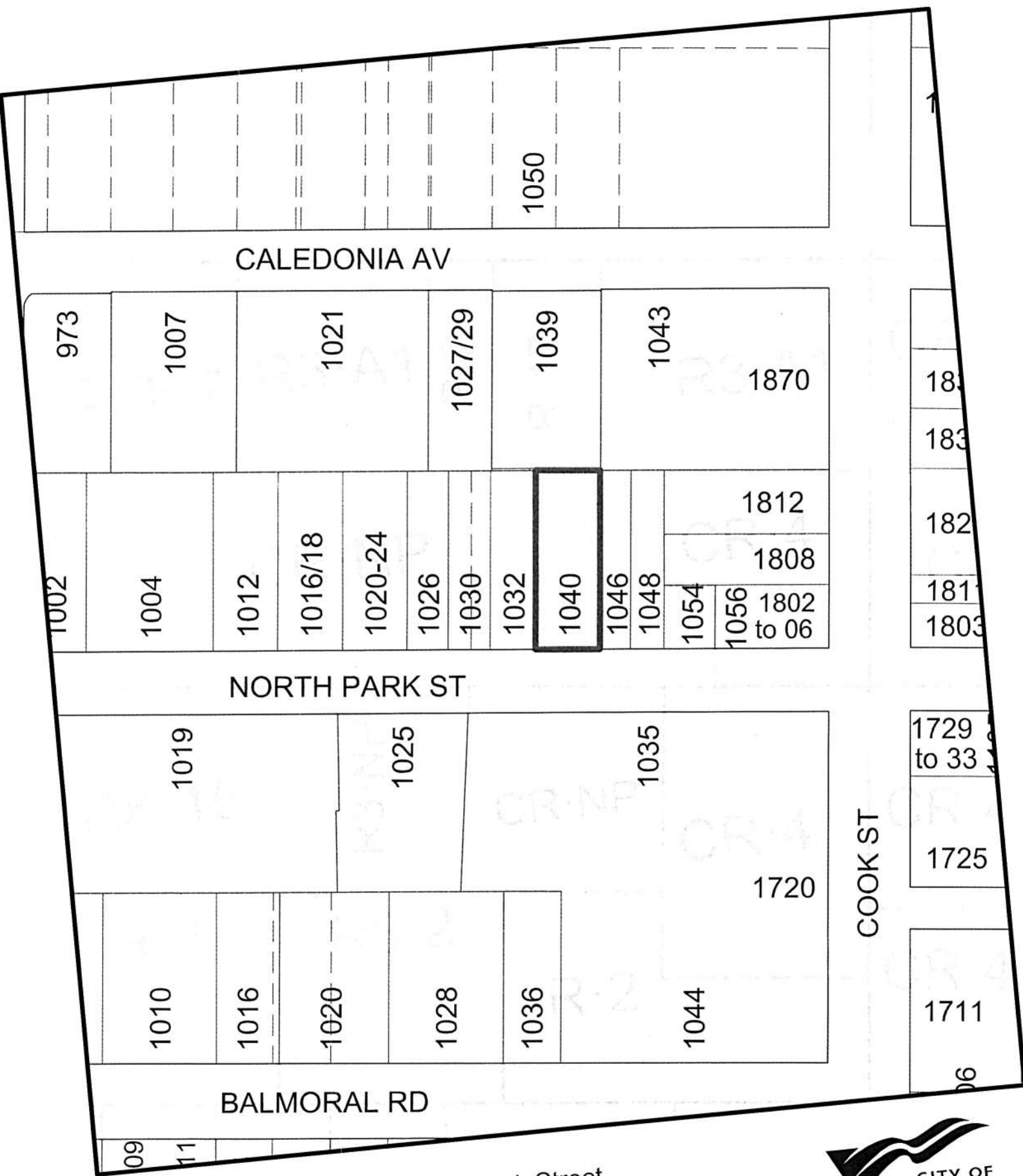
Feb 6, 2018

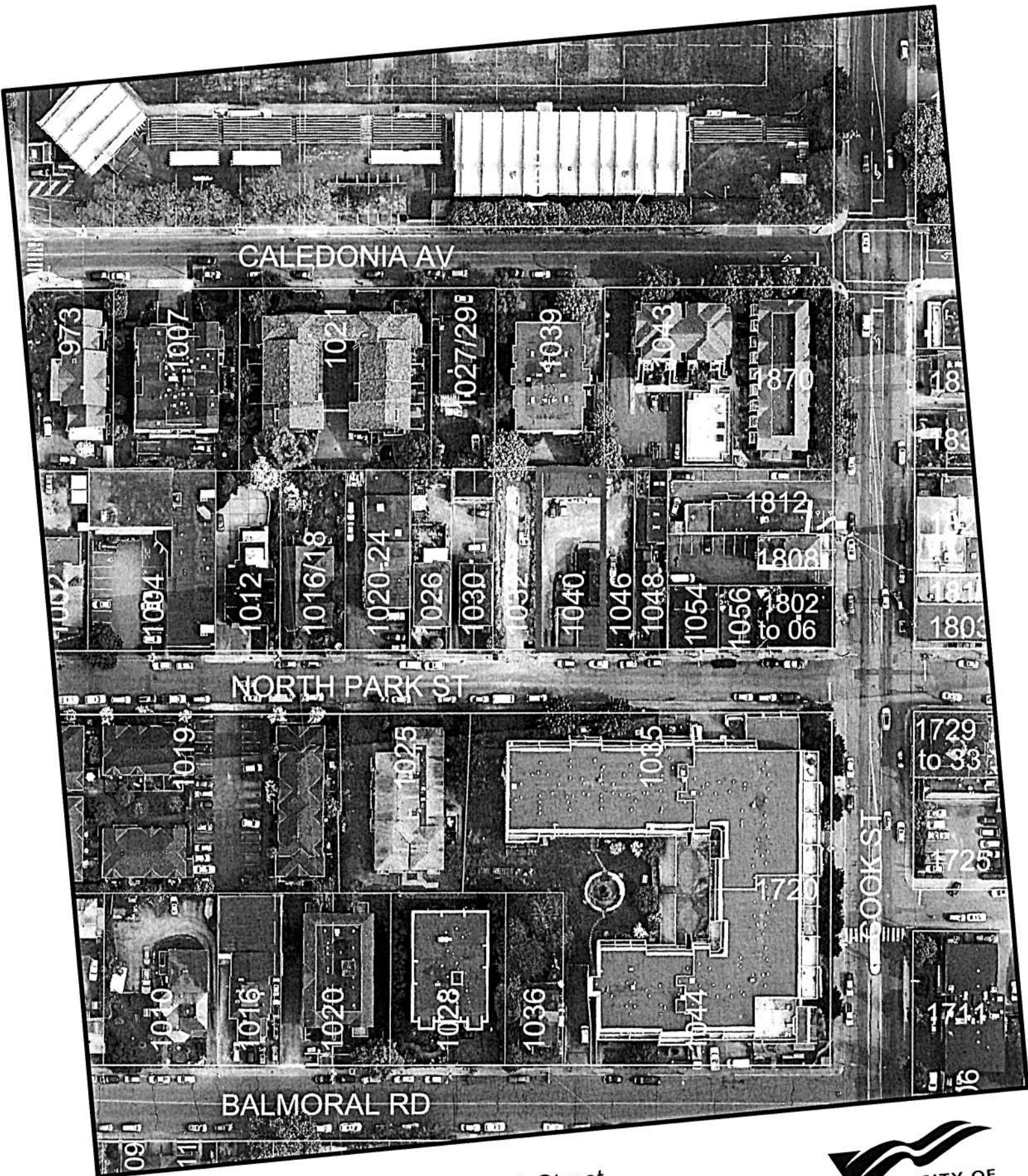
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 23, 2017
- Attachment D: Letter from applicant to Mayor and Council dated September 21, 2017
- Attachment E: Letter from North Park Neighbourhood Association Land Use Committee dated December 10, 2017.



1040 North Park Street
Rezoning No.000532





1040 North Park Street
Rezoning No.000532

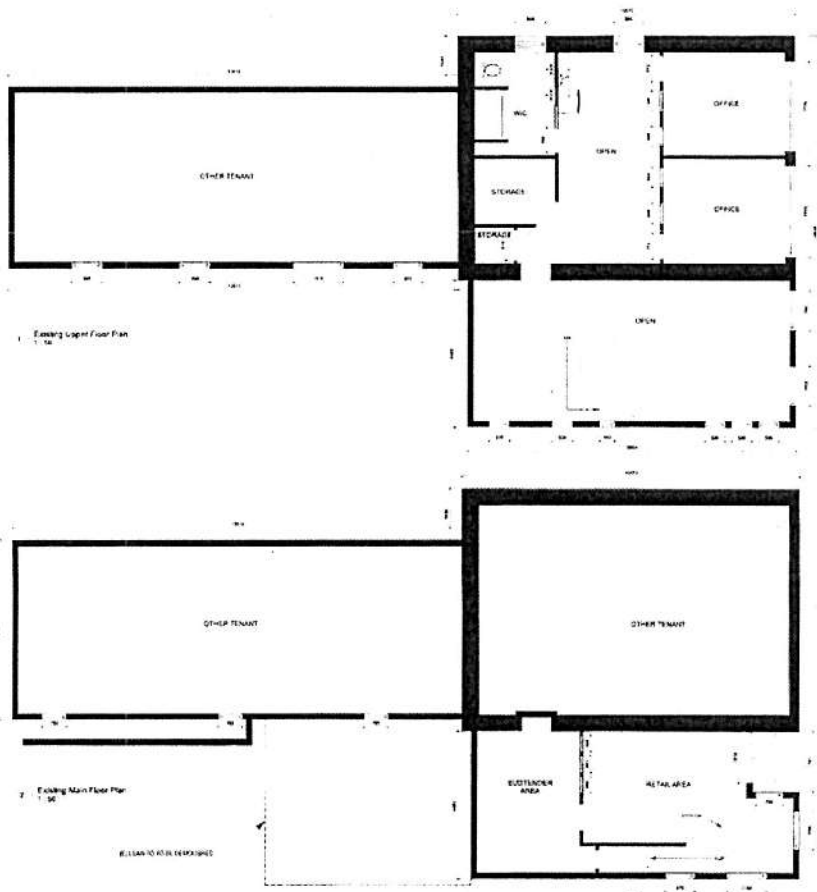


TREES, 1040 NORTH PARK STREET

159



Alex Arda
Event Dispensary
alex@eventdispensary.com
Cell: (508) 831-5071
Office: (770) 265-8733



1. PROJECT NAME	2017-01-01
2. PROJECT LOCATION	2017-01-01
3. PROJECT TYPE	2017-01-01
4. PROJECT STATUS	2017-01-01



1. PROJECT NAME	2017-01-01
2. PROJECT LOCATION	2017-01-01
3. PROJECT TYPE	2017-01-01
4. PROJECT STATUS	2017-01-01

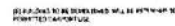
1040 North Park Street
Storefront Cannabis Retailer Rezoning

1040 North Park Street
Existing Floor Plans

1. PROJECT NAME	2017-01-01
2. PROJECT LOCATION	2017-01-01
3. PROJECT TYPE	2017-01-01
4. PROJECT STATUS	2017-01-01

A-003

◀Z



100



2. Improved Carpet
1.50

Alex Robb
 Trex Dispensary
 alex@trexdispensary.com
 Cell: (760) 891-1911
 Office: (778) 265-8733



Entrance & West Face of Building



Entrance & South Face of Building



Entrance



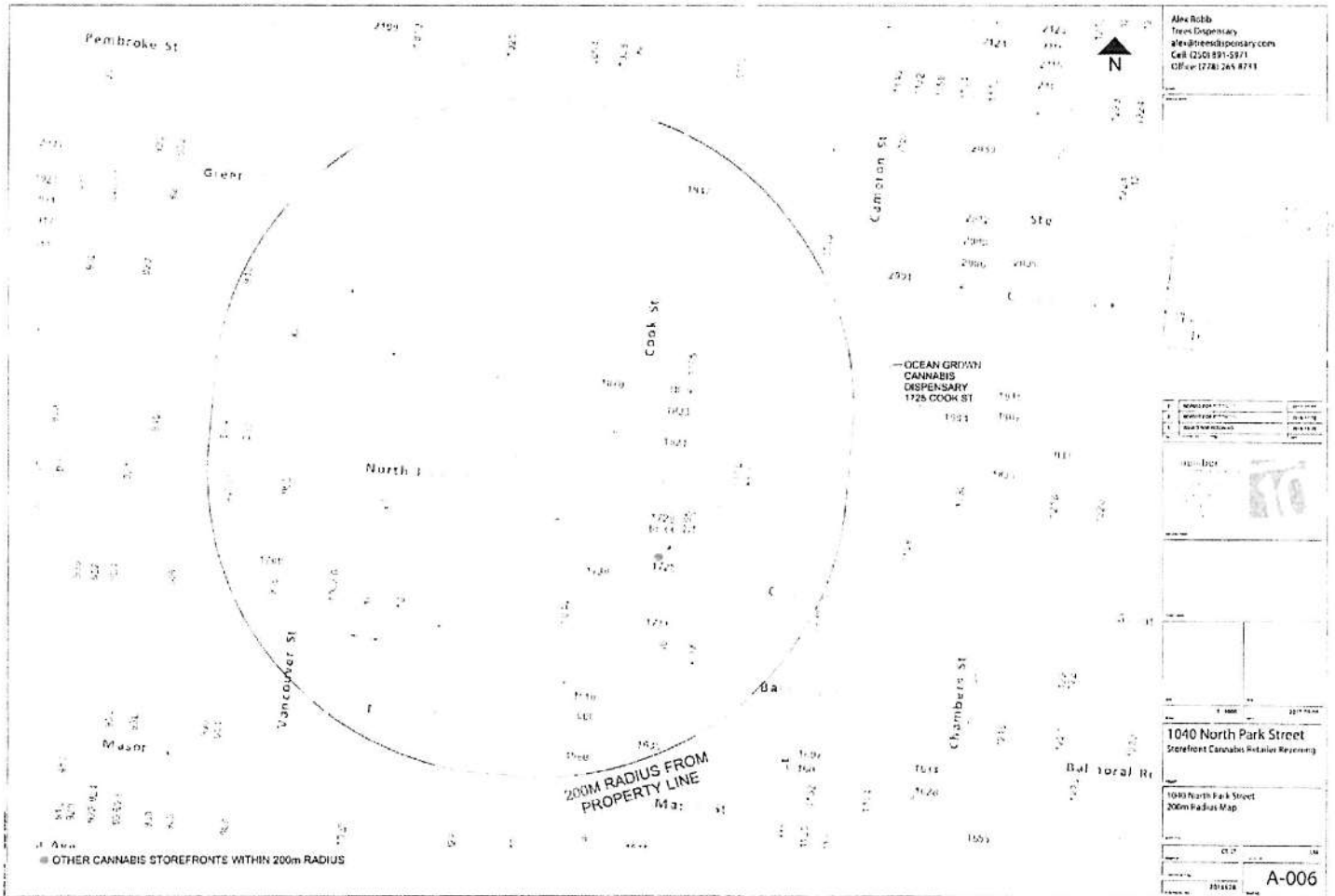
East Face of Building

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

1040 North Park Street
 Storefront Cannabis Retailer Packaging

1040 North Park Street
 Exterior Photos

A-005





To: Mayor Lisa Helps and Members of the Victoria City Council

From: Alex Robb, General Manager, Trees Dispensary

Date: September 21, 2017

Subject: Application for a Temporary Use Permit for 1040 North Park St. for Cannabis Retail

Dear Mayor and Councillors,

This letter seeks to revise our application to rezone 1040 North Park Street so it is instead an application for a temporary use permit (TUP) to continue our cannabis retail business at this address for another three years.

Description of Revisions to Proposal

This first section will explain the rationale for changing the application from a rezoning application to a temporary use permit (TUP), and address the issues of the illegal construction, undertaken by a previous landlord, that were raised following the first application review for rezoning for cannabis for this address.

The main objection the city staff raised regarding this application is that the Official Community Plan seeks to zone this lot for urban residential use. However, this categorization is different from the historical use of the lot. The existing building has served as commercial premises for many decades, and the building is clearly designed for commercial retail use and office space.



As you can see from the picture of the building, the ground floor of the building is not suited for residential use. There has been a small retail shop located at this address for a very long time, and this will continue to be the most suitable use for the building until it is torn down and redeveloped. The current landlord is interested in development in the future, but they do not have the resources or time to undertake that project now.

Instead of applying for an amendment to the Official Community Plan to address this issue, the most sensible for us is to apply for a Temporary Use Permit rather than a permanent rezoning for cannabis which would trigger compliance with the OCP. This way we can continue to operate our business while we look for another location in the area to serve our existing member base, and the landlord can maintain a reliable commercial tenant until such time as they re-develops the property for residential use.

The other reason why we would prefer to apply for a TUP at this time is because this is in line with the North Park neighbourhood's expressed desire. Myself and other staff and members of Trees Dispensary attended the June 7 Special Meeting of the North Park Neighbourhood Association on "Cannabis Storefronts – Where? How many?" and heard the residents at that meeting express a desire for temporary use permits rather than rezoning for cannabis storefronts in this neighbourhood at this time. They proposed the alternative of the TUP for two main reasons: 1) to give market forces time to thin the concentration of cannabis retailers in the area if they no longer become viable businesses because neighbouring municipalities outside Victoria begin allowing cannabis storefronts and so decrease the demand in the area; and 2) to wait for the development of a more comprehensive North Park Neighbourhood Plan prior to permanently zoning any location for cannabis retail.

As the temporary use permit is the stated preference of the neighbourhood association, we would like to comply with this plan, and revisit the issue of rezoning at the end of our three-year TUP for cannabis retail.

Finally, I will address the issues of unlawful construction and occupancy at the rear of the building that has been brought to light by this rezoning application. A previous landlord constructed the unlawful structures at the rear of the building. They walled in the carport at the back to create a secondary commercial unit, and they built the lean-to at the rear of the building to provide shelter for an area used for deliveries. This was all work done prior to our tenancy, and I believe our current landlord bought the property without knowing of the violations.

When our rezoning application for cannabis brought the property to the attention of the city planning staff, the current landlord worked with the city and signed a Clean Hands Covenant to commit to address these issues when the lease for the tenant in the secondary building expires. The rear building is currently occupied by the business "Chantecler Artisans", a handcraft woodworker, and another man who builds guitars. Their work does not use machines or cause any disturbance to the neighbourhood, and they use the building mainly for storage as they conduct their work off-site.

The landlord has agreed that once their lease expires and the building is vacated, the building will not be rented again, and will be converted to a carport. This conversion will provide for adequate parking for the entire front building. At that time, the lean-to at the rear of the building will also be demolished, and the driveway to the new carport and parking spots will be paved, as requested in the application review summary.

This should address all issues raised by city staff. These are issues that relate to the landlord and another tenant, and the landlord and the city, respectively, and their occurrence is not dependent on our application for rezoning for cannabis. These issues are covered by the Clean Hands Covenant between the landlord and the City, and so even if our application is refused, these plans will move forward based on the commitments laid out in that document.

Description of Proposal

Ashley and Shannon Topfer, the founders of what became Trees Dispensary, operated a medical cannabis storefront on North Park Street since February 2013. The storefront began as BC Botanicals and underwent several changes of business name and personnel over 2013-14, while the core business remained the same. In December of 2014 the storefront was re-branded as "Trees Dispensary" and its operation found stability under the Trees Dispensary management team.

This was the first dispensary in the neighbourhood, the fifth in the City of Victoria, and has proudly served the local community by providing affordable cannabis products, and educating about the use of cannabis as a medicine. From that location we have organized food drives, and held monthly charity drives that have raised thousands of dollars for charities like the Mustard Seed Food Bank, the SPCA, the United Way, and the Single Parent Resource Centre.

The location's clientele are primarily local residents of the surrounding neighbourhood who come to the storefront on foot. More than any of the other storefronts we manage, the North Park storefront is frequented by low-income people, often seniors on a fixed income. Many of the people who qualify for Trees Dispensary's subsidy program make North Park their regular storefront. We allocate a budget of over \$3000 per month to provide up to \$200 of free cannabis products per month to people in the neighbourhood who suffer from terminal illness but are unable to afford all the cannabis they need for their self-treatment.

City Policy

This rezoning application conforms to the City's Cannabis Storefront Rezoning Policy in every way. It is not within 200 meters of any community centres or schools. No public nuisance is created by its operation. The location of the medical cannabis storefront in this area has contributed to neighbourhood revitalization and made the streets safer by putting more "eyes on the street" and increasing foot traffic.

There are two other dispensaries within 200 meters. Oceans Grown is located on the other side of Cook Street. Like our storefront, their members live in the immediate community on the other side of Cook and have come to rely upon that dispensary in that location. We believe this particular community is well-served by two dispensaries within the same 200 meter radius, on either side of Cook Street. One reason for this is that the traffic on Cook Street often makes crossing at the intersection of North Park difficult, and this is especially

the case for the residents of the senior's residence across the street from our location on North Park on the East side of Cook Street.

The other dispensary located within 200m is the CleanLeaf, located at 1056 North Park. This storefront is located in the building that had historically been a Trees Dispensary. It only began operations after our landlord evicted us in order to set up his own cannabis retail storefront. To my knowledge, this storefront has not submitted a rezoning application, and has not been in compliance with the City's business bylaw for cannabis retail.

Project Benefits and Amenities

The economic, environmental, and social benefits of this project are numerous. The regulation of this business sector in Victoria is likely to stimulate the local economy, making Victoria a hub of this emerging regulated and taxed business activity in the city and so help transition this industry, (that was previously taking place in an informal, unregulated and untaxed manner), toward a better regulated marketplace. The cannabis industry on Vancouver Island contributes significantly to the economy and offers quality, high paying employment for Victoria's young population many of whom are highly educated, especially in the field of alternative healthcare.

Trees Dispensary has sought to promote education about cannabis as a medicine, adjunct therapy for terminal illness, and harm reduction tool by offering educational workshops in our own facility and at other venues across town: including the Our Place Housing Society and the headquarters of PEERS (the Prostitutes Empowerment and Education Resource Society) in Victoria West. We have invited AIDS Vancouver Island connected nurses to give workshops to our staff on the administration of Naloxone, and we have Naloxone kits on site at each store and are able to intervene quickly to administer it in the event of someone overdosing on opioids in the vicinity.

Neighbourhood

The proposed development contributes significantly to neighbourhood vibrancy by the business sponsoring and promoting arts and culture events in the neighbourhood, and providing space and funding for harm reduction and community health initiatives. The increased employment in the area has also attracted employees who wish to live close to where they work, and so has assisted with rising tenancy rates in the area. We have excellent relations with neighbouring business in the area, and we intend on supporting local business by using the artisans working out of another building on the same lot at 1040 North Park for the design and construction of the dispensary at that location (New Vintage Renovations).

Impacts

This location being rezoned has already seen improvement to the quality of life and amenities available to neighbourhood denizens. We are proud to have good relations with all our neighbours and have regularly attended North Park community events and contributed to discussion around community revitalization at the North Park community walking tour workshop put on by the City of Victoria in summer of 2015.

Design and development permit guidelines

The current site of 1040 North Park Street has a CR-NP zoning ,which allows for the use of the premises as retail sales and under the zoning requirements requires 1 Loading stall which is provided. There is an additional 4 parking stalls on site for off-street parking.

Safety and security

Trees Dispensary's presence in the area has contributed to the safety and security of the neighbourhood, and a decrease in petty crime in the immediate area. The increased foot traffic in the area as a result of Trees Dispensary has made the streets more populated and safer, our staff have kept the area surrounding our business well maintained, clean, and free of litter and other refuse. Our 24-hour high definition camera system can be used to provide information on crimes that may happen in the neighbourhood after hours. We are able to offer up to four weeks of film footage of everything that happens on the streets outside our storefronts, decreasing graffiti and crime in the area. In June 2016 a neighbour who had their car vandalized one night was able to use Trees Dispensary's video footage to provide video evidence to the police.

Transportation

Street parking is provided in the rear by four parking spots in the carport, we will also be installing a new bicycle rack at the back of the site as most of our staff bicycle to work.

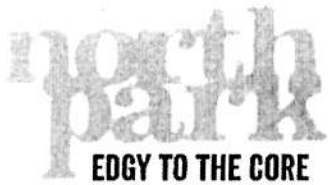
Heritage

This property does not have heritage status and no heritage buildings are effected by this application.

Thank you for your consideration and for your efforts to bring about regulation to this business sector in Victoria. I look forward to further developing the Trees business in Victoria and finding other ways to contribute to this vibrant community.

Sincerely,

Alex Robb
General Manager, Trees Dispensary
250 891 5971 - alex@treesdispensary.com



December 10, 2017

Dear Mayor and Council,

RE: Cannabis Temporary Use Permit Application for 1040 North Park

We understand that there is a temporary use permit application for cannabis retail at 1040 North Park.

We would urge Council to reject this application out of consideration for a VIHA residential project which is planned for 1046 North Park. The VIHA project will serve a vulnerable mental health population and a buffer from this type of use would be wise.

Regards,

Pam Hartling
Chair, NPNA Land Use Committee

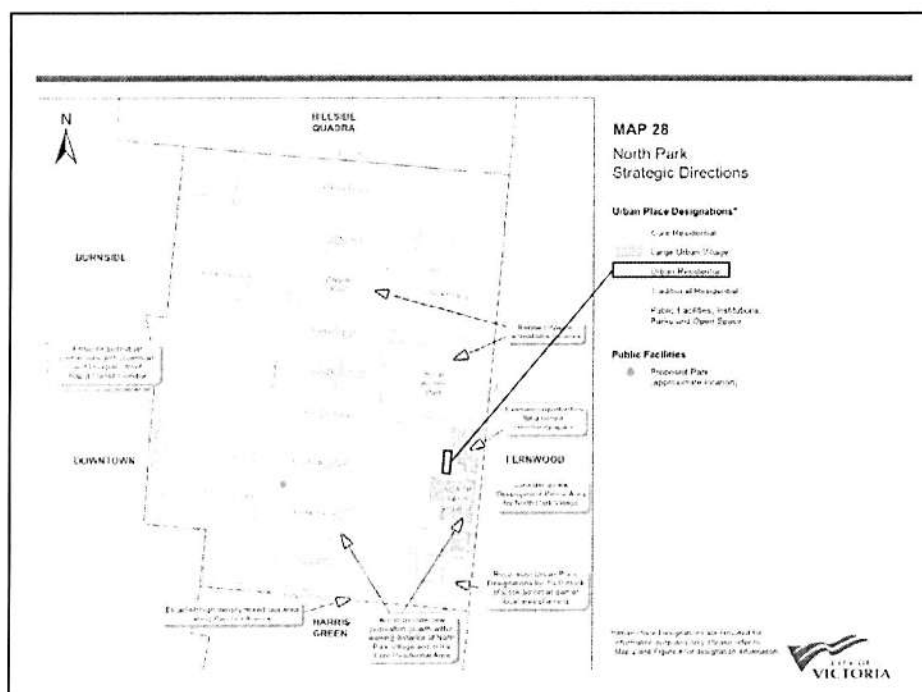
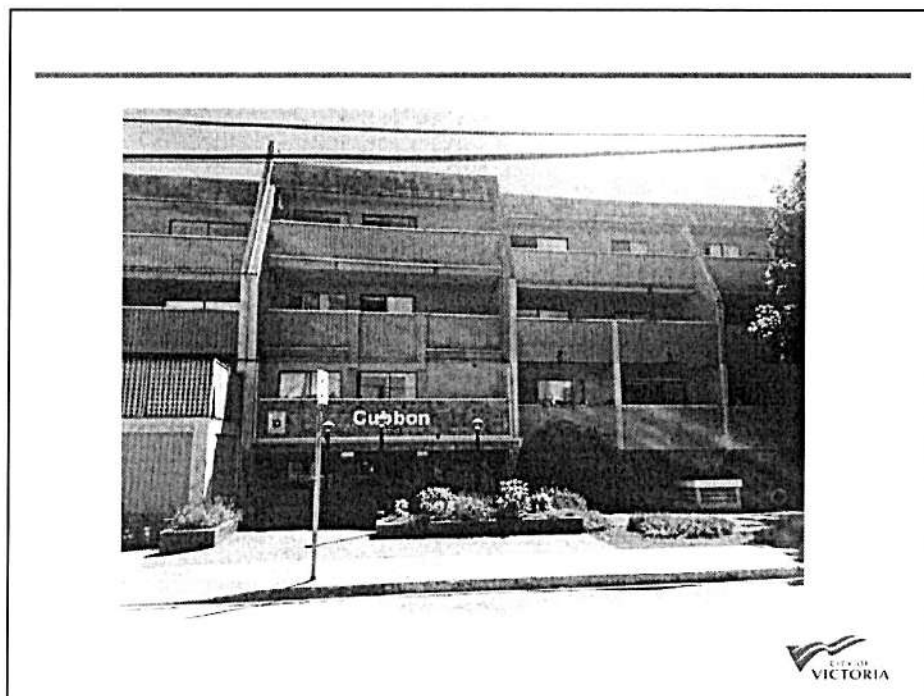
Temporary Use Permit
Application
for
1040 North Park Street

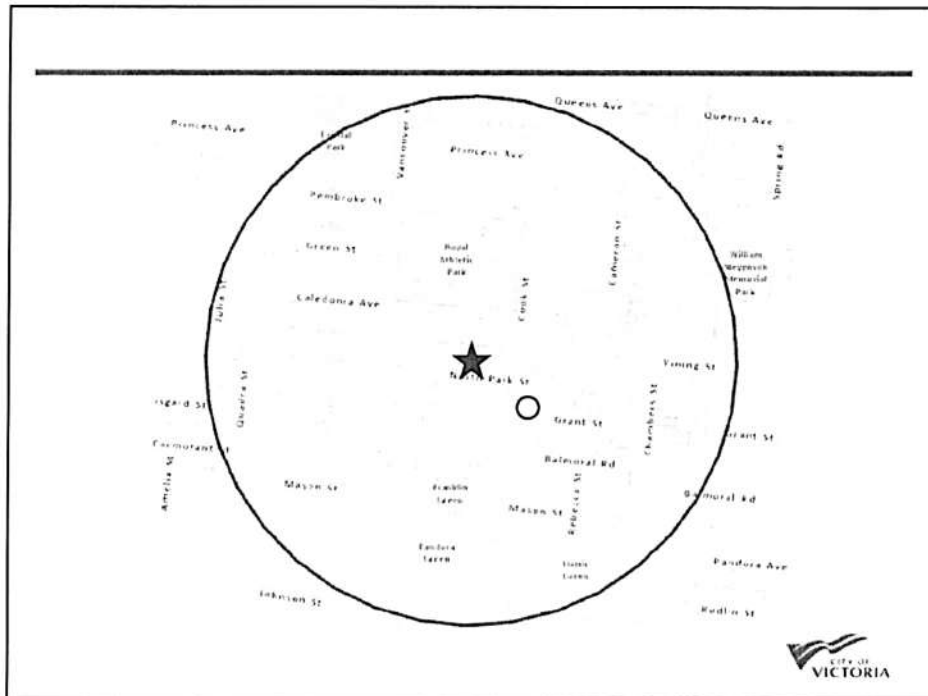




LITTLE
VICTORIA







Monica Dhawan

From: Rosalind Argue <[REDACTED]>
Sent: Thursday, February 01, 2018 4:53 PM
To: Victoria Mayor and Council

Dear Mayor and Council,

I have been informed that 1040 North Park Street, the location of Trees Dispensary - Island Grown, is now moving through the City's process to be rezoned to retail medical cannabis. I am a patient of this dispensary would like to voice my support in their application for rezoning that building as a medical cannabis storefront.

I am a resident of the North Park community, and I believe that this location is vital to my easy access of high grade medical cannabis. Their operating in my community has caused no disturbances and produced no obnoxious odours. In fact, I appreciate the increased security the business has provided to my neighbourhood through monitoring the streetscape and have found Trees North Park to be active community members, with multiple donation boxes placed in store, and general goods such as toothbrushes, shampoo, and other necessities available for anyone in need to take.

I am always appreciative of the level of professionalism and knowledge that the Trees North Park staff are able to provide for me. Accessing my medicine in a safe and warm environment is important to me, and I believe that the compassion and expertise demonstrated at this location are benefits to myself and my community.

I believe the proposed zoning application for Trees Dispensary at 1040 North Park Street is suitable for myself and my community, and I ask you to please approve the application so I may continue to obtain my medical cannabis in a safe and friendly environment.

Rosalind Argue
1018 North Park Street

Thank you so much for your continued support.

Warm Regards,

Lacey Maxwell

From: nathan round [REDACTED]
Sent: February 14, 2018 4:27 PM
To: Victoria Mayor and Council
Subject: North Park Residents

dear mayor and council , last night while walking through our neighbour myself and my lovely girlfriend became aware that you and your council shall be trying to move through the process of re-zoning the 1040 north park street building, the location of the Trees dispensary my self , my girlfriend and a large majority of our friends frequent - almost 3 times a week if not more often. We are all patients of this dispensary and would like to show my support in their application for responding that building as a medical storefront so they can sell medicinal marijuana products and in the future recreational marijuana products for those who do not require it as a medicine . We and my lovely girlfriend walk there all the time this store is an integral part of our neighbourhood as well as our lives as it is so close we need not get in the vehicle but only walk a very short 1 block and arrive at our favourite business .

I am a resident of this city , this neighbourhood and this community. Their operation - as a business - in MY neighbourhood as not disrupted or affected myself or anyone I know, has not created unwanted odours, noises or brought the presence of unwanted folks to the area.

The trees staff are very kind, they are active community members often helping people unfamiliar with the area, keeping their street clean and even adding the security of the neighbourhood with their outdoor camera security systems.

They are professional, clean and friendly. I access my medicinal products safe, and close to home. Which is a benefit not to my self but my neighbours and friends .

I know the zoning application for Trees Dispensary at 1040 North Park is suitable and beneficial for my self, My community, and my lovely girlfriend of course being the most important (who suffers from anxiety and stress induced appetite loss).

I'm asking for you to please, consider not the harsh opinions of those who do not condone the use of medicinal marijuana as a medicine when processing this application, but consider My self and the love of my life so we can continue to access our medical Cana in a safe, friendly and close to home environment.

Please

Thank you

Pamela Martin

From: Iaina t [REDACTED]
Sent: May 22, 2018 5:07 PM
To: Public Hearings
Subject: Trees Dispensary 1040 North Park's Application to Rezone

Dear Mayor and Council,

I would like to voice my support as a member of the North Park community for the rezoning application of Trees Dispensary - Island Grown at 1040 North Park. I live at 1117 Bay Street, and frequent this dispensary to manage pain in my feet, as well as the anxiety attacks I have begun to experience since moving out on my own. I find the short distance between my home and this storefront very beneficial.

Trees Dispensary has always offered me the highest quality service and products; I frequently leave feeling like I exited Cannabis 101. One of their salves I have purchased has helped significantly reduce the swelling I experience in the joints of my feet, and they have recently introduced me to CBD tinctures, which has significantly helped me manage the more acute flare ups of anxiety and pain.

I find their store an always friendly and welcoming environment, and feel very comfortable discussing my medical needs there. Their storefront is always clean, and the flowers and mint outside match the North Park neighbourhood vibe quite well. I fully support their application to rezone their storefront to retail medical cannabis.

Thank you for your consideration,

Alaina Trenholm

[REDACTED]

1117 Bay Street

Pamela Martin

From: Farmer, Shauna M. [REDACTED]
Sent: May 23, 2018 2:41 PM
To: Public Hearings
Subject: Proposed changes to 1725 Cook St and 1040 North Park St

Hello,

Unfortunately I cannot attend the public hearing tomorrow but wanted to offer my voice in regards to these two proposed changes nonetheless.

I have lived in the neighbourhood for 6 years and neither of these two businesses have ever been problematic for me or my family. They have always abided by the regulations asked of them by the city and I don't see a problem with their continued operation. As for the zoning change from a commercial-residential to a cannabis zone - again, I do not see an issue with this whatsoever. It's quite likely the nearby business are getting more patrons as a result of the dispensaries being located in the neighbourhood. Overall, the block is shaping up rather nicely.

One thing that had me chuckling to myself a little bit is the name of the new district type – Upper Cook (Cannabis) District. It's still commercial-residential as there are other units in that lot.

Thanks for offering the opportunity to be heard,
Shauna Farmer
7 – 1870 Cook Street.

Pamela Martin

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: May 24, 2018 3:32 PM
To: Public Hearings
Subject: FW: Correspondence from February to consider for tonight's public hearing for 1040 North Park
Attachments: Bussiness Letters.pdf; NP Rezoning Support Petitions.pdf; North Park Residents #1.pdf; North Park Residents #2.pdf

From: Alex Robb [REDACTED]
Sent: May 24, 2018 3:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Correspondence from February to consider for tonight's public hearing for 1040 North Park

Dear Mayor Helps and City Councillors,

I noticed that the agenda for tonight's meeting and attached correspondence package did not include the petitions and letters of support for the TUP for 1040 North Park that I submitted for the City Council meeting for second reading of this TUP on February 22nd.

I have therefore attached the following petition and letters of support from local businesses and from 51 different North Park residents (with their addresses included to show they are from the area) that relate to this application for a TUP.

These letters are relevant to the public hearing, and I have learned that some of the people who offered support back in February cannot come to the public hearing tonight, but they had hoped their previous correspondence would be considered tonight (see below correspondence from Harold Stanley).

To refresh your memory, at the meeting in February I appealed that there was strong reason to believe that the designation of the area of North Park neighbourhood where Trees cannabis retail storefront is located may change when the NP Local Area Plan comes up for review next year. This is why we are asking for a TUP for two years to allow that review to take place.

A secondary reason for asking for a TUP is to allow time for the construction of the VIHA clinic next door, (which was the main reason for the CALUC recommendation)

In February, in preparation for this public hearing, I surveyed other businesses and landlords in the area that are similarly affected by the OCP designation of the area around 1040 North Park as Urban Residential (which does not allow for mixed commercial use), and they were intent on joining me in lobbying for the change of the OCP designation to Core Residential (which does allow commercial use), so they could continue their businesses in the area, even if their buildings underwent re-development.

In the case of landlords, many expressed a wish they would be able to redevelop their buildings so they were primarily residential, but with commercial uses at street level -- There is strong reason to make this change to a Core Residential designation, because this kind of mixed use works well in North Park and is desired by the residents.

Thank you for your consideration of these additional materials tonight. I look forward to the public hearing.

Alex Robb
General Manager,
Trees Dispensary

----- Forwarded message -----

From: **Alex Robb** [REDACTED]
Date: Thu, May 24, 2018 at 3:00 PM
Subject: Re: Temporary Use Permit App 00010 1040 North Park Trees Dispensary
To: harold stanley [REDACTED]

Hi Harold,

Okay, thank you for your response, I will email the city council to express your wish that your previous correspondence would have been included in the correspondence package for tonight. I looked it up today and saw that it was not.

All best wishes,
Alex Robb

General Manager,
Trees Dispensary

On Thu, May 24, 2018 at 1:06 PM, harold stanley [REDACTED] wrote:

Hi Alex

I have a commitment at supper time but will keep this in mind. The Official Community Plan, which covers the whole City, is overly prescriptive and as such doesn't give a lot of wiggle room when doing the Local Area Plans, which are supposed to take the "broad strokes" of the OCP and refine them at the neighbourhood level. North Park has a unique character, which includes the small scale commercial, office/non profits, and even industrial (Canadian Linen) uses that currently dot the neighbourhood. I'd rather have their inclusion/exclusion decided on at the neighbourhood level than have Council decide what to do with them at COTW based on, as mentioned, an overly prescriptive OCP. Hopefully the letter I wrote to Mayor and Council in February regarding your application will still be in their agenda package for tonight.

If I don't make it best of luck!

Harold

BTW - Pam Hartling, the head of NPNA's Land Use Committee, who wrote the letter to Council regarding Trees and the proposed VIHA development hasn't lived in North Park for over a year and when she did lived on the north side of the Athletic Park, far from Trees.

On Thu, May 24, 2018 at 11:38 AM, Alex Robb [REDACTED] wrote:
Hi Harold,

I managed to appeal our rejection at the COTW meeting based on the strong possibility that the City would revamp the Local Area Plan and designate the site as Core Residential (which allows for commercial use) rather than Urban Residential.

Because of the support I was able to receive from businesses in the neighbourhood that would be similarly affected, the City Council decided it was worth hearing from the public on the TUP we are applying for rather than follow the staff recommendation of rejecting the application.

If you are available tonight, it would be great if you could come to the City Hall and say a few words of support of our application, and also comment on the controversy around the NPNA making a decision that a cannabis storefront is not appropriate next to a VIHA anxiety clinic that still does not have a firm timeline for when it will open.

We are the third item on the agenda, so I think the public hearing will likely start around 7pm and go until 7:45 (but it's very hard to tell how long these things will take).

Alex

Alex



Alex Robb

alex@treesdispensary.com / [REDACTED]

Trees Dispensary

[REDACTED]
www.treesdispensary.com

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385 5711



Dear Members of the Victoria City Council and City Staff,

I operate a business in the North Park neighbourhood, and I would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park their rezoning application. I understand it is because of the Official Community Plan designation of their lot as Urban Residential, which does not permit for commercial use.

This decision has implications for my own business that I have concerns about. As a business owner operating in property zoned with the same designation, my business is under a similar threat. If my landlord wanted to develop the property, they could not do so in a way that would allow for both commercial and residential use, and I would no longer be able to operate my business here.

As a member of this community, I am sympathetic to and support new population growth, but I believe that this growth should consider the existing residents, businesses, and stakeholders who work in the community, and our property should be designated to allow for commercial use on the ground floor.

I urge City Council to amend the Official Community Plan to allow for mixed commercial-residential zoning for the North Park area, which would allow our business to remain in the neighbourhood if our landlord developed the property.

Sincerely,

Address:

4-1040 North Park
Victoria BC

[Redacted address line]

Postal Code

V8T 1C6

Pamela Martin

From: Laurie Rubin [REDACTED]
Sent: May 24, 2018 11:13 AM
To: Public Hearings
Subject: Tree's Application

To Whom It May Concern:

As a citizen of Fernwood, a social activist and fundraiser I would urge that Trees at 1040 North Park be granted a temporary use permit hopefully leading to a permanent permit.

Yes North Park's Official Community Plan is to be adhered to.
However, the City of Victoria could consider granting Trees a temporary permit .
Why? Trees' commitment to community events, projects and fundraisers is well known
I can personally attest to that. All the community organizations listed below including FernFest are beneficiaries of Trees' donations.
Trees is a good corporate citizen.

Best Regards,

Laurie Rubin
Secretary, Board of Directors - Fernwood Community Association
President, Board of Directors - Theatre Inconnu,
Coordinator- Vining St PARTY on the PLAZA
Secretary, Board of Directors - Victoria Festival of Authors,
President, Board of Directors-LDABC The Learning Curve Society
[REDACTED]
[REDACTED]



Virus-free. www.avast.com

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

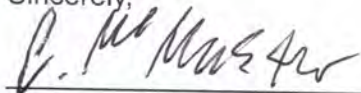
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

1020 pembroke #206

Postal Code

V8Z 4T6

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

BENJI DUKE

Address: 1913 Fernwood Rd
Victoria.

Postal Code

V8A 2Y4

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address: _____

Postal Code

V8T 4G2.

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Byron Pettit

Address:

1041 Queens ave

Postal Code

V8T 1M7

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Kate Kenyon

Address:

1039 Caledonia
ave. Victoria
B.C.

Postal Code

V8T 1E7

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

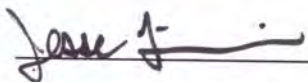
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

2530 Cook street

Postal Code

V8T 1C6

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

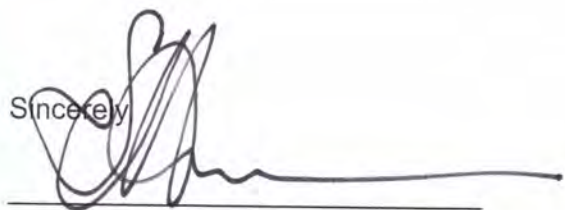
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

SCOTT COWMAN
1-920 CALEDONIA AVE
NORTH PARK.

Postal Code

V8T 1E8

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

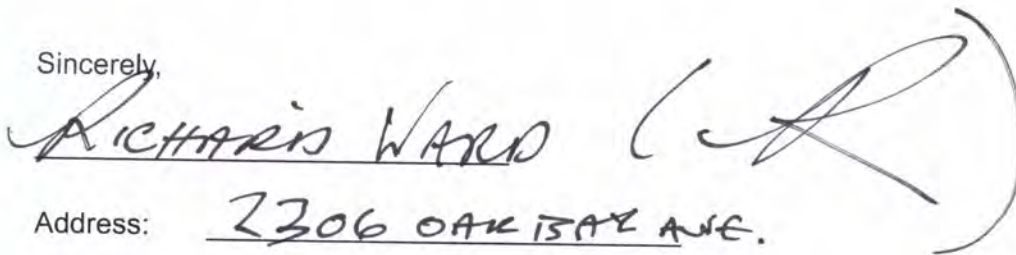
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

A handwritten signature in black ink, appearing to read "Richardis Ward", followed by a large, stylized circular flourish or mark.

Address:

2306 OAK ISLE AVE.

VICTORIA BC

Postal Code

V8R 1G9.

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Tanika Rush

Address:

APT#407

921 North Park St

Postal Code

V8T 1C4

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Cancer Survivor: Chronic (Back) Pain.
Sincerely, (Neuritis)
Aron Meryel
Address: Our Place #404 Bone Degenerative
Disease in spine.

Postal Code _____

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Meredith Lecklund

Address: 2315 Cook St

UBT 3R3

Postal Code ↓

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.


The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address: 2460 Quadra St.

Victoria, BC

V8T 4C8

Postal Code V8T 4C8

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Roba Iro-Ali

Address: 1241 Balmoral Rd

Postal Code V8T 1B2

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

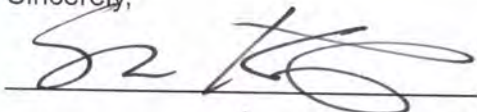
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

4-1046 PANDORA AVE.

Postal Code

V8V 5P5

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

PARY/ J. PARKER

Address: 2544 Blackwood St
Victoria BC.

Postal Code V8T 3W1

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

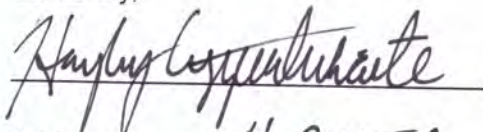
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

4-2315 Cook St.

Postal Code

V8T 3R3

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

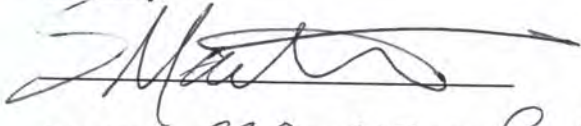
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address: 230-1020 Pembroke St.
Victoria, BC

Postal Code V8T 4Z6

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Feb. 18/18

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

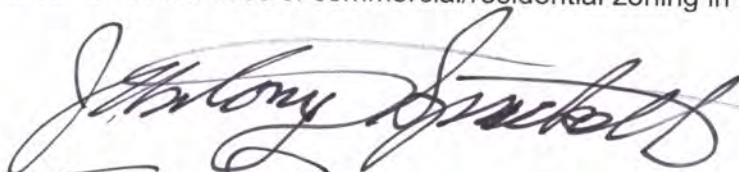
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



TONY STRACKETT

Address:

1263A PEMBROKE ST.
VICTORIA BC

Postal Code

V8T 1L6

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

CM

Address:

4171 Clinton Place

Postal Code

V8Z6M1

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

921 North Park Suite #307

Postal Code

V8T 1C4

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

2115 Fernwood Rd.

V8T 2Z1

Postal Code



City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Ish Enns

Address: Apt 403 1210 Balmora Rd
V8T 1B3

Postal Code

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Oloruntime Banade

Address:

1381 Pandora Ave.

Postal Code

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.


The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,


Address: 403-1147 view st.

Postal Code

V8V 3L9

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Jacob Neufeld

Address:

1041 Queens Ave

Postal Code

V8T 1M7

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

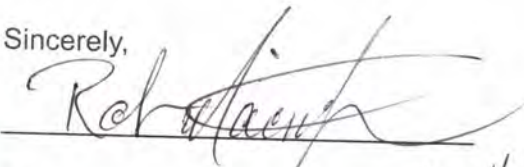
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

501-921 North Park St.,

Victoria, BC

V8T 1C4

Postal Code

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Maria-Louise Parker

Address:

2544 Blackwood St.
Victoria, BC -
V8T 3W1

Postal Code



City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Elizabeth Phillips

Address: 438-1035 North Park St.
Victoria, B.C.

Postal Code V8T 5A1

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

E. Ayles

Address:

415 - 1044 Balmoral

VICTORIA - BC

Postal Code

V8T 1A8

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

H. Walker

NORTH PARK NEIGHBOURHOOD
ASSOC.

DOES NOT SPEAK FOR ME.

Address: 233-1035

NORTH PARK ST.

Postal Code V8T-5A1

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Address:

Postal Code



1731 Cook St

V8T - 3P4

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

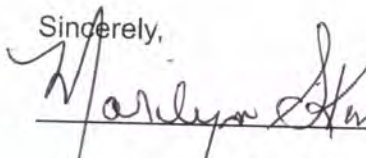
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

 (MARILYN SKINNER)

Address: 323-1035 North Park St
Victoria, BC,

Postal Code

V8T 5A1

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

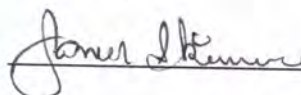
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

 (JAMES SKINNER)

Address: 323-1035 North Park St
Victoria BC

Postal Code V8T 5A1

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

AMBER CAMERON

Address: #8-1870 COOK ST.

VICTORIA, B.C.

V8T-3P6.

Postal Code _____

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

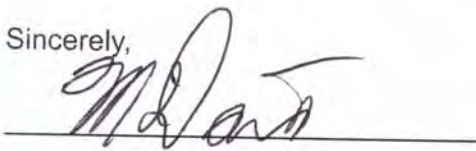
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

8-1244 Balmoral RD.

Nic BC

Postal Code

V8T 1B3

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

105-827 NORTH PARK ST.
VICTORIA B.C.

Postal Code

V8W 3Y3

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Dan Hansen

Address:

1201- 930 Yates

104 423

Victoria BC

Postal Code

V8V 4Z3

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Sue Kuang

Address:

8-1019 N. Park

Postal Code

V8T-5L4

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Sam Megaw

Address:

785 Caledonia St
V8A Victoria BC

Postal Code

V8T 0C3

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

1040 Vancouver

Postal Code

V8V 5H6

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Address:

Postal Code

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

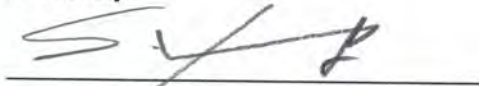
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,



Address:

1295 WALNUT ST
VICTORIA

Postal Code

V8T 1N5

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

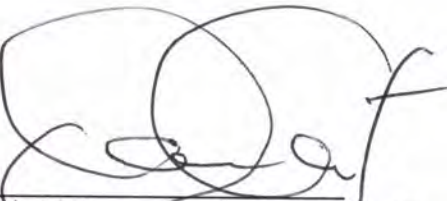
The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,


DANIEL OUMET

Address:

2143 Mt Stephen Ave V8T-3L9
#4 1040 North Park St.

Postal Code

V8T-1C6

City Hall
1 Centennial Square
Victoria, BC V8W 1P6
250-385-5711

Dear Members of the Victoria City Council and City Staff,

I'm a resident of the North Park neighbourhood, and would like to voice my concerns about the decision made by City Council to deny Trees Dispensary - Island Grown at 1040 North Park a public hearing for their rezoning application. I understand it is because of the Official Community Plan's designation of their lot as Urban Residential, which does not permit for commercial use.

The North Park area is well known for its small neighbourhood businesses and close-knit community. With the substantial changes and growth in this area in recent years, I feel that the Urban Residential designation of this part of the neighbourhood would stand to hinder rather than sustain further growth.

Many of my neighbours live and work in the same building. If their landlords choose to develop or make changes to their buildings, I fear the designation of Urban Residential would force many of these residents out of their current work/live situation.

As a member of this community, I am sympathetic to and support new population growth, but I believe our Official Community Plan should consider these existing residents, businesses, and stakeholders who have actively contributed to the culture of the North Park community.

I appeal to City Council to amend the Official Community Plan when it next comes up for review to change the designation of the area between Cook Street and Vancouver Street from Urban Residential to Core Residential in order to allow for mixed-uses of commercial/residential zoning in this area.

Sincerely,

Owen Gill

Address:

1314 Haultain

Postal Code

V8R 2J3

We, the members of Trees Dispensary, petition the city to approve their rezoning application for 1040 North Park St.

Trees Dispensary provides reasonable access to Canadians that choose medical cannabis to treat their ailments and/or symptoms instead of opiates, narcotics or other pharmaceutical drugs.

They have provided me with a unique, safe and welcoming environment to access my constitutional right of medical cannabis.

Name	Postal Code *required	Phone #	Signature
George Smith	V8T 3N5		George Smith
Shawn Cathbert	V8T 3N4		Shawn Cathbert
Siobhan McLaren	V8R 4L5	NO PHONE	Siobhan McLaren
Jimmy Brown	V8R 3V2		Jimmy Brown
Sarah McConnery	V8R 3V2		Sarah McConnery
STEVEN KLOTZ	V8V 3P5	—	Steven Klotz
Penelope Thompson	V8T 1A3	—	Penelope Thompson
Angelic Church	V8T 1C4	—	Angelic Church
Lydia Harris	V8V 3Y5	—	Lydia Harris
James Brumbach	V8T 3N4	—	James Brumbach
Bryan Sherburne	V8W 4A3	—	Bryan Sherburne
ALISSA MACINTYRE-JEN	V8W 3N4	—	Alissa MacIntyre-Jen
SUSAN FETTERKIND	V8T 4B8		Susan Fetterkind
Cynthia Newman	V9B 3X7		Cynthia Newman
Shelley Rowan	V8T 1C1		Shelley Rowan
Tommy SPARKES	V8T 1L6		Tommy Sparkes
Kiana Chamberland	V8T 2P5		Kiana Chamberland
K. Kelly	V8T 5A1	—	K. Kelly
Chelene Ryan	V8T 1P4		Chelene Ryan

We, the members of Trees Dispensary, petition the city to approve their rezoning application for 1040 North Park St.

Trees Dispensary provides reasonable access to Canadians that choose medical cannabis to treat their ailments and/or symptoms instead of opiates, narcotics or other pharmaceutical drugs.

They have provided me with a unique, safe and welcoming environment to access my constitutional right of medical cannabis.

Name	Postal Code *required	Phone #	Signature
George Smith	V8T 3N5		Georgesmith
Mike Jackson	V8R T2T		Mike Jackson
V. Plessner	VON 2M1		V. Plessner
Johnny Tomlin	V8V 1S5		Johnny Tomlin
David Lynch	VON 1H0		David Lynch
AIDAN DUNSMUIR	V8X 5L1		Aidan Dunsmuir
Mike Davies	V8T 3S1		Mike Davies
Greer Olsen	V8R 6N9		Greer Olsen
Colette Parlee	V8T 4Z6		Colette Parlee
Jimmy Simmons	Beacon Hill Park		Jimmy Simmons
JOSHUA MCGOWAN	V8R 4L5		Josh McGowan
Ian Schmidt	V8V 1H0		Ian Schmidt
MARIS RAISKA	V9N 7P2		Maris Raiska
Alex G	V70 3A		Alex G
Tom Dorsett	V8R 1E4		Tom Dorsett
N. Plessner	V8R 1M6		N. Plessner
JACKIE WILDE	V8T 3A3		Jackie Wilde
Cohen Vapors	V8T 1P2		Cohen Vapors
Tiarnan Mackin	V8T 1P2		Tiarnan Mackin

We, the members of Trees Dispensary, petition the city to approve their rezoning application for 1040 North Park St.

Trees Dispensary provides reasonable access to Canadians that choose medical cannabis to treat their ailments and/or symptoms instead of opiates, narcotics or other pharmaceutical drugs.

They have provided me with a unique, safe and welcoming environment to access my constitutional right of medical cannabis.

Name	Postal Code *required	Phone #	Signature
George Smith	V8T 3N5		Georgesmith
Ralph M. Luckie	V8T-3N5	-	R. Luckie
Laurel Reynolds	V9B 3A1	-	L. Reynolds
BRIAN BARKMAN	V9A 2T3	-	BB
B. Goy	V8L 3B3	-	B. Goy
C. Bodd	V8V9V5R5	-	C. Bodd
Pocock S.	V8L-5R3	-	S. Pocock
Thomas House	V9B-127	-	Thomas House
Brian House	V9B-5T5	-	Brian House
Carmen Portillo	V8T1C4	-	C. Portillo
Gio Johnson	V8V1B3	-	G. Johnson
Eric Whiffen	V8N3X4	-	E. Whiffen
Jenny Cook	V8S 1M2	-	J. Cook
Jeffery Hollead	V9A 9K6	-	J. Hollead
Eva-Jessie Smith	V8N 3X4	-	E. Smith
L. Bails	V8T AB4	-	L. Bails
JUDY SMITH	V8R 1M2	-	Judy Smith
Sam Dark	V9A 2V1	-	S. Dark
Olavgy	V8S 5J6	-	Olavgy

We, the members of Trees Dispensary, petition the city to approve their rezoning application for 1040 North Park St.

Trees Dispensary provides reasonable access to Canadians that choose medical cannabis to treat their ailments and/or symptoms instead of opiates, narcotics or other pharmaceutical drugs.

They have provided me with a unique, safe and welcoming environment to access my constitutional right of medical cannabis.

Name	Postal Code *required	Phone #	Signature
George Smith	V8T 3N5		George Smith
Shanna FR 10P	V8V 3J3		Shanna
140MA & 140KIS	V4C 4V6		140MA & 140KIS
Christina Woodiwiss			Christina Woodiwiss
MILK DUNE	V8W 2L7		MILK DUNE
Jennifer Egan	V8T 1C7		Jennifer Egan
Bonnie Shih	V8V 1J2		Bonnie Shih
Chris Hooks	V8T 1A8		Chris Hooks
MIKEORR ^{BC MARZS DANA} PARTY	V8T 1C7		MIKEORR
DON FREED	V8V 3A9		DON FREED
Natasha S.	V8T 1C4		Natasha S.
Gord Perrin	V8T 1C4		Gord Perrin
R. DALL READ	V8T 5A1	N/A	R. DALL READ
Amele Asselin	V8V 3R3		Amele Asselin
K-GLOVER	V8T 3P9		K-GLOVER
LIZ GIBSON	V8T 3Z9		LIZ GIBSON
MICHAEL SHER	V8T 3P4		MICHAEL SHER
Amber Brown			Amber Brown
Baxter St. Vincent	V8R 4G2		Baxter St. Vincent

17 November 2017

The City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

MAYOR'S OFFICE

NOV 27 2017

VICTORIA, B.C.

Dear Madame Mayor,

RE: Inter-City Bus Service

On behalf of the District of Ucluelet, I wish to fully endorse The City of Victoria's resolution for maintaining and improving inter-city bus service.

We view the inter-city bus service as an integral mode of transportation for residents and visitors on Vancouver Island. As a resort municipality, we recognize the importance of this vital service for community accessibility, and connection to resources not readily available in the island's more remote locations.

We feel that by cutting this service it would not only be an injustice, it would only further marginalize residents who do not typically have the means to travel outside of their home communities.

It is for these reasons that I am pleased to support this resolution.

Sincerely,



Dianne St. Jacques
Mayor, District of Ucluelet



Nov 29 2017

MAYOR'S OFFICE

DEC 01 2017

VICTORIA, B.C.

His Worship Nils Jensen
Mayor of the District of Oak Bay
2167 Oak Bay Avenue
Victoria BC V8R 1G2

Dear Mayor Jensen:

I would like to thank you and the other mayors for such an informative meeting at this year's Union of British Columbia Municipalities Convention held in Vancouver. I am writing to follow up on our discussion regarding increasing the number of integrated units in the Capital Regional District (CRD).

I would like to reaffirm that the ministry is committed to working with local governments and key stakeholders in the CRD on furthering police service integration. I can also ensure you that ministry staff will continue to assist you and the other CRD mayors with this issue.

I appreciate these important opportunities to exchange ideas and share information. Through a continued partnership, I am confident that we can work together to support public safety in the Capital Regional District.

Sincerely,

Original
Signed by

Mike Farnworth
Minister of Public Safety
and Solicitor General

pc: Her Worship Carol Hamilton
His Worship David Screech
Her Worship Lisa Helps
Her Worship Maja Tait
His Worship Ryan Windsor
His Worship Steve Price
His Worship Stewart Young
Mr. Clayton Pecknold
Ms. Tonia Enger



Making a difference...together

Capital Regional District
625 Fisgard Street
Victoria, BC V8W 2S6

T: 250.360.3000
F: 250.360.3130
www.crd.bc.ca

November 29, 2017

MAYOR'S OFFICE

DEC 05 2017

File: 3900-30
Bylaw Development

VICTORIA, B.C.

Mayor Lisa Helps
City of Victoria
1 Centennial Square
Victoria, BC V8W1P6

Dear Mayor Helps:

RE: SINGLE-USE CHECKOUT BAGS

Thank you for your letter dated November 2, 2017 in which you asked the Capital Regional District (CRD) Board to consider the City of Victoria's emerging waste-avoidance policy on single-use checkout bags.

In May 2017, the CRD Board asked staff to develop a model bylaw for the elimination of single-use plastic bags. In September 2017, our Board received the Single Use Plastic Bag Ban Draft Model Bylaw for information and directed staff to distribute the document to municipalities in the Capital Region.

The intent of the draft model bylaw was to help develop a coherent approach across the Capital Region. Municipalities may modify and tailor the draft model bylaw according to their needs and are advised to obtain independent legal advice on their own municipal bylaws.

We have prepared a draft model bylaw as a tool to aid municipalities in our region in exercising their authority to regulate, in relation to the use and sale of single use plastic bags, under the provisions of the Community Charter.

Thank you for furthering waste avoidance programs in our region.

Sincerely,

Steve Price
Chair
Capital Regional District Board

cc: Capital Regional District Board Members
Bob Lapham, Chief Administrative Officer, CRD
Larisa Hutcheson, General Manager, Parks & Environmental Services, CRD

Office of the
Prime Minister



Cabinet du
Premier ministre

Ottawa, Canada K1A 0A2

MAYOR'S OFFICE

JAN 19 2018

VICTORIA, B.C.

January 11, 2018

Her Worship Lisa Helps
Office of the Mayor
The City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Mayor Helps:

On behalf of the Right Honourable Justin Trudeau, Prime Minister of Canada, I would like to acknowledge receipt of your correspondence of December 4, 2017, regarding carbon pricing.

Thank you for writing. Please be assured that your comments have been duly noted.

As you may know, the matter you raise falls under the purview of the Honourable Catherine McKenna, Minister of Environment and Climate Change. While the Prime Minister appreciates being made aware of your views he will leave the matter to be considered by Minister McKenna.

Once again, thank you for taking the time to write.

Yours sincerely,

B. Funes
Executive Correspondence Officer

OFFICE OF THE MAYOR



File No. 1200-03

February 28, 2018

By email: mayor@victoria.ca

Mayor Lisa Helps
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Lisa,

I am pleased to advise that Cumberland Council has indicated its support for the Community Benefit Hub Pilot Project as presented by the AVICC working group. Council has also approved a two-year pilot period agreement with the City of Victoria and other founding strategic procurement members based on the AVICC membership funding model.

I look forward to meeting with you again in April at the AVICC conference in Victoria. Thank you for leading and funding this beneficial project.

Yours sincerely,

Leslie Baird
Mayor



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

Via email to: mayor@victoria.ca

March 2, 2018

Mayor Lisa Helps
1 Centennial Square
Victoria, British Columbia
V8W 1P6

MAYOR'S OFFICE

MAR 07 2018

VICTORIA, B.C.

Dear Mayor Helps:

Re: Victoria West Community Association 2018 Local Grant Application

Please be advised that at its Regular Meeting of Council held February 26, 2018, the Corporation of the Township of Esquimalt Council approved the following resolution:

"That Council approve the allocation of local grants in the amount of \$116,225 as set out in the schedule attached to Staff Report FIN-18-004 and write a letter to the City of Victoria in support of the grant application for the Victoria West Community Association with regards to its Guys Only program at Rockheights Middle School."

The Township strongly supports youth in the community and awarded \$2125.00, approximately fifty percent of their actual funding request, to Victoria West Community Association towards the *Guys Only* Program at Rockheights Middle School, Esquimalt. The Township encourages collaboration with the City of Victoria in support of this initiative by considering further funding to accommodate both Victoria West and Esquimalt students who attend the school.

Should you require further assistance, please contact me at 250-414-7157 or rachel.dumas@esquimalt.ca.

Yours truly,

Rachel Dumas
Deputy Corporate Officer

March 9, 2018

Mayor Lisa Helps
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

MAYOR'S OFFICE

MAR 15 2018

VICTORIA, B.C.

Dear Mayor Helps:

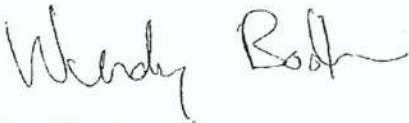
Re: 2017 Resolutions

Please find attached the provincial response to the 2017 resolution(s) put forward by your Council and endorsed by the UBCM membership at Convention.

I trust this information will be of assistance to you. Please feel free to contact Jamee Justason, UBCM Information & Resolutions Coordinator with any questions.

Tel: 604.270.8226 ext. 100 Email: jjustason@ubcm.ca

Sincerely,



President

Enclosure

Whereas residents and communities across British Columbia face acute housing affordability and housing availability challenges, threatening the economic security of individuals as well as the productivity and viability of local economies, as youth, seniors, people with disabilities and working people lack access to affordable housing options;

And whereas effective fiscal and taxation tools have been identified to address these challenges by encouraging the use of residential property to provide housing, and discouraging speculation, "flipping," commodity investment and other market distortions aimed at maximizing the exchange-value of residential property for the owner, while contributing toward a sharp escalation in the price of housing:

Therefore be it resolved that the Province of British Columbia and Government of Canada take action to introduce effective fiscal and taxation tools to encourage the use of residential property to provide housing, and discourage speculation, "flipping," commodity investment and other market distortions that contribute toward a sharp escalation in the price of housing.

Convention Decision: Endorsed as Amended

Provincial Response

Ministry of Finance

The BC government's top priority is to make life more affordable for British Columbians. Our first steps include actions to address affordability problems for renters and buyers.

Through Budget Update 2017, capital funding is being increased to make sure more families have access to housing and to address the rising issue of homelessness. New spending will support construction of 3,700 new units for people in need of affordable housing. This is in addition to about 6,700 units that are currently in development or under construction throughout the province.

The BC government is also increasing resources to improve services for renters and landlords. New funding will reduce wait times for tenancy disputes and help the Residential Tenancy Branch address a current backlog.

The Finance Minister is reviewing the tax system to improve housing affordability, close real estate speculation loopholes, and reduce tax evasion, fraud and money laundering in the BC real estate marketplace. As part of that review, the Minister will evaluate existing and proposed housing tax measures. Housing affordability must be addressed in a comprehensive way.

Minister of Municipal Affairs and Housing will be working closely with local governments to address the housing and affordability problems impacting people in BC. The Minister has met with several mayors to discuss comprehensive short- and long-term housing solutions.

The Ministry of Municipal Affairs and Housing also worked with the Federal Government and provinces and territories to help develop a new National Housing Strategy and multi-lateral framework.

Both Ministers will be listening to communities and working together to develop an integrated strategy to improve housing affordability for British Columbians.

Federal Response

Ministry of Infrastructure and Communities

The establishment of fiscal and taxation tools is not the responsibility of Infrastructure Canada. I would encourage you to follow up with my colleagues at the British Columbia Ministry of Finance or Ministry of Municipal Affairs and Housing.

Whereas concern around housing affordability is widespread in British Columbia communities, and the Land Value Tax provides a fiscal mechanism to incentivize improvements to property for housing and other purposes, and creates a disincentive to holding vacant property for speculative purposes;

And whereas local governments in British Columbia previously had the authority to introduce Land Value Taxes—taxing land at a higher rate than improvements:

Therefore be it resolved that the Government of British Columbia restore the authority of local governments to introduce a Land Value Tax, to incentivize improvements to property for housing and other purposes, and create a disincentive to holding vacant property for speculative purposes.

Convention Decision: **Endorsed**

Provincial Response

Ministry of Municipal Affairs & Housing

One of the Province's top priorities is supporting our local governments in addressing housing affordability for British Columbians (both renters and buyers). To help address this goal, the Minister of Municipal Affairs and Housing, has met with several mayors to discuss comprehensive housing solutions. The Ministry has received UBCM's Housing Strategy and looks forward to continuing to work together on recommendations included in the report.

The municipal variable tax rate system does not allow for a land value tax separate from improvements because it could potentially be used to set high rates on undeveloped or underdeveloped land. It is important to note that such land is already assessed at its highest and best potential use. Thus vacant land often has a high value for tax purposes.

In addition, vacant land is often assigned to Class 6 (Business and Other) until the potential use of the property can be refined through the municipal planning and zoning process. The Class 6 tax rate is much higher than the residential tax rate. Thus, there is already a significant tax burden on vacant land.

To allow additional taxes to be levied against vacant land would be inequitable because the municipality would be using the assessment and tax system to essentially levy a vacancy penalty.

Instead, the Province provides municipalities with other tax mechanisms to incentivise property development like the revitalization tax exemption under S.226 of the Community Charter, which may be used to provide a tax reduction in order to expedite new development on vacant and under-utilized land.

2017 B23 Local Partnerships for Energy Efficiency Retrofits

Victoria

Whereas local governments across North America are partnering with other levels of government to provide incentive programs to property owners to save money and reduce the environmental impact of buildings, including incentive programs funded through local service charges to support the installation of solar energy technology options for solar photovoltaic, solar hot air and solar hot water;

And whereas municipal local improvement charges in British Columbia cannot currently include the provision of cost recovery for municipal services on private property;

Therefore be it resolved that the Province of British Columbia work with local governments, First Nations governments and the federal government to introduce robust incentive programs to support residents, property owners and property managers in improving energy efficiency of buildings to address climate action and housing affordability objectives, and that the Province of British Columbia enact legislation to allow the cost recovery of municipally-financed green energy technologies on private properties through municipal local improvement charges.

Convention Decision: **Endorsed**

Provincial Response

Ministry of Municipal Affairs & Housing

The Provincial Government supports local governments in the implementation of programs to promote a green economy. Under existing legislation, municipalities may provide grants to individual households to subsidize a portion of the acquisition of acquiring solar panels.

This would be a direct grant from the municipality to the individual property owner, and would not be done through a local improvement charge. The money to fund such a grant program would come from the Municipal General Revenue Fund. Please note a municipality cannot provide assistance to businesses. Therefore, a municipality can only provide a grant to individual residents and non-profits.

Local improvement charges and accompanying public borrowing are reserved for financing the costs of public infrastructure that are owned and controlled by the municipality, such as construction of a sidewalk and wastewater infrastructure. Local improvement charges are not the appropriate vehicle to finance private acquisitions that are owned by residents.

Federal Response

Ministry of Infrastructure and Communities

One of the eligible investments categories of the Gas Tax Fund (GTF) is Community Energy systems, which includes building retrofits. Unfortunately, under all current Infrastructure Canada programs, only tangible capital assets primarily for public use or benefit are eligible for funding.

Whereas British Columbia's regions are rich in forest resources, a renewable source of employment, revenues and materials that provide vital habitat for biological diversity, water quality, outdoor recreation and economic development, noting that employment and public revenues from British Columbia's forests have declined substantially in recent decades, at the same time that watersheds and ecosystems have experienced negative impacts due to existing forestry practices;

And whereas British Columbia's diverse communities can realize substantially improved outcomes from forest resources by adopting best practices in forest stewardship and forest management from Scandinavia and other jurisdictions:

Therefore be it resolved that the Province of British Columbia work with First Nations, regional districts and municipalities to substantially improve community benefits of forest resources, including: expansion of community tenures, introduction of regional log markets, incentives for value-added production, and strengthened standards of forest stewardship to increase legislated protection of drinking watersheds and biological diversity.

Convention Decision: **Endorsed**

Provincial Response

Ministry of Forests, Lands, Natural Resource Operations & Rural Development

The Province is committed to a strong sustainable economy—one that works for all British Columbians and the environment. That includes working with communities, First Nations and industry to develop a fair, lasting strategy to create more jobs by processing more logs in BC and renewing our forests by expanding investments in reforestation.

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development is also exploring how we can expand our innovative wood products sector by addressing regulatory and capital barriers hampering the growth of engineered wood production and working cross-ministry to ensure public projects prioritize the use of BC wood.

In partnership with UBCM, the Ministry hosted a "Forestry 101" workshop to discuss the "Principles and Opportunities for Strengthening Community Interactions" with local government. This was a follow-up to 2016's UBCM convention workshop and was attended by over 100 participants from communities across the province. The discussions revealed the importance of the 52 Community Forest Agreements in place that connect municipalities directly to the management of local forest lands. There was also strong support for the introduction of First Nations forestry agreements, which are creating new economic opportunities.

The Forest and Range Practices Act is a stewardship framework containing the high forest management standards for which BC is recognized. This legislation sets resource management objectives for eleven resource values, including water, soil, wildlife, biodiversity and visual quality. Forest licensees must not only manage in a way that is consistent with these objectives, but are expected to work closely with First Nations, communities, other tenured users and the general public. The Ministry encourages communities to develop strong relationships with local district managers and forest companies to promote their specific interests in local forestry decisions.

Whereas local governments receive 8 cents of each tax dollar collected in Canada and municipalities own 60 per cent of all Canadian infrastructure, and face an enormous infrastructure debt, yet have the least ability to raise funds to cover that debt;

And whereas in the first phase of infrastructure spending the federal government committed 50 per cent of the cost of infrastructure projects and will soon be negotiating the second phase of spending announced in the 2017 federal budget with a potential similar contribution:

Therefore be it resolved that UBCM request the provincial government to match the federal government's percentage of spending on infrastructure projects.

Convention Decision: **Endorsed**

Provincial Response

Ministry of Municipal Affairs & Housing

The Province of British Columbia appreciates local governments' concerns about the challenge of finding adequate financing mechanisms to support infrastructure projects. It is also aware of the interest in a review of the cost-sharing percentages in senior government infrastructure funding programs.

The Ministry continues to ensure the delivery of funding meets the needs of local governments and that there is a fair and equitable process of distribution of these funds across the Province. While developing the criteria for capital programs and having set amounts of funding available, the Ministry must also consider the impacts of the cost sharing formula to all government priorities.

Generally, past joint Federal-Provincial programs have included federal cost sharing criteria that split funding equally (33%) between the three levels of government. Recently, the Clean Water and Wastewater Fund provided 50% funding from the Federal Government, 33% from the Provincial Government and the Local Government supplying the remaining 17%.

The Province is currently in discussions with the Federal Government regarding the Investing in Canada Infrastructure Program (ICIP). For joint Federal-Provincial programs, the Federal share is set by the Federal Government, who often identifies the partner cost-share requirements. In ICIP the cost share formula for local government projects includes a federal share of 40% and the provincial share meeting a minimum 33% threshold.

The Ministry works to ensure that it maximizes the benefits of the capital programs to as many communities as possible while endeavouring to meet the various challenges faced by individual Local Governments. The Ministry, during the development of future funding programs, will consider these challenges when analyzing the cost-sharing formula with regard to the Provincial cost-share as well as cost share requirements by third parties. With a finite amount of money available, changing the cost-sharing formula may result in fewer communities being able to receive funding support. The Ministry remains committed to developing capital programs that are equitable to all Local Governments. The Ministry has heard UBCM's request for a 40% provincial cost share portion and will take that forward to government for further consideration.




MAR 12 2018

MAYOR'S OFFICE

MAR 16 2018

VICTORIA, B.C.

Her Worship Lisa Helps
Mayor of the City of Victoria
City Hall
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor  Helps:

Your January 4, 2018 letter, addressed to the Honourable David Eby, Attorney General, in which you express support for modernizing the *Motor Vehicle Act (MVA)*, has been referred to me.

One of the provincial government's primary objectives is to promote a high level of safety for all road users on British Columbia's roads and highways. This is especially important for vulnerable road users of all ages, whether they are walking or cycling.

In British Columbia, we are constantly looking at new safety solutions that reflect the way roads are being used today. This includes potential legislative, regulatory and policy improvements; I can assure you that the advocacy, commitment and collaboration we have with our road safety partners is essential to this work. Ministry staff are currently reviewing suggestions for improving safety for all road users in British Columbia, including recommendations for changes or updates to the *MVA*, that have been submitted by road safety advocates such as the Road Safety Law Reform Group of British Columbia. As I am sure you can appreciate, considerable research and analysis is required, including cross-jurisdictional scans and consultations with an extensive range of stakeholder groups.

One of the ways in which we are working together with our stakeholders is through the BC Road Safety Strategy, which consists of five working groups made up of road safety partners from across the province who come together to explore and collaborate on ways we can make our roads safer in BC. One of the guiding principles of the BC Road Safety Strategy is the Safe System Approach, which considers all elements of the road system, road users, vehicles, roadways and travel speeds in addressing road safety issues. Most recently, as part of the strategy, RoadSafetyBC released the BC Community Road Safety Toolkit to provide information for local governments on proven road safety best practices, including those that can improve safety for vulnerable road users such as cyclists and pedestrians.

.../2

Her Worship Lisa Helps
Page 2

For more information, please see the following website:

<http://www2.gov.bc.ca/gov/content/transportation/driving-and-cycling/road-safety-rules-and-consequences/publications-legislation-and-data/bc-community-road-safety-toolkit>.

I appreciate your special interest in this matter.

Sincerely,



Mike Farnworth
Minister of Public Safety
and Solicitor General

pc: The Honourable David Eby, QC
The Honourable Claire Trevena

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MAY 17, 2018

For the Council Meeting of May 24, 2018, the Committee recommends the following:

1. **483/485 Garbally Road and 2960/2962 Bridge Street - Rezoning Application No.00623**
An application to allow a "liquor retail store" and "brew pub" as permitted uses in an existing building.
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00623 for 483/485 Garbally Road and 2960/2962 Bridge Street; that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to receipt of fully executed Statutory Right-of-Ways (SRW) of 0.86m on Bridge Street, and 1.38m on Garbally Road, to the satisfaction of the Director of Engineering and Public Works.
2. **Hands of Time License Renewal**
That Council authorize the Mayor and City Clerk to execute the agreement to renew the five year agreement between the City of Victoria and the Province of British Columbia to site two sculptures located on Provincial property at 1112 Wharf Street.
3. **Attendance at the Canadian Capital Cities Annual Conference, May 30 – May 31, 2018**
That Council authorize the attendance and associated costs for Councillor Alto to attend the CCCO Conference to be held in Halifax, NS, May 30 and 31, 2018.
4. **Appointments to the Accessibility Working Group**
That Council rescind the appointment of Councillor Thornton-Joe to the Accessibility Working Group, and appoint Councillor Isitt in her place, for the balance of the appointment term.
5. **Open Data Portal Launch**
That Council receive this report for information.
6. **Letter from the Minister of Transport**
 1. That Council request that the Mayor write to the Ministry of Transport (Pacific Division - Vancouver) requesting the noise exposure forecast for the Victoria Harbour Airport be provided to the City within 30 days.
 2. That Council request that the Mayor write to the Ministry of Transport and the Ministry of Transport (Pacific Division – Vancouver) requesting clarification on the anticipated date of publication of the proposed regulatory amendments for the Victoria Harbour Airport.
7. **672 Niagara Street - Rezoning Application No. 00609 & Development Permit with Variances Application No. 00029**
An application to construct a three-storey multi-family dwelling.
Rezoning Application No. 00609
 1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00609 for 672 Niagara Street, that first and second reading of the

Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

2. That final adoption of the Bylaws be considered subject to:
 - a. registration of a 2.38m Statutory Right-of-Way over the Niagara Street frontage on title of the lands

Development Permit with Variances Application No. 00029

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00609, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00029 for 672 Niagara Street, in accordance with:

1. Plans date stamped February 16, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce required number of parking stalls from six to four
 - ii. reduce the flanking street side yard setback from 1.5m to 0.72m
 - iii. reduce the internal side yard setback from 3.00m to 1,03m
 - iv. reduce the front yard setback from 5.0m to 4.38m
 - v. increase the maximum site coverage from 40% to 46%.
3. The Development Permit lapsing two years from the date of this resolution.
4. Request the applicant reconsider the use of the slate grey veneer on the lower floor of the building.

8. 566 Yates Street - Development Permit with Variances Application No. 00067

An application to renovate the interior of an existing building to provide a residential unit at the ground floor.

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

"That Council authorize the issuance of Development Permit with variance Application No. 00067 for 566-570 Yates Street in accordance with:

1. Plans date stamped January 11, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. permit residential uses on the ground floor.
3. The Development Permit lapsing two years from the date of this resolution."

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MAY 24, 2018

For the Council Meeting of May 24, 2018, the Committee recommends the following:

1. Development Cost Charges – Proposed Rates for Sewer and Parks

That Council direct staff to engage the development community on the proposed rate changes.

2. Recommendations from Advisory Committees

1. That staff be directed to include in the Quarterly Update a list of recommendations from the Accessibility Working Group and Active Transportation Advisory Committee, with comments from staff including the advisability of the recommendations and potential recourse implications, to inform Council's consideration of the recommendations.
2. And that recommendations from the Accessibility Working Group and Active Transportation Advisory Committee relating to time-sensitive matters (matters which will be considered by Council prior to the next Quarterly Update) may be brought forward in a Council member report by a Council Liaison directly to the Committee of the Whole, within two weeks of the advisory committee meeting where the recommendation was adopted.

3. Voting Records and Meeting Attendance Dashboard

That Council direct staff to report back with an implementation plan for establishing a Council Meeting Voting Record and Attendance Dashboard.

4. Attendance at the Canadian Capital Cities Organization Conference Halifax – May 30-31, 2018

That Council authorize the attendance and associated costs for Charlayne Thornton-Joe to attend the Canadian Capital Cities Organization conference to be held in Halifax, May 30-31, 2018

5. 3031 Jackson Street – Rezoning Application No. 00627 and Development Permit with Variances Application No. 00063 (Hillside/Quadra)

An application to rezone the property to allow for the construction of eight, two-storey townhouse units within three buildings.

Rezoning Application No. 00627

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00627 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.
2. Proof of an agreement with MODO, to the satisfaction of the Director of Sustainable Planning and Community Development, ensuring eight lifetime share memberships that run with the individual units are provided.

Development Permit with Variances Application No. 00063

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00627, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00063 for 3031 Jackson Street, in accordance with:

1. Plans date stamped March 29, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, excepts for the following variances:
 - i. reduce the lot width from 60.0m to 53.17m
 - ii. reduce the separation space between the building with units 1 & 2 and the building with units 3 & 4 from 7.50m to 4.90m
 - iii. reduce the separation space between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 7.50m to 7.30m
 - iv. reduce the distance between the building with units 1 & 2 and the building with units 3 & 4 from 10.0m to 4.90m
 - v. reduce the distance between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 10.0m to 6.68m.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that state the 7.0m distance behind visitor parking stalls 3, 12, & 13 does not exceed an 8% grade.
4. The Development permit lapsing two years from the date of this resolution."

6. 230 Cook Street – Rezoning Application No. 00645 (Fairfield)

An application to rezone the property to allow for the retail sale of cannabis.

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00645 for 230 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing be set.

7. Johnson Street Rail Bridge – Legacy Steel Proposal

That Council endorse the idea of the rail bridge steel being used for public art in the City of Victoria.

And that Council direct staff to report back after having brought this issue to the Art in Public Places Committee with opportunities, implications and a potential budget of holding a design contest to creatively re-use the steel in the public realm.

8. Bicycle Network – Phase 1 Design and Implementation Update

That Council:

1. Approve the 60% design for Wharf Street AAA cycle track, and direct staff to proceed to detailed design and construction tender.
2. Approve the 60% design for Humboldt Street AAA cycle track, and direct staff to proceed to detailed design and construction tender.
3. Direct staff to defer the Cook Street project as a part of Phase 1 implementation.
4. Direct staff to accelerate the Vancouver Street AAA cycle track project as a priority (between Park Avenue and Bay Street), in place of the 2016 Cook Street project, and engage with stakeholders on the design as outlined in this report.
5. Direct staff to report back on options of achieving a traffic volume average of approximately 1000 cars per day on Vancouver Street between Southgate and Fort.

That Council direct staff to consider temporary installation for the Humboldt Plaza that can be used for future placemaking pilot projects.

9. Participatory Budgeting Pilot

That Council direct staff to review and report back with information on the potential to engage a different organization from year to year to deliver the Participatory Budgeting Program for the City, based on the focus areas outlined in this report.

10. 2018 Municipal Election Update

1. That Chris Coates be appointed Chief Election Officer and Christine Havelka be appointed as Deputy Chief Election Officer for the 2018 Municipal Election.
2. That Council give introductory reading to Election Procedures Amendment Bylaw No. 18-070 at the May 24, 2018 Council meeting.

11. Implementing Residential Rental Zoning

That Council direct staff to report back at the next Quarterly Update on the resource implications of undertaking the following action:

That staff be directed to review the Local Government Statutes (Residential Rental Tenure Zoning) Amendment Act, 2018, and report back on a priority basis on next steps for implementing Residential Rental Tenure Zones within the City of Victoria.

12. “Rental Supports” from The Housing Trust Fund in Instances of Building Renewal Rezoning

That Council direct staff to investigate and report back at the next quarterly update:

WHEREAS, the differential between a tenant’s historic rent in such cases may be dramatically higher than the discounted rate identified in the Tenant Assistance Policy;
AND WHEREAS, there would be an identifiable number of tenants that could access this fiscal tool;

AND WHEREAS, this fiscal tool would only apply to buildings going through renewal by rezoning;

NOW THEREFORE Council direct staff to investigate and report back on the possibility to introduce three year “Rental Supports” for the tenants still facing an increased net rent of more than \$200 per month, as a result of the renewal of buildings under a rezoning.

NO. 18-070

ELECTION PROCEDURES BYLAW AMENDMENT BYLAW (NO. 4)
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the *Election Procedures Bylaw* regarding repeal of voting divisions, updating to reflect the four year term of Council, establish additional special voting opportunities and establish campaign signage requirements.

Under its statutory powers the Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ELECTION PROCEDURES BYLAW, AMENDMENT (No. 4) BYLAW No. 18-070
- 2 The *Election Procedures Bylaw No. 02-013* is amended as follows:
 - (a) in Section 2, Definitions & Interpretation by:
 - (i) deleting the definition of general local election and replacing it with:
"general local election"
means the election held **in 2014 and in every 4th year after 2014.**
 - (ii) Deleting the definition of general voting day and replacing it with:
"general voting day"
means
 - a) for a general local election, the **3rd Saturday of October** in the year of the election,
 - b) for elections other than a general local election, the date set under the provisions of the of **the Local Government Act.**
 - (b) By adding the following as section 3.3:
"Schedule B attached to this Bylaw establishes the requirements for placement, management and removal of election campaign signage".
 - (c) in section 4, deleting section 4.1 Voting Divisions.

(d) Deleting section 9 Special Voting opportunities and replacing it with:

“Special voting opportunities

9. (1) As authorized under the ***Local Government Act***, the chief election officer must establish the dates and voting hours when and the places where special voting opportunities will be conducted for each election or other voting.
- (2) The only electors who may vote at a special voting opportunity are electors who, on the date on which the special voting opportunity is held and before the end of the voting hours for that special voting opportunity, have been admitted as patients to the hospital at which the special voting opportunity is held, **or are residents at a care facility with at least 50 residents for a which a special voting opportunity is being conducted.**
- (3) The voting hours for a special voting opportunity must not be earlier than 9:00 a.m. or later than 4:00 p.m. of the day on which the special voting opportunity takes place.
- (4) Subject to the *Local Government Act*, the Council authorizes the chief election officer to limit the number of candidates' representatives who may be present at a special voting opportunity.”

(e) Deleting section 14 “Mail ballot voting and registration authorized” and replacing it with:

“Mail ballot voting and registration authorized

14. (1) Voting by mail ballot and elector registration by mail in conjunction with mail ballot voting are authorized.
- (2) In accordance with the provisions the *Local Government Act* the only electors who may vote by mail ballot are:
 - (a) persons who have a physical disability, illness or injury that affects their ability to vote at another voting opportunity;
 - (b) **residents of care facility where a special voting opportunity is not being conducted; and**
 - (c) persons who expect to be absent from the municipality on general voting day and at the times of all advance voting opportunities.
- (3) Once a mail ballot package has been accepted by the chief election officer, that voter may only vote by mail ballot.”

READ A FIRST TIME the day of 2018.

READ A SECOND TIME the day of 2018.

READ A THIRD TIME the day of 2018.

ADOPTED on the day of 2018.

CITY CLERK

MAYOR

Election Procedures Bylaw - Schedule B

Election Signage

GENERAL REQUIREMENTS

- Sign permits are not required.
- Signs must not be visible from any voting place.
- Signs must not be illuminated, animated, rotating, flashing or have moving lights or other electrical features.
- Signs must meet the requirements of the *Local Election Campaign Financing Act*.
- Elections signs for municipal or school trustee elections or by-elections, or referenda are permitted only within the municipal election period, beginning with the first day of the nomination period.
- Signs must be removed with four (4) days after the election or referendum vote.

GENERAL PROHIBITIONS

- Signs are prohibited on:
 - Medians and traffic islands, and in planting beds;
 - Boulevard trees, or within one (1) metre of a boulevard tree;
 - All City facilities or structures, parks, and playing fields, including the adjoining boulevard area.
- Signs are prohibited on public or private property that:
 - Are within one (1) metre of a fire hydrant;
 - Obstruct or detract from any traffic control device or signage;
 - Obstruct the line of vision at an intersection; or
 - Are placed in a manner that may constitute a hazard to pedestrians, cyclists or vehicles.

GENERAL ENFORCEMENT

- Signs installed in prohibited areas will be removed by City staff if not removed or relocated within 24 hours notice to the applicable candidate or campaign office.
- Where there are immediate safety concerns or damage to municipal property, City staff will immediately remove the signs and then contact the candidate or campaign office.
- The City will assume no responsibility for any damage to election signs where they are removed by city staff in prohibited locations.

ADDITIONAL CANDIDATE RESPONSIBILITIES

- Persons installing signs on municipal property must be aware of the risk of damage to underground utilities. A call must be made by the candidate or their agent to the City at least 48 hours in advance of the installation in order to confirm that the location chosen is safe.
- Any damage to underground utilities or services as a result of election signs being placed on municipal property is the responsibility of the candidates and their agents.
- Candidates and their agents are liable for any damage done to City property in placement of election signs on municipal property.
- Candidates and their agents should also reference applicable Provincial and Federal statutes and regulations for additional requirements.



Council Report
For the Meeting of May 24, 2018

To: Council **Date:** May 17, 2018
From: C. Coates, City Clerk
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1127) No. 18-060

RECOMMENDATION

That Council consider first and second readings of Bylaw No. 18-060.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 18-060.

The issue came before Council on October 26, 2017 where the following resolution was approved:

Rezoning Application No. 00540 for 608 Esquimalt Road

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00540 for 608 Esquimalt Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once staff receive proof of registration at the Land Titles Survey Authority of an executed Statutory Right-of-Way (SRW) of 2.03m on Esquimalt Road.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Coates".

Chris Coates
City Clerk

Report accepted and recommended by the City Manager:

A large, stylized handwritten signature in black ink, appearing to read "Jocelyn Jenkins".
Date: May 17, 2018

List of Attachments:

- Bylaw No. 18-060

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the M-2C Zone, Light Industrial (Cannabis) District, and to rezone land known as 608 Esquimalt Road from the M-2 Zone, Light Industrial District to the M-2C Zone, Light Industrial (Cannabis) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1127)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 7 – INDUSTRIAL AND SERVICE ZONES by adding the following words:

“7.58 M-2C, Light Industrial (Cannabis) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.57 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 608 Esquimalt Road, legally described as Lot A, Section 31, Esquimalt District, Plan 40055 and shown hatched on the attached map, is removed from the M-2 Zone, Light Industrial District, and placed in the M-2C Zone, Light Industrial (Cannabis) District.

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2018
Public hearing held on the	day of	2018
READ A THIRD TIME the	day of	2018
ADOPTED on the	day of	2018

CITY CLERK

MAYOR

PART 7.58 – M-2C ZONE, LIGHT INDUSTRIAL (CANNABIS) DISTRICT**7.58.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the M-2 Zone, Light Industrial District; and
- b. Storefront cannabis retailer provided that only one storefront cannabis retailer is permitted to operate on a single lot.

7.58.2 Size & Location of Uses

A storefront cannabis retailer must:

- a. not occupy more than 105m²; and
- b. be located on the ground floor.

7.58.3 Parking

- a. One parking stall shall be provided for each 52m² of floor area for a storefront cannabis retailer.
- b. Except as provided in paragraph a., the parking requirements in Schedule “C” apply.

7.58.4 General Regulations

- a. Subject to the regulations in this Part 7.58, the regulations in the M-2 Zone, Light Industrial District apply in this Zone.



608 Esquimalt Road
Rezoning No.00540





Council Report

For the Meeting of May 24, 2018

To: Council

Date: May 17, 2018

From: C. Coates, City Clerk

Subject: Bylaw Introduction Report for Rezoning Application No. 00556 for 1417 May Street

RECOMMENDATION

That Council consider first and second readings of Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013 and first, second, and third readings of Housing Agreement (1417 May Street) Bylaw (2018) No. 18-069.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 18-013 and Bylaw No. 18-069.

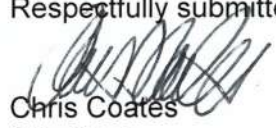
The issue came before Council on September 21, 2017 where the following resolution was approved:

Rezoning Application No. 00556 for 1417 May Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00556 for 1417 May Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following legal agreements to the satisfaction of the City Solicitor:
 - a. Housing Agreement to ensure a future strata cannot restrict the rental of units;
 - b. A Section 219 Covenant ensuring the building is constructed to Passive House standards, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation of a technical report to the satisfaction of the Director of Engineering and Public Works, identifying how the site will manage all storm water generated on site and, if necessary, preparation of legal agreements for the design, inspection and long term maintenance requirements of the storm water system to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

Respectfully submitted,


Chris Coates
City Clerk

Report accepted and recommended by the City Manager:

Date:

Joelyn Enkayns
May 18, 2018

List of Attachments:

- Bylaw No. 18-013
- Bylaw No. 18-069

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-86 Zone, Ground-Oriented Dwelling May Street District, and to rezone land known as 1417 May Street from the R1-B Zone, Single Family Dwelling District to the R-86 Zone, Ground-Oriented Dwelling May Street District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1139)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

“3.116 R-86 Zone, Ground-Oriented Dwelling May Street District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.115 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1417 May Street, legally described as PID 009-137-581, Lot 4, Block D, Fairfield Farm Estate, Victoria City, Plan 340 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-86 Zone, Ground-Oriented Dwelling May Street District.

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2018
Public hearing held on the	day of	2018
READ A THIRD TIME the	day of	2018
ADOPTED on the	day of	2018

CITY CLERK

MAYOR

PART 3.116 – R-86 ZONE, GROUND-ORIENTED MAY STREET DISTRICT**3.116.1 Definitions**

In this Part, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, at least half of which have individual and direct access to the ground.

3.116.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Ground-oriented multiple dwelling, subject to the regulations contained in this Part.
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.116.3 Lot Area

- a. Lot area (minimum) 920.00m²
- b. Lot width (minimum) 15.00m average lot width

3.116.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.33:1

3.116.5 Height, Storeys

- a. Principal building height (maximum) 8.30m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

3.116.6 Setbacks, Projections

- a. Front yard setback (minimum) 6.00m
- b. Rear yard setback (minimum) 31.00m
- c. Side yard setback – from east interior lot line (minimum) 3.00m
- d. Side yard setback – from west interior lot line (minimum) 2.70m

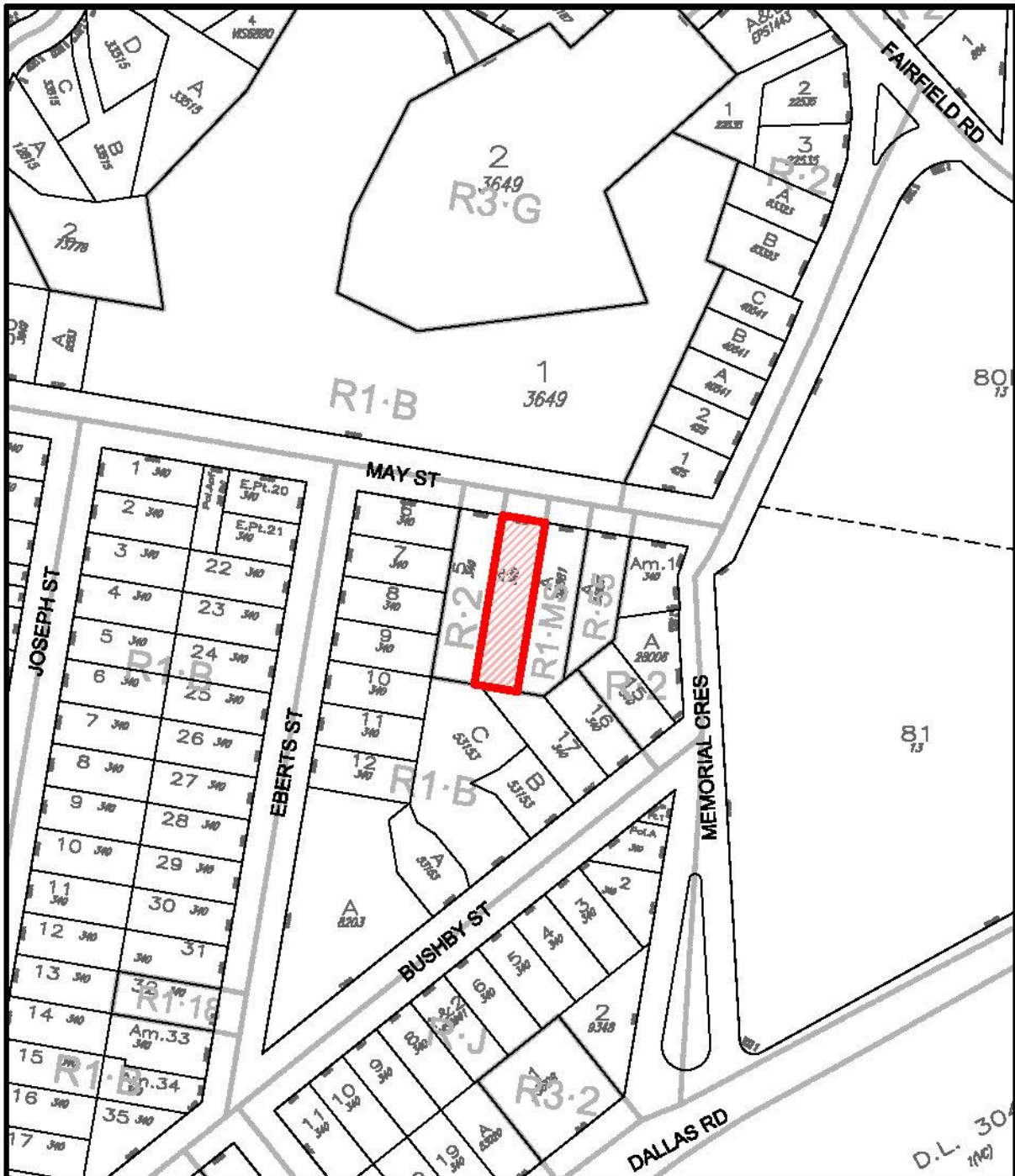
PART 3.116 – R-86 ZONE, GROUND-ORIENTED MAY STREET DISTRICT**3.116.7 Site Coverage, Open Site Space**

- | | |
|-------------------------------------|--------|
| a. <u>Site coverage</u> (maximum) | 31.00% |
| b. <u>Open site space</u> (minimum) | 45.00% |

3.116.8 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

Appendix 1 to Bylaw No. 16-



1417 May Street
Rezoning No.00556



Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

1 **This Bylaw may be cited as the "HOUSING AGREEMENT (1417 MAY STREET)**
 BYLAW (2018)".

2 The Mayor and the City Clerk are authorized to execute the Housing Agreement

(a) substantially in the form attached to this Bylaw as Schedule A;

(b) between the City and Nila Holdings Ltd. or other registered owners from time to time of the lands described in subsection (c); and

(c) that applies to the lands known as 1417 May Street, Victoria, BC, legally described as:

PID: 009-137-581, Lot 4, Block D, Fairfield Farm Estate, Victoria City, Plan 340

ADOPTED on the _____ day of _____ 2018

MAYOR

SCHEDULE A

HOUSING AGREEMENT
(Pursuant to Section 483 of the *Local Government Act*)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA
 #1 Centennial Square
 Victoria, B.C.
 V8W 1P6
 (the "City")

OF THE FIRST PART

AND:

NILA HOLDINGS LTD. (INC. NO. BC0730195)
 #185-911 Yates Street
 Victoria, B.C.
 V8V 4Y9

(the "Owner")

OF THE SECOND
 PART

AND:

CANADIAN IMPERIAL BANK OF COMMERCE
 1745 West 8th Avenue – Level B1
 Vancouver, B.C.
 V6J 4T3

(the "Existing Chargeholder")

OF THE THIRD
 PART

WHEREAS

- A. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*.

- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 1417 May Street, Victoria, B.C. and legally described as:

PID 009-137-581

LOT 4 BLOCK D FAIRFIELD FARM ESTATE VICTORIA CITY PLAN 340

(the "Lands").

- C. The Owner has applied to rezone the Lands in order to construct a two-storey residential building with four self-contained dwelling units.
- D. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the Strata Corporation, but the intent of this Housing Agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units).
- E. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 483 of the *Local Government Act*, to establish the terms and conditions regarding the occupancy of the residential units identified in this Housing Agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"**Development**" means the proposed two-storey residential building on the Lands to include four (4) Dwelling Units.

"**Dwelling Unit**" means a self-contained residential dwelling unit within the building that will be located on the Lands, and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and "Dwelling Units" means collectively all of such residential dwelling units located on the Lands.

"**Immediate family**" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"**Non-owner**" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate family.

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"Tenancy Agreement" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

1.2 In this Agreement:

- (a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 **No Restrictions on Rentals**

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 **Reporting**

- 3.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainability Planning and Community Development, a report in writing confirming:
 - (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.

3.2 The Owner covenants and agrees:

- (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit under the terms of a Tenancy Agreement unless this Agreement is amended; and
- (b) to notify the City of any proposed amendments to its strata bylaws.

3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

- 4.1 Notice of this Agreement ("**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483(5) of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

5.0 Liability

- 5.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.
- 5.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

6.0 Priority Agreement

- 6.1 The Existing Chargeholder, as the registered holder of a charge by way of Mortgage against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA5307838, for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to Section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

7.0 General Provisions

Notice

7.1 If sent as follows, notice under this Agreement is considered to be received

- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and
- (b) on the date of delivery if hand-delivered,

to the City:

City of Victoria
 #1 Centennial Square
 Victoria, BC V8W 1P6
 Attention: Director of Sustainability Planning and
 Community Development
 Fax: 250-361-0386

to the Owner:

#185-911 Yates Street, Victoria, B.C. V8V 4Y9

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

Time

7.2 Time is to be the essence of this Agreement.

Binding Effect

- 7.3 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

Waiver

- 7.4 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

Headings

- 7.5 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

Language

- 7.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Equitable Remedies

- 7.7 The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

Cumulative Remedies

- 7.8 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

Entire Agreement

- 7.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

- 7.10 Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

Amendment

- 7.11 This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

Law Applicable

- 7.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

No Derogation from Statutory Authority

- 7.13 Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
 - (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

Joint and Several

- 7.14 The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

Counterpart

- 7.15 This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

IN WITNESS WHEREOF the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia:

THE CORPORATION OF THE CITY OF)
VICTORIA by its authorized signatories:)

MAYOR _____

CITY CLERK _____

Date signed: _____

NILA HOLDINGS LTD.

by its authorized signatory(ies):

Print Name: Howard Sparks

Print Name: _____

Date signed: January 31, 2018

CANADIAN IMPERIAL BANK OF COMMERCE

by its authorized signatory(ies):

Print Name: HUMAN ALGHABLI, MANAGER

Print Name: Rhonda J. Yates

Date signed: MARCH 7, 2018


Renata Indic
A Commissioner for taking Affidavits in
British Columbia, 3rd Fl., 400 Burrard Street
Vancouver, B.C. V6C 3A6
EXPIRY JANUARY 31, 2022



Council Report

For the Meeting of May 24, 2018

To: Council **Date:** May 10, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Update Report for Rezoning Application No. 00556 and Development Permit with Variances Application No. 00028 for 1417 May Street

RECOMMENDATION

That Council receive this update report for information.

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of September 21, 2017 (attached), the applicant has fulfilled the conditions set by Council in relation to Rezoning Application No. 00556:

- Preparation and execution of a Housing Agreement to ensure that a future strata cannot restrict the rental of units. Notice of the Housing Agreement will be registered on title should Council approve the associated Housing Agreement Bylaw (No. 18-069).
- Registration on title of a section 219 covenant ensuring the building is constructed to Passive House Standards.
- Submission of an onsite storm water management plan and registration of a 219 covenant for the design, inspection and long term maintenance requirements of the storm water system to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.


Respectfully submitted,


Alec Johnston
Senior Planner
Development Services


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


May 17, 2018

List of Attachments:

- Attachment A – Council Minutes dated September 21, 2017

3. Rezoning and Development Permit with Variances Application No. 00544 for 1539 Pearl Street (Oaklands)

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman:

Rezoning Application No. 00544

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00544 for 1539 Pearl Street, that first and second reading of the *Zoning Regulation Bylaw* Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00544

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00544 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00544 for 1539 Pearl Moss Street, in accordance with:

1. Plans date stamped July 21, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 1.23.4(a): increase the maximum height of Lot A from 7.50m to 7.57m;
 - ii. Part 1.23.4(a): increase the maximum height of Lot A from 7.50m to 7.58m;
 - iii. Part 1.23.8(c): reduce the side yard (east) setback of Lot A from 2.40m to 1.50m to allow for a habitable room with a window;
 - iv. Part 1.23.8(c): reduce the side yard (west) setback of Lot B from 2.40m to 1.50m to allow for a habitable room with a window.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

4. Rezoning Application No. 00556 and Development Permit with Variances Application No. 00028 for 1417 May Street (Fairfield Gonzales)

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto:

Rezoning Application No. 00556

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00556 for 1417 May Street, that first and second reading of the *Zoning Regulation Bylaw* Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following legal agreements to the satisfaction of the City Solicitor:
 - a. Housing Agreement to ensure a future strata cannot restrict the rental of units;
 - b. A Section 219 Covenant ensuring the building is constructed to Passive House standards, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation of a technical report to the satisfaction of the Director of Engineering and Public Works, identifying how the site will manage all storm water generated on site and, if necessary, preparation of legal agreements for the design, inspection and long term maintenance requirements of the storm water system to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

Development Permit with Variances Application No. 00028

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00556, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00556 for 1417 May Street, in accordance with:

1. Plans date stamped July 12, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum vehicle parking requirements from six stalls to four stalls;
 - ii. reduce the minimum visitor parking from one stall to zero stalls.
3. The Development Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, and Thornton-Joe
Opposed: Councillors Madoff and Young

5. Development Permit with Variance Application No. 00003 for 944 Heywood Avenue (Fairfield Gonzales)

Motion:

It was moved by Councillor Isitt, seconded by Councillor Young, that Council direct staff to work with the applicant to address the following:

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

1 This Bylaw may be cited as the "HOUSING AGREEMENT (515 Chatham Street)
BYLAW (2018)".

2 The Mayor and the City's Corporate Administrators are authorized to execute the Housing Agreement

- (a) substantially in the form attached to this Bylaw as Schedule A;
- (b) between the City, 515 Chatham Street Inc., Inc. No. BC1096222 or other registered owners from time to time of the lands described in subsection (c); and
- (c) that applies to the lands known as 515 Chatham Street, Victoria, BC, legally described as:
 - i. PID: 009-370-765
Lot 483, Victoria City
 - ii. PID: 009-370-781
Lot 484, Victoria City
 - iii. PID: 009-370-803
Lot 485, Victoria City
 - iv. PID: 009-370-820
Lot 486, Victoria City

ADOPTED on the _____ day of _____ 2018

MAYOR

HOUSING AGREEMENT

(Pursuant to Section 483 of the *Local Government Act*)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

1 Centennial Square Victoria, B.C. V8W 1P6

(the "City")
OF THE FIRST PART

AND:

515 CHATHAM STREET INC.

530 Herald Street, Victoria, British Columbia V8W 1S6

(the "Owner")
OF THE SECOND PART

AND:

COAST CAPITAL SAVINGS CREDIT UNION

400 – 645 Tyee Road, Victoria, British Columbia V8A 6X5

(the "Chargeholder")
OF THE THIRD PART

WHEREAS:

- A. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*;
- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 515 Chatham Street, Victoria, British Columbia, and legally described as:

Parcel Identifier 009-370-765, Lot 483, Victoria City,
Parcel Identifier 009-370-781, Lot 484, Victoria City,
Parcel Identifier 009-370-803, Lot 485, Victoria City, and
Parcel Identifier 009-370-882, Lot 486, Victoria City

(collectively, the "Lands").

- C. The Owner has made application to the City for permits to subdivide and build the

Development.

- D. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the Strata Corporation, but the intent of this Housing Agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units);
- E. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 483 of the *Local Government Act*, to establish the terms and conditions regarding the occupancy of the residential units identified in this Housing Agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Development" means the proposed mixed commercial and residential strata development on the Lands to include eighty-eight (88) Dwelling Units.

"Dwelling Unit" means a self-contained residential dwelling unit within the building that *is/will be* located on the Lands and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and "Dwelling Units" means collectively all such residential dwelling units located on the Lands.

"Immediate family" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"Non-owner" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate family.

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"Tenancy Agreement" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

1.2 In this Agreement:

- (a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and

- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainability Planning and Community Development, a report in writing confirming:
 - (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.
- 3.2 The Owner covenants and agrees:
 - (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit under the terms of a Tenancy Agreement unless this Agreement is amended; and
 - (b) to notify the City of any proposed amendments to its strata bylaws.
- 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

- 4.1 Notice of this Agreement ("**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483(5) of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

5.0 Liability

- 5.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.
- 5.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

6.0 Priority Agreement

- 6.1 The Chargeholder, as the registered holder of a charge by way of a mortgage and assignment of rents against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA5674534 and CA5674535 for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to Section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

7.0 General ProvisionsNotice

- 7.1 If sent as follows, notice under this Agreement is considered to be received
- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and
 - (b) on the date of delivery if hand-delivered,

to the City:

City of Victoria
 1 Centennial Square, Victoria, British Columbia V8W 1P6
 Attention: Director of Sustainability Planning and Community Development
 Facsimile: 250-361-0386

to the Owner:

515 Chatham Street Inc.
 530 Herald Street, Victoria, British Columbia V8W 1S6
 Attention: C. E. LeFevre

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

Time

- 7.2 Time is to be the essence of this Agreement.

Binding Effect

- 7.3 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

Waiver

- 7.4 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

Headings

- 7.5 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

Language

- 7.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Equitable Remedies

- 7.7 The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

Cumulative Remedies

- 7.8 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

Entire Agreement

- 7.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

- 7.10 Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

Amendment

- 7.11 This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

Law Applicable

- 7.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

No Derogation from Statutory Authority

- 7.13 Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
 - (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

Joint and Several

- 7.14 The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

Counterpart

- 7.15 This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

Effective Date

- 7.16 This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia.

THE CORPORATION OF THE CITY OF VICTORIA
by its authorized signatories:

Mayor

City Clerk

Date Signed: _____

515 CHATHAM STREET INC.
by its authorized signatory:



C. E. LeFevre

Date Signed: 30 April 2018

COAST CAPITAL SAVINGS CREDIT UNION
by its authorized signatories:

Date Signed: _____



MAYOR'S OFFICE

MAY 03 2018

VICTORIA, B.C.

April 23, 2018

Ref: 202119

To: All Mayors

His/Her Worship

I am pleased to inform you of the new Premier's Awards for Excellence in Education. Government is proud to recognize the enormous contributions of BC's exceptional teachers, administrators and support staff that are vital to the cultural, economic and social well-being of the province. The Awards recognize all outstanding education professionals who have made exceptional contributions to benefit their school, students, and their communities.

The Awards are open to all education professionals within the BC K-12 public, independent or band school systems. Awards will be given in the following categories:

- Outstanding New Teacher
- Technology and Innovation
- Diversity and Inclusion
- Indigenous Education
- Social Equity
- Community Engagement
- School and District Leadership
- Extra-Curricular Leadership
- Outstanding Support (non-teaching staff)

Nominations are now open and are welcome from all BC citizens, including students, parents, teachers, administrators, trustees and community organizations. The deadline for nominations is June 18, 2018.

For more information on the Awards, including a downloadable poster, please see the Premier's Awards for Excellence in Education website at: <http://www.gov.bc.ca/excellenceineducation>

.../2

Thank you in advance for your interest in the Premier's Awards for Excellence in Education and for your assistance in ensuring British Columbia's very best receive the recognition they deserve.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rob Fleming", is written over a faint, light-colored circular stamp or watermark.

Rob Fleming
Minister

Enclosure