MINUTES - COMMITTEE OF THE WHOLE

July 12, 2018, 9:00 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 Lucas, Councillor Madoff, Councillor Thornton-Joe, Councillor Young
ABSENT FOR A PORTION OF THE MEETING:	Councillor Isitt
ABSENT:	Councillor Loveday
STAFF PRESENT:	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, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, L. Taylor - Senior Planner, R. Bateman - Planner, N. Sidhu - Assistant Director of Parks, Recreation & Facilities , K. Sidhu – Committee Secretary

A. APPROVAL OF AGENDA

Moved By Councillor Coleman
Seconded By Councillor Alto

That the agenda be approved.

Amendment
Moved By Councillor Lucas
Seconded By Councillor Thornton-Joe

That the Agenda of the July 12, 2018, Committee of the Whole meeting be amended as follows:

Consent Agenda:

E.2 - 1276-1278 Gladstone Avenue - Rezoning Application No. 00629 (Fernwood)

H.2 - Naming the Topaz Dog Park the PSD Chase Dog Park

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Lucas
Seconded By Councillor Thornton-Joe

That the following items be approved without further debate:

E.2 1276-1278 Gladstone Avenue - Rezoning Application No. 00629 (Fernwood)

Committee received a report dated June 28, 2018 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 1279-1278 Gladstone Avenue to allow for two existing non-conforming, single-family dwellings on a single lot.

Moved By Councillor Lucas
Seconded By Councillor Thornton-Joe

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00629 for 1276/1278 Gladstone Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way of 1.85m on Gladstone Avenue, to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

H.1 Naming the Topaz Dog Park the PSD Chase Dog Park

Committee received a Council Member Motion dated July 5, 2018 from Councillors Thornton-Joe and Lucas regarding the naming of the Topaz Park Dog Park as PSD Chase Dog Park.

Moved By Councillor Lucas
Seconded By Councillor Thornton-Joe

Be it resolved that the new dog park at Topaz Park be named the PSD Chase Dog Park and that funds be used to attach a plaque with information regarding PSD Chase.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 502 Discovery Street - Rezoning Application No. 00646, Heritage Alteration Permit Application No. 00228 and Heritage Designation Application No. 00173 (Burnside)

Committee received reports from the Director of Sustainable Planning and Community Development regarding proposals for the property located at 502 discovery to allow for the construction of additional floor area for office uses in the existing building, use of the upper storey attic of the existing building for office space, requiring the addition of a breezeway, a number of skylights, and minor alterations to two existing entrances, and to designate the exterior of the building as heritage.

Councillor Isitt joined the meeting at 9:02 a.m.

Moved By Councillor Madoff
Seconded By Councillor Thornton-Joe

Rezoning Application No. 00646

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00646 for 502 Discovery Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Heritage Alteration Permit Application No. 00228

That Council, after giving notice and after the Public Hearing for Rezoning Application No.00646, if it is approved, consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit Application No. 00228 for 502 Discovery Street, in accordance with:

1. Plans date stamped May 25, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Heritage Alteration Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000173

That Council consider the following motion:

1. That Council instruct staff to prepare the necessary Heritage Designation Bylaw that would approve the designation of the Heritage-Registered property located at 502 Discovery Street, pursuant to Section 611 of the *Local Government Act,* as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set once the following condition is met:

    a) Subject to the approval of the Heritage Designation Bylaw for 502 Discovery Street, that Council authorize staff to discharge Heritage Conservation Restrictive Covenant CTK6914 dated March 10, 1983.

Committee discussed:

- *The importance of the building in the downtown*

CARRIED UNANIMOUSLY

E.3 1770-1780 Denman Street - Rezoning Application No. 00639 (North Jubilee)

Councillor Isitt recused at 9:14 am due to a non-pecuniary conflict of interest as family member lives in close proximity to the property.

Committee received a report dated June 28, 2018 from the Director Sustainable Planning and Community Development regarding the proposal to rezone the property located at 1770-1780 Denman Street to allow the construction of thirteen single family dwellings surrounding an interior open space.

Moved By Councillor Madoff

That Council decline Rezoning Application No. 00639 for the property located at 1770-1780 Denman Street.

Defeated due to no seconder

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the applicant work with staff to revise the proposal so that it is consistent with the objectives and policies found in the Official Community Plan and Jubilee Neighbourhood Plan.

Committee discussed:

- The appropriateness of the zoning in the area
- The neighbourliness within the neighbourhood

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Madoff

CARRIED (6 to 1)

E.4 944 Heywood Avenue - Update Report: Development Permit with Variances Application No. 00003 (Fairfield)

Committee received a report dated June 29, 2018 from the Director of Sustainable Planning and Community Development regarding an application to demolish the existing single family house and create two lots in order to construct two new small lot houses.

Committee discussed:

- *The application of design guidelines for zoning.*
- *The Heritage Designation properties in the neighbourhood to the north of the subject site.*

Moved By Councillor Madoff
Seconded By Mayor Helps

- That Council decline Development Permit with Variances Application No. 00003 for the property located at 944 Heywood Avenue.

Councillor Isitt returned to meeting at 10:14 am

Committee discussed:

- *incorporating new styles and gentle density in the existing neighbourhood*

FOR (1): Councillor Madoff

OPPOSED (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

DEFEATED (1 to 6)

Moved By Councillor Alto
Seconded By Councillor Lucas

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 Variances Application No. 00003 for 944 Heywood Avenue, in accordance with:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

   Proposed Lot A

   i. Reduce the front yard setback from 6.00m to 3.20m
   ii. Reduce the rear yard setback from 6.00m to 1.61m
   iii. Permit parking to be located between the building and the front lot line.

   Proposed Lot B

   i. Reduce the front yard setback from 6.00m to 3.25m
   ii. Reduce the rear yard setback from 6.00m to 4.63m.
   iii. Reduce the side yard (east) setback from 2.4m to 1.5

2. Revisions to the plans date stamped November 2, 2017 to address errors and inconsistencies to the satisfaction of the Director of the Sustainable Community Planning and Development Department.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Madoff

CARRIED (6 to 1)

E.5 727 Yates Street - Heritage Alteration Permit with Variances Application No. 00008 (Downtown)

Committee received a report dated June 28, 2018 from the Director of Sustainable Planning and Community Development regarding the property located at 727 Yates Street to allow for the conversion of an existing vacant heritage designated commercial building to a mixed-use building with a two and a half storey additions for residential rental suites, and ground floor retail use.

Committee discussed:

- *concerns regarding windows on the office building being blocked by a wall*
- *tax exemption for seismic upgrading*

Moved By Councillor Alto
Seconded By Councillor Lucas

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 Heritage Alteration Permit Application with Variances No. 00008 for 727 Yates Street in accordance with:

1. Plans, date stamped May 24, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance(s):

    a. reduce east side yard setback from 4.5m to 0.851m
    b. reduce vehicle parking from 8 stalls to 0 stalls
    c. reduce visitor vehicle parking from 1 stall to 0 stalls.

3. Council authorizing City of Victoria staff to execute an Encroachment Agreement in a form satisfactory to the City Clerk, for building encroachment(s) adjacent to 727 Yates Street.

4. Final plans to be generally in accordance with the plans identified above to the

satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.

5. Heritage Alteration Permit lapsing two years from the date of this resolution."

Committee discussed:

- *Concerns with a housing agreement not being included in the proposal.*

CARRIED UNANIMOUSLY

Committee recessed at 10:40 a.m. and returned at 10:48 a.m.

F. STAFF REPORTS

F.1 Parks and Open Spaces Master Plan Annual Progress Report

Committee received a report dated June 29, 2018 from the Director of Parks, Recreation and Facilities providing an overview of the actions completed and in progress in 2017/2018 associated with the Parks and Open Spaces Master Plan, the Urban Forest Master Plan and the Growing in the City initiative.

Committee discussed:

- *success of notifying residents of removal of aging trees*
- *examining suitability for the boulevard trees that are newly planted*

Moved By Mayor Helps
Seconded By Councillor Lucas

That Council receive this report for information.

Committee discussed:

- *replacing removed trees with new trees*
- *locations of community gardens being shaded by boulevard trees*

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Alto

Direct staff to work with the Urban Food Table on identifying and tracking additional targets related to urban agriculture and food systems.

CARRIED UNANIMOUSLY

Councillor Lucas withdrew from the meeting at 11:22 a.m. and returned at 11:24 a.m.

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Coleman
Seconded By Councillor Alto

That the Committee of the Whole Meeting be adjourned at 11:31 a.m.

CARRIED UNANIMOUSLY

CITY CLERK MAYOR