



MINUTES - SPECIAL VICTORIA CITY COUNCIL

May 3, 2018, 6:30 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, J. Tinney - Director of Sustainable Planning & Community Development, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, P. Martin - Council Secretary, T. Zworski - City Solicitor, A. Johnston - Planner

A. APPROVAL OF AGENDA

Moved By Councillor Madoff
Seconded By Councillor Alto

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

B. READING OF MINUTES

C. PROCLAMATIONS

D. PUBLIC AND STATUTORY HEARINGS

D.1 Rezoning Application No. 00591 for 1122 Collinson Street (REORDERED)

Zoning Regulation Bylaw, Amendment Bylaw (No. 1131) No. 18-032:

To rezone the land known as 1122 Collinson Street from the R1-B Zone, Single Family Dwelling District, to the R1-44 Collinson Restricted Conversion District to permit conversion to a multiple dwelling with no more than six self-contained dwelling units.

D.1.a **Public Hearing & Consideration of Approval**

Alec Johnston (Senior Planner): Advised that the application is to rezone the property from the R1-B Zone to a site specific zone to allow for six self-contained dwelling units in an existing house conversion.

Mayor Helps opened the public hearing at 6:32 p.m.

Cameron Stewart (Applicant): Provided information regarding the application.

Dick Harwood (Applicant): Provided further information regarding the application.

Susie Rijeka (Collinson Street): Expressed support for the application, as it will continue the rental nature of the house.

Council discussed the following:

- *That the Housing Agreement will secure six dwelling units as rental for ten years.*

Mayor Helps closed the public hearing at 6:55 p.m.

Moved By Councillor Coleman
Seconded By Councillor Lucas

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

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1131) No. 18-032*

CARRIED UNANIMOUSLY

Moved By Councillor Coleman
Seconded By Councillor Thornton-Joe

That the following bylaws **be adopted:**

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1131) No. 18-032*
2. *Housing Agreement (1122 Collinson Street) Bylaw (2018) No. 18-033*

CARRIED UNANIMOUSLY

D.2 Development Variance Permit Application No. 00205 for 632 Raynor Avenue

Development Variance Permit Application No. 00205:

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 632 Raynor Avenue for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* namely: reducing the parking requirement for a triplex from 3 parking stalls to 1 parking stall.

D.2.a Opportunity for Public Comment & Consideration of Approval

Alec Johnston (Senior Planner): *Advised that the application is a triplex conversion, with a variance to allow for a reduction to the parking requirement.*

Mayor Helps opened the public hearing at 7:02 p.m.

Councillor Thornton-Joe withdrew from the meeting at 7:02 p.m., and returned at 7:03 p.m.

Elizabeth Fitzzaland(Applicant): Provided information regarding the application.

Clare Caldicott (Raynor Avenue): Expressed concerns relating to the application, due to a lack of available parking.

Mayor Helps closed the public hearing at 7:10 p.m.

Moved By Councillor Loveday
Seconded By Councillor Alto

That Council authorize the issuance of Development Variance Permit Application No. 00205 for 632 Raynor Avenue, in accordance with:

- 1. Plans date stamped February 2, 2018.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Reduce the required vehicle parking from three stalls to one stall for a triplex conversion.
- 3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

D.3 Development Variance Permit Application No. 00208 for 3147 Douglas Street

Development Variance Permit Application No. 00208:
The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 3147 Douglas Street for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* namely: reduce the setback along Douglas Street for the addition of two canopies.

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

Alec Johnston (Senior Planner): *Advised that the application is to reduce the minimum setback on the west side of the building, for a cantilevered canopy.*

Mayor Helps opened the public hearing at 7:13 p.m.

Michael Brown (Applicant): Provided information regarding the application.

There were no persons present to speak to the proposed application.

Mayor Helps closed the public hearing at 7:15 p.m.

Moved By Councillor Thornton-Joe
Seconded By Councillor Coleman

That Council authorize the issuance of Development Variance Permit Application No. 00208 for 3147 Douglas Street, in accordance with:

1. Plans date stamped January 23, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
3. reduce the rear yard setback along Douglas Street from 6.00m to 4.85m for the cantilevered canopies.
4. The Development Variance Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

D.4 1201 Fort Street and 1050 Pentrelew Place: Rezoning Application No. 00525, Development Permit with Variances Application No. 00035, and Associated Official Community Plan Amendment

The Public Hearings for this application occurred on April 12 and 26, 2018.

Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 23) No. 18-014:

The City of Victoria is considering a change to the urban place designation for 1050 Pentrelew Place and the south portion of 1201 Fort Street from Traditional Residential to Urban Residential, and to change the boundary of Development Permit Area 7B (HC) – Corridors Heritage to include the south portion of 1201 Fort Street.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1140) No. 18-015:

The City of Victoria is considering an application to rezone land known as 1201 Fort Street and 1050 Pentrelew Place from the R1-B Zone, Single Family Dwelling District and the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, to the R3-AM-5 Zone, Mid-Rise Multiple Dwelling (Fort) District, to permit a six-storey multi-unit residential building, a four-storey multi-unit residential building and nine townhouse units.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a Development Permit for the land known as 1201 Fort Street and 1050 Pentrelew Place, in Development Permit Area 7B (HC) – Corridors Heritage, for the purposes of approving the form, character, exterior materials and landscaping of the proposed multi-unit residential and townhouse development.

D.4.a Consideration of Approval

Council discussed the following:

- *The changes made to the application as a result of community engagement.*
- *That the increased densification is appropriate and will be supported by the rapid transit corridor.*

- *The need for affordable housing.*

Councillor Loveday withdrew from the meeting at 8:00 p.m. and returned at 8:01 p.m.

- *The number of trees being retained and planted.*
- *The feedback received by the community.*
- *Whether the requested variances are supportable.*

Moved By Mayor Helps
Seconded By Councillor Lucas

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

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 23) No. 18-014
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1140) No. 18-015

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

OPPOSED (3): Councillor Isitt, Councillor Madoff, and Councillor Young

CARRIED (6 to 3)

Moved By Councillor Coleman
Seconded By Councillor Alto

That the following bylaws **be adopted:**

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 23) No. 18-014
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1140) No. 18-015
3. Housing Agreement (1201 Fort Street & 1050 Pentrelew Place - Affordable Housing) Bylaw (2018) No. 18-042
4. Housing Agreement (1201 Fort Street & 1050 Pentrelew Place - No Rental Restrictions) Bylaw (2018) No. 18-043

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

OPPOSED (3): Councillor Isitt, Councillor Madoff, and Councillor Young

CARRIED (6 to 3)

Moved By Councillor Lucas
Seconded By Councillor Alto

That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

1. Plans date stamped January 19, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increase the maximum height for Building A from 12.00m to 21.42m

- b. increase the maximum height for Building B from 12.00m to 15.20
- c. reduce the Fort Street setback for Building A from 10.50m to 6.42m (to the building)
- d. reduce the west setback for Building A from 10.71m to 4.00m (to parkade structure) and 9.90m (to building)
- e. reduce the west setback for Building B from 7.56m to 65m (to ground floor parking area) and 5.50m (to building)
- 3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
- 4. The Development Permit lapsing two years from the date of this resolution.

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Thornton-Joe
 OPPOSED (3): Councillor Isitt, Councillor Madoff, and Councillor Young

CARRIED (6 to 3)

E. UNFINISHED BUSINESS

F. REPORTS OF COMMITTEES

G. NOTICE OF MOTIONS

H. BYLAWS

I. CORRESPONDENCE

J. NEW BUSINESS

K. QUESTION PERIOD

A question period was held.

L. ADJOURNMENT

Moved By Councillor Alto
Seconded By Councillor Coleman

That the Council meeting adjourn.
 TIME: 8:48 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR