

REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, September 27, 2018, 9:00 A.M. COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE Located on the traditional territory of the Esquimalt and Songhees People

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Committee of the Whole Report

For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 13, 2018

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Development Permit with Variance Application No. 00081 for 27 Pilot 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. 00081 for 27 Pilot Street, in accordance with:

- 1. Plans date stamped August 7, 2018.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Schedule M Garden Suites reduce the rear yard setback from 0.6m to 0.2m.
- 3. 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 establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping; and the siting, form, 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 27 Pilot Street. The proposal is to permit a garden suite through an addition to an existing accessory building. The variance is related to the rear yard setback, which does not comply with the *Zoning Regulation Bylaw*, Schedule M – Garden Suites.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Traditional Residential Urban Place Designation in the Official Community Plan (OCP), 2012
- the proposal is generally consistent with the policies and design specifications of the Garden Suite Policy and Guidelines, 2011
- the garden suite would be an addition to, and conversion, of an existing accessory building
- the variance for the rear yard setback is for an existing portion of the building.

BACKGROUND

Description of Proposal

The proposal is for a garden suite in the rear yard of the subject property. Specific details include:

- one-storey building with a pitched roofline
- horizontal hardi-board siding
- concrete paver path leading to the garden suite
- semi-private outdoor space with permeable concrete pavers
- additional soft landscaping, including a privacy hedge.

The proposed variance is related to decreasing the existing rear yard setback from 0.6m to 0.2m. This portion of the building is existing.

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 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 is presently occupied with a single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed to a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, and Schedule M – Garden Suites. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R1-B
Site area (m²) - minimum	478.90	460.0
Lot width (m) - minimum	15.24	15
Parking - minimum	1	1
Parking location	Side	Schedule C
Site coverage (%) - maximum	24.74	40.00
Garden Suite Zoning Criteria	Proposal	Schedule M
Combined floor area (m²) - maximum	22.75	37.00
Height (m) - maximum	2.90	3.50
Storeys	1	1
Rear yard site coverage (%) - maximum	18.90	25.00
Setbacks (m) – minimum: Separation space from single family dwelling	2.60	2.40
(m) Rear setback (m) – southeast	0.20*	0.60
Side setback (m) – northeast	0.61	0.60

Relevant History

The existing accessory building was built with a building permit in 2008 (BP No. 044742).

Community Consultation

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 variances. As per staff's normal practice, the applicant was encouraged to communicate with their neighbours, and the application was referred to the James Bay Community Association Land Use Committee for a 30-day comment period.

ANALYSIS

Development Permit Area and Design Guidelines

The Official Community Plan, 2012 (OCP) identifies this property within Development Permit Area (DPA) 15E: Intensive Residential - Garden Suites. The proposal is consistent with the objectives of DPA 15E in terms of utilizing existing accessory buildings for residential uses and achieving new infill that respects the established character in residential areas.

The proposed development is consistent with the relevant land use policies of the *Garden Suite Policy and Guidelines*. The proposed garden suite is a small, ground-oriented unit located in the rear yard. Other than the variance to reduce the rear yard setback, all other zoning criteria

are met. An existing accessory building, with the proposed addition, will be utilized for the garden suite. The rear yard setback variance is required for a portion of the existing building; and therefore, is not further impacting what is already exists. The change in use from an accessory building to a garden suite triggers this variance. The proposed addition meets the rear yard setback requirements.

Local Area Plans

Tree Preservation Bylaw and Urban Forest Master Plan

There are no bylaw protected trees that will be affected by the proposed work. Impacts to publicly owned trees are expected to be minimal.

CONCLUSIONS

This proposal to construct a garden suite by utilizing an existing accessory building is consistent with the OCP objectives and guidelines for sensitive infill in the form of garden suites within established residential areas. The variance to the rear yard setback would not change the existing condition, and is quite minimal in nature. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00081 for the property located at 27 Pilot Street.

Respectfully submitted,

Chelsea Medd

Planner

Development Services Division

Jonathan Tinney, Director

Sustainable Planning and Community

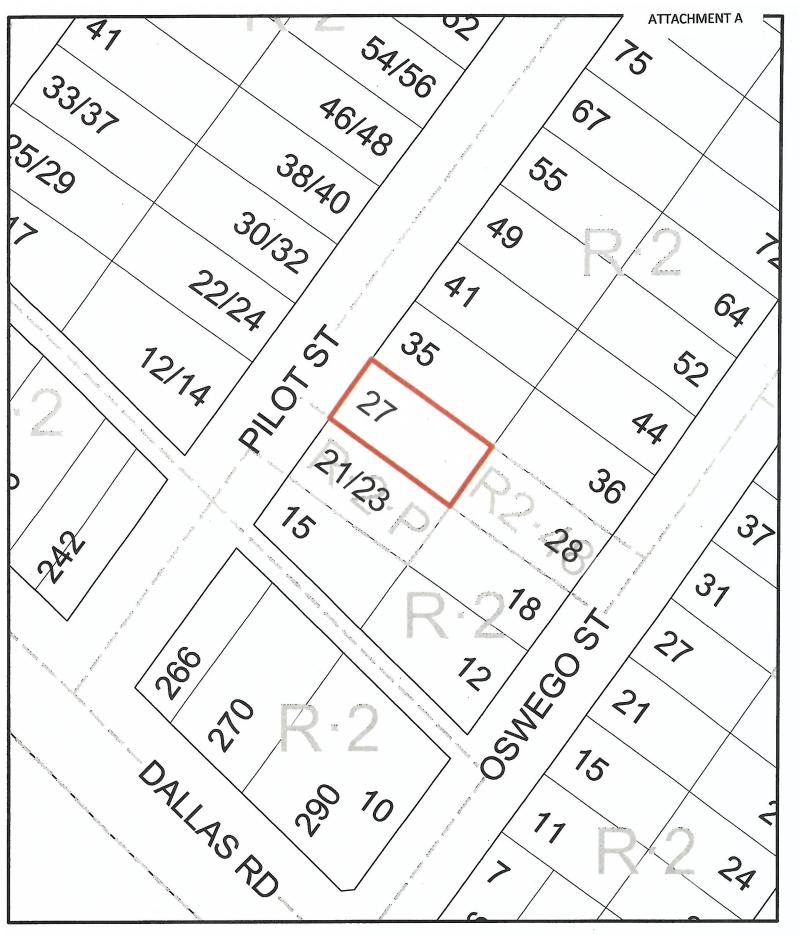
Development Department

Report accepted and recommended by the City Managel(:

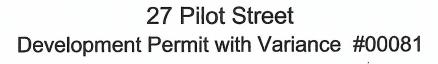
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List of Attachments:

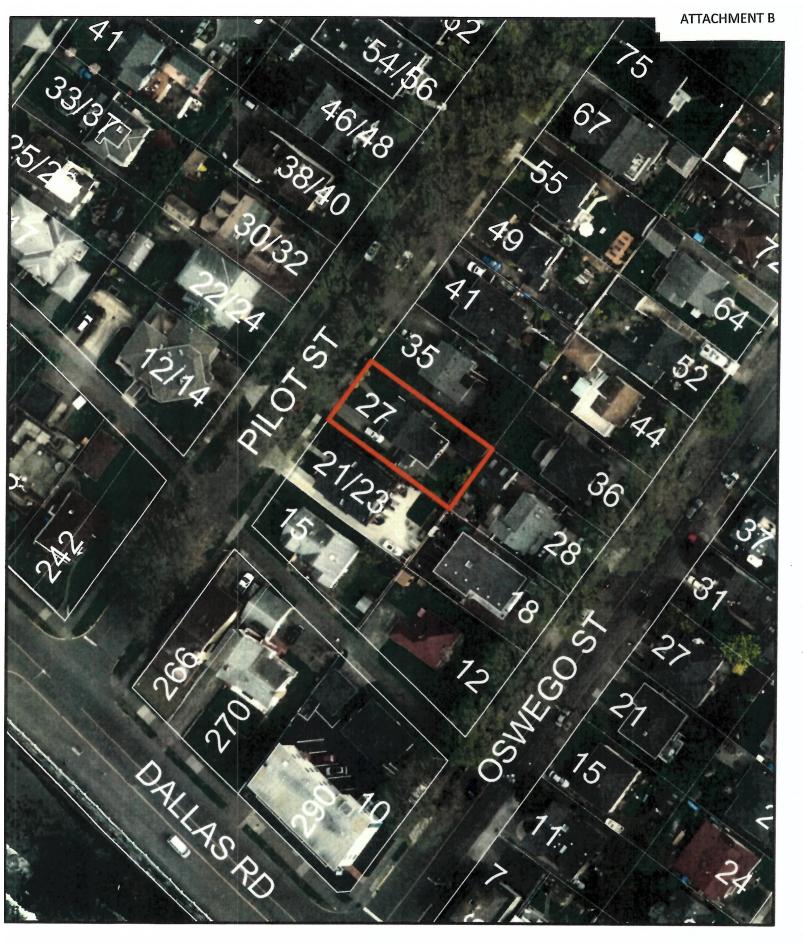
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Letter from Applicant to Mayor and Council dated July 30, 2018
- Attachment D: Plans date stamped August 7, 2018
- Attachment E: Site Survey date stamped June 7, 2018

















27 Pilot Street Victoria B. C.

REVISED: 18/7/30

To:

The Mayor and Council

City of Victoria

Re: Addition to existing accessory building and use as a garden suite at 27 Pilot Street

We wish to add 5.4 m2 (58.1 sq. ft.) to the existing studio building which was approved and built in 2007 and use it as a garden suite. The existing studio is 17.35 m2 (186.7 sq. ft.). The garden suite will have a 3 piece bathroom and a kitchen as shown on the drawings attached to this application. The proposed garden suite will be 22.75 m2 (244.9 sq, ft.).

The existing one story pitched roof form of the studio will be retained as shown on the drawings and photographs attached to this application.

The proposal is within the required lot coverage, open space requirement, height limitation and floor space ratio.

A variance is no longer requested for the separation distance between the existing house and the garden suite. The bylaw requires 2.4 m and the existing 2.6 m separation distance is being maintained.

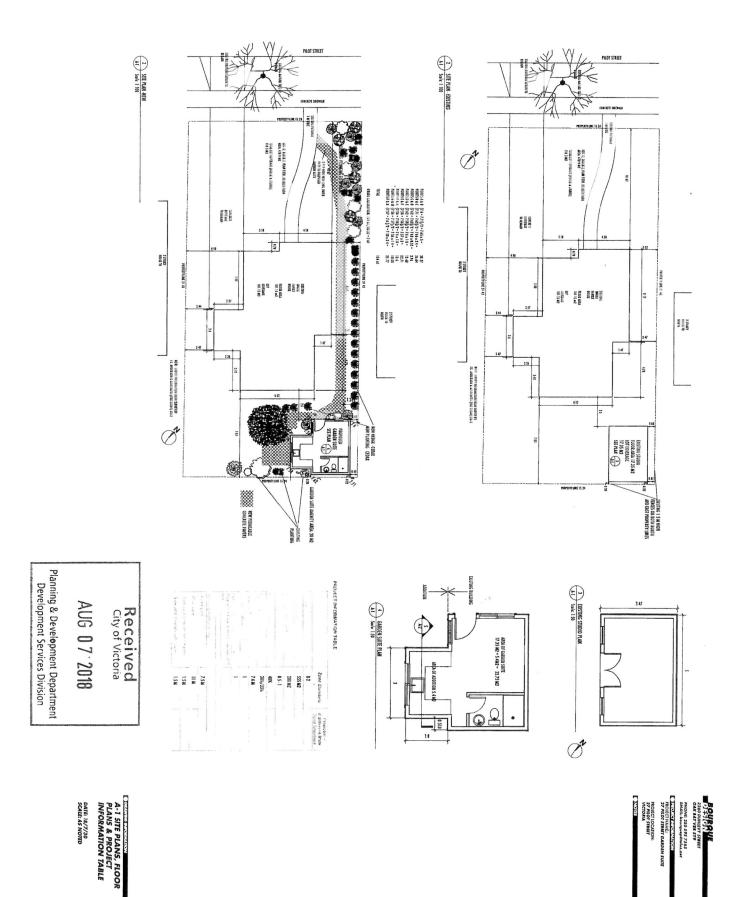
A rear setback variance as noted on the ZONING PLAN CHECK is requested as the proposal would not be feasible without it. The setback was existing when we bought the house and had been done under a previous completed application to the City of Victoria. The garden suite will have fire resistant cladding i. e. cementitious board similar to Hardie board.

We are retired and wish to have a garden suite for additional income from the property and to provide another rental opportunity for Victoria residents.

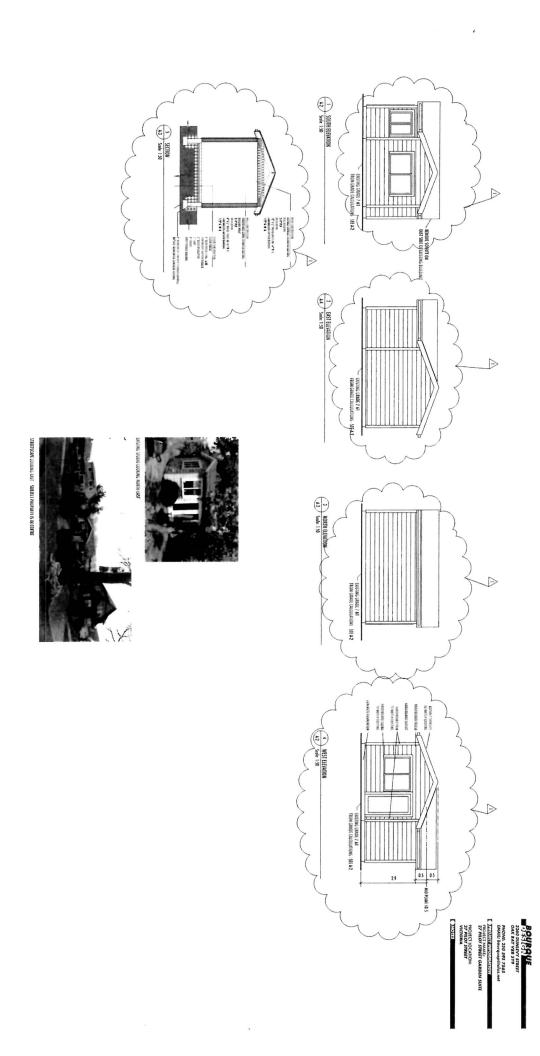
Susan and Gary Forget

Received City of Victoria

AUG 07'2018



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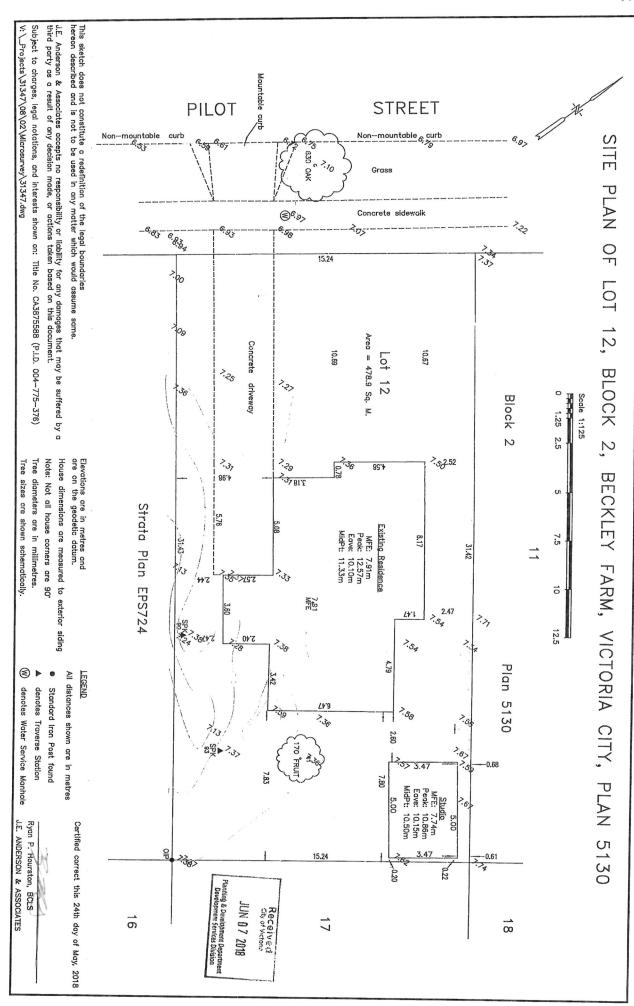
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City of Victoria

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Planning & Development Department Development Services Division

A-2 ELEVATIONS, SECTION
& SITE PHOTOS

DATE: 18/7/30
SCALE: AS NOTED



Development Permit with Variance Application for 27 Pilot Street





27 Pilot Street (subject property)





Existing Accessory Building







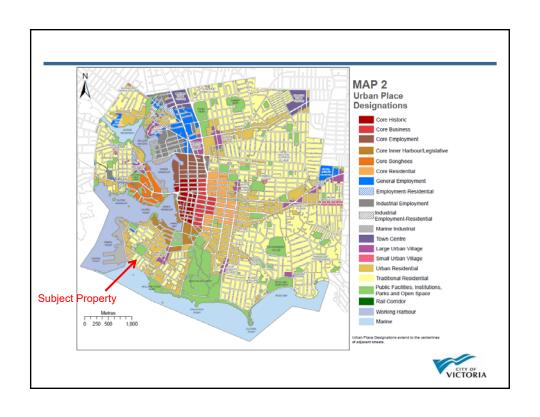


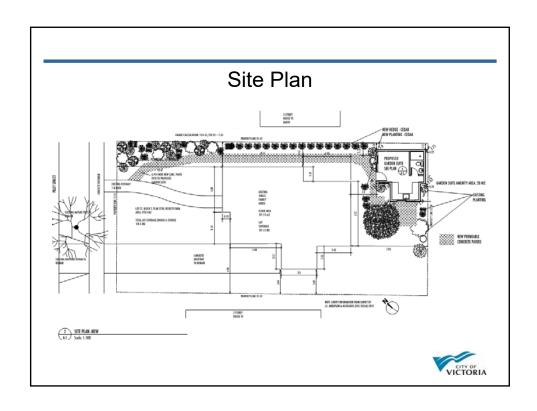


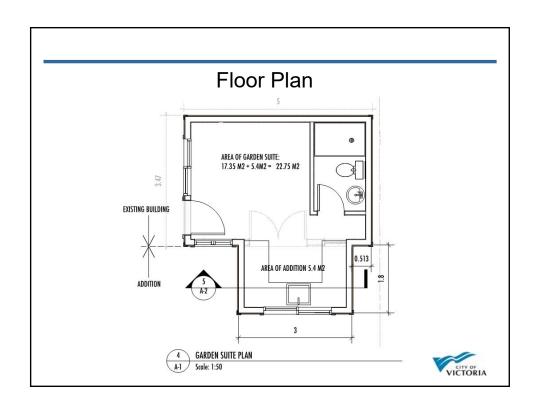


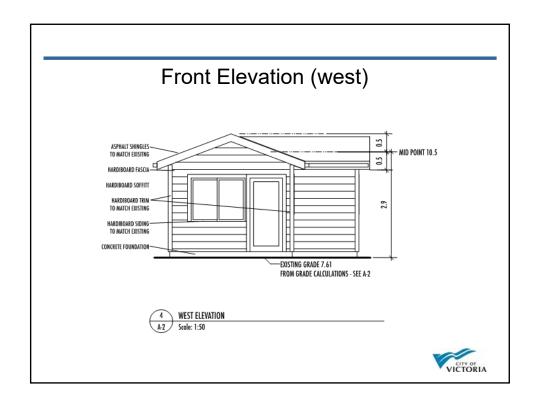


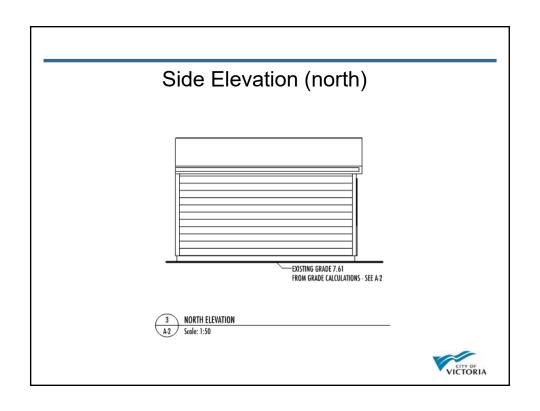


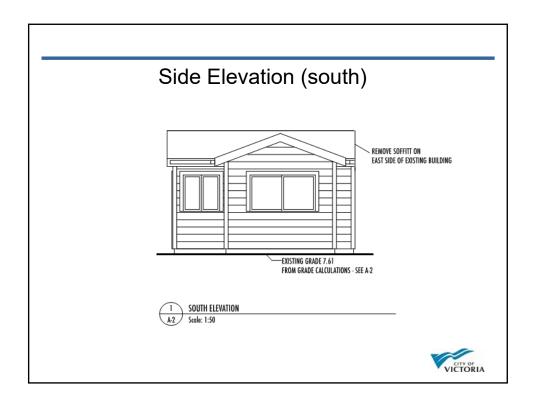


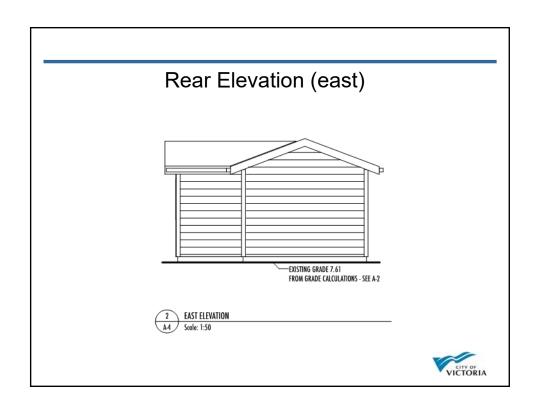


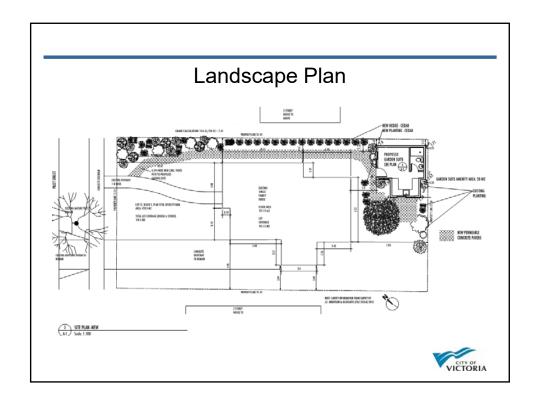


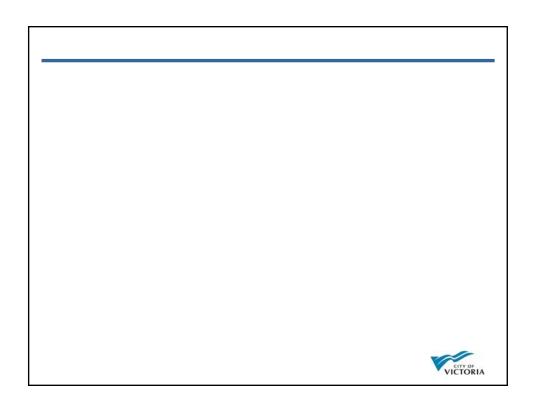




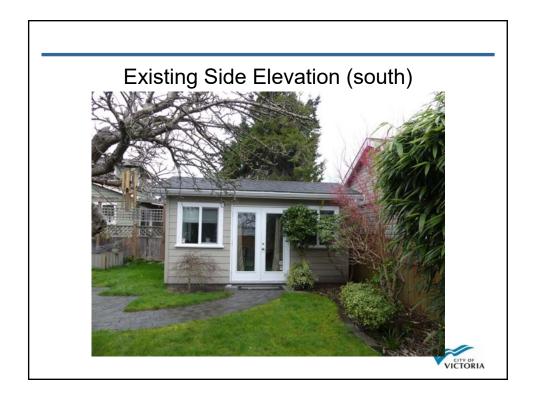


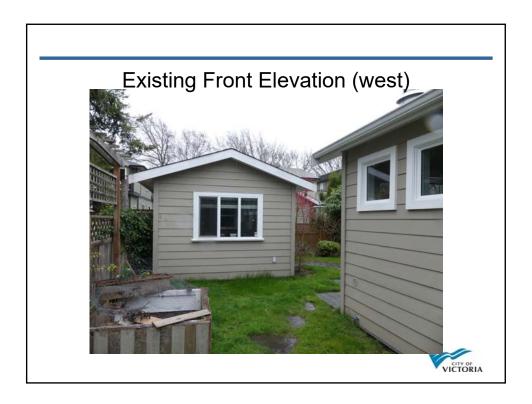














Committee of the Whole Report

For the Meeting of September 27, 2018

To: Committee of the Whole Date: September 13, 2018

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

Subject: Development Permit with Variances Application No. 00089 for 2501

Blanshard 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 Variances Application No. 00089 for 2501 Blanshard Street, in accordance with:

- 1. Plans date stamped August 9, 2018.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the number of buildings permitted on-site by one building for a total of 21 buildings
 - ii. decrease the minimum unit floor area from 33.0m² to 29.5m²
 - iii. decrease the north side vard setback from 4.85m to 2.40m.
- 3. 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 *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 establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, 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 Application for the property located at 2501 Blanshard Street. The

proposal is to construct a three-storey, multi-unit residential, affordable rental building on the northern portion of the property.

The following points were considered in assessing this Application:

- the proposal provides 21 affordable rental units, which is consistent with the *Official Community Plan* (2012) as it expands the range of housing in the neighbourhood
- the proposal is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial (2012)*, as the building is well-articulated and provides a transition in height from the four-storey building to the east and the two-storey building to the west
- the proposal is scheduled to be presented to Advisory Design Panel on September 26, 2018, which is consistent with the policies found in the *Hillside-Quadra Neighbourhood Plan*
- consistency with other policies and considerations (i.e. Tree Bylaw, Highway Access Bylaw)
- the variance to increase the number of buildings on-site is supportable as it reflects a legally non-conforming condition and has minimal impact due to the large size of the property
- the variance to reduce the minimum unit size is supportable as common amenity space and in-building services are provided to residents
- the variance to reduce the north side yard setback is supportable as it only relates to the
 entrance canopy portion of the building, accentuating the main entrance and providing a
 positive street relationship.

BACKGROUND

Description of Proposal

The proposal is for a three-storey, multi-unit residential rental building on the northern portion of the Evergreen Terrace property in the Hillside-Quadra neighbourhood. This area was previously occupied by attached dwellings, which were demolished following a fire.

Specific details include:

- 21 affordable rental units
- three-storey modular construction with pilasters to articulate the front façade
- exterior building materials consisting of primarily hardie board of varying colours
- accentuated main entrance
- vehicle and bicycle parking in excess of Schedule C minimums
- two rain gardens at the front of the building
- rear patios constructed of pavers
- concrete pedestrian walkways.

Variances are required for the number of buildings on site, unit floor area, and north side yard setback.

Affordable Housing Impacts

The applicant proposes the creation of 21 new residential units, all of which are to be affordable, which would increase the overall supply of housing in the area. A Housing Agreement is not being proposed at this time.

The 21 units would provide housing that is subsidized and have on-site supports, including 24/7 staffing. The units would be operated for five years in partnership with the Aboriginal Coalition to End Homelessness.

Sustainability Features

As indicated in the applicant's letter dated July 24, 2018, the following sustainability features are associated with this Application:

- the building will have the following rating systems applied: Step Code 3, ENER-Star, Living Building Challenge 3.0, BC Housing Modular Guidelines
- triple glazed windows
- LED lighting with sensors
- use of modular construction, which reduces construction waste
- low flow water and shower fixtures
- rain gardens at the front of the building and no irrigation system
- raised planters for residents to use for outdoor gardening.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 21 long term bicycle stalls located in a secure accessory building at the rear of the primary building
- 9 short term bicycle stalls located at the front of the building.

Public Realm Improvements

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

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The pathways surrounding the proposed building are designed to be accessible and there is one accessible unit on the ground floor.

Existing Site Development and Development Potential

The site is presently a 20-building multi-unit development consisting of attached dwellings and low-rise apartments. Under the current R3-2 Zone, Multiple Dwelling District, the property could be developed at a density of up to 1.6:1 floor space ratio (FSR) and with only one multi-unit residential building permitted on-site.

Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m²) – minimum	31602.83	920.0
Number of buildings – maximum	21 *	20 (due to legal non-conformity)
Density (Floor Space Ratio) – maximum	0.50	0.90
Total floor area (m²) – maximum	15939.40	28442.55
Lot width (m) – minimum		
Height (m) – maximum	9.70	18.50
Storeys – maximum	3	n/a
Site coverage % – maximum	20.40	30.0
Open site space % – minimum	> 30.0	30.0
Unit floor area (m²) – minimum	29.5 *	33.0
Setbacks (m) – minimum		
Front (Blanshard Street)	17.35	9.00
Rear	15.31	4.85
North side (Hillside Avenue)	2.4 * (entrance canopy)	4.85
South side (Bay Street)	n/a	4.85
Parking – minimum	158	92
Visitor parking	20	20
Bicycle parking stalls – minimum		
Long Term	21	21
Short Term	9	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 6, 2018 the Application was referred for a 30-day comment period to the Hillside-Quadra CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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 variances.

ANALYSIS

Development Permit Area and Design Guidelines

The Official Community Plan (OCP) identifies this property within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate multi-unit residential buildings in a manner that is complementary to and enhances the established place character in a neighbourhood through high quality architecture, landscape and urban design that responds to each setting, and human-scaled design.

The overall height of the building provides a transition from the four-storey building to the east (The Summit) and the two-storey attached dwelling to the west. The front façade of the building is articulated through pilasters and varying colours that aid in breaking up the length and overall massing of the building. The front entrance is prominent and accentuated by the entrance canopy, which extends towards to street and provides a positive street relationship.

The proposed landscaping along Hillside Avenue, including two rain gardens, will improve the streetscape and pedestrian experience on the arterial road. The existing tree at the northeast corner of the property will be retained. The applicant proposes additional trees in front of the front façade to provide additional building interest. Permeable surface treatment would be installed on the rear patio.

Local Area Plans

The subject site is designated "Maintain Current Zoning" in the *Hillside-Quadra Neighbourhood Plan*. The applicable policy notes the exterior design of new multi-unit housing should be reviewed by the Advisory Design Panel (ADP) in order to ensure that the "form and materials used are reasonably compatible with those of the neighbours and that the front face of the project contributes to making that portion of the street an attractive, safe and friendly environment." The Application will be presented to ADP on September 26, 2018 and staff's assessment of the front of the building is that it lends itself to a positive street relationship.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application and there are no impacts to public trees with this proposal.

Regulatory Considerations

There are three variances associated with this proposal, the first being the number of buildings on-site. The R3-A2 Zone only permits one building on-site. In the past, the property had legal non-conforming rights to 21 buildings, but due to a fire that removed an attached dwelling building on the property, the rights continue only to the existing 20 buildings. In addition to the large size of the property, the impact of this variance is minimized by siting the new building on the footprint of the previous attached dwelling building.

The second variance is to the minimum unit size, which would be reduced from 33.0m^2 to 29.5m^2 . Despite the reduction in size, the livability of the units is being maintained through the

inclusion of amenity space including a common dining area as well as on-site services provided to the future residents.

Finally, a variance is required to permit the entrance canopy extending into the north side yard setback. The actual building face is consistent with the Zone, however the canopy extends within 2.4m of the property line. This canopy accentuates the entrance and improves the street relationship, with little negative impact.

Advisory Design Panel

As per Council's policy, this proposal was given priority status due to its affordability component, and as such the Committee of the Whole date is only one day after the Advisory Design Panel date. Therefore, at the time of writing this report comments from ADP were unavailable. However, staff will provide a verbal update of any comments received from ADP during the Committee of the Whole presentation.

CONCLUSIONS

The proposal is consistent with the relevant design guidelines associated with Development Permit Area 16: General Form and Character. The Application further advances the housing objectives in the OCP relating to affordable rental housing. The variances are minimal and in one case has a positive impact on the building's street relationship. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00089 for the property located at 2501 Blanshard Street.

Respectfully submitted,

Michael Angrove

Planner

Development Services

Jonathan Tinney, Director

Sustainable Planning and Community

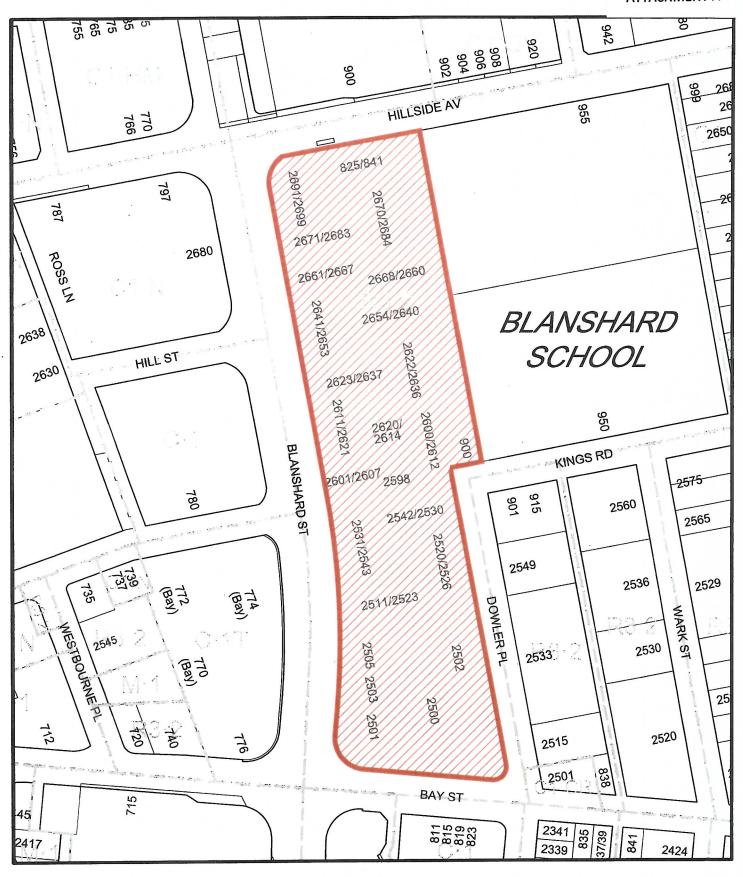
Development Department

Report accepted and recommended by the City Manager:

Date:

List of Attachments:

- Attachment A: Subject MapAttachment B: Aerial Map
- Attachment C: Plans date stamped August 9, 2018
- Attachment D: Letter from applicant to Mayor and Council dated July 24, 2018
- Attachment E: ADP Report dated September 12, 2018.





2501 Blanshard Street Development Permit with Variances #00089

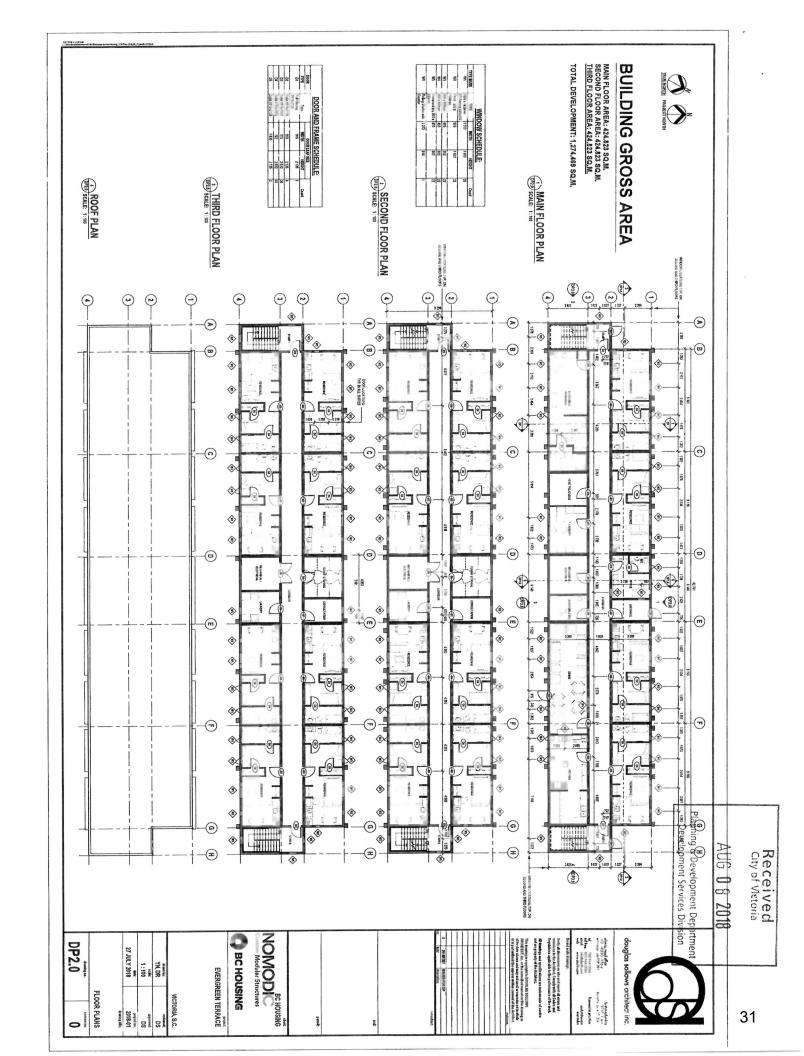


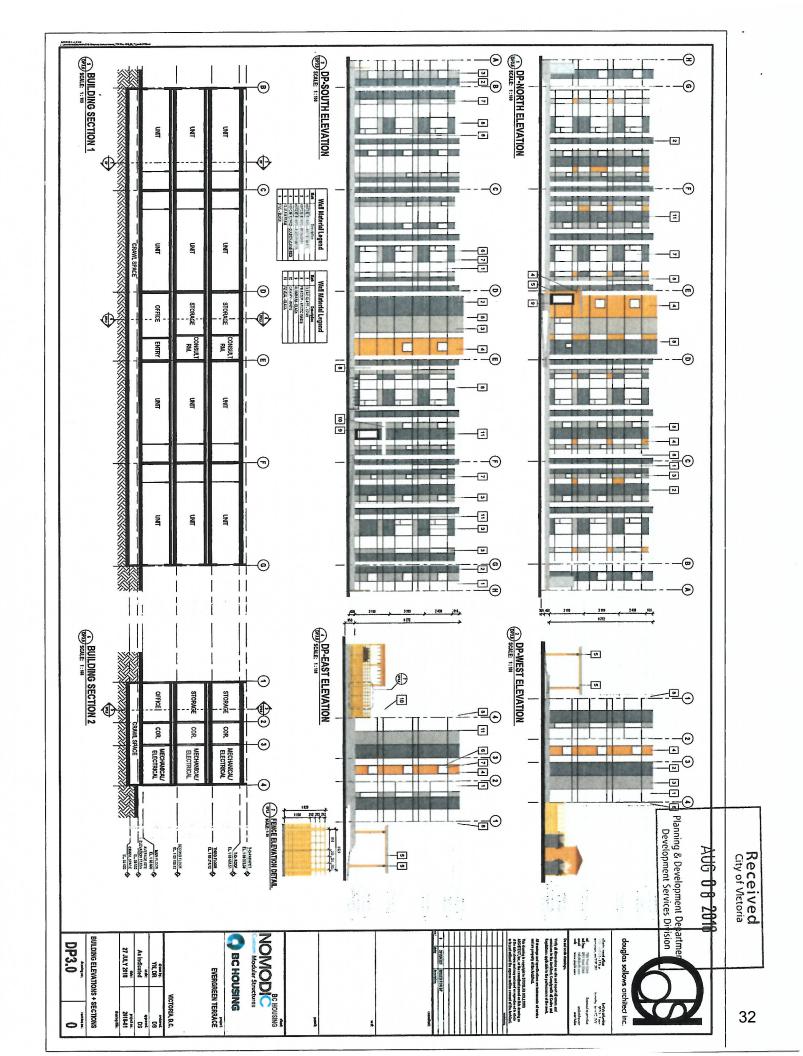




2501 Blanshard Street Development Permit with Variances #00089





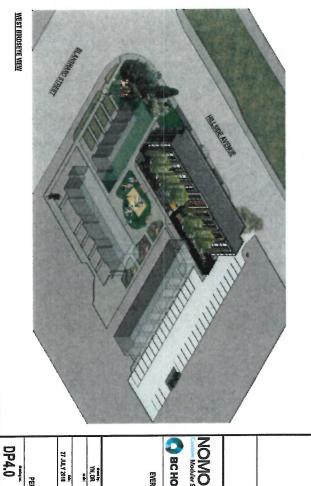


MAIN ENTRY VIEW

VIEW FROM HILLSIDE AVENUE



EAST LANEWAY VIEW



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PERSPECTIVE VIEWS

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City of Victoria

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Development Services Division

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Modular Structures

BC HOUSING

EVERGREEN TERRACE

DP5.0 27 JULY 2018 MATERIAL BOARD VICTORIA, B.C.

Melmet

DS

Approved:
DS

Projection:
2018-01

CEMENT BOARD

Manufacturer: James Hardie
Colour: Arctic White



Colour: Slate Gray CEMENT BOARD

Manufacturer: James Hardie

CEMENT BOARD

Manufacturer: James Hardie
Colour: Wood Grain

CEMENT BOARD

Manufacturer: James Hardie

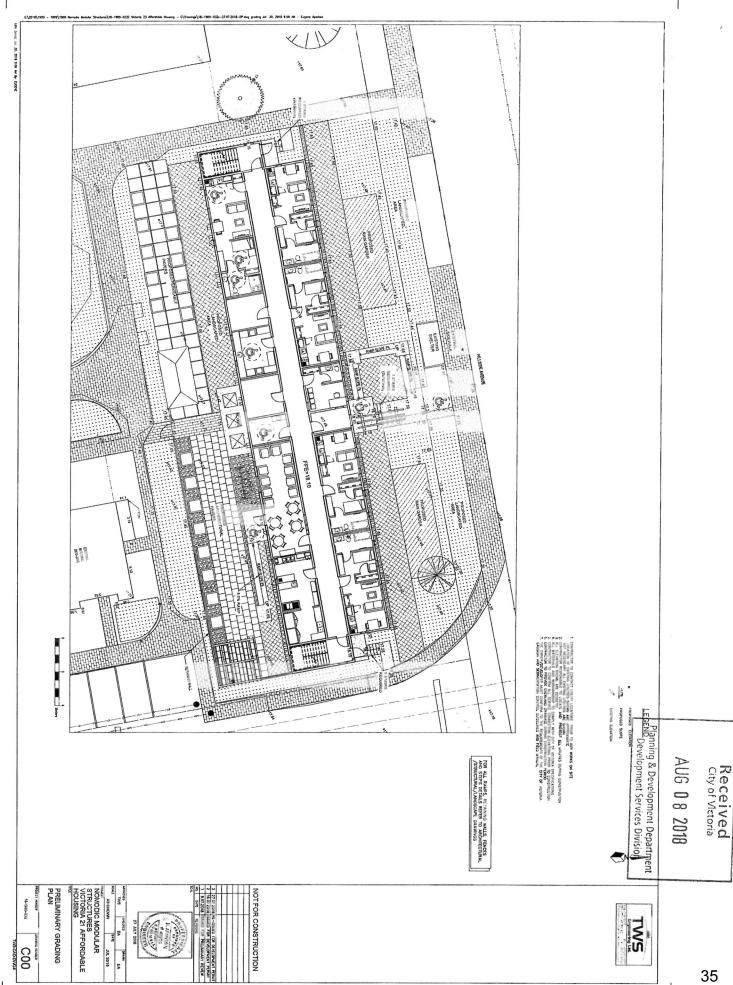
Colour: Iron Gray

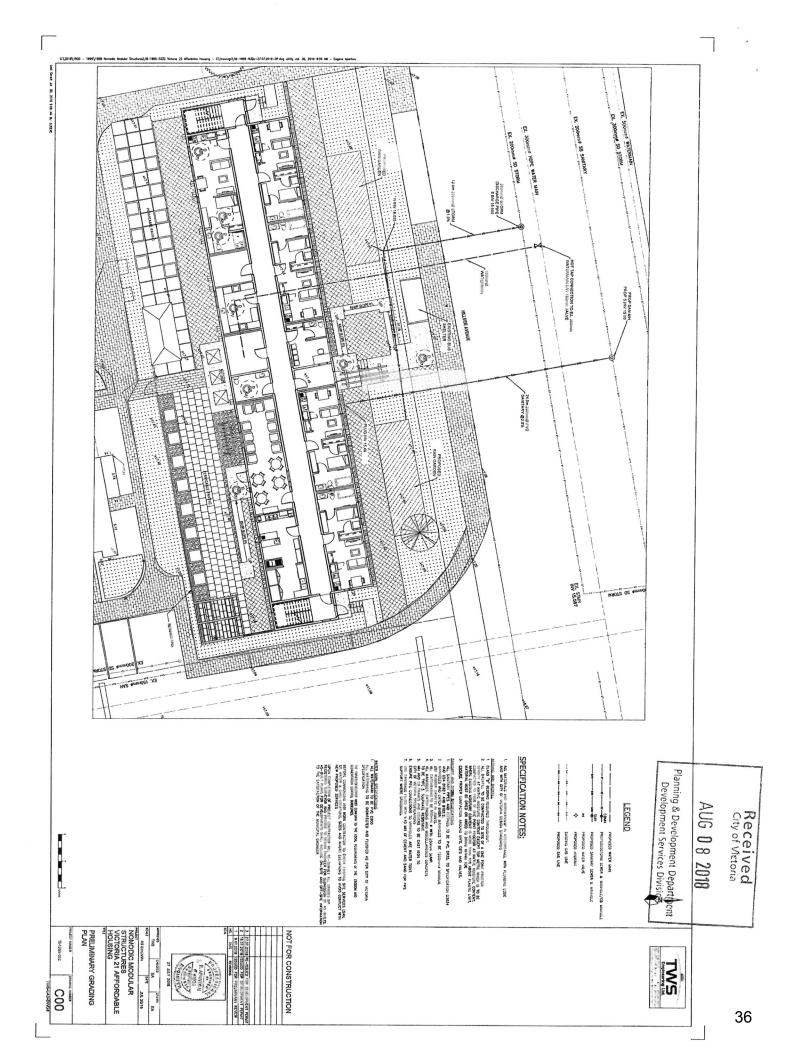
METAL REVEAL

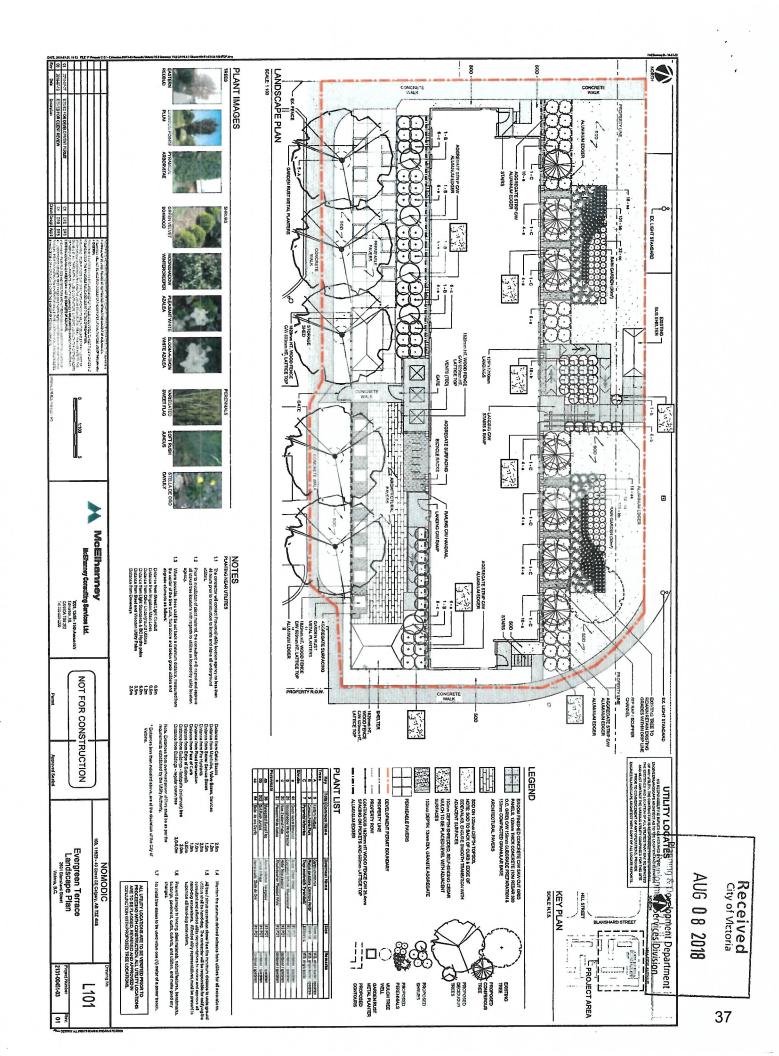
Manufacturer: Easytrim

Style: 2-Piece Vertical U Panel Trim

Colour: Black Anodized









orch-tecture interior. sustainable urban

douglas sollows principal

July 24, 2018

2018-10 Nomodic Victoria Housing File:

2018-10/Authorities/DP/L01 Design Report Cdoc:

CITY OF VICTORIA

Sustainable Planning and Community Development 1 Centennial Square

Victoria, BC. V8W 1P6

Mayor Lisa Helps and Council: Att:

Mobile: Email: Tel:

RE: DEVEVLOPMENT PERMIT APPLICATION - EVERGREEN TERRACE APARTMENT

Dear Mayor Helps:

This report outlines the principal design elements and consideration for the design of a new apartment building at the north side of BC Housing's Evergreen Terrace Housing Community.

DESCRIPTION OF PROPOSAL

This project replaces a two storey town house complex that was destroyed by fire in 2017.

- Evergreen Terrace is owned by the Provincial Rental Housing Corporation.
- Bordered by Hillside Avenue on the North; Blanchard Street on the West and Bay Street on the South.
- The site is approximately 3.1 hectares.
- There are mix of building forms within the project:
 - 2 storey townhouse blocks.
 - 3 and 3 ½ storey apartments.

PROJECT BENEFITS + AMENITIES

This project will provide 21 studio units of affordable housing. This building:

- adds to the diversity of housing types and needs accommodation in the community.
- re-establishes the relationship of the previous townhouses to Hillside Avenue.

web. emo: tel:

contact us: www.dsafit.com info@dsalit.com 780 944 0066 780 423 7788 fax: toli free 855 944 0066

> edmonton, head office: 102, 10220 · 156 street edmonton, ab TSP 2R1

british columbia: 3830 burnaby, be V5C 3W1

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- enhanced landscaping and bio-diversity beyond what was existing.
- Introduces urban gardening opportunities for the new residents and to existing 20 resident townhouses in the immediate courtyard.
- is 35 to 40% more efficient than the 2018 BC Modular Housing Guidelines.

NEIGHBOURHOOD

Evergreen Terrace is located in the Hillside-Quadra-Downtown Blanchard area. The building site is located at the South-East corner of Hillside Avenue (north) and Blanchard St. (west). The surrounding properties:

- Directly East: 4 storey high Senior's Care Centre (under construction).
- Directly North: Sports Field attached to the SJ Willis Education Centre.
- Directly West: Across Blanchard Street to the northwest 3 storey.
 commercial/residential.
- Directly West: Across Blanchard Street to the west 1 storey commercial/retail.

DESIGN AND DEVELOPMENT PERMIT GUIDELINES

BC Housing provided a program brief for the design of an apartment building to replace the 9 townhouses with:

- 21 studio units
- staff office
- kitchen/dining/lounge
- outdoor amenity space
- storage

The corner of Blanchard and Hillside is a prominent corner, vehicular thoroughfare and pedestrian pathway. The front yard of the building addresses this with the following design features:

- The building is setback 6.5 meter setback from the property line.
- The main entrance and office area to correspond with the bus stop. This
 reinforces the direct connection of building to the street provides oversight
 to the bus stop.
- Wheelchair accessible ramp from the bus stop to the front door.



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- The main entrance is set in the middle of the façade. The sense of "front door" has been reinforced with and entrance canopy. The elevation cladding treatment has been changed with a focus on colour and a raised parapet to give more prominence and reinforce the symmetry.
- The building has been designed to meet BC Housing's affordable housing guidelines and budgets. The development of a simple, economical design has allowed us to develop an elevation that provides depth, pattern, texture and colour.
- The building elevations have been designed to pay homage to the original townhouse concept. This has been accomplished by creating pilasters that start at the base of the building and follow the top and then turn horizontally creating an "eye-brow" at the parapet. This expression provides depth and a shadow cast to the façade. Within this townhouse subdivision we have broken down the elevation using a combination of colour and proportion. This visual movement to the eye further reduces the impact of a long, flat façade.
- We have taken the opportunity to explore and enrich the entry point between the new building and the existing town houses.
 - The east side "portal" provides access from the parking lot through the playground courtyard to 12 townhouses. This walkway will be enhanced with new shrubs, tree canopy and enhanced security lighting.
 - BC Housing is giving consideration to enhancing the playground courtyard with ten raised planter bed to allow for vegetable gardening, new picnic benches to facilitate social interactions among neighbours; and new shade trees.
 - o The west side "portal" has an existing sidewalk that connects with the sidewalk on Hillside Avenue. The space will be enhanced with low landscaping and improved night lighting on the building.
- The landscaped front yard has been enhanced from the original townhouses.
 - A functional rain garden is proposed. This will:



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- retain/slow release storm water from the building roof and site:
- Provide a rich visual focus with the texture of the washed rock and boulders. The variety of plants that can be appreciated by the pedestrians using the sidewalk.
- Provide a subtle definition/separation between the public sidewalk and the privacy of a living room window.
- Pyramidal conifers that will grow to a height of 6.0 meters will be placed between the building pilasters. This adds a further layer of aesthetic and modifies the height and length of the building to the Hillside Avenue street scape.
- Lower flowering shrubs provide across the base of the building add additional seasonal colour, texture and bio-diversity. The landscape also provides a discrete separation to the living room windows without the need of a fence.

TRANSPORTATION

There are 178 parking stalls on the Evergreen Terrace site. The parking stall previously services the 7 townhouse units will be sufficient for staff operating the new building. The residents do not require vehicles.

HERITAGE

Not applicable.

Sincerely,

Douglas Sollows, Architect AIBC

Cc John McEown, Project Manager BC Housing Mike Angrove, Planner, City of Victoria Jason Rodych, Nomodic Structures



Advisory Design Panel Report For the Meeting of September 26, 2018

To:

Advisory Design Panel

Date:

September 12, 2018

From:

Michael Angrove, Planner

Subject:

Development Permit with Variances Application No. 00089 for 2501

Blanshard Street

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 2501 Blanshard Street and provide advice to Council.

The proposal is for a three-storey, multi-unit residential rental building on a vacant portion of the property. The building is of modular construction and its tenure will feature 21 units of affordable housing.

The property is situated within Development Permit Area 16: General Form and Character, and the following documents were considered in assessing this Application:

- Official Community Plan (OCP, 2012)
- Hillside-Quadra Neighbourhood Plan (2011)
- Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- Guidelines for Fences, Gates and Shutters (2010).

The proposal is generally consistent with the applicable design guidelines for the following reasons:

- the overall height provides an appropriate transition from the four-storey building to the east to the two-storey attached dwelling to the west
- the front façade is articulated to break up the massing and length of the building as viewed from the street
- the main entrance and extended entrance canopy aids in creating a positive street relationship.

The Options section of this report provides guidance on possible recommendations the Panel may make, or use as a basis to modify, in providing advice on this Application.

BACKGROUND

Applicant: Mr. John McEown

BC Housing

Architect: Mr. Douglas Sollows, MAIBC

Douglas Sollows Architect Inc.

Development Permit Area: Development Permit Area 16, General Form and Character

Heritage Status: N/A

Description of Proposal

The proposal is for a three-storey, multi-unit residential rental building on the northern portion of the Evergreen Terrace property in the Hillside-Quadra neighbourhood. This area was previously occupied by attached dwellings, which were demolished following a fire. The proposed building is of modular construction and its tenure will be for 21 units of affordable housing. In conversations with staff, the applicant has indicated interest in providing a mural on the currently blank western façade, which could be provided at a later date and would not require a Development Permit. However, there is no guarantee this would be done and as such, more immediate design solutions may be warranted. The overall density of the site is 0.50:1, and the height of the proposed building would be 9.70m. Variances are required for the number of buildings on site, unit floor area and north side yard setback.

The proposal includes the following major design components:

- 21 affordable rental units
- three-storey modular construction with pilasters to articulate the front façade
- exterior building materials consisting of primarily hardie board of varying colours
- accentuated main entrance
- vehicle and bicycle parking in excess of Schedule C minimums.

Landscaping elements at ground level include:

- two rain gardens at the front of the building
- ten types of trees, shrubs and perennials at the front and rear of the building
- · rear patios constructed of pavers
- concrete pedestrian walkways.

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m²) – minimum	31602.83	920.0
Number of buildings	21 *	1
Density (Floor Space Ratio) – maximum	0.50	0.90

Zoning Criteria	Proposal	Zone Standard
Total floor area (m²) – maximum	15939.40	28442.55
Unit floor area (m²) – minimum	29.5 *	33.00
Height (m) – maximum	9.70	18.50
Storeys – maximum	3	N/A
Site coverage (%) – maximum	20.40	30.00
Open site space (%) – minimum	>30.00	30.00
Setbacks (m) – minimum		
Front (Blanshard Street)	17.35	9.0
Rear (east)	15.31	4.85
Side (north)	2.44 *	4.85
Side (south)	n/a	4.85
Vehicle parking – minimum	158	92
Visitor vehicle parking included in the overall units – minimum	20	20
Bicycle parking stalls – minimum		
Long Term	0 *	21
Short Term	9	6
Distance from entrance	>15.00 *	15.00

Sustainability Features

The applicant has identified the following sustainability features:

- the building will have the following rating systems applied: Step Code 3, ENER-Star, Living Building Challenge 3.0, BC Housing Modular Guidelines
- triple glazed windows
- LED lighting with sensors
- use of modular construction, which reduces construction waste
- low flow water and shower fixtures
- rain gardens at the front of the building and no irrigation system
- raised planters for residents to use for outdoor gardening.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject site is designated Urban Residential in the Official Community Plan (OCP, 2012), which envisions ground-oriented multi-unit residential. The OCP envisions variable yard setbacks with primary doorways facing the street and variable front yard landscaping.

The main objectives of Development Permit Area 16: General Form and Character that are relevant to this proposal are:

- to support multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys or lower
- to integrate multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area
- to enhance the place character of established areas and their streetscapes through high quality architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions
- to achieve more livable environments through considerations for human-scaled design, quality open spaces, privacy impacts, safety and accessibility.

The proposed building form is consistent with the OCP.

Hillside-Quadra Neighbourhood Plan

The subject site is designated "Maintain Current Zoning" in the *Hillside-Quadra Neighbourhood Plan*. The applicable policy notes the exterior design of new multi-family housing should be reviewed by the ADP in order to ensure the "form and materials used are reasonably compatible with those of the neighbours and that the front face of the project contributes to making that portion of the street an attractive, safe and friendly environment."

Development Permit Area Design Guidelines

The Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development are intended to assist in the achievement of design excellence and livability and to contribute to the sense of place related to multi-unit residential development of three or more units, commercial and industrial uses. Specific guidelines include:

- new development should be compatible with and improve the character of established areas through design that is unifying, sensitive and innovative
- multi-unit residential development that directly abuts any residential building that is lower and smaller in scale should provide a transition in its form and massing
- new development should avoid long, unvaried stretches of frontages
- new development is encouraged to have a strong relationship to the street with strong entry features at street level
- larger and longer buildings should be visually broken into human-scaled proportions.

Staff consider that the proposal is generally consistent with the Design Guidelines; however, opportunities may exist to improve the design on the western elevation which is currently a large, blank wall. Comments from the ADP regarding this elevation and other aspects of the design are welcome.

Regulatory Considerations

A variance is being requested for the north side yard setback from 4.85m to 2.44m. This setback is created due to the covered entrance extending into the setback. Staff are supportive of this variance, as it adds prominence to the main entrance and has an overall positive effect on the public realm. The variance to the number of buildings was previously a legally non-conforming scenario. However, since one of the buildings was demolished following a fire, the existing legal non-conformity on-site is now 20 buildings. Therefore, a variance is required to bring the allowable number of buildings back up to 21.

The applicant has indicated that the variances to the bicycle parking will be rectified in revised plans.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street be approved with the following changes:

as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

 as listed by the ADP, if there is further advice they would like to provide on how the Application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped August 8, 2018
- Applicant's letter dated July 24, 2018.

cc: John McEown, BC Housing; Douglas Sollows, Douglas Sollows Architect Inc.





MEETING REPORT

AUGUST 23, 2018 NEIGHBOURHOOD OPEN HOUSE 800 BLOCK HILLSIDE AVENUE, VICTORIA BC

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APPENDIX A: OPEN HOUSE BOARDS	/
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1/ PURPOSE

This report provides a record of the neighbourhood open house held by BC Housing and the Aboriginal Coalition to End Homelessness on Thursday, August 23, 2018 to inform citizens and explore community interests on a proposal to develop further housing on the 800 block of Hillside Avenue, Victoria. We have submitted a development permit with variances to the City of Victoria, to build 21 new studio homes with supports for First Nations, Metis and Inuit women at the 800 block of Hillside Avenue. We anticipate that construction will start in Fall 2018, with the goal of opening in March 2019.

The neighbourhood open house record includes:

- · A summary of the meeting;
- An analysis of the comment sheets; and
- A written discussion on how issues and concerns identified at the meeting are addressed in the project or will be addressed through changes to the proposal.

This report will be shared with the City of Victoria in advance of council consideration.

2/ BACKGROUND

The Proposal: The project at the 800 block of Hillside Avenue will provide 21 new modular homes with support services for Indigenous women in Victoria experiencing or at risk of homelessness. Each self-contained home will include a private bathroom and kitchen. Tenants will also have access to shared amenity space, a meal program, and support services.

The site at Hillside Avenue is centrally-located and currently vacant. The Rapid Response to Housing program uses modular units that require appropriate land and space to accommodate the faster delivery and installation times. Several factors are considered when identifying a site, including: land ownership, current land use/zoning, lease & legal considerations, access to transit, access to health services, and site access & servicing (utilities).

The need: The 2018 Greater Victoria Point-in-Time Homeless Count identified 1525 people experiencing homelessness, of those 33% identified as Indigenous. There is currently no culturally supportive housing in Victoria for Indigenous women, despite the data reflecting that 40% of indigenous people experiencing homelessness are women (in contrast to 30% of non-indigenous women.)

3/ NOTIFICATION

Letters were mailed to neighbours within 300 meters of the site on June 12, with a reminder letter sent on August 3, 2018.

The event was also publicized on the project website found here: https://www.bchousing.org/partner-services/public-engagement/projects/victoria-hillside-avenue

A news release¹ announcing the development was posted on April 14, 2018.

¹ https://www.bchousing.org/news?newsId=1479151228055

4/ MEETING SUMMARY

The August 23 neighbourhood open house was held from 7:00 pm to 9:00 pm at the Sandman Hotel Victoria at 2852 Douglas Street. A presentation was given with representatives of BC Housing and the Aboriginal Coalition to End Homelessness presenting information on the proposal.

BC Housing and Aboriginal Coalition to End Homelessness also set up poster boards with key information on the development (**Appendix A**). Representatives from these organizations were available to talk with attendees, answer questions, and complete comment forms.

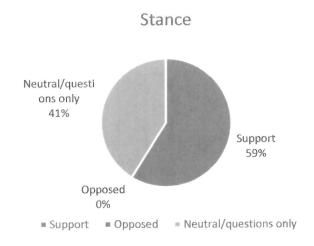
Appendix B presents the feedback received:

- Approximately 14 people attended the meeting.
- 3 comment forms were received
- A further 14 comments were sent via email to the BC Housing community relations email inbox

5/ SUMMARY OF COMMENTS RECEIVED

In total, 17 comments have been received up to and including August 27, 2018 by form and by email. The breakdown of stance by method of submission is noted, with the caveat that some individuals may have submitted feedback through more than one source.

- 0 comments (0%) expressed opposition to the proposal;
- 10 comments (59%) expressed support of the proposal;
- 7 comments (41%) expressed a neutral or undecided view of proposal or sought information.



6/ WHAT WE HEARD

Most respondents indicated support for the development with comments that suggested that this development is important for Victoria and Indigenous women in the area. Below are common themes from the comment cards.

Theme	Specific Comments	Number of mentions
Agree with project Need	Need access to education opportunities	1
	Needed in Victoria	2
	Accommodation for pets needed	1

7 / HOW INTERESTS IDENTIFIED ARE ADDRESSED IN THE PROJECT

The key public interests identified in the open house are related:

- Tenant Selection; and
- Management of the housing;

Internati	Pachanca
Tenant Selection	All potential tenants will be required to complete a Supportive Housing Registration application to be considered for supportive housing. Tenants will be selected through a collaborative and thorough assessment process between BC Housing, the Aboriginal Coalition to End Homelessness and local service providers to ensure the needs of a tenant match the culturally supportive services provided, such as life skills training, employment assistance, and help with accessing a range of social and health care services.
	The homes would be for Victoria women who identify as First Nations, Metis, or Inuit, are over the age of 19, currently experiencing or at risk of homelessness, and who need low-cost housing with a range of supports. Successful applicants will be people who have made a choice to work toward living a healthy and stable life. All tenants would pay rent for and sign a program agreement around expectations.
	People who apply to live at the proposed housing will need to: Be over the age of 19 Identify as an Indigenous woman Be a Victoria resident* currently experiencing homelessness Need additional support services to maintain housing Pay rent Sign a program agreement
	The Aboriginal Coalition to End Homelessness is currently offering an Indigenous Women's Circle, providing life skills, cooking classes and cultural supports, to support women to maximize the potential of housing stability and success. It is anticipated that many of these women will apply.

Response
The housing will be operated by the Aboriginal Coalition to End Homelessness. The responsibilities of the operator will include property management, operations management, and tenant selection. Once tenants move in, staff will remain on-site 24/7 for support. The operator will be committed to be a good neighbour.
The safety of our future tenants, staff and the surrounding community is a priority. There would be staff on site 24 hours a day, seven days a week to ensure that tenants are supported and that potential concerns are immediately addressed. Security features will optimize lighting, fencing, enable fob system for guests
only, and create contained outdoor amenity space for smoking / dog walking. The responsibilities of the Aboriginal Coalition to End Homelessness would include property management, operations management and tenant selection. Once tenants move in, staff would be on-site 24/7 to support tenants and make sure they have the best opportunities possible to move forward on the housing continuum and secure needed services. The operator would work with each tenant to: have an individualized support plan; be oriented to community and building expectations; and link to health and other social / employment services. Tenants would also be provided with basic custodial and maintenance services.
A minimum of two staff will be on-site 24 hours a day, seven days a week. During the day, due to programming activities, there may be more than two staff on-site. Staff would be supported by a manager, who would be onsite Monday-Friday, in addition to various other staff that will be providing on-site services to the tenants.
The Aboriginal Coalition to End Homelessness will ensure that all staff will have the appropriate training and skills necessary to support the clients. The required training, as required by BC Housing, includes, but is not limited to: Crisis prevention training; First Aid/CPR; Indigenous awareness training; Mental health first aid training; Domestic violence and safety planning; Substance use awareness and safety training; and Trauma-informed training.

APPENDIX A: OPEN HOUSE BOARDS

Welcome

for Victoria

Neighbourhood Open House	Thursday, August 23, 2018	
7:00 pm	Doors open	
7:30 pm	Presentation	

Respectful Dialogue

- · Ensure comments and discussions are respectful;
- . Basing files that the issues are complex and we need thoughtful discussion and it how to meet coming rity needs,
- . Share your thoughts F1 out a comment form, join the conversation tonght or email community relations@bchousing.org.

Community Need

According to the 2018 Victoria Homeless Count





33% identify as Indigenous



of indigenous people experiencing homelessness identify

Housing and services* currently available to Indigenous women in Victoria:

*Funded through BC Housing

AVAILABLE TO WOMEN WHO ARE ELIGIBLE

Transition houses

- · Victoria Women's Transition House
- · Older Women's Safe Home
- · Cridge Transition House

Second stage housing

- · Margaret aurence House
- · Cridge Second Stage

SPECIFIC TO INDIGENOUS PEOPLES

- · 34 housing units for people experiencing homelessness
- · 30 rent supplements

87 units of housing for low-income families

BC HOUSING







Victori

New Supportive Housing Proposed for Victoria

Proposed Project:

21 self-contained culturally supportive studio homes

Proposed Location:

800 block of Hillsice Avenue

Operated by:

Aboriginal Coalition to End Homelessness

Who is it for:

First Nations, Met's and nuit women

Housing Type:

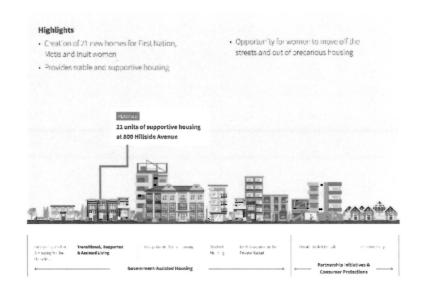
Safe, secure, self-contained studio apartments with shared amenity space.

This site provides:

- ⊃rox mity to services and transit
- Currently vacant land owned by the Provincial Rental Housing Corporation
- · A site that can be developed in a timely way



Housing Along the Spectrum











Victoria

Who would live in this housing?

Women who apply to live here will need to:

- · Be a resident of Greater Victoria
- · Identify as First Nations, Metis or Inuit
- Be over the age of 19
- · Be experiencing or at risk of homelessness
- · Need additional support to maintain housing

Tenant Selection Process:

- Women must apply through the Supportive Housing Registry.
- Aboriginal Coalition to End Homelessness will work with BC Housing and local service providers to ensure the needs of a potential tenant are well matched to the types of support services provided.
- Women will, be assessed using a thorough and thoughtful process to determine the support services they need to remain housed and live a more healthy, stable life, while ensuring a healthy tenant mix within a building.



What are some of the contributing factors to homelessness?

There are various factors which contribute to nomelessness for Indigenous women such as:

- · Inter generational trauma
- · Racial and cultura. d'scrimination
- · Lack of access to affordable housing
- · Societal marginalization and poverty
- Domestic violence and violence against Indigenous women

All tenants would pay rent, sign a program agreement and make a choice to work toward living a healthy, stable life.





Services

All tenants would have access to a range of culturally supportive housing supports on-site.







Culturally Supportive Housing



- Indigenous-led organization that hires Indigenous staff, provides opportunities to connect with Indigenous culture and supports culturally responsive programs.
- Grounding services in ceremony and traditional teachings, providing access to Elders, and focusing on community healing rather than individual healing.
- Offers supports that address and engage issues relating to cultural identity and historical experience as part of the recovery process.
- Ensures health professionals who provide support services are culturally and linguistically competent.

Culturally Supportive Housing



- Education, advocacy and programming around Indigenous issues and knowledge, and female empowerment.
- · Peer support networks.
- · Integrates family and community in the housing
- Encourages clients to preserve and practice their own Indigenous customs and traditions.
- · Services are open, respectful and non-judgmental.
- An amenity space that offers opportunities for socialization, cultural events and ceremonies.









Victoria

Victoria

Renderings

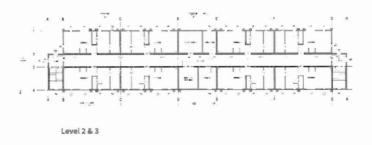




Disclaimer: These images are subject to adjustment as part of the municipal approval process.

Floor Plans





Disclaimer. These plans are subject to adjustment as part of the municipal approval process.





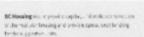




Partners

We are committed to ensuring that everyone has a place to call home.





BC Housing works in extraorship with the private and non-profit accords, westernal modes and or indice, other levels a government, end can murity groups individe parameter thousing options.



Aboriginal Coalition to End Homelesaness 20.746 will opinate this housing and provide 2017 at Ting et al. on on conditioner are style. Whenever, all the best and yet, and the Condition and the conditional distributions in all and the first conditional conditional distributions in all and the first conditional conditional distributions. In all and the first conditional conditions are conditionally asset on all or are peoples. Let the posterior in the conditional conditions are peoples, and the provides are conditionally asset on all or are peoples. Let the posterior in the provides are conditionally asset on the peoples. The conditional conditions are conditionally asset on the peoples are conditionally asset on the peoples are conditionally asset on the conditional conditional conditional conditional conditional conditions.

Variances

As part of the Development Permit application, BC Housing will be seeking the following variances*, which will require City of Victoria council approval:

1. Number of Buildings

The Evergreen Terrace site, which currently contains 21 buildings, was constructed prior to the current zoning bylaw implementation. This means that the site is currently, egally non-conforming to the R3-2 zoning (1 building per site) that the City has designated for the area. BC Housing would like to accone additional building to the site for the proposed housing.

2. Minimum Unit Size

The City of Victoria has a minimum unit size requirement of 33 meters squared. Some units in the proposed development are under this minimum. BC Housing is requesting a variance, as these units are temporary in nature.

Timeline:

BC Housing anticipates starting construction Fall 2018 and opening the building for occupancy in spring 2019. This timeline is subject to the municipal approval process.

^{*} Please note that all necessary variances will be confirmed by municipal staff. These are known variances at this time and are subject to change.





How Can | Provide Input?



Email comments or questions to communityrelations@bchousing.org



Fill out a comment form today.

All comments received by August 27 will be added to a summary report submitted to the City of Victoria.





APPENDIX B: FEEDBACK





Victoria Supportive Housing

Neighbourhood Open House: Aug 23, 2018

Which of the following best identifies you?	
☐ Hillside-Quadra Resident	✓ Victoria Resident
Hillside-Quadra Business Owner	Victoria Business Owner
Evergreen Terrace Tenant	Other:
How did you hear about this Open House?	
Invitation letter in the mail	☐ Facebook or Twitter posts
Newspaper article	☐ Word of mouth
Online	Other:
REPLACE 1 BUILDING WI	REGUIRED TO
Any comments: NEW MOLSING, ESPE TYPE IS MOST WELCO	CIALLY THE AFFORMANT
Please put this form in a comment box or ema	all: communityrelations@bchousing.org.

Comments received by August 27, 2018, will form part of a summary report submitted to the City of Victoria.

Please note: your comments will be shared with BC Housing. Aboriginal Coalition to End Homelessness & the City of Victoria.





Victoria Supportive Housing

Neighbourhood Open House: Aug 23, 2018

Which of the following best identifies you?	
Hillside-Quadra Resident	☐ Victoria Resident
☐ Hillside-Quadra Business Owner	☐ Victoria Business Owner
Evergreen Terrace Tenant	Other:
How did you hear about this Open House?	
Invitation letter in the mail	Facebook or Twitter posts
☐ Newspaper article	☐ Word of mouth
Online	Other:
access to education ie. Dogwood	Centificate.
re some people	alverdy have a place then to keep
Please put this form in a comment box or ema Comments received by August 27, 2018, will form part of	

Please note: your comments will be shared with BC Housing, Aboriginal Coalition to End Homelessness & the City of Victoria.





Victoria Supportive Housing

Neighbourhood Open House: Aug 23, 2018

Which of the following best identifies you?		
☑ Hillside-Quadra Resident	☐ Victoria Resident	
☐ Hillside-Quadra Business Owner	☐ Victoria Business Owner	
 Evergreen Terrace Tenant 	Other:	Billian control of the control of th
How did you hear about this Open House?		
Invitation letter in the mail	Facebook or Twitter posts	S
Newspaper article	☐ Word of mouth	
☐ Online	Other:	-
Do you have any questions about this propo	sal that you would like addressed	1?
Any comments:		
Svent project M I support It.	uch needed.	30000000000000000000000000000000000000
I support it.		
	r email: communityrelations@bchousing.c	
Comments received by August 27, 2018, will form pa	irt of a summary report submitted to the C	ity of victoria.

Please note: your comments will be shared with BC Housing, Aboriginal Coalition to End Homelessness 8, the City of Victoria.

Email 1 Received 23 April 2018

Hi there,

I wanted to write a letter saying I am excited about the new supportive housing units at Evergreen Terrace. I live in the neighbourhood and am happy to see something being built in that space.

Email 2 Received 24 August 2018

hi did enjoy that meeting at Sandman in that old field they are building for homeless women, Aborigin women oak bay lodge and Rockbay

Am I correct? when will they ever start building the evergreen where the fire was a long time ago.

Email 3 Received 1 May 2018

Hi there,

I am writing to inquire about the notice we received about 21 new units of housing with supports for Aboriginal women. I work in women's Supportive Recovery programming with Island Health in Victoria, and my clients often must find housing after they have graduated through our programs. I currently have one Aboriginal women in our program who has already submitted her BC Housing application, but has so far not had luck finding any affordable housing.

Is it possible to get some information on:

- 1. Who would be eligible for these new units?
- 2. How does one get their name on the list, if their BC Housing application has already been submitted?

Thanks in advance for any info you have to offer,

Email 4 Received 1 May 2018

I've heard from a local indigenous woman that the government doesn't want to support local indigenous women; so they often fund and support women who are indigenous to other places within the territory of the local indigenous. This dissempowers local indigenous women. Someone who is indigenous to the east coast living on the west coast is supporting the colonial system if they aren't helping the local indigenous women.

Will this project empower more local indigenous women (Coast Salish) or more foreign indigenous women?

Email 5 Received 27 June 2018

Good morning - I would love to be notified of when the open house is rescheduled so that our staff may attend. So grateful to hear about this project happening so close to our office. We received the memo this morning in the mail and would like to be kept informed about this much needed project.

Email 6 Received 06 July 2018

Hello. Has a new date been set for the open house of the proposed Hillside supportive housing complex?

Can you please tell me what the policy is/will be for smoking at this and other BC Housing properties?

Email 7 Received 13 August 2018

Hi there,

I am a Masters of Indigenous Governance student at the University of Victoria and have been working on my Community Governance Project (it is essentially my final thesis of the program), that once completed I will be graduating. My project is on a written report that nuances the intersectionality of Indigenous disability, and looks particularly to the housing shortages in BC. It is argued in my final thesis that the lack of affordable housing for Indigenous disabled populations leads to homelessness, lack of food security, increased health issues, further marginalization, children entering care and abused partners being unable to leave toxic relationships because of lack of options/transportation/supports. These of are a brief glimpse into some of the intersections that I explore as they get a lot further nuanced and comprehensively addressed.

Given this information, I would love to arrange an interview with BC Housing in regards to this new housing neighbourhood on Hillside Avenue that is specifically for Indigenous women. My hope is to include at the end of my paper some programs locally that provide options to those faced by the complex intersections of Indigenous disability. In this case I would like to highlight a glimmer of hope that this new housing unit will offer to Indigenous bodies in 2019 and the important work that both BC Housing and the Aboriginal Coalition to End Homelessness do.

Let me know what you think and if you would be interested in arranging an interview. I can also send some questions via email if that is an easier process as I am sure you have an extremely busy schedule.

Email 8 Received 04 May 2018

Indigenous housing???

Indigenous in Victoria means Coast Salish. The Aboriginal organizations are fraudulently using the term to access funding and jobs. Have you seen the homes of the non Aboriginals and non Coast Salish working for those aboriginal organizations? They should not be permitted to work here if they are not coast salish. The First Nations agreement is that anything they take from our community they must pay back all times three plus. That could mean their organizations and their personal homes time three plus. Their spouses must pay equal amount owing also. I don't see why the Indigenous need to be counted as numbers to fund the white guys and friends regime any longer. The local Indigenous women would be great hosts for running aboriginal housing if the ideas of owning women and people were obliterated.

Email 9 Received 23 April 2018

Hi,

I just received your note informing me of the plan to build 21 units of housing with supports for Indigenous women at Evergreen Terrace. I just want to let you know that, as a small business in the neighbourhood, I support this 100% and am so pleased to see such concrete actions being taken to support these women in need. I look forward to watching the progress of these units and welcoming these women to our community.

Email 10 Received 26 June 2018

Good Evening,

I live in the neighbourhood and received one of the letters inviting me to your Open House regarding the Hillside Avenue Supportive Housing. (I have also CC'd my partner and a dear friend who also lives and works in the Hillside area).

I'd like to start by saying I am 100% supportive of supportive Housing for Indigenous Women and am looking forward to the rescheduled meeting. The idea of having a home filled with Indigenous Women makes me feel much safer in my neighborhood not to mention I understand the housing crisis all to well.

I do have a few questions:

Why is the Open House Post-Poned? How can I find out when the new date to attend the Open House will be? Are there ways for people who are unable to make the physical event to get more information and ask questions?

Lastly, I am interested in knowing what is going to happen at the Open House. Is it purely informational? Will there be an invitation for feedback/input? I do hope that this is not the kind of meeting that people can stop such an important project from happening by attending.

Email 11 Received 18 June 2018

Hello,

Thank you for the notice online and in my mailbox. [redacted due to personal information].

I am supportive of the plan to build additional housing on Evergreen Terrace land.

Are there any plans to include bike parking? I don't see any bike parking available. I've heard from the Community Center that bike theft is a big problem in Evergreen Terrace.

[redacted due to personal information]

I'm working in this neighbourhood to advocate for free bikes, bike kitchens (tools) and other cycling related amenities such as more bike racks throughout the neighbourhood. Used bikes are fairly easy to come by. This is a very cycling-friendly area and riding bikes is a great way to get around the city especially if you don't have much money.

There are hundreds of bikes at Pandora's Harris Green Park.

I looked at the proposed building plans and I see there is a some building storage which is good. I think there should be some dedicated bike parking with a security camera.

I understand residents will have special supports on site and a security camera would be such an easy thing to install in a new building.

Email 12 Received 16 April 2018

Hello, [redacted due to personal information] and I moved to Victoria close to six years ago and been homeless for close to half of that time. I just secured a one bedroom apartment that costs me my whole [redacted due to personal information]. I have no other income and rely heavily on the food banks. I am VERY interested in the project upcoming on hillside Rd. How would I apply? Show interest! Keep informed! I can't keep paying this much rent and live, it's imposible!

This housing is so needed!

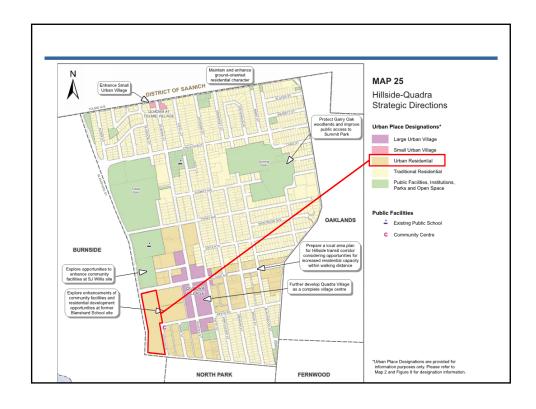
Development Permit with Variances Application for 2501 Blanshard Street

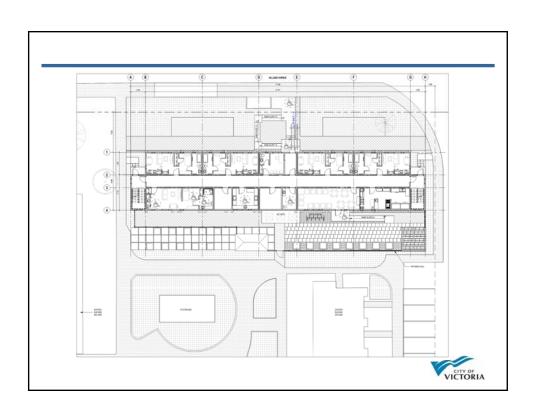


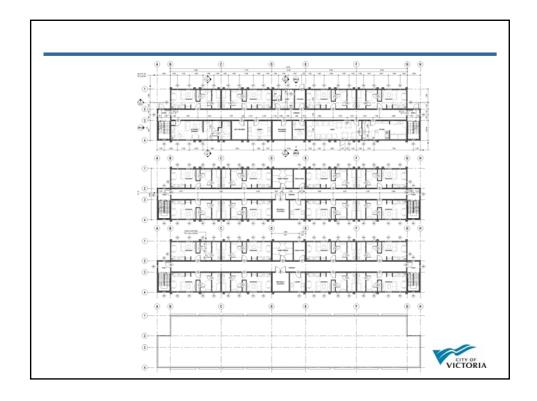






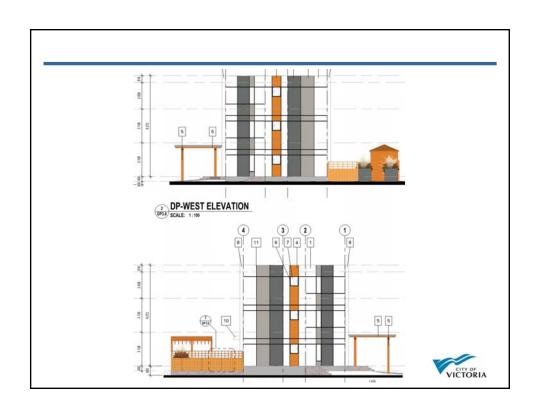


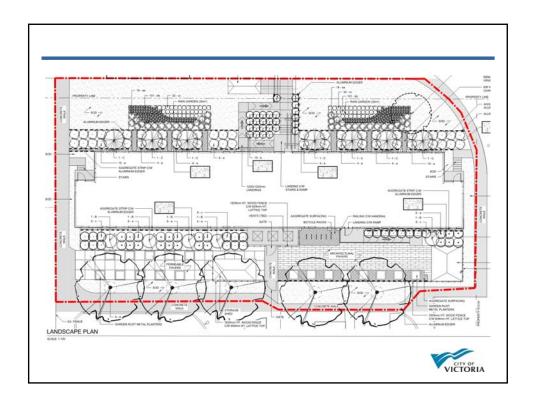


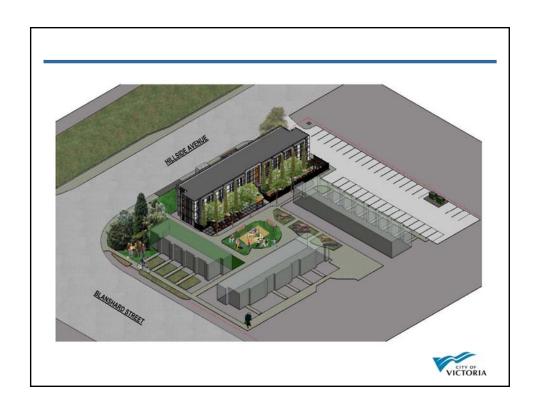
















Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 13, 2018

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Rezoning Application No. 00632 for 1046 and 1048 North Park 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. 00632 for 1046 and 1048 North Park 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.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 1046 and 1048 North Park Street. The proposal is to rezone from the CR-NP Zone, North Park Commercial Residential District, to a new zone in order to increase the permitted density from 1.5:1 to 1.91:1 floor space ratio (FSR) and to allow a rest home at this location.

The following points were considered in assessing this Application:

- the subject properties are designated Urban Residential in the Official Community Plan (OCP, 2012), which supports low and mid-rise multi-unit residential buildings up to approximately six-storeys and a density of up to approximately 2:1 FSR in strategic locations
- the North Park Local Plan (1996) supports artisan trades with mixed and/or residential uses

 the OCP encourages partnerships between senior governments, the health authority, private sector and non-profit organizations in order to a provide a range of housing types, facilities and support services to meet the needs of residents as they age. The OCP also encourages the integration of community care facilities and group residences across the City.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the density from 1.5:1 to 1.92:1 floor space ratio (FSR) and to allow a rest home at this location.

The differences from the existing CR-NP Zone, North Park Commercial Residential District, are related to:

- adding rest home Class C as a permitted use
- · increasing the FSR and total floor area
- increasing the height.

Affordable Housing Impacts

The applicant proposes the creation of 34 new residential units which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for these properties.

Active Transportation Impacts

The applicant is proposing to provide 12 long-term and 8 short-term bicycle parking spaces, which support active transportation and are in excess of the *Zoning Regulation Bylaw* requirements.

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 area is characterized by mix of commercial and residential land uses.

Existing Site Development and Development Potential

The property located at 1046 North Park Street is currently vacant and 1048 North Park Street is presently occupied by a single family dwelling and accessory buildings. Under the existing CR-NP Zone, the site could be redeveloped as a four-storey mixed-use development with ground floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CR-NP Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	CR-NP Zone
Site area (m²) – minimum	654.30m²	n/a
Density (Floor Space Ratio) – maximum	1.91:1 *	1.50:1
Total floor area (m²) – maximum	1257.50 *	981.45
Height (m) – maximum	12.50 *	12.00
Storeys - maximum	4.00	4.00
Site coverage (%) – maximum	59.00	n/a
Setbacks (m) – minimum		
Front (North Park Street)	0.40	0.00
Rear (north)	6.40 – building / 0.40 * - trellis	6.25
Side (east)	0.00 - building / 6.90 - trellis	0.00
Side (west)	2.40 – building / 2.40 - trellis 0.00	
Vehicle parking – minimum	4 *	16
Bicycle parking stalls – minimum		1
Long-term	12	2
Short-term	8	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held on December 5, 2016. A letter dated December 5, 2016 is attached to this report.

ANALYSIS

Official Community Plan

The Official Community Plan (OCP, 2012) Urban Place Designation for the subject properties is Urban Residential, which supports low to mid-rise multi-unit residential up to approximately six

storeys and an FSR up to 2:1 at strategic locations. The subject properties are considered a strategic location as they are one property away from North Park Village, which is identified as a Large Urban Village in the OCP. The OCP identifies these properties in Development Permit Area (DPA) 16: General Form and Character. The proposal is consistent with the policy direction outlined in the OCP.

Local Area Plans

The North Park Local Plan (1996) supports artisan trades with mixed and/or residential uses at this location. The applicant is proposing to locate the office space for the non-profit housing provider on the ground floor facing the street so the building would have the "look and feel" of ground floor commercial space at street level. With respect to building height, the Plan encourages heights of new buildings to be consistent with heights of existing buildings in the neighbourhood. For comparison, the existing multi-unit residential building located at 1032 North Park Street (completed in 2015) is also four storeys with the fourth storey stepped back.

Tenant Assistance Policy

The proposal is to demolish an existing building which would result in a loss of one existing residential rental unit. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

CONCLUSIONS

The proposal is consistent with the OCP from a use, height and density perspective. The Application further advances the housing objectives in the OCP relating to housing, facilities and support services to meet the needs of residents. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00632 for the properties located at 1046 and 1048 North Park Street.

Respectfully submitted,

Leanne Taylor Senior Planner

Development Services Division

Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 23, 2018
- Attachment E: Community Association Land Use Committee Comments dated December 12, 2017
- Attachment F: Tenant Relocation Plan
- Attachment G: Correspondence (letters received from residents).



Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 13, 2018

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Development Permit with Variance Application No. 00071 for 1046 and 1048

North Park Street

RECOMMENDATION

1. 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. 00632, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00071 for 1046 and 1048 North Park Street, in accordance with:

- 1. Plans date stamped September 18, 2018.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 16 to 4.
- 3. The Development Permit lapsing two years from the date of this resolution."
- 2. That Council direct staff to discharge Section 219 Covenant (CA4449030) registered on the property at 1046 North Park Street to the satisfaction of City staff, which was associated with a previously approved Development Permit, if Development Permit with Variance Application No. 00071 is approved.

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 *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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1046 and 1048 North Park Street. The proposal is to construct a rest home, and the variances are related to parking.

The following points were considered in assessing this Application:

- the subject property is within Development Permit Area 16: General Form and Character (DPA 16). The objectives of this DPA are to enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions. New development in DPA 16 is encouraged to have livable environments taking into account human-scaled design, quality of open spaces, privacy impacts, safety and accessibility
- the design guidelines for *Multi-Unit Residential, Commercial and Industrial* (2012) and the *Guidelines for Fences, Gates and Shutters* (2010) apply to the proposed development. Overall, the proposal is consistent with the design guidelines
- the variance to reduce the required number of parking spaces from 16 to 4 is supportable. There would be a shortfall of 11 parking spaces and it would impact the availability of parking for nearby residents and businesses. However, this development would have a lower parking demand. To help offset this parking shortfall the applicant is proposing 12 long-term and 8 short-term bicycle parking spaces, which may encourage some staff and visitors to use bicycles. The subject property is located in a walkable neighbourhood with cycling and public transit facilities nearby. The site is also in close proximity to the downtown core and a Large Urban Village.

BACKGROUND

Description of Proposal

The proposal is for a rest home. Specific details include:

- contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include aluminium metal panel, cement panel, brick veneer, stucco, fir, cedar, concrete, clear glazing and spandrel panels
- seven underbuilding parking spaces screened from the street
- main residential entryway fronting North Park Street
- basement level contains secure and enclosed bicycle parking and storage space, and end-of-trip facilities
- main floor contains an office space and dining room
- the upper levels contain the rooms, common areas and shared washroom facilities
- large, private open space with outdoor seating and a mix of hard and soft landscaping, raised garden beds and rain gardens
- permeable surface treatment for driveway and pedestrian pathway.

The proposed variance is related to reducing the required number of parking spaces from 16 to 4.

Sustainability Features

As indicated in the applicant's letter, the following sustainability features are associated with this Application:

- electric charging station
- high performance wood frame system
- infiltration rain garden and permeable grass pavers
- heat recovery ventilation.

The applicant has also indicated that the proposed building is designed to the 2014 Energy Code and would be constructed to Built Green standards.

Active Transportation Impacts

The applicant is proposing to provide 12 long-term and 8 short-term bicycle parking spaces, which support active transportation and are in excess of the *Zoning Regulation Bylaw* requirements.

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 area is characterized by mix of commercial and residential land uses.

Existing Site Development and Development Potential

The property located at 1046 North Park Street is currently vacant and 1048 North Park Street is presently occupied by a single family dwelling and accessory buildings. Under the existing CR-NP Zone, North Park Commercial Residential District, the site could be redeveloped as a four-storey mixed-use development with ground floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CR-NP Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	CR-NP Zone
Site area (m²) – minimum	654.30	n/a
Density (Floor Space Ratio) – maximum	1.91:1 *	1.50:1
Total floor area (m²) – maximum	1257.50 *	981.45
Height (m) – maximum	12.50 *	12.00
Storeys – maximum	4.00	4.00
Site coverage (%) – maximum	59.00	n/a
Setbacks (m) – minimum		Bo on
Front (North Park Street)	0.40	0.00
Rear (north)	6.40 – building / 0.40 * - trellis	6.25

Zoning Criteria	Proposal	CR-NP Zone	
Side (east)	0.00 - building / 6.90 - trellis	0.00	
Side (west)	2.40 – building / 2.40 - trellis	0.00	
Vehicle parking – minimum	4 *	16	
Bicycle parking stalls – minimum			
Long-term	12 2		
Short-term	8	6	

Relevant History

In July 2015, Council approved a Development Permit with Variance Application to construct two, three-storey buildings with a total of six residential dwelling units at 1046 North Park Street. Construction had not commenced on the subject property and the Development Permit expired on July 9, 2017.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on March 16, 2018 the Application was referred for a 30-day comment period to the North Park CALUC. A letter dated December 5, 2017 was already submitted and it is 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 variances.

ANALYSIS

Development Permit Area and Design Guidelines

The OCP identifies these subject properties in Development Permit Area (DPA) 16: General Form and Character. The objectives of this DPA are to enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions. New development in DPA 16 is encouraged to have livable environments taking into account human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.

The subject properties are long and narrow lots, which can create some site challenges. The applicant has incorporated some similar architectural features and defining elements of the four-storey multi-unit residential building at 1032 North Park Street (completed in 2015). However, the proposed building still has a unique character that would further enhance the streetscape appearance. The maximum building height in the current CR-NP Zone is 12.00m and the

applicant is proposing 12.50m. For comparison, the building at 1032 North Park Street is 12.00m. Staff consider that the building would fit into the neighbourhood context.

Windows are maximized on the north, south and west elevations. An outline of the windows on the adjacent two-storey building to the west at 1040 North Park Street has been provided by the applicant. To mitigate privacy impacts, the windows on the proposed building are offset from the existing windows on the adjacent building. On the north side, the proposed building would have windows that overlook a surface parking lot. The existing residential building on this property to the north is also set back over 23m from the property line. There are no windows proposed on the east elevation, as the building would be constructed at the property line. From a Crime Prevention Through Environmental Design (CPTED) perspective, the building and outdoor spaces would have controlled access and there would be windows overlooking the outdoor spaces and exterior lighting on the building.

Parking would be located in the middle of the site under the building, and would be screened from the street. The location of parking on-site allows for quality private outdoor space in the rear yard, which would include a large patio, raised garden beds and rain gardens.

Local Area Plans

The North Park Local Plan (1996) supports artisan trades with mixed and/or residential uses at this location. The applicant is proposing to locate the office space for the non-profit housing provider on the ground floor facing the street, so the building would have the "look and feel" of ground floor commercial space at street level. With respect to building height, the Plan also encourages the heights of new buildings to be consistent with heights of existing buildings in the neighbourhood. The proposal is consistent with the policies and objectives in the Plan.

Regulatory Considerations

Parking Variance

The applicant is proposing to reduce the required number of parking spaces from 16 to 4. There would be a shortfall of 11 parking spaces and it would impact the availability of parking for nearby residents and businesses. In the letter dated August 23, 2018, the applicant notified staff that the residents who would live in the building would not have driver's licenses and as a result the development would have a lower parking demand. To help offset some of the parking shortfall, the applicant is proposing to provide 12 long-term and 8 short-term bicycle parking spaces, which may encourage some staff and visitors to use bicycles. The subject property is located in a walkable neighbourhood with cycling and public transit facilities nearby. The site is also in close proximity to the downtown core and a Large Urban Village. Given the above, the parking variance is supportable.

Discharging a Section 219 Covenant

A Section 219 Covenant was registered on title to secure a carshare parking space on-site as part of a previously approved Development Permit Application at 1046 North Park Street. Should Council approve the current development proposal, then the Section 219 Covenant would no longer apply as it was associated with a completely different development proposal and should therefore be discharged from title. The staff recommendation provides the appropriate wording.

Other Considerations

The Advisory Design Panel (ADP) reviewed the proposal at the meeting of May 23, 2018. The minutes from the meeting are attached for reference and the following motion was carried (unanimously):

It was moved by Jesse Garlick, seconded by Sorin Birliga, that the Development Permit with Variance Application No. 00071 for 1046-1048 North Park Street be approved with the following recommendations:

- reconsider the placement of the southeast corner pedestrian gate with respect to CPTED principles
- review the accessibility of the outdoor space, specifically in the rear yard, from a safety and comfort perspective
- consider refining the materials palette for consistency and cohesion
- consider removing the elevator notch on the eastern façade.

The applicant has provided a letter dated July 24, 2018 addressing each consideration provided by the ADP, and has made the recommended changes to the proposal in order to address the ADP's motion.

CONCLUSIONS

The proposal to construct rest home is consistent with DPA 16 and the multi-family design guidelines with respect to building form, character and finishes. The parking variance to reduce the number of off-street parking spaces may increase on-street parking demand on North Park Street; however, to help offset this parking shortfall the applicant is proposing additional bicycle parking on-site and the subject property is located in a walkable, bike-friendly and transit-oriented neighbourhood. Staff recommend for Council's consideration that the Application proceed to an Opportunity for Public Comment.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00071 for the property located at 1046 and 1048 North Park Street.

Respectfully submitted.

Leanne Taylor Senior Planner

Development Services Division

Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager:

Date:

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List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 23, 2018
- Attachment E: Community Association Land Use Committee Comments dated December 12, 2017
- Attachment F: Tenant Relocation Plan
- Attachment G: Correspondence (letters received from residents)
- Attachment H: Letter from Applicant re: ADP's motion dated July 24, 2018.

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1007 1012 1016/18 1020-24 1026 1032 1032	- F - 0 0 to 00	1839 1839 1833 1821 1811 1803
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1046 and 1048 North Park Avenue Rezoning No.00632







1046 and 1048 North Park Avenue Rezoning No.00632



Received City of Victoria

Planning & Development Department Development Services Division

LIST OF DRAWINGS PROJECT TEAM

Client MI Ventures

Architectural

Lead Design Consultant 924 McClure St. Victoria BC T 778.432.3550 Arcata

Average Grade, Survey Lower & Main Floor Plans, Landscape Plan Upper Floor Plans (2nd, 3rd, 4th)

Cover Page Project Data, Site Plan, Context Plan

Architect - CRP Steller Architectural Consulting 210- 4252 Commerce Circle Victoria BC T 250.294.8076

Elevations Sections, Street Study, Window Overlay Shadow Study Street Context, Perspectives A 0.0 A 0.1 A 0.1 A 2.0 A 2.1 A 3.0 A 4.0

COOK SF

North Park St.

LEAD DESIGN СОИЗИГАТИ

Civic Address 1046 & 1048 North Park Street, Victoria, BC Project Data

Legal address: Lot 24 Plan VIP 26 Sublot 13 Land District 57 Lot 24 Plan VIP 26 Section SL Land District 57 except Plan E PT

Zoning CR-NP North Park Commercial Residential District

Site Coverage Building area = 386 m2 (4,155 sq. ft.) proposed 59% Site Area 654.3 m2 (7,042 sq. ft)

Floor Area -

Lower level - 343.5 m2 (3,697 sq.ft.)
Main Level - 209.5 m2 (2,255 sq. ft.)
Level 2 - 360 m2 (3,878 sq. ft.)
Level 3 - 360 m2 (3,878 sq. ft.)
Level 4 - 323 m2 (3,460 sq. ft.)
Total Floor Area - 1,596 m2 (17,199 sq. ft.)

Floor Area Ratio Proposed 1.91 - total floor area 1,252.5 m2 (13,478 sq. ft) not including lower level

Height Proposed 12.50 m, 4 storeys.

Off Street Parking Supportive Housing and Community Care Facility Required:

1.0 space per 80 m2 of floor area 1.257 m2/ 80 = 15.7 Required - 16 stalls Provided- 4 stalls

Bicycle Parking Supportive Housing and Community Care Facility

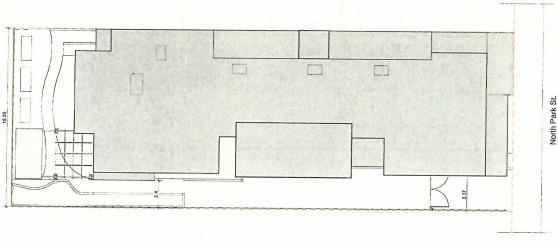
Short Term:
1 stall per 200 m2 floor area
12/5m2 / 200 = 6
required 6 stalls
proposed 8 stalls
6 stalls at entrance and 2 stalls in rear yard

Long Term:: atsill per 700 m2 floor area 1275mc, 700 = 1.79 required 2 stalls proposed 12 stalls

Unit Count 34 single rooms, +/- 115 -150 sq.ft. / per unit 6.4 m 0.4 m 2.4 m 0.0 m Setbacks
Rear yard
Front yard
Side yard, west
Side yard, east

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Planning & Development Department Development Services Division

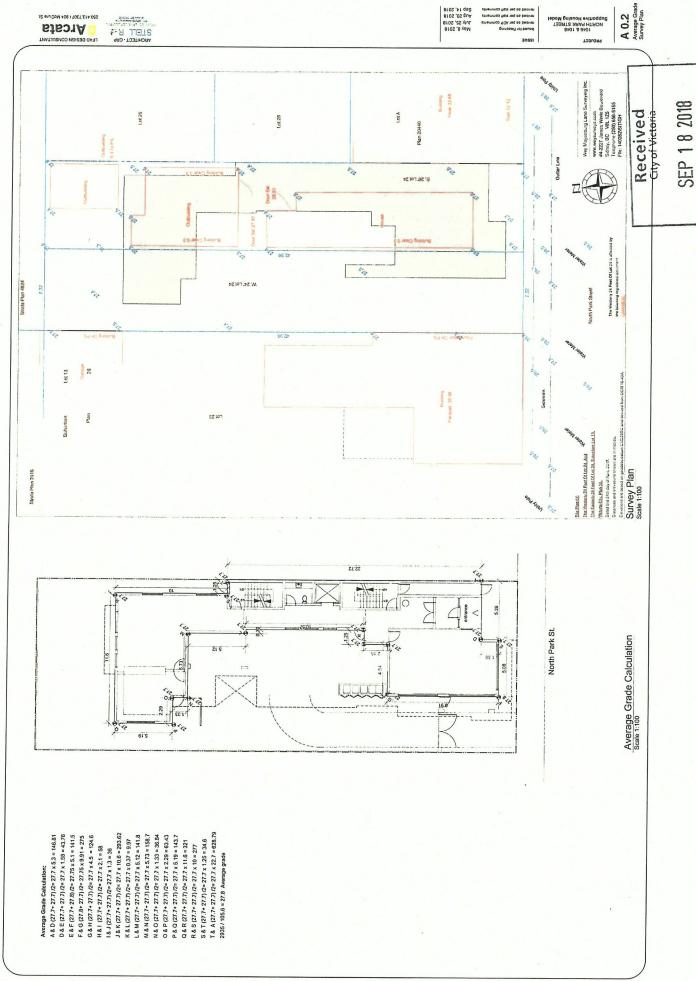


Context Scale: NTS

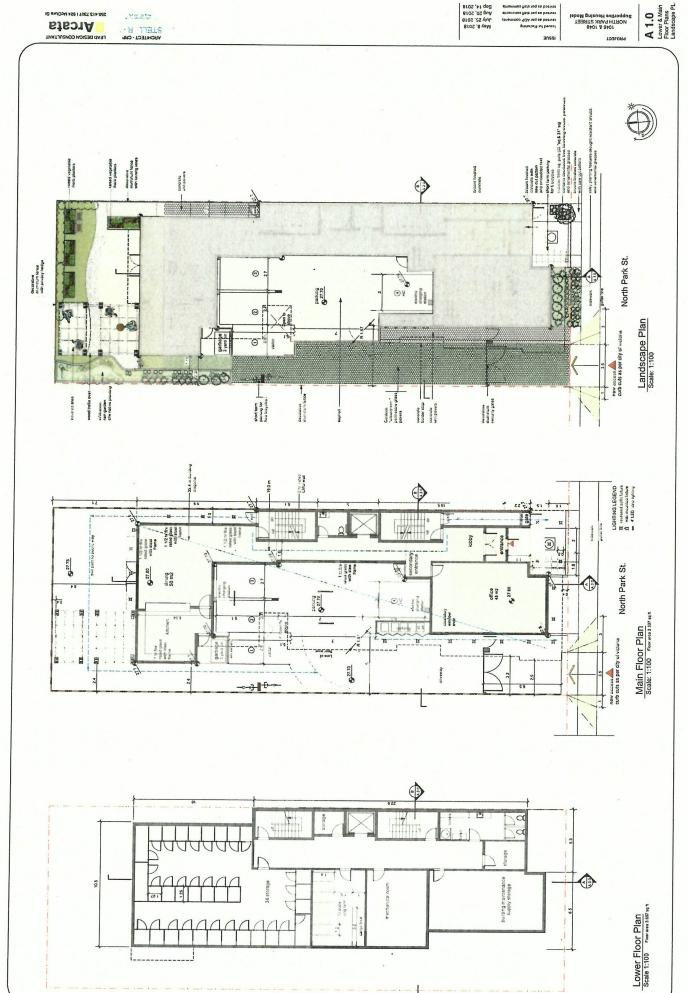


Proposed Roof Plan Scale 1:100





Planning & Development Department Development Services Division Arcata





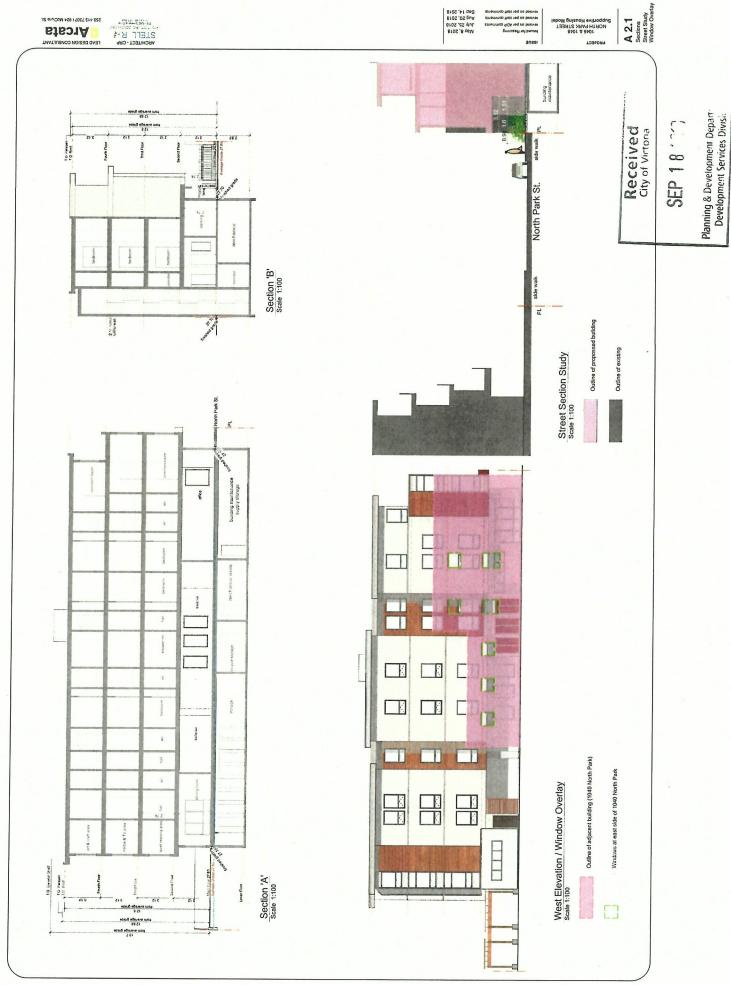
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tucco - flet sand texture colour / light grey

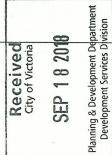
(2)

South Elevation

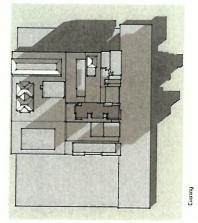
sloured ground face cmu natural grey



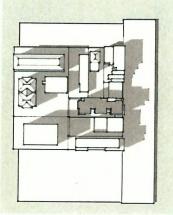
Evening

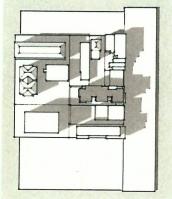


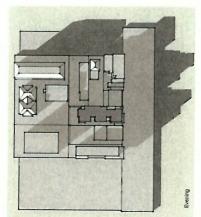


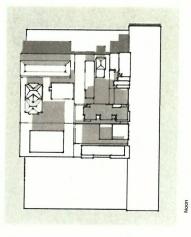


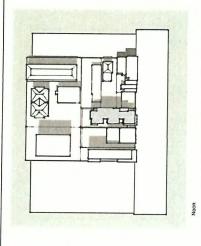


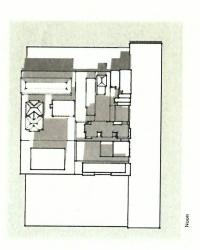


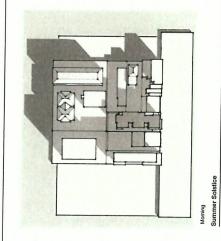


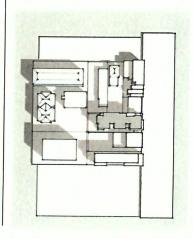


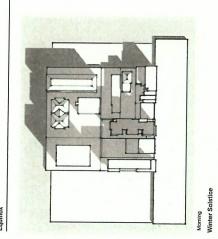












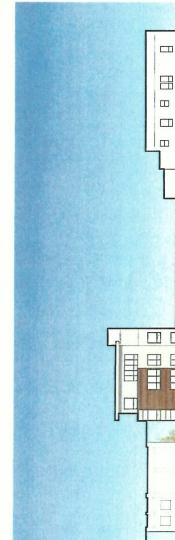
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Street View Looking East

Street View Looking West

Street Context Scale 1:150



924 McClure St. Victoria, BC. V8V 3E7 c. 250.413.7307 o. 778-432-3550 e. cecco@telus.net Received
City of Victoria

AUG 23 2018

Planning & Development Development Services Division

August 23, 2018

Her Worship Mayor Lisa Helps and Councillors City of Victoria 1 Centennial Square Victoria, B.C. V8W 1P6

Dear Mayor & Council,

Re:

Rezoning and Development Permit Application 1046/1048 North Park St.

We are pleased to present this application for the Rezoning, and Development Permit for the above noted lands.

Introduction

This application proposes to re-develop the property to a purpose built 34 unit building for housing people with varying degrees of mental illness.

As part of the redevelopment of the Mount St Angela project for Seniors Living, the owner has acquired the North Park St properties and is committed to transitioning the patients currently residing at Mt St. Angela to the new build. The application before you is a unique proposal as it will be one of the first purpose built projects for this type of care for the current managing non profit society.

The project is situated in an ideal location to provide unique housing accommodations to support the needs of the client group and it is adjacent to the location where the service providers main kitchen/distribution hub to prepare "meals on wheels". Due to the physical constraints and urban infill nature of this project, it is perfectly suited to this make up of housing and accommodation types.

The proposed project will house approximately 34 below market rooms which are completely furnished, self contained micro units with bed/sitting area, storage, and share a full bathroom.

The ground floor contains staff office and communal kitchen dining hall with direct access to a exterior landscaped terrace/courtyard.

The intent of the design brief is to realize a project of the highest quality which provides a stimulating environment for the residents, including a complete array of amenities. Each residential floor has range of amenity space from informal common areas, quite reading area, TV area, to a more structured art therapy area on the upper floor.

Parking Variance

We are requesting a parking variance to reduce the onsite parking requirements from a required 16 stalls to 4 stalls. The proposed facility is designed for the 34 current residents /patients at Mount St. Angela. The residents because of their mental and physical conditions are not permitted to possess a drivers licence. Typically their mode of transportation is walking to nearby shops. Travel to medical appointments is by taxi, family or by their offsite case worker.

At the current facility on a typical work and weekend day, there are usually a maximum of two to three staff vehicles on site. The majority of staff walk or use local city transit as their mode of transportation. Providing 4 stalls and 12 longterm secure bicycle parking more than meets the current needs of the facility.

Green Building Features

The project has been designed with a combination of active and passive energy principles:

- · Provision of an electric charging stations.
- Building is oriented to take advantage of the south facing site to allow better penetration of natural daylight into the main level , courtyard and resident units
- · Construction will use a high-performance wood frame system.
- · Infiltration rain garden for on site storm water mitigation
- · Permeable grass pavers for driveway
- Heat Recovery Ventilation systems.
- · Designed to the 2014 energy code.
- · Constructed to Built Green standards

To conclude, North Park Supportive Housing is an exciting proposal for Victoria and particularly for the North Park community. As outlined above it introduces concepts of social interaction, environmental design, and neighbourhood which should prove to be a model. The project has been introduced to the neighbourhood through the North Park Community Association, and we look forward to sharing a detailed presentation with Council.

Sincerely,

Larry A. Cecco,

Principal Arcata Collective LTD.



December 5, 2016

Dear Leanne Taylor:

RE: 1046/48 NORTH PARK STREET

A Community Meeting was held on December 5, 2016 for a presentation by the developer for 1046/48 North Park. Larry Cecco, Architect, presented for the developer, The Norwood Group, and the client, Island Health. There were 11 people in attendance. The minutes are attached.

There was general support in the room for the proposed building. The variances for height and parking were not considered problematic. The architecture of the building was generally considered to be positive. Overall, the building was considered to be an asset to the street.

While there was support for the idea of a supportive living facility for the mentally ill, there were several comments that North Park has a number of social housing projects, and this was a red flag. How many of these types of projects should the area take?

Some of those in attendance questioned the supportive housing model in this location. They mentioned that this was prime urban space, and would be better used as residential uses for those working downtown. One attendee mentioned he was a victim of eviction since land investors are selling properties to benefit from the market. The need for market rental was mentioned.

One person raised concern that the use (supportive housing for these 34 mentally-ill patients) might change over time. The architect explained that a housing agreement was required. More information is needed about the housing agreement, and how long it is in effect, to address this question.

Overall, there was support for the building, architecture and design. The use of the building raised some concerns about how well this population will add to the vitality of North Park.

Regards,

Pam Hartling

Ulst

Chris Fleming

CALUC Co-Chairs, North Park Neighbourhood Association

North Park Neighbourhood Association | npna.ca | npna@npna.ca P.O. Box 661, #185-911 Yates Street, Victoria BC V8Y 4Y9

North Park Neighbourhood Association

Minutes of Community Association Land Use Committee (CALUC) Meeting December 5, 2016, 7 p.m.

Re: 1046 & 1048 North Park Street

Attendance (excluding Developer, but including CALUC): 11

1. Pre-Meeting Notes:

Drawings of the proposed development should be taken off the NPNA
website following this public meeting, or a disclaimer, written clearly
indicating that the design of the development is subject to change,
should be added.

2. Presentation:

Larry Cecco, architect, presented the development proposal.

- 3. Questions and concerns following presentation:
 - Ryan Moen is concerned about two things with respect to the development:
 - The number of supportive housing zonings in the neighbourhood and the effect this has on the make-up of North Park.
 - Developments that do not support an increase in the number of rental units in North Park.
 - Both of these sentiments were shared by Harold Stanley, with the addition that Harold is concerned that the residents of the supportive housing development would not patronize local establishments nor be working downtown.
 - Similarly, Kalen Harris was concerned about North Park becoming a neighbourhood of supports, although he supports this development.
 - In general, everyone but one person agreed with the purpose of the development, but three attendees were vocal about the need to consider other neighbourhoods in the future when deciding where to locate supportive housing projects.

- There was also concern from two attendees (Ryan, Kalen) on what type
 of supportive housing this project would be converted to if the ten year
 Housing Agreement with Island Health were to expire and not be
 renewed.
- Very few questions about the design of the project:
 - Mary Witoski asked if the developer was going to put up a fence on the East side of the building (landscape architect had not been consulted yet).
 - Shawna Farmer was concerned about smoking on the property (smoking would be restricted to the garden area at the back of the development).
 - Carmen Berlin wondered why these two lots were selected (the owner of Mt. St Angela also owned 1046 North Park and was offered 1048 North Park via sale).

4. Conclusion:

NPNA will write a letter to Leanne Taylor, City of Victoria Senior Planner/Local Area Planner, summarizing the CALUC meeting discussion. The minutes of this meeting will be included with the letter.

Recorder: Chris Fleming



Sustainable Planning and Community Development 1 Centenial Square Victoria, BC V8W 1P6 T 250.361.0382E housing@victoria.ca

Tenant Assistance Plan Application

Please complete this application with your rezoning or development application. This application form includes three steps:

Step 1:	BACKGROUND: Review relevant legislative and policy information		
Step 2:	TENANT ASSISTANCE PLAN: Complete application form and all requirements		
Step 3: SUBMIT: Save and return the completed form to City Staff for Feedback by email housing@victoria.ca			

STEP 1 BACKGROUND

Please review the Rights and Responsibilities of Landlords and Tenants, that are regulated by the Province and is set out in the <u>Residential Tenancy Act</u>. Please refer to the City of Victoria's website for more information regarding the Tenant Assistance Policy and other rental housing policies.

STEP 2 TENANT ASSISTANCE PLAN

Please provide information below regarding site information, current occupany details and rent rolls.

a. SITE INFORMATION

SITE ADDRESS:	1048 North Park St, Victoria BC
OWNER NAME:	
COMPANY NAME:	MI Ventures Inc
TOTAL RENTAL UNITS:	2

b. CURRENT OCCUPANT DETAILS & RENT ROLLS

Please attach the current tenant information and rent rolls as Appendix A. Please note that all information provided in Appendix A will remain confidential. At this stage, please identify existing vulnerable* tenants which will determine requirements within the Tenant Assistance Plan.

*Vulnerable tenants may include:

- Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges
- Tenants with specific housing needs due to a disability
- Seniors, who may be long-term tenants and living on a fixed income
- Families with young children, who may have difficulty finding appropriate units



Sustainable Planning and Community Development

1 Centennial Square Victoria, BC V8W 1P6

T 250.361.382 E housing@victoria.ca

Tenant Assistance Plan Application Form

c. TENANT ASSISTANCE PLAN:

Tenant Assistance Plan Components	Plan (Complete and submit for staff comment)	City Staff Comments (For staff use only)	Final Tenant Assistance Plan (Complete and submit with incorporation of staff comments)
Compensation by tenancy length: Up to 5 years: 3 months' rent to 5 to 9 years: 4 months' rent 10-19 years: 5 months' rent 20+ years: 6 months' rent	Date: 14 Sept 2018 There is currently only 1 tenant on the property and we will be providing 3 months of rent free accommodation	Date: 14 Sept 2018 Meets Policy	Date: 14 Sept 2018 There is currently only 1 tenant on the property and we will be providing 3 months of rent free accommodation
Notification: • A minimum of 4 months notice to end tenancy	The tenant has been provided notice on 15 August to vacate in January 2019	Ensure that Notice provision meets the requirements of the Residential Tenancy Act	The tenant has been provided notice on 15 August to vacate in January 2019
Moving Expenses: An insured moving company may be hired by the applicant, with all arrangements and costs covered Flat rates of \$500 bachelor or 1 BR or \$750 for 2+ BR	A flat rate of \$500 will be provided to the tenant	Meets policy	A flat rate of \$500 will be provided to the tenant
Relocation Assistance:	Not required and/or requested		Not required and/or requested
 Right of First Refusal: Offer to return to the building, with rent rates discounted by 10% of starting rates 	unfortunately the building replacing this structure is specialty housing for current VIHA tenants and cannot be offered to outside persons.	meets policy if the tenant is ineligible for social housing	unfortunately the building replacing this structure is specialty housing for current VIHA tenants and cannot be offered to outside persons.
Vulnerable Tenants: • Please identify additional assistance offered to vulnerable tenants	We do not have any vulnerable tenants		We do not have any vulnerable tenants



924 McClure St. Victoria, BC. V8V 3E7 c. 250.413.7307 o. 778.432.3550 e. arcata@telus.net

July 24, 2018

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

Mayor and Members of Council:

RE: 1046-1048 North Park Street Development Permit with Variance

Enclosed you will find a re- issued rezoning application and background documentation for the above project. Design rationale, along with drawings that address revisions made following ADP accompanies this application.

We have made a number of further substantial changes to our building design to reflect comments from the Advisory Design Panel, and planning staff. The majority of these changes have been further refinement of the material palette for consistency and cohesion of the overall project .

Advisory Design Panel Recommendations

At the May 23 th Advisory Design Panel (ADP) meeting, the panel unanimously recommended approval of the building design with 4 areas for further consideration:

1. Reconsider the placement of the SE corner pedestrian gate

In response we have relocated the gate closer to the main entrance with respect to CPTED principles.

2. Reconsider the accessibility of the outdoor space in the rear yard.

The outdoor space has been reconfigured to provide better accessibility and safety for all needs. The trellis has been relocated and provided with infrared heaters for a comfort perspective .

Received City of Victoria

JUL 2 5 2018

Planning & Development Department .
Development Services Division

3. Reconsider removing the notch on the eastern facade

The recessed notch of the elevator core has been deleted. Deletion of the notch also allowed further refinement of the form and material choices of the east elevation .

4. Reconsider refining the material palette for consistency and cohesion

In response we have simplified the number of materials in the project from four to three. (Metal composite panels on the west wall has been deleted). The material palette on the east elevation has been simplified from three (3) different textures of concrete block and three (3) colours to two (2) types of textured concrete block and one (1) colour that relates to the surrounding colour scheme.

Conclusion

North Park Inspired Living is an important and exciting opportunity for the marginalized community of Victoria.

The project introduces concepts of social interaction, environmental design, and neighbourhood which should prove to be a model.

We look forward to meeting with Council and presenting the project.

Yours truly,

Larry Cecco,

MRAIC, AIA int. principal

end of document

Leanne Taylor

From:

Pam Hartling <

Sent:

Sunday, December 11, 2016 6:27 PM

То:

Leanne Taylor

Subject:

FW: re 1046 and 1048 North Park

OEC 1 2 2016

Planning & Development Department
Development Services Devision

Hi Leanne,

This came in after the Community Meeting.

Cheers

Pam

From: Jaqueline van Voorst [mailto

Sent: December 10, 2016 9:38 AM

To: pamhartling@telus.net

Subject: re 1046 and 1048 North Park

Hello Pam,

I am a full time working woman living close to the new development for 1046 and 1048 North Park street and I note it is for supportive housing.

I would like to indicate my support for this new housing development.

I have been dismayed at the emphasis on luxury condos in this city, and I am especially disappointed with the building on the corner of Cook, near Pandora (opposite Wellburns) I was unpleasantly surprised to see its street presence, so monolithic and out of keeping with the neighbourhood.

The recent approval of 212-220 Cook Street mixed use with a range of bedroom apartments. Live/ work space and the proposal of this development in North Park indicates I hope a welcome change of direction for housing in Victoria.

If you wouldn't mind sending me a link so I can see the plans or other relevant info for the North Park site I would appreciate it as I have not been able to find a way to access that information.

thank you

Jaqueline van Voorst

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This email has been checked for viruses by Avast antivirus software. www.avast.com

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Sent: December 10, 2016 9:38 AM

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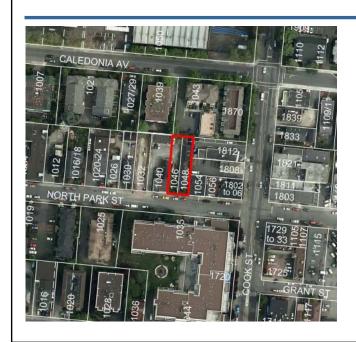
thank you

Jaqueline van Voorst

Rezoning Application REZ00632
Development Permit with Variance DVP00071

Civic Address 1046 & 1048 North Park Street, Victoria, BC

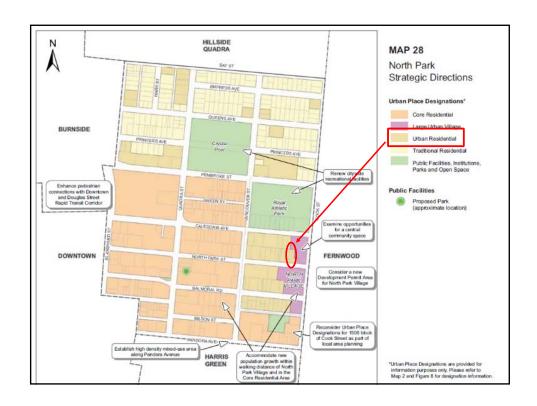


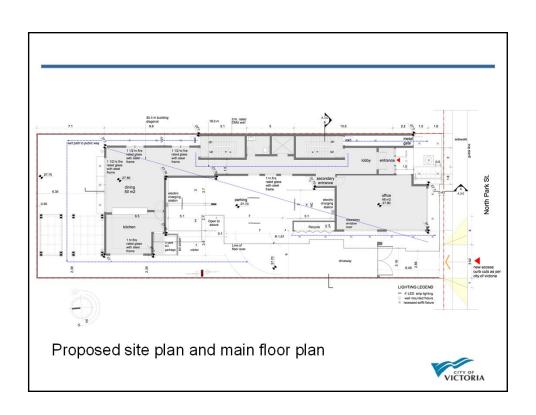


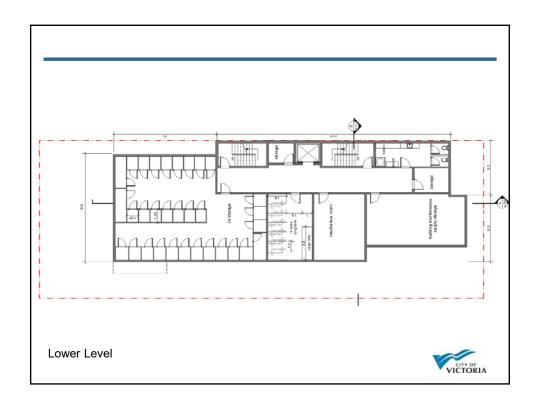


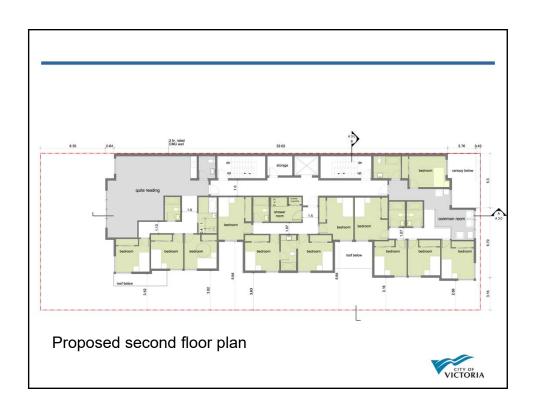


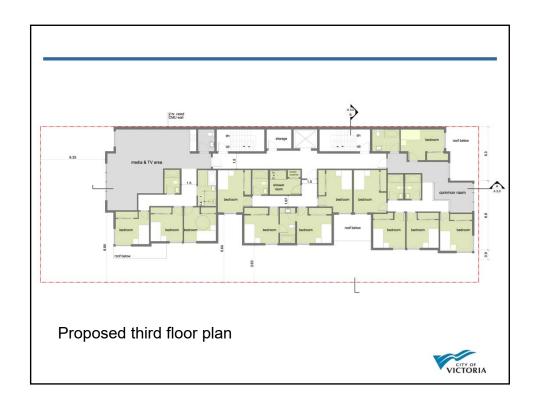


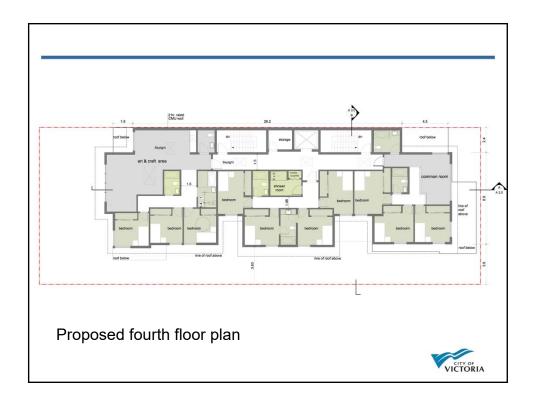


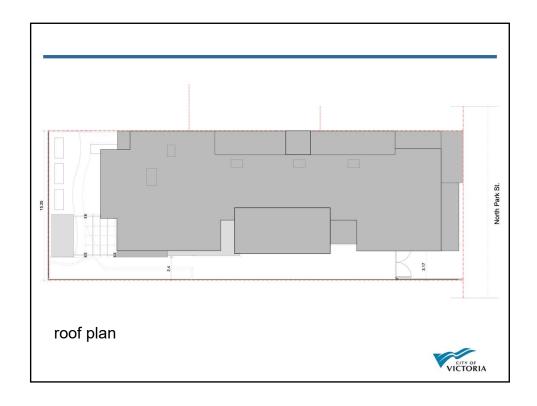


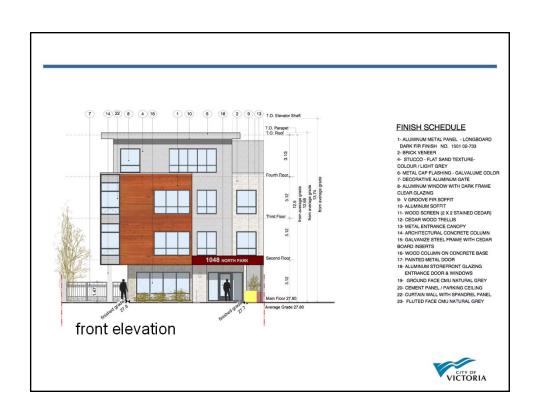


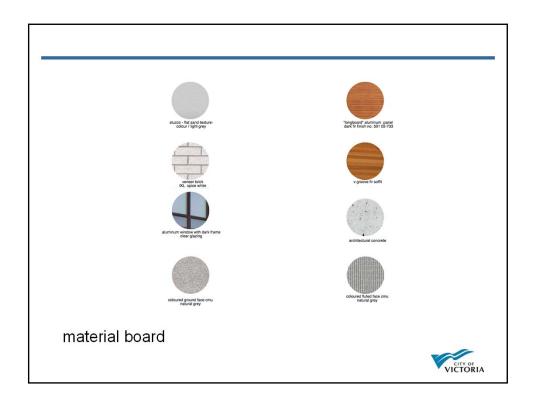


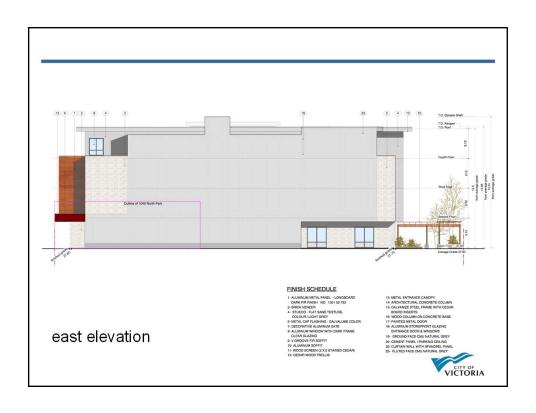


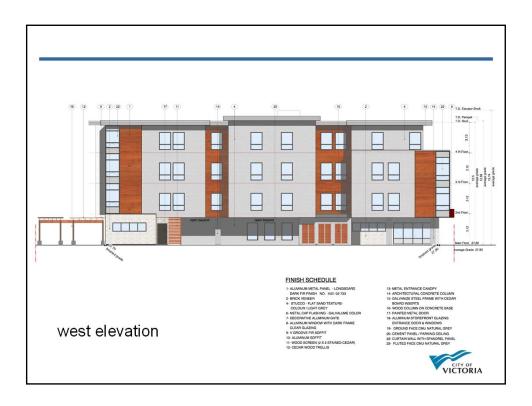




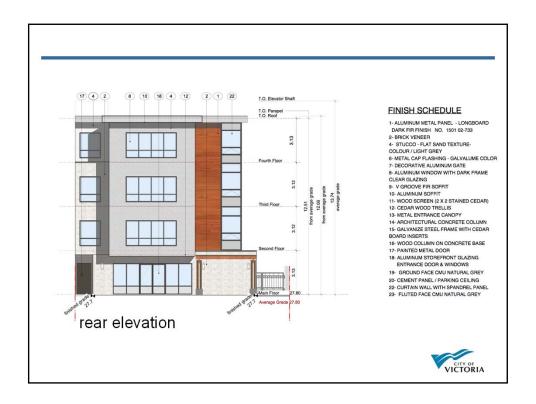


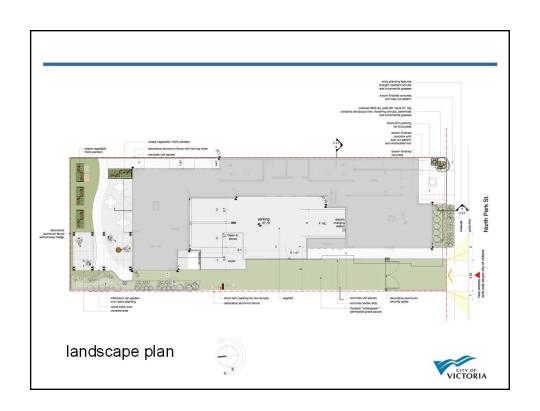


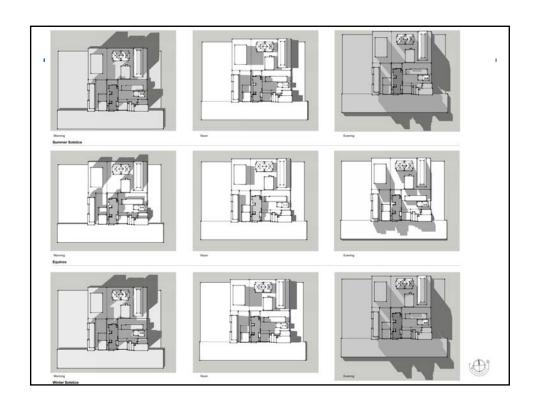


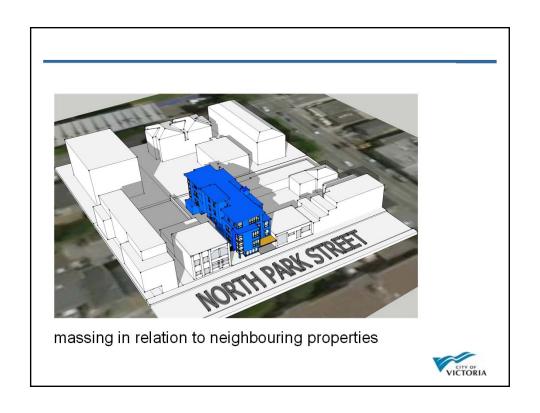


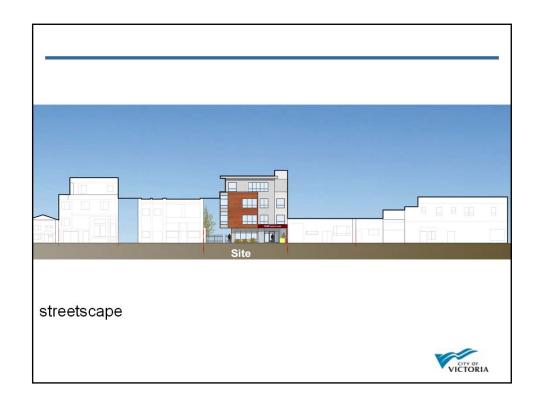
















Ref: 19844

September 26, 2018

Mayor and Council – Sitting as a Committee of the Whole Council Chambers City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Sir/Madam:

RE: Rezoning Application No. 00632 and

Development Permit with Variance Application No. 00071 (North Park)

1046-1048 North Park Street

The Vancouver Island Health Authority writes to provide its support to the referenced rezoning and development permit application.

The applicant is currently a landlord to the Health Authority in other premises. Those premises are below acceptable standard and it is proposed that the sub-standard premises be replaced by the development of the property which is the subject of this rezoning application.

The Health Authority has arrangements in place with the proponent to relocate from the existing premises to this new construction on financial terms that are satisfactory to the Health Authority and that are financially viable, particularly given the opportunity to replace the existing premises with new purpose built accommodation.

We trust that the Committee of the Whole will give this application favorable consideration in view of the community benefit that will result from the rezoning application.

Yours truly,

Chin Sullwan

Vancouver Island Health Authority

Per:

Chris Sullivan

Director, Capital Planning & Leasing

Tel: 250.370.8912 | Fax: 250.370.8750



Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 13, 2018

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Rezoning Application No. 00657 for 475 Gorge Road East

RECOMMENDATION

That Council decline Rezoning Application No. 00657 for the property located at 475 Gorge Road East.

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 475 Gorge Road East. The proposal is to rezone from the current S-1 Zone, Limited Service District, to a site-specific zone in order to allow for the retail sale of cannabis.

The following points were considered in assessing this Application:

- the proposal is consistent with the General Employment designation in the Official Community Plan (2012)
- the proposal is consistent with the General Employment designation in the *Burnside Neighbourhood Plan*
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there is a permitted storefront cannabis retailer within 400m.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. No alterations to the exterior of the building are proposed. The following differences from the

standard zone are being proposed and would be accommodated in the new 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 a maximum floor area of 189m².

All other requirements within the S-1 Zone, Limited Service District, remain the same.

Sustainability Features

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

Active Transportation Impacts

The Application proposes a four-stall bicycle rack in front of the main entrance, which supports active transportation.

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 area is characterized mainly by office and commercial uses, with some light industrial and transient uses.

Existing Site Development and Development Potential

The site is presently developed as a single-storey commercial building. Under the current S-1 Zone, Limited Service District, the property could be developed for various commercial uses, including automobile uses such as garages, carwashes, and parking.

Relevant History

Council declined a previous application to rezone the property to permit a storefront cannabis retailer with a floor area of 600m² following the December 14, 2017 Public Hearing. As a condition of rezoning for this previous application, a Statutory Right-of-Way was registered on the property for 4.03m on Gorge Road East, 0.85m on Bridge Street, and 1.38m on Garbally Road. This SRW continues to be registered on the property.

Community Consultation

Consistent with the Storefront Cannabis Retailer Rezoning Policy, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) Community meeting is waived unless the application involves construction of a new building; however, the Application was referred to the Burnside Gorge Neighbourhood Association CALUC. Also consistent with the Policy, the Application has been referred to School District No. 61 and the Victoria Police Department. At the time of writing this report no comments had been received.

ANALYSIS

Official Community Plan

The Official Community Plan (OCP, 2012) identifies this property within the General Employment urban place designation, within which employment-driven uses, including commercial, are envisioned.

Local Area Plans

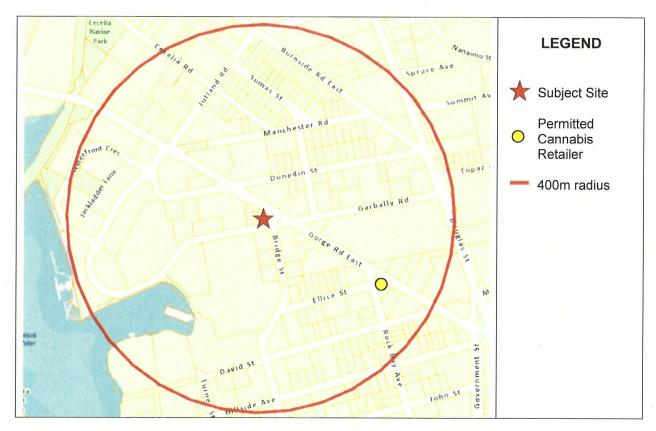
The *Burnside Gorge Neighbourhood Plan* identifies the property within the General Employment designation, which envisions retail uses on the ground floor along arterial roads.

Tree Preservation Bylaw and Urban Forest Master Plan

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

Storefront Cannabis Retailer Rezoning Policy

The proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there is a permitted retailer at 603 Gorge Road East that is approximately 265m away from the subject property. There are no schools within 200m of the subject property.



CONCLUSIONS

The proposal is consistent with both the OCP and the *Burnside Gorge Neighbourhood Plan* in terms of encouraging retail uses at street level; however, the proposal is inconsistent with the

Storefront Cannabis Retailer Rezoning Policy as there is a permitted storefront cannabis retailer within 400m the subject property. Therefore, staff recommend that Council consider declining this Application.

ALTERNATE MOTION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00657 for 475 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Respectfully submitted,

Michael Angrove

Planner

Development Services

Jonathan Tinney, Director

Sustainable Planning and Community

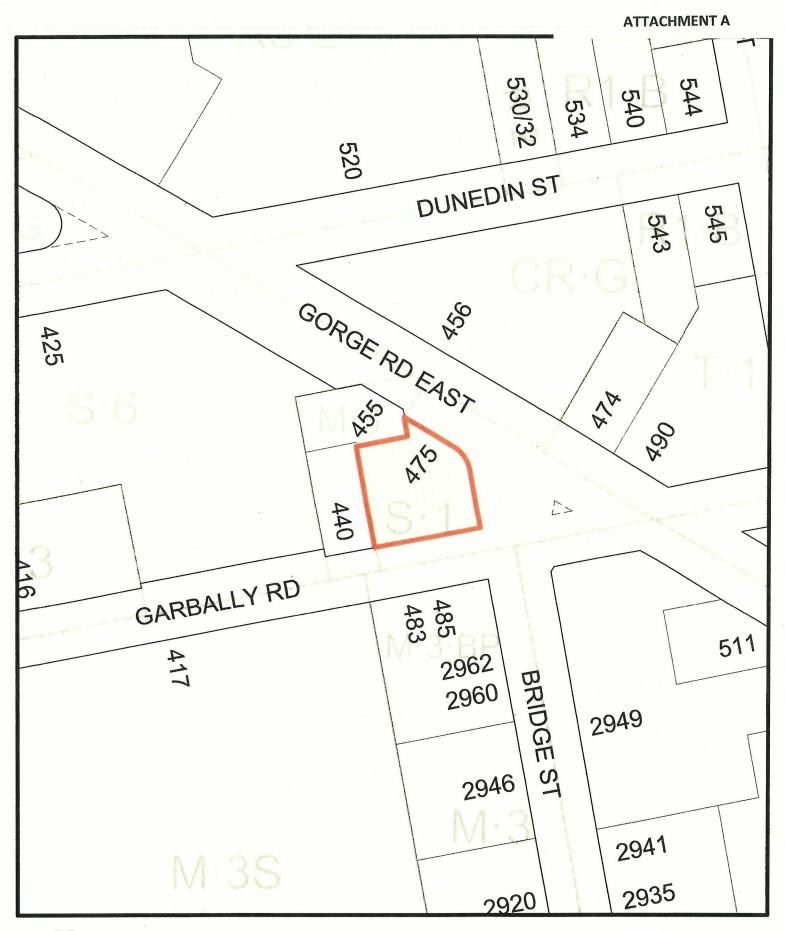
Development Department

Report accepted and recommended by the City Manager:

Date:

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped July 31, 2018
- Attachment D: Letter from applicant to Mayor and Council dated July 25, 2018
- Attachment E: Minutes from the December 14, 2017 Council Meeting
- Attachment F: Correspondence.





475 Gorge Road East Rezoning No.00657

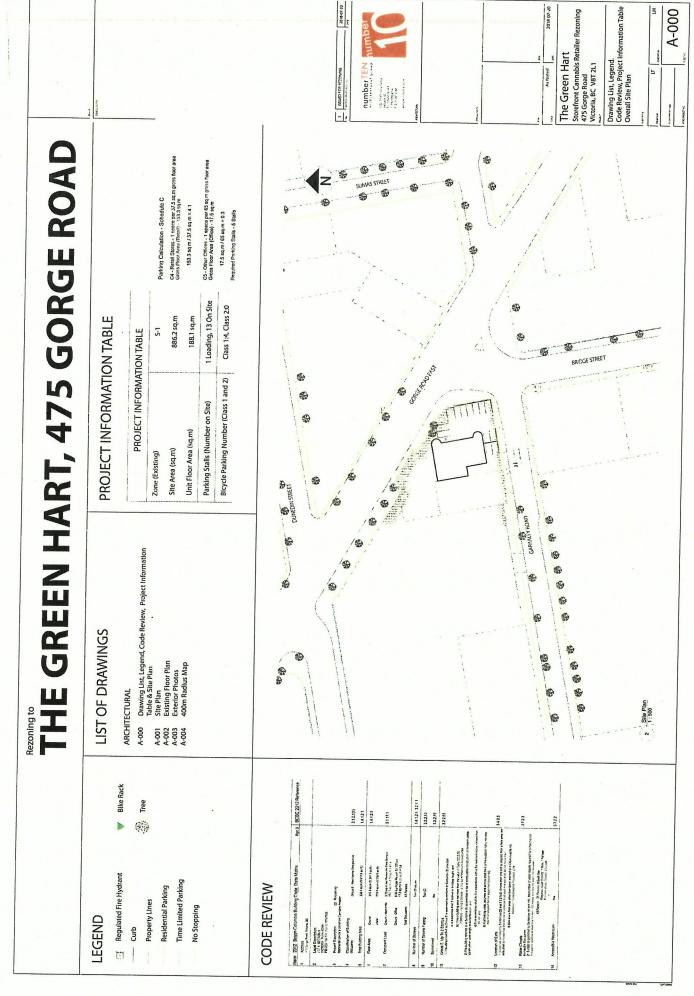


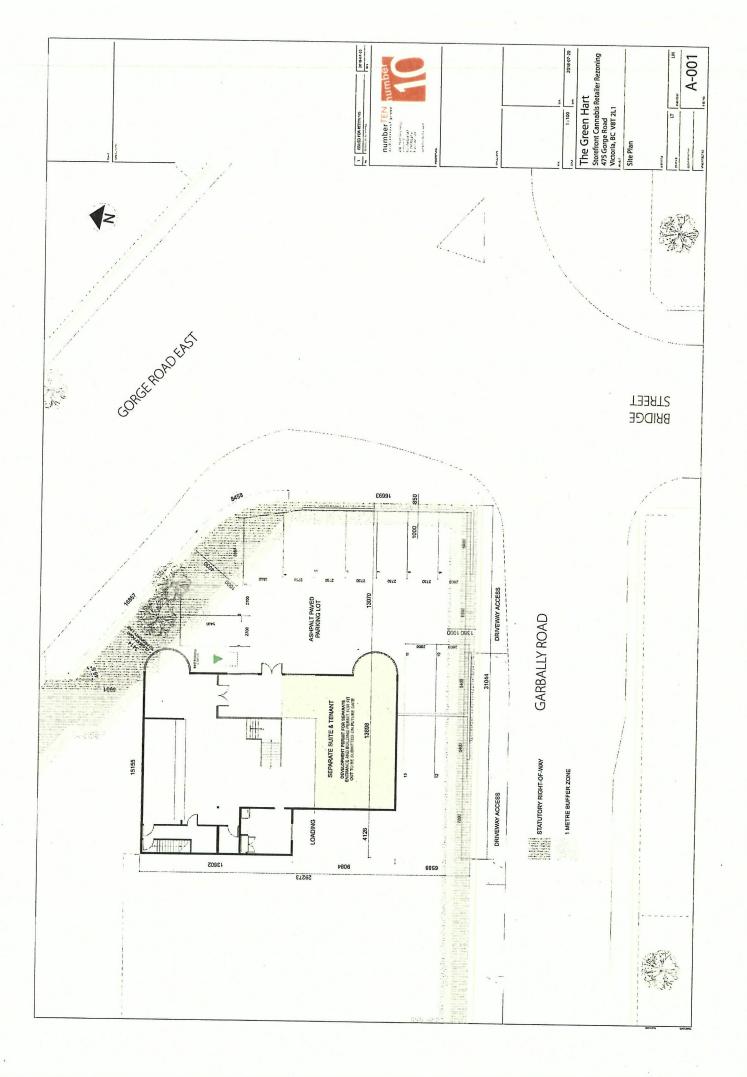


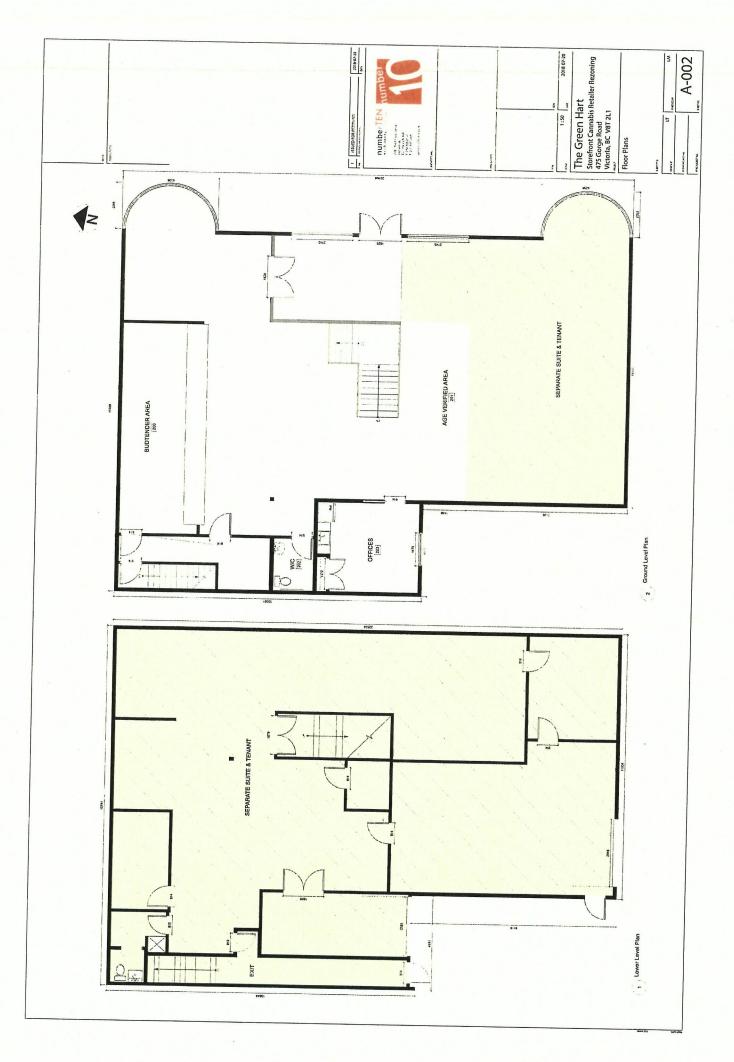


475 Gorge Road East Rezoning No.00657

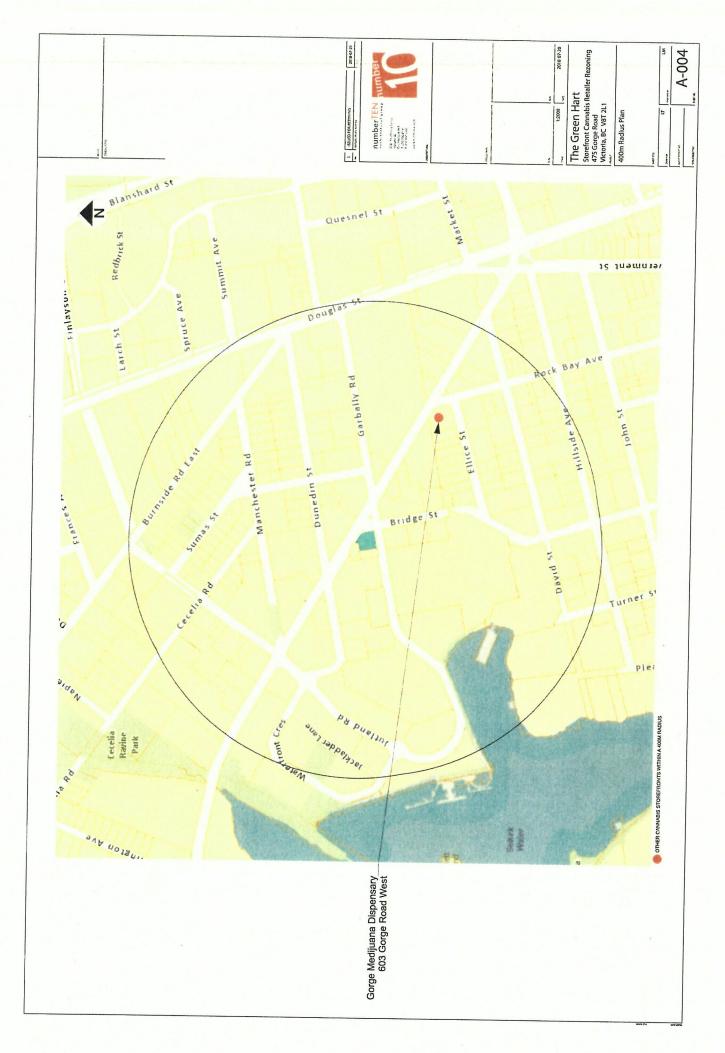












July 25, 2018

City of Victoria
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
Attention: Mayor Lisa Helps

RE: REZONING APPLICATION FOR 475 GORGE RD EAST

Dear Mayor Helps and Council,

Please fine following the rezoning and supporting documentation for the property located at 475 Gorge Rd E for your review and consideration. The property is currently zoned as Limited Service District (S-1) and we are requesting it to be zoned the purpose of a Storefront Cannabis Retailer.

The existing 588.9 m2 two story structure will remain intact, as is, and will not alter the current density and or add any additional dwelling spaces once rezoned.

Our re-zoning request complies with the current Official Community Plan and Neighborhood Plan so no changes are requested to either policy.

We are committed to ensuring that our business benefits and enhances our neighborhood socially, environmentally an economically. We have been proactively revitalizing our property as well cleaning the adjacent public areas. Showing pride in our property has helped to reduce the overall amount of refuse and paraphernalia that had collected from when the property was previously vacant. We have employed ten staff members to date and anticipate the need to increase our staffing levels as we continue to develop our business, allowing us to help support more local families with employment as well as provide residual benefits to our neighboring businesses.

Our business has provided a clothing drive for the benefit of the patrons of Rock Bay Landing. Organized a successful food drive to benefit the Mustard Seed Food Bank. We helped with the donations toward the Ride for Refugee, the participants were members of our Community Association. We have made several donations of our time as well as; food, Christmas hampers, organizing and preparation of "the dinner" that benefits the young families of the Gorge/Burnside Community. This year we had a very successful BBQ in which all the proceeds went to the Victoria Cool-Aid Society. We continue to drop helpful donations to the Community Centre for their summer programs and Christmas needs. In the future of our business we would like to give 2 percent of our yearly earnings to the City of Victoria. We would give it in quarterly payments. This could be for the maintenance of roads, bike lanes, building homes; such as the mini homes that would benefit Victoria.

Our Storefront has been operational for two and half years in which time the need for our product and resources has exceeded our expectation. Our client base has increased to over 5000 patients since our opening and increases daily. Rezoning for a Storefront Cannabis

Retailer is a new classification that has not previously existed in the City of Victoria, therefore rezoning for a change of permitted use is mandatory in our situation.

As you know we have been denied the first attempt to our rezoning. Since this denial we have made changes in the size of our operating floor plan. We were aware of the grand size of the building and not needing all the space we have since started on the permit and the building plans to have a health and Wellness Centre. A separate entrance will be in place in order to progress with the provincial and municipal requirements. We have come to an agreement with the building owner we will not be leasing the lower level of the building.

Allowing the zoning and storefront in the Selkirk and Cecelia Village area of the Burnside Gorge neighborhood will help revitalize the area socially, environmentally and economically as identified previously. The Burnside Gorge Neighborhood Plan identifies the need to encourage and enhance current businesses and industry in the area that alternatively could otherwise continue to be left accent and vulnerable to socioeconomic stagnation or regression.

Our expectation is that our property and business will benefit the local area in a positive way. Our presence in the neighborhood has already aided in the clean-up of refuse and loitering in the area. We anticipate that the additional visitors to the community will also be economically beneficial to the other local business owners. The subject property is currently zoned S-1 and the impact on traffic flow, parking, infrastructure and noise concerns would have been identified and approved at the time of original development. We do not anticipate that traffic and noise levels will increase significantly from the current levels and could potentially decrease when zoned from Industrial to Retail.

The existing building and building envelope will not be altered. The current design complies with the design guidelines for the existing and proposed zoning and no Development Permit is required.

Safety and security is a priority to our patients, employees and the general public. Significant consideration was taken when planning, designing and implementing the use of natural, formal, lighting and territorial crime prevention at our location.

We have incorporated ACMPR regulations in the storage and packaging of our products. The wide-open space provides the opportunity for patrons to be visible inside the building. The low-lying flora around the parking lot of the building provides a wide-open space for natural surveillance and the hedging allows the natural flow of traffic while decreasing the opportunities for crime as outlined by CPTED. Adequate lighting has been installed to properly illuminate points of entry and is constructed of vandal resistant products. Consideration for glare and reduction of shadows and hiding spots were also incorporated into our lighting plan. A formal surveillance system has been installed and incorporated ten security cameras on-site as well four panic buttons strategically positioned for employees use if an eminent threat occurs. The panic buttons alert the RCMP as well our security provider immediately. In order to provide symbolic barriers and define private and public areas we have T&C Landscaping maintain the hedges around our parking area and the staff are required to do basic daily maintenance of the property.

The vehicle and bicycle parking requirements as defined by Schedule C have been met and exceeded. The property has thirteen marked, surface vehicle stall (one marked for handicapped parking) which exceeds the ratio of 1 per 205m2 as well as one loading parking lot stall. We offer adequate secure, interior and exterior bicycle storage for our patrons. We have installed a wheelchair access ramp, door and have access for plug in for the electric

scooters/wheelchairs. We offer a wheelchair accessible washroom. Our location is located on a shared greenway.

The Selkirk and Cecelia Village area of the Burnside Gorge neighborhood area is serviced by public transit and the closest bus stop is located less than a block from the property allowing for alternative and eco-friendly access for patients to visit from other areas serviced by transit.

The subject property does not have Heritage Status therefore no Conservation Plan is required.

Currently The Green Hart is working toward our new building permit. The long-term plan for this space is to provide medical services with Medical Doctors at hand to the growing Burnside Gorge neighborhood as part of their neighborhood plan. We had at one time a pending approval for the building of the Health and Wellness Centre. Moving forward we will be applying and building. We understand and value the benefits of Green Built and LEED properties and will be applying the theories to increase energy efficiencies, utilize renewable resources and reduce water consumption when renovations begin in the future.

The property is currently and adequately serviced by the City of Victoria infrastructure and no additional requirements and or upgrades would be mandatory of the purpose of rezoning from Light Commercial to a Storefront Cannabis Retailer.

Thank you in advance for your consideration of this rezoning application. Please do not hesitate to contact Erin Drew at info@thegreenhart.com

Regards,

Sean Pettifer
Enclosures

3. Rezoning Application No. 00535 for 475 Gorge Road East and Rezoning Application No. 00533 for 603 Gorge Road East

1. Public Hearing

Rezoning Application No. 00535

To rezone the land known as 475 Gorge Road East from the S-1 Zone, Limited Service District, to the S-11 Zone, Limited Service (Cannabis 2) District, to permit a storefront cannabis retailer.

New Zone: S-11 Zone, Limited Service (Cannabis 2) District

Legal description: Lot A, Section 5, Victoria District, Plan 43288

Existing Zone: S-1 Zone, Limited Service District

Jim Handy (Senior Planner): Advised that the application is to rezone the property to allow for the retail sale of cannabis.

2. Public Hearing

Rezoning Application No. 00533

To rezone the land known as 603 Gorge Road East from the C1-S Zone, Limited Commercial Service Station District, to the C1-S2 Zone, Limited Commercial Service Station (Cannabis) District, to permit a storefront cannabis retailer.

New Zone: C1-S2 Zone, Limited Commercial Service Station (Cannabis) District

Legal description: Lot 1, Section 4, Victoria District, Plan 5362

Existing Zone: C1-S Zone, Limited Commercial Service Station District

<u>Jim Handy (Senior Planner)</u>: Advised that the application is to rezone the property to allow for the retail sale of cannabis.

Mayor Helps opened the public hearing at 7:24 p.m.

<u>Lee Shanks (Applicant for 475 Gorge Road East):</u> Provided information regarding the application and how their cannabis storefront is run.

<u>James Whitehead (Applicant for 603 Gorge Road East):</u> Provided information regarding the application and how their cannabis storefront is run.

<u>Patricia Morgan (Gorge Road East)</u>: Expressed support for the application at 475 Gorge Road East so they can continue to provide safe access to medical cannabis.

<u>Steven Palmer (Resident):</u> Expressed support for the application at 475 Gorge Road East so they can continue to provide accessible and safe access to medical cannabis.

Mayor Helps closed the public hearing at 7:51 p.m.

3. Bylaw Approval for 603 Gorge Road East

Motion:

It was moved by Councillor Isitt, seconded by Mayor Helps, that the following bylaw be given third reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1104) No. 17-053

Council discussed the following:

 The supportability of the application due to its small footprint and the appropriateness of a cannabis storefront in relation to other medical storefront retailers.

4. Bylaw Approval for 475 Gorge Road East

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the following bylaw be given third reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1105) No. 17-068

Council discussed the following:

Whether having a second cannabis storefront within 200 meters is supportable on the same street.

Defeated

For:

Councillors Alto, Isitt, and Loveday

Opposed:

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

REQUESTS TO ADDRESS COUNCIL

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following speakers be permitted to address Council.

Carried Unanimously

1. Aleksandar Milojevic: World Accordion and Tango Festival

Outlined why Council should provide financial support for Victoria to host the 68th Trophee Mondial (World Accordion Championships), as part of the World Accordion and Tango Festival.

2. Chris Marks: 3198 Quadra Street

Outlined why Council should reconsider the defeated motion regarding 3198 Quadra Street.

3. <u>Dani Cee: Mental Health and Alternatives to Police</u>

Outlined why Council should consider alternatives to the police in relation to providing compassionate services for addiction, crisis, and mental health.

Mayor Helps withdrew from the meeting at 8:10 p.m. due to a potential non-pecuniary conflict of interest with the following item, due to her relationship with a previous AirBnB operator.

Councillor Loveday assumed the Chair in her absence.

Councillor Lucas withdrew from the meeting at 8:10 p.m. due to a pecuniary conflict of interest with the following item, as she is the general manager of a hotel.

Councillor Madoff withdrew from the meeting at 8:10 p.m. due to a pecuniary conflict of interest with the following item, as she runs a Bed and Breakfast in her home.

4. <u>Beverly Booth: Short-Term Rental Proposal</u>

Outlined why Council should recognize Premier Suites Victoria as a corporate housing supplier, and offer an exclusion or grandfather clause from the current Short-Term Rental bylaw.

5. Rachelle Keeley: Short-Term Rental Proposal

Outlined why Council should recognize Premier Suites Victoria as a corporate housing supplier, and offer an exclusion or grandfather clause from the current Short-Term Rental bylaw.

Mayor Helps returned to the meeting at 8:21 p.m. and assumed the Chair.

Councillor Lucas returned to the meeting at 8:21 p.m.

Councillor Madoff returned to the meeting at 8:21 p.m.

ATTACHMENT F



471 Cecelia Road, Victoria, BC V8T 4 T. 250-388-5251 | F. 250-388-52 info@burnsidegorge.ca | www.burnsidegorge.

March 23, 2018

Erin Drew Greenheart Health & Wellness 475 Gorge Rd E Victoria, BC V8T 2W1

Dear Erin & team,

I am pleased to share the enclosed Burnside Gorge Community Association (BGCA) Annual Report for the 2016-2017 fiscal year.

We are proud of the work we do across our communities and have experienced success and positive outcomes for those we serve. On behalf of the BGCA Board of Directors and staff, I would like to extend our thanks for your contribution. Your continued support of the work that we do is greatly appreciated by all of us here and those we serve. We look forward to celebrating many future successes with you.

The BGCA provides a wide continuum of services and programs that respond to the needs of residents in the Burnside Gorge area as well as children, youth, families and seniors throughout Greater Victoria. We hope to continue being of service to our community for many years to come.

Sincerely,

Suzanne Cole

Executive Director

Theman of yell

DISABLED RIGHTS ALLIANCE

A Non-Government Organization

9-3015 Jutland Rd

Victoria, British Columbia

Canada V8T 2T1-Phone: 590-8721, 778-430-3869 - Email: palmersteven747@yahoo.ca

June 20, 2018

The Disabled Rights Alliance is pleased to write this letter of support for The Green Hart Health and Wellness.

The Disabled Rights Alliance has provided support, intervention and empowerment for people with disabilities in Victoria since 2004. We are committed to providing responsible, informed information and advocacy for our members. This is particularly important for those of us who are older persons with serious disabilities and medical conditions especially those of us with prescribed medical marijuana by our physician.

On an effort to provide this information to our clients and members. We have done a thorough evaluation of many of the dispensaries now in operation and have found few of them that meet the needs of people with disabilities or are wheelchair accessible.

This is not the case with The Green Hart. This being the reason we stand behind them and for our request that you re visit the application for The Green Hart.

The Green Hart is not only wheelchair accessible it is also committed to employing people with disabilities who are grossly underrepresented in most areas of employment in our Province.

The Green hart has also worked closely with us to assure us that they are committed to providing safe and affordable access to these accessary resources.

Thank you for taking the time to hear our request.

Respectfully.

Steven Palmer

President of Disabled Rights Alliance

Business Name: MALIBU AUTOMOTIVE

Business Address: 2905 BRIDGE ST

Manager/Owner Name: JOHN NRELY MINNEGER.

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

This cannabis dispensary has been located at 475 Gorge Rd E since the spring of 2016.

In that time, we at have not encountered any challenges arising as a direct result of nature of their business. The outlet is outwardly clean and tidy and it appears loitering is discouraged.

The Green Hart Health and Wellness has also kept the public areas surrounding their property clean, initiated food drives and fundraisers on behalf of The Mustard Seed and The Cool Aid Society and worked building relationships with the local Community Association.

Based on the above, we don't hesitate to support The Green Hart Health and Wellness in their bid to seek rezoning at their current location.

Thank you.

Manager/Owner

Tenor Tile Ltc 3-416 garbally Pd Victoria 130 V87 2K1 Business Name: **Business Address:** Manager/Owner Name:

To Whom it May Concern:

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Thank you.

Sincerely,

Manager/Owner

140

Business Name: Business Address:

Manager/Owner Name:

MOTTED INN

680 CARBALLY RD

WETSHAY RD

VETSHAY RD

VETSHAY RD To Whom it May Concern:

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Thank you.

Sincerely,

Business Name: Winks \$16791.
Business Address: 290-2950 Donglas St.
Manager/Owner Name!

Howehers How

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Thank you.

Sincerely,

Manager/Owner Hou

Business Name: Dentex Paintless dent Removal
Business Address: #4 625 Hillside ave

Manager/Owner Name: (10) No Voyal

To Whom it May Concern:

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Thank you.

Sincerely,

11.

Business Name: Bows & Arrows Coffee Business Address: 483 Garbary Manager/Owner Name: Dave Pedde

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours. The Green Hart Health and Weliness.

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Sincerely,

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Business Address:
Manager/Owner Name:

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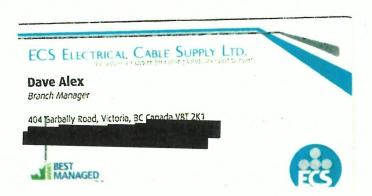
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Thank you.

Sincerely,



Business Name: 1 vota Morini.
Business Address: 370 Gorgi Rd F.Ast.
Manager/Owner Name: Completed Humsun

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Business Address:

Manager/Owner Name:

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Thank you.

Sincerely,

Manager/Owner

Jeanic Stubbs

Business Name: CAR WAS H

Business Address: 628 GORGE ROAD EAST Manager/Owner Name: A Houdin

To Whom it May Concern:

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Thank you.

Sincerely,

Business Name: LIQUIDATTON FURNIMAS

Business Address: 589-A BAY 57
Manager/Owner Name: JEFF GORDON

To Whom it May Concern:

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Thank you.

Sincerely,

Business Name: De Chi Business Address: 105-2504 Covernment-St-Manager/Owner Name: Radjeet Samua

To Whom it May Concern:

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Thank you. Sincerely,

Business Name: The Scotsman Hotel

Business Address: 490 Adge Fd. East

Manager/Owner Name: Lissa Carwithen - Manager.

To Whom it May Concern:

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Thank you.

y wow

Business Name:

Business Address:

Manager/Owner Name:

Colombia Industrial.

Colombia Industrial.

Colombia Industrial.

Colombia Industrial.

Solu- Houghton

To Whom it May Concern:

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Thank you.

Business Name: Van Isle Auto Broker S
Business Address: 510 Gorge rd east
Manager/Owner Name:

Mall Wall

Made Wed

To Whom it May Concern:

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Thank you.

Sincerely,

Business Name: FAST ENER FORCE ONE REJOURCES LAD Business Address: 625 HULSIDE AVE FIR

Manager/Owner Name: WILLIAM PRATHER

To Whom it May Concern:

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Thank you.

Sincerely,

Business Name: CB' Autotech Business Address: 2804 ROCIE BAY AUE VICTORIA, BC. V874SI Manager/Owner Name: MCOLE KONILLE

To Whom it May Concern:

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This cannabis dispensary has been located at 475 Gorge Rd E since the spring of 2016.

In that time, we at have not encountered any challenges arising as a direct result of nature of their business. The outlet is outwardly clean and tidy and it appears loitering is discouraged.

The Green Hart Health and Wellness has also kept the public areas surrounding their property clean, initiated food drives and fundraisers on behalf of The Mustard Seed and The Cool Aid Society and worked building relationships with the local Community Association.

Based on the above, we don't hesitate to support The Green Hart Health and Wellness in their bid to seek rezoning at their current location.

Thank you.

Sincerely,

Manager/Owner

Tudstuh

Business Name:
Business Address: 2740 Color RAW
Manager/Owner Name: 12740 Color RAW
Manager/Owner Name

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

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Thank you.

Sincerely,

Business Name: Successful Visions Grow Inc Business Address: 2550 Rock Bay Aue Manager/Owner Name: Marian DT

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Thank you.

Sincerely,

To Mayor Lisa Helps and fellow council members"

Morgan uly 18, 2018

My name is Patricia Morgan I live at 105 Wilson St. here in Victoria. I am a senior and I have multiple sclerosis. I have been buying my medical marijuana from Green Hart for over a year now. I chose to buy my medicine from Green Hart because they have top quality, lab tested medical marijuana at a reasonable price. The staff there are very knowledgeable about their products and they have helped me to build my awareness of cannabis products which has helped to remove my pain, aided in my insomnia and muscle spasms.

I hope they can remain in our community as a medicinal cannabis go-to retail outlet, providing medicinal marijuana and accessories in a safe, clean, bright open environment.

Thank you

Patricia Morgan



475 Gorge Road East Victoria, BC V8T 2W1

Full Name (Printed)	Address	Signature
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Hana Datin-Thompson	252 Gorge Rd, East	lleuwebt.
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Mary Mawin	30 6 Cambrigde & Dt	M
Andrew Gabriel	194 obed Ave	Stabili PS



475 Gorge Road East Victoria, BC V8T 2W1

Full Name (Printed)	Address	Signature
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Michael Kira	2902 Washit Are Vite	MUL
Colin Bell	55 Bay St	A. E.
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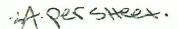
475 Gorge Road East Victoria, BC V8T 2W1

Full Name (Printed)	Address	Signature
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Graham Dubois	3053 West ridge P.	2.03
DONNA WILSON	Howard South Turner.	
Shanny Thompson	157 Garage id Cast	amy Moun
Nick Lerik	254 Golge id east	Bar Bull
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Chris Mindy	Wascones	133
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Pat Glayhurst	3983 Wolf St.	36-199-
Ben Von Schulman	7980 #5 Jutland rd	a contract
Alexandra Hodson	#103-252 Gorge Rd East	01
William Allen	4-558 Sumas 57	Alexander Goden
Chris Olson	2715 Corneron Taggart	
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475 Gorge Road East Victoria, BC V8T 2W1

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MAURICE STEVENOT	1219 JUNO ST. VIC.	Mr. slevans
Ken Sarauer.	990 Lach Glen PROBE	Morrie
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JOSEPH J WHITE	3331 HATLEY DIJE	01A
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475 Gorge Road East Victoria, BC V8T 2W1

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Nathan Alexander	2010 Rock B. A	Fit Cinderson
Barbara Farhna		THE .
Lake Craberel	909 Penbroke	Bleichman
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Scott Gold	Sys Munitester Rd	elle
Ashley Penner	525 Sumos Street	DI III
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Joey Sharkey	#107 931 Ellery 81	W W
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Jeren Berry 2/	1867 union RD	AVE
Sasur Wiens	950 Edge Pl	
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Lori Anne Campo	2811 Parkyjon Drive 252 Gork Road East	DE OUE
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475 Gorge Road East Victoria, BC V8T 2W1

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Frick Skinner	377 Kistingburn land	Delle
Edith NOGO POF	11 Governor's Pt. Ru	the De Trop
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Richard Doyle	1198 Marin Park Dr.	1/1
Jordan Parrane	541 Language Drive	benefor
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475 Gorge Road East Victoria, BC V8T 2W1

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Jim BAYNES	3331 HATLEY DVINE	R
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Julie Spiteri	105 HATKINS Kd.	Topoten
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475 Gorge Road East Victoria, BC V8T 2W1

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Melinda Debroot	1046 Tillicum Rd	11 Chow
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475 Gorge Road East Victoria, BC V8T 2W1

Full Name (Printed)	Address	Signature
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) Cae	Victoria B.C	DADO TRAC
Jan Carson	866 Grayflower. Victoria	

September 20, 2018

Dear Mayor and Council,

Re: Rezoning Application REZ00657 for 475 Gorge Road East

I am writing this letter in support of the Rezoning Application of 475 Gorge Road East for The Green Hart cannabis dispensary which is being presented before the Committee of the Whole on September 27, 2018.

I am a resident of Burnside Gorge and reside within 2 blocks of this business. The site of The Green Hart dispensary is always kept to high standards of appearance, with a clean lot, well maintained landscaping, and a graffiti free well kept building exterior. The staff's commitment to professionalism is evident throughout the business operation.

While I am not a supporter of the large number of cannabis dispensaries in Burnside Gorge, I am a strong supporter of this facility's application. Unlike many of the other businesses in my community the proprietor, Erin Drew, and the staff of The Green Hart are model community citizens. Their volunteer time commitments and financial contributions are much needed and appreciated by the Burnside Gorge community. Their actions in supporting their neighbourhood are what make a community a better place to live.

My interactions with The Green Hart staff has not been as a patron but through their ongoing community actions which have always been positive.

I appreciate the opportunity to comment.

Respectfully,

Avery Stetski

Cc: Erin Drew, The Green Hart



Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 13, 2018

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Request to Remove Restrictive Covenant from 1007 Government Street

RECOMMENDATION

That Council authorize the Mayor and City Clerk to execute a legal agreement, in a form satisfactory to the City Solicitor, to discharge covenant number EX39978 from the property at 1007 Government Street.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding the removal of a restrictive covenant from the property located at 1007 Government Street. The restrictive covenant was registered on title in association with a previous rezoning application to limit the sale of alcohol to wine only.

The following points were considered in assessing this request:

• the recent blanket downtown rezoning (Bylaw 2018) approved by Council, which added Retail Liquor Store as a permitted use for all properties in downtown without restrictions on type of alcohol, is contrary to the intent of the restrictive covenant.

BACKGROUND

The request is to remove restrictive covenant number EX39978 from the property located at 1007 Government Street. The covenant was registered in 2005 in association with Rezoning Application No. 05-1 which sought to add Retail Liquor Store as a permitted use. Given that the recent Zoning Bylaw 2018 for Downtown does not place this restriction on properties, the applicant has requested that this covenant be discharged.

The removal of the restrictive covenant would have no effect on the property and would be consistent with the intention and direction of the new Zoning Regulation Bylaw that has been adopted for Downtown and applies to the subject site as well as the surrounding properties.

CONCLUSIONS

This request to remove the restrictive covenant at 1007 Government Street is consistent with the intent of the recent Downtown rezoning and Staff recommend that Council consider supporting this request.

ALTERNATE MOTION

That Council decline the request to remove the restrictive covenant EX39978 from the property at 1007 Government Street.

Respectfully submitted,

Miko Betanzo

Senior Planner - Urban Design

Development Services

Jonathan Tinney, Director

Sustainable Planning and Community

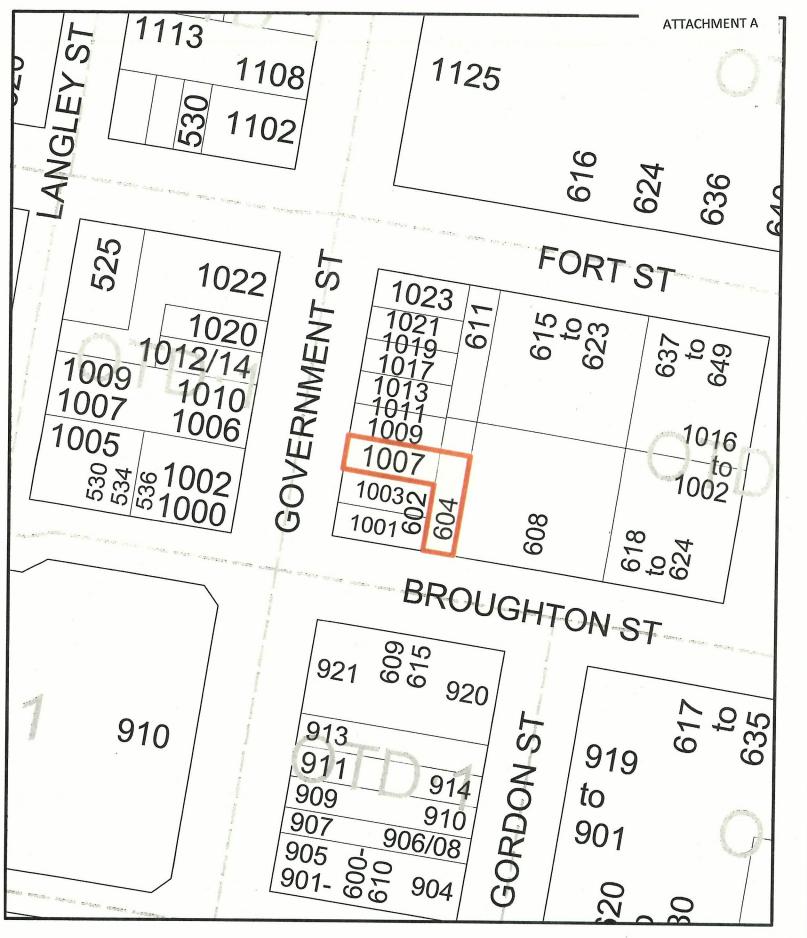
Development Department

Report accepted and recommended by the City Manager

Date:

List of Attachments:

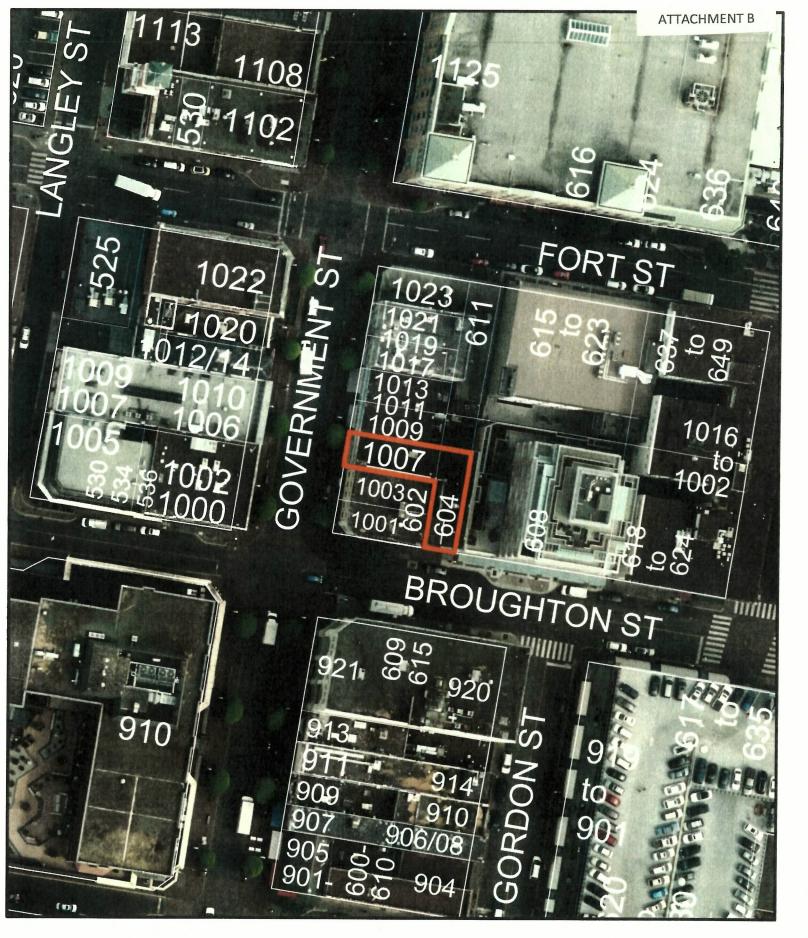
- Attachment A: Subject map
- Attachment B: Aerial map
- Attachment C: Restrictive Covenant EX39978.
- Attachment D: Email from applicant dated August 31, 2018 requesting removal of Covenant.





1007 Government Street









\$129.50

Doc #: EX39978

RCVD: 2005-04-14 RQST: 2018-08-31 10.00.37

EX039979

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EX039978

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LA	ND TITLE ACT		
FC	DRM C (Section 233)		
Pro	ovince of British Columbia		
GI	ENERAL INSTRUMENT - PART 1		
		(This area for Land Title Office Use)	Page 1 of 6 Pages
1.	Application: (name, address, phone nu	umber and signature of applicant, applicant's so	olicitor or agent)
	No. 10270, PATTERSON ADAMS	and the second of the second o	
	Barristers and Solicitors	Kingson	9
	402 - 707 Fort Street, P.O. Box 1231	Militages	

File: 11670.006/JA/mac Parcel Identifiers(s) and Legal Description(s) of Land:

(LEGAL DESCRIPTION)

006-308-520

Victoria, B.C., V8W 2T6 360-2991

006-308-554

Nature of Interest:

Description

Lot 6, of Lot 121A, Victoria City, Plan 2671

Lot 9, of Lot 121A, Victoria City, Plan 2671, Except life

Northerly 24 feet of said lot

Document Reference Person Entitled to Interest (Page and Paragraph)

- "SEE SCHEDULE" Terms: Part 2 of this instrument consists of (select one only)
 - Filed Standard Charge Terms

D.F. No. Annexed as Part 2

- **Express Charge Terms** (b) (c) Release
- There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

Transferor(s):

Government Street Properties Ltd. (Inc. No. BC0681301) 3435 Upper Terrace, Victoria, B.C. V8R 6E8 (Coast Capital Savings Credit Union, as to priority)

Transferee(s): (including postul address(es) and postal code(s)

The Corporation of the City of Victoria, City Hall, 1 Centennial Square, Victoria, B.C. V8W 1P6

- Additional or Modified Terms: N/A
- Execution(s): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer's Signature(s)

Richard Pearson Barrister & Solicitor 402-707 Post Street Victoria, BC V8W 2T6

Execution Date Y D M 05 04 01 Party(ics) Signature(s)

Authorized Signatory mines by the hughes Co: ..

Government Street Properties Ltd. By its authorized signatory(ics):

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124 to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Page 2 of 6

LAND TITLE ACT FORM D

EXECUTIONS CONTINUED

Officer's Signature(s) **Execution Date** Party(ics) Signature(s) Y M D THE CORPORATION OF THE CITY OF VICTORIA By its authorized signatory(ics): JOHN R. DASTY, Q.C. OR ALAN LOWE Particion and S Soltor #1 Contennir! Victoria, P.C. VO.V 11-0 05 04 12 Print Name: ROBERT G. WOODLAND Corporate Administrator City of Victoria #1 Centendial Square Victoria BC V8W 1P6

Officer's Signature(s)

HEINZ SZCZYPIORKOWSKI A Commissioner For Taking Affidavits For British Columbia SUITE 400 - 645 TYEE ROAD VICTORIA, BC V9A 6X5

Execution Date Y M D 06 05

Party(ies) Signature(s)

COAST CAPITAL SAVINGS **CREDIT UNION** By its authorized signatory(ics):

Print Name:

Doug Drinkwater

Print Name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996 c. 124 to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this

Page 3 of 6

LAND TITLE ACT FORM E SCHEDULE

Enter the Required Information in the Same Order as the Information Must Appear on the Freehold Transfer Form, Mortgage Form or General Document Form

 Nature of Interest Description Document Reference (page & paragraph)

Person Entitled to Interest

Section 219 Covenant

Entire Document Except Page 6 Para. 3.13 and 3.14

Transferee

Priority Agreement granting this Covenant priority over Mortgage EW131863 and Assignment of Rents EW131864 Page 6 Para. 3.13 and 3.14

Transferee

Page 4 of 6

GENERAL INSTRUMENT - PART 2

WHEREAS:

- A. The Transferor is the registered owner of the land described in Item 3 of Part 1 of this instrument (the "Land");
- B. The Transferor has agreed to grant to the Transferee a covenant pursuant to section 219 of the Land Title Act to restrict the use of the Land.

NOW THEREFORE in consideration of the payment of \$10.00 by the Transferee to the Transferor, the receipt and sufficiency of which is acknowledged by the Transferee, and in consideration of the promises exchanged below, the parties agree as follows:

1.0 Interpretation

- 1.1 In this Agreement "Land" means any and all parts of the Land.
- 1.2 This Agreement shall be interpreted in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia.
- 1.3 Headings are for reference only and do not form part of this Agreement.

2.0 Restrictions on Use on the Land

Notwithstanding any greater or broader uses permitted by the Transferee's Zoning Bylaw, from time to time, the Transferor covenants and agrees that no part of the Land may be used or suffered to be used by its owner or occupier as an establishment that engages in the sale of beer, malt liquor, or alcoholic spirits for consumption elsewhere than in that establishment. This restriction shall not prevent the sale of wine (meaning any alcoholic liquor obtained by the fermentation of the natural sugar contents of grapes and other fruits, including sparkling wine, ice wine, ciders, wine spritzers and fortified wines such as port wine, sherry and vermouth) nor shall it prevent on-premises sampling and tasting of these products.

3.0 General

The Transferor shall indemnify and keep indemnified from any and all claims, causes of actions, suits, demands, fines, penalties, costs or expenses, or legal fees whatsoever which anyone has or may have against the Transferee or which the Transferee incurs

RCVD: 2005-04-14 RQST: 2018-08-31 10.00.37

Page 5 of 6

as a result of any loss or damage or injury, including economic loss, arising out of or connected with the Transferor's breach of any covenant contained in this Agreement.

- The Transferor hereby releases and forever discharges the Transferee of and from any claim, cause of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which the Transferor can or may have against the Transferee for any loss or damage or injury, including economic loss, that the Transferor may sustain or suffer arising out of or connected with the Transferor's breach of any covenant in this Agreement.
- Nothing contained or implied herein shall prejudice or affect the rights and powers of the Transferee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Land as if the Agreement had not been executed and delivered by the Transferor.
- The Transferor and the Transferee agree that the enforcement of this Agreement shall be entirely within the discretion of the Transferee and that the execution and registration of this covenant against the title to the Land shall not be interpreted as creating any duty on the part of the Transferee to the Transferor or to any other person to enforce any provision or the breach of any provision of this Agreement.
- The Transferor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions hereinbefore set out and they shall be binding upon the Transferor as personal covenants only during the period of the Transferor's ownership of the Land or any Parcel.
- At the Transferor's expense, the Transferor must do everything necessary to secure priority of registration and interest for this Agreement and the Section 219 Covenant it creates over all registered and pending charges and encumbrances of a financial nature against the Lands.
- 3.7 Time is to be the essence of this Agreement.
- This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors and permitted assigns.
- 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.

Doc #: EX39978

RCVD: 2005-04-14 RQST: 2018-08-31 10.00.37

Page 6 of 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 of the body corporate or politic as the context so requires.
- 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.
- This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- As to PID 006-308-520, Coast Capital Savings Credit Union, the registered holder of charges by way of a mortgage and assignment of rents against the within described property which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers EW131863 and EW131864 respectively, for and in consideration of the sum of One Dollar (\$1.00) paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within Section 219 Covenant shall be an encumbrance upon the within described property in priority to the said charges in the same manner and to the same effect as if it had been dated and registered prior to the said charges.
- As to PID 006-308-554, Coast Capital Savings Credit Union, the registered holder of charges by way of a mortgage and assignment of rents against the within described property which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers EW131863 and EW131864 respectively, for and in consideration of the sum of One Dollar (\$1.00) paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within Section 219 Covenant shall be an encumbrance upon the within described property in priority to the said charges in the same manner and to the same effect as if it had been dated and registered prior to the said charges.

This Agreement has been duly executed and delivered by the Parties executing Form C attached hereto.

END OF DOCUMENT

Miko Betanzo

From:

Jurgen Weyand < weyand.victoria@gmail.com>

Sent:

August 31, 2018 10:52 AM

To:

Miko Betanzo

Cc: Subject: Katie Lauriston RE: Zoning 1007 Government Street

Attachments:

EX39978.pdf

Thank you Miko.

I attach a copy of Covenant EX 39978, which restricts the no longer existing site specific zoning CA50 and I ask the City of Victoria to release the restriction and remove the covenant from the title.

The two lots shown in the attached covenant have since been consolidated into Lot B, Lot 121 A Victoria City District Plan EPP55166, PID 030-501-521.

Thank you.

Government Street Properties Ltd.

Jurgen Weyand

From: Miko Betanzo [mailto:mbetanzo@victoria.ca]

Sent: Friday, August 31, 2018 9:14 AM

To: Jurgen Weyand **Cc:** Katie Lauriston

Subject: RE: Zoning 1007 Government Street

Hello Mr. Weyand

If I could ask you to specify which covenant you are asking to be removed, (Covenant number EX39978), an email will suffice. To pay the \$1000.00 application fee you can call or email Katie Lauriston at:

- 250-361-0498
- klauriston@victoria.ca

The application number is below.

APF01757 for 1007 Government Street

Kind Regards

Miko

From: Jurgen Weyand < weyand.victoria@gmail.com >

Sent: August 30, 2018 3:06 PM

To: Miko Betanzo <mbetanzo@victoria.ca>

Cc: Robert Batallas < RBatallas @victoria.ca>; Michael Angrove < mangrove @victoria.ca>

Subject: Re: Zoning 1007 Government Street

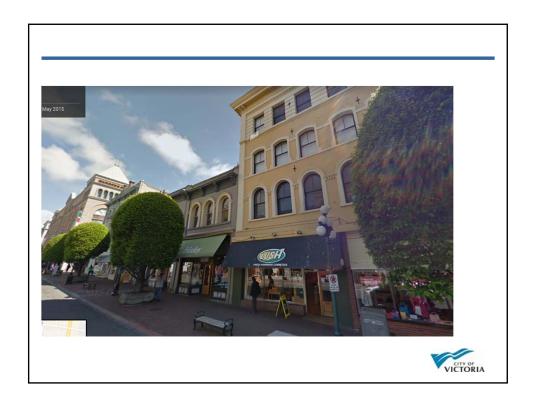
Thank you Miko.

Covenant Discharge for 1007 Government











Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 12, 2018

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Approach for Updating Industrial Zoning in Rock Bay (Burnside)

RECOMMENDATION

That Council:

- 1. Direct staff to develop new industrial zones to align with the Council approved land use policies for the Rock Bay employment sub-area as outlined in the *Burnside Gorge Neighbourhood Plan*.
- 2. Direct staff to develop the Rock Bay industrial zones premised on their implementation through a City-initiated rezoning process and conduct public engagement for feedback on the draft zones.
- 3. Direct staff to report back with the draft Rock Bay industrial zones and feedback collected from the public engagement process for Council's consideration prior to a public hearing.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with a proposed approach for developing and implementing new industrial zones within the Rock Bay employment sub-area as a means of realizing the related land use policies of the *Burnside Gorge Neighbourhood Plan*, which identifies the development of new zoning for Rock Bay as a high-priority short-term action.

The new industrial zones are anticipated to strengthen and support economic development and industrial activity within the Rock Bay employment sub-area as well as to help reduce the amount of existing industrial zones, provide updated use definitions with greater flexibility, provide a better distinction between light, medium and heavy industrial activities and reduce the need for site specific zones.

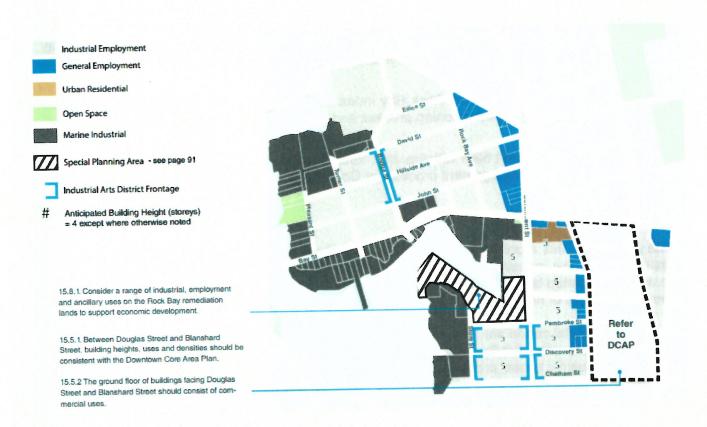
Staff will also undertake a public engagement process with key stakeholders to receive feedback and refine the draft zones prior to reporting to Council. Based on consultation with the Burnside Gorge Land Use Committee, staff recommend a City- initiated rezoning process to implement the new zones. Once approved the new zones will be contained within *Zoning Bylaw 2018* and the industrial properties within the Rock Bay employment area will only be subject to *Zoning Bylaw 2018* instead of *Zoning Regulation Bylaw (80-159)*.

PURPOSE

The purpose of this report is to present Council with a proposed approach for developing and implementing new industrial zones within the Rock Bay employment sub area as a means of realizing the industrial land use policies of the *Burnside Gorge Neighbourhood Plan*.

BACKGROUND

The *Burnside Gorge Neighbourhood Plan* was approved in July 2017 and provides detailed policies to guide future development and change in the neighbourhood over the next 25 years. One of the plan's key objectives is to strengthen and support economic development and industrial activity within the Rock Bay employment sub-area through the provision of updated land use policies and related zoning. In support of this objective, the plan identifies the importance of updating the zoning within Rock Bay as a high-priority short-term action. In response, staff are proposing to commence with the review and development of new industrial zones for Rock Bay generally within the lands identified as Industrial Employment and Marine Industrial through the *Burnside Gorge Neighbourhood Plan* (See map below).



The new industrial zones will be integrated as part of *Zoning Bylaw 2018* which was approved by Council in July 2018. This approach is consistent with the intent of expanding *Zoning Bylaw 2018* with new zones to eventually replace *Zoning Regulation Bylaw (80-159)*.

Staff are also seeking Council's endorsement to implement the new industrial zones through a City-initiated rezoning process within Rock Bay. This means that once the new industrial zones are developed, they will be presented to Council prior to a public hearing. Following a public

hearing and approval by Council, the industrial properties in Rock Bay would become subject to the new industrial zones and updated regulations (i.e. uses, density, building height, parking, etc.) contained in *Zoning Bylaw 2018* and *Zoning Regulation Bylaw (80-159)* would no longer apply to these properties.

Staff met with the Burnside Gorge Community Association Land Use Committee on June 11 and July 9, 2018 to present and discuss the proposed approach for developing and implementing the new industrial zones. The Land Use Committee has provided a letter of support (Attachment A) for an approach that is consistent with the proposed recommendation of this report and that includes a City-initiated rezoning process (public hearing) to replace the current industrial zoning regulations with new industrial zones that better align with the *Burnside Gorge Neighbourhood Plan*.

ISSUES & ANALYSIS

1. Guiding objectives for developing new industrial zones

The review and update of the Rock Bay industrial zones is predicated on achieving the following objectives:

- Generally retaining existing development rights while implementing the land use policies
 of the new neighbourhood plan, while providing new regulations that better support
 businesses and improve development application processes.
- Condensing the range of approximately 24 industrial zones into fewer zones while
 providing a more clear distinction between zones that support light industrial, medium
 industrial and heavy industrial uses and activities.
- Reducing the number of site specific industrial zones.
- Providing updated uses that reflect current activities and that provide greater flexibility and greater certainty.
- Creating regulations and appropriate uses to implement an 'Industrial Arts' concept that supports light industrial and artisan related activities along portions of Bridge Street and Government Street.
- Providing updated regulations to address the location and siting of buildings, landscaping, parking and mitigation of impacts on adjacent non-industrial areas.

2. <u>Implementation of new industrial zones</u>

The new industrial zones will provide updated industrial uses and development regulations for building height, setbacks, siting and location of uses, off-street parking and other development requirements that are reflected in the neighbourhood plan. The implementation of the new industrial zones will be primarily achieved through a City-initiated rezoning process that replaces current zoning with new zones. The key benefits of this approach include:

- New industrial zones can be implemented immediately for all industrial properties rather than relying on separate owner-initiated rezoning applications.
- Replaces older outdated zoning with new zones that better align with the new neighbourhood plan.
- Retains Councils ability to consider public comments through a public hearing process.
- Reducing the amount of existing site specific zones.
- New development will still require a development permit and would be subject to design guidelines for industrial buildings.

3. Public Engagement

Once the draft zones are prepared, staff will undertake a public engagement process where key stakeholders such as property owners, businesses, community associations and the development industry will have multiple opportunities to provide input and feedback on the draft zones and their proposed distribution. Feedback received will be considered for additional refinements to the zones before presenting the draft zones to Council for their consideration. Engagement tools will include a project website, email, meetings with individual stakeholder organizations and open houses. The development of new zones is largely a technical exercise therefore the public engagement will be structured to seek detailed feedback on the development regulations and will not be used to revisit the Council approved policies contained in the *Burnside Gorge Neighbourhood Plan* (2017).

OPTIONS AND IMPACTS

Option 1: City-initiated rezoning process (Recommended)

Direct staff to develop new industrial zones for the Rock Bay employment sub area premised on an approach where the new zones will be implemented through a City-initiated rezoning process that includes a public hearing and consideration by Council.

This option allows land owners, businesses and the City of Victoria to begin using the new updated industrial zones immediately after they are approved for inclusion within *Zoning Bylaw 2018*. The updated zones will generally retain existing development rights, provide better alignment with the policies of the *Burnside Gorge Neighbourhood Plan* while supporting economic development and helping to reduce barriers for businesses.

Option 2: Property owner-initiated rezoning process

Develop new industrial zones for inclusion in *Zoning Bylaw 2018* as 'destination zones', where property owners would need to apply for the new zoning through individual rezoning processes. This means that industrial properties would continue to be subject to the older zones, development regulations and definitions contained in *Zoning Regulation Bylaw (80-159)*. This approach would mean that many properties may not transition to the new industrial zones as land owners may not be willing to undertake a rezoning process because of the additional process, time, cost and uncertainty. This approach would also continue to maintain zoning regulations that do not align with the Council approved policies of the *Burnside-Gorge Neighbourhood Plan*.

Accessibility Impact Statement

The development of new industrial zones do not have any impacts on accessibility.

2015 - 2018 Strategic Plan

This project supports Objective 3: Strive for Excellence in Planning and Land Use, as the updated industrial zones and other regulations and definitions contained in the new Zoning Bylaw 2018 are anticipated to contribute to streamlining application processes by reducing the need for site-specific zones. This project also supports Objective 5: Create Prosperity through Economic Development, as the new industrial zones serve to facilitate increased investment and development within the Rock Bay employment area.

Impacts to Financial Plan

Implementation of the new Rock bay industrial zones will not have any impacts to the *Financial Plan*.

Official Community Plan Consistency Statement

This project is consistent with the *Official Community Plan* which supports the role of the Zoning Bylaw to help implement plan objectives, land uses, built forms and densities (policy 6.3).

CONCLUSIONS

The process for developing new updated industrial zones for the Rock Bay employment sub-area includes a public engagement component to refine the draft zones prior to consideration by Council through a public hearing. The proposed implementation through a City-initiated rezoning process will allow the new zones to take effect and to better support the land use policies contained in the *Burnside Gorge Neighbourhood Plan*.

Respectfully submitted,

Robert Batallas, Senior Planner Community Planning Division

Jonathan/Tinney, Director

Sustainable Planning and Community Development

Report accepted and recommended by the City Manager

Date:

List of Attachments:

Attachment A: Burnside Gorge Letter



Burnside Gorge Community Association

July 12, 2018

Attn: Robert Batallas
Community Planning Division
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Robert,

Thank you for your presentations to the Burnside Gorge Community Association's Land Use Committee (BGLUC) of the proposed Zoning Bylaw 2018 along with the implementation options for the Rock Bay Area Industrial Lands.

The BGLUC has reviewed the proposed Zoning Bylaw changes and the proposed City Planning department zone development and implementation approach. The BGLUC supports the approach of the process of consultation put forward. The multi-phase process you are considering provides all parties involved the opportunity to present their opinions using a priority input basis.

The BGLUC would anticipate that after an analysis of the current Rock Bay area zones and uses new draft industrial zones would be developed. These zones would accommodate existing businesses and maintaining their development rights while concurrently allowing new industrial context uses. We agree with the concept of zoning consisting of Light Industrial and Heavy (Marine) industrial and can foresee the need for possibly two additional zones for transitional areas abutting commercial or residential areas.

The BGLUC looks forward to reviewing the draft zoning proposal at a presentation along with the property and business owners, and developers. A public open house would follow to allow comments and feedback. A presentation to council and a public hearing would take place prior to the new zoning regulations being put into effect.

As a result of the extensive consultation and work expended on developing the new Burnside Gorge LAP the BGLUC looks forward to the development of a zoning bylaw that aligns with the neighbourhood plan for the Rock Bay area of Burnside Gorge.

Regards,

Avery Stetski

Chair

Approach for Updating Industrial Zoning in Rock Bay



Purpose

- Proposed approach for developing new industrial zones for Rock Bay (Burnside) including implementation through a City-initiated rezoning process
- New zones will help implement the Burnside Gorge Neighbourhood Plan (2017)









Rock Bay Industrial Zoning

Background

- Burnside Gorge Neighbourhood Plan approved in July 2017.
- Provides policies to guide development and change over 25 years.
- A key objective of the plan is to strengthen and support economic development and industrial activity within the Rock Bay employment sub-area through the provision of updated land use policies and related zoning.







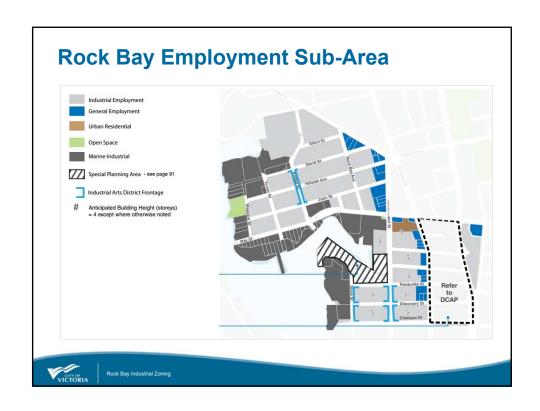
ck Bay Industrial Zoning

Approach

- Staff propose to commence with a review and development of new industrial zones for Rock Bay
- Zones will primarily focus on areas identified in the Burnside Plan as Industrial Employment and Marine Industrial.
- The new industrial zones will be integrated into Zoning Bylaw 2018 which was approved by Council in July 2018.
- This approach is consistent with the intent of expanding Zoning Bylaw 2018 and eventually replacing Zoning Regulation Bylaw (80-159).



Rock Bay Industrial Zoning



Guiding Objectives

- · Strengthen and maintain the existing industrial land base.
- Generally retain existing development rights while implementing the land use policies of the new neighbourhood plan.
- Provide new regulations that better support businesses and improve development application processes.
- Condense the range of approximately 24 industrial zones into fewer zones while providing a more clear distinction between light, medium and heavy industrial uses and activities.
- Providing updated uses that reflect current activities and that provide greater flexibility and increased certainty.
- Create a zone to implement an 'Industrial Arts' concept that supports light industrial and artisan activities along portions of Bridge Street and Government Street.
- Provide updated regulations to address the location and siting of buildings, landscaping, parking and transition to non-industrial areas.



Implementation

- Staff propose a City-initiated rezoning process to replace the current industrial zones with the new zones in Rock Bay.
- Allows land owners, businesses and the City to begin using the new industrial zones immediately after they are approved.
- New buildings will still require a development permit and will be subject to design guidelines for industrial buildings.



Rock Bay Industrial Zonin

Public Engagement

- Staff met with the Burnside Gorge Land Use Committee earlier this year on June 11th and July 9th to present and discuss the proposed approach for developing and implementing the new industrial zones.
- Process will include a public engagement process to seek feedback from key stakeholders such as property owners, businesses, community associations and the development industry.
- Feedback received will be used to refine the draft zones prior to Council's consideration.
- Public engagement will be focused on receiving technical feedback on the draft zones, it will not be used to revisit the recently approved policies of the Burnside Gorge Neighbourhood Plan.
- Overall process has been endorsed by the Burnside Gorge Land Use Committee (Attachment A – Letter of Support)



Rock Bay Industrial Zonin

Recommendation

That Council:

- 1. Direct staff to develop new industrial zones to align with the Council approved land use policies for the Rock Bay employment sub-area as outlined in the *Burnside Gorge Neighbourhood Plan*.
- 2. Direct staff to develop the Rock Bay industrial zones premised on their implementation through a City-initiated rezoning process and conduct public engagement for feedback on the draft zones.
- 3. Direct staff to report back with the draft Rock Bay industrial zones and feedback collected from the public engagement process for Council's consideration prior to a public hearing.



Rock Ray Industrial Zonin



Committee of the Whole Report

For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 14, 2018

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Victoria Housing Reserve Fund Program Update

RECOMMENDATION

- 1. That Council direct staff to update the Victoria Housing Reserve Fund Guidelines appended to this report, based on the following changes:
 - An update to the tiered grant structure by changing funding allocation for different levels
 of affordability for projects in the City of Victoria and lowering the allocation for projects
 outside of the City of Victoria but within the CRD;
 - b. An update to the eligibility criteria to ensure that applicants adhere to the Tenant Assistance Policy and submit a Tenant Assistance Plan for staff approval;
 - c. An update to the project priority section to prioritize projects that receive no other supports from the City of Victoria; and
 - d. An update to the important notes section that advises applicants that the City will publish project eligibility information from applications to demonstrate that the projects have met all the eligibility requirements.
- 2. That Council direct staff to create a deadline for submissions to the Victoria Housing Reserve Fund for 2018, and assess the applications concurrently;
- 3. That Council direct staff, from 2019 forward, to set annual deadlines of March 31 and September 30 for submissions to the Victoria Housing Reserve Fund and assess applications received by these dates concurrently; and
- 4. That Council refer consideration of potentially increasing the funding allocation to the Housing Reserve Fund to the 2019 financial planning process.

EXECUTIVE SUMMARY

The purpose of this report is to provide information, analysis, and recommendations on an update to strengthen and enhance the long term sustainability of the Victoria Housing Reserve Fund. In light of an anticipated increase in VHRF requests, staff have brought this report to enhance the funding outcomes and more effectively achieve the Victoria Housing Strategy objectives.

The Victoria Housing Reserve Fund (VHRF) was established for the purpose of providing grants to assist in the development and retention of affordable housing for households with no, low or moderate incomes to support community diversity and infrastructure; and to facilitate the development of affordable rental housing and affordable home ownership projects.

Renewed commitments by senior levels of government to support the construction of low and moderate income housing in recent years has led to an influx of partnership requests to the City of Victoria. Staff recommend the following amendments to the Victoria Housing Reserve Fund guidelines in order to triage the received and anticipated influx of applications, promote ongoing sustainability of the VHRF, support deeper levels of affordability and to mitigate the impact of tenant displacement:

- 1. Include a tiered grant structure to prioritize deeper levels of affordability.
- 2. Prioritize projects that are not supported by the City of Victoria through other means.
- 3. Require that applicants adhere to the Tenant Assistance Policy.

While the proposed revisions to the grant structure will allow for more precise targeting of the City of Victoria's support to deeper levels of affordability, the balance of the fund with its current annual allocation amount will not sustain anticipated requests. Therefore, this report recommends that the as part of the 2019 financial planning process, consideration be given to increasing the allocation to the Housing Fund to ensure that affordable housing projects that help the City reach its affordable housing targets may be supported going forward.

PURPOSE

The purpose of this report is to provide information, analysis and recommendations on an update to strengthen and enhance the long term sustainability of the Victoria Housing Reserve Fund. In light of an anticipated increase in VHRF requests, staff have brought this report to enhance the funding outcomes and more effectively achieve the Victoria Housing Strategy objectives.

BACKGROUND

The Victoria Housing Reserve Fund was created to provide capital funding to assist in the development of affordable housing for households with no, low, or moderate incomes to support community diversity and infrastructure.

The *Victoria Housing Strategy 2016-2025* identified a review and update to the fund guidelines while considering fund allocations and limits, criteria to encourage family-oriented units, and an evaluation of the fund for affordable housing projects outside of Victoria as a priority action for year 1. After a staff report received at Committee of the Whole on November 24, 2016, Council made the following motions to update the Victoria Housing Reserve Fund Guidelines and engage in focused consultation with affordable housing providers and the development community on these changes.

On June 15, 2017, Council made a motion to implement all changes to the Victoria Housing Reserve Fund approved at the November 24, 2016 Committee of the Whole Meeting, and to further update the Fund Guidelines to incorporate the changes developed during the consultation period.

On May 24, 2018, Council directed staff to explore the potential of utilizing the City's Housing Reserve Fund to provide "rental supports" to tenants displaced through rezoning applications to redevelop or demolish residential rental buildings. The motion focuses on displaced tenants wishing to return to the redeveloped property whose current rent is substantially lower than it would be in the new building (even with the 10% discount provided by the Tenant Assistance Policy).

The alignment of the VHRF contributions with the housing targets was identified as a priority action in the Victoria Housing Strategy 2015-2025. On September 6, 2018, Council adopted updated affordable housing targets and levels of affordability to guide community amenity contribution negotiations. When the Victoria Housing Strategy is updated in Quarter Four of 2018, these targets will be incorporated. As of September 1, 2018, after funding commitments, the balance of the VHRF was \$1,195,617. There are currently two VHRF grant requests being evaluated by staff totaling \$590,000, and two letters of intent to submit applications with requests of \$2.39 million. Staff anticipate receiving additional applications totaling approximately \$5 million before the end of 2018. The balance of the fund will not be sufficient to provide for the approximately \$8.0 million in funding requests that may be received before the end of 2018.

ISSUES & ANALYSIS

Fund Capacity & Selection

The renewed funding commitments by senior levels of government to support the construction of low and moderate income housing in recent years has led to an influx of requests to the Victoria Housing Reserve Fund (VHRF). The capacity of the VHRF is inadequate to support all of the current and anticipated funding requests for 2018. There is a significant increase in the numbers of applications being made to the VHRF as well as the level of funding being requested as evidenced by the table below. Staff recommend revisions to the VHRF guidelines in order to refine the evaluation and selection process, to enhance the outcomes of the fund and achieve the Housing Strategy objectives.

Victoria Housing Reserve Fund Applications 2016-2018					
	2016	2017	2018		
Number of applications received	3	1	4 (4 anticipated applications)		
Total amount of funds requested	\$240,000*	\$500,000**	Anticipated: \$8 million Approved: \$630,000		

^{*}Including \$110,000 in cancelled applications

Proposed Additions

1. An update to the tiered grant structure by changing funding allocation for different levels of affordability for projects in the City of Victoria and lowering the allocation for projects outside of the City of Victoria but within the CRD

Rationale:

Current Victoria Housing Fund guidelines base maximum funding allocations on the number of rooms in a given project but does not differentiate between rooms delivered at low income levels and moderate income levels. In light of anticipated demands on the VHRF, staff recommend introducing maximum levels of support for moderate income rooms to be \$5,000 per room if delivered in the City of Victoria. Staff anticipate that this reduction in maximum funding allocation for units that target moderate income households may reduce the total funding requests for 2018 by 5%. Moderate income units, affordable to those earning up to the median income for families in

^{**}Including 250,000 to be released in 5 years

Victoria CMA (\$70,283 in 2015), are not significantly different from the rates commanded by new market rate rental units and should therefore require less subsidization. A tiered grant structure will allow the VHRF grants to be more precisely targeted at supporting deeper levels of affordability, specifically those units with rent levels at or below Housing Income Limits.

Staff recommend reducing the current VHRF guidelines funding allocation from \$5,000 to \$2,500 for units delivered outside of the City of Victoria but within the CRD. With limited VHRF dollars available, reducing funding commitments to projects in other municipalities, which should have the support of the local government where they are sited, will help maximize and better target the impact of City contributions.

2. <u>An update to the eligibility criteria to ensure that applicants adhere to the Tenant Assistance</u>
Policy and submit a Tenant Assistance Plan for staff approval

Rationale:

The Tenant Assistance Policy that has been in effect since September 1, 2018, was developed to help mitigate the impact of tenant displacement, resulting from renovations or development on tenants, by providing guidelines for developers to provide additional supports. Affordable Housing projects supported with VHRF grants often require that existing tenants be relocated during redevelopment and it is vital that these tenants, especially those most vulnerable, are well supported.

Staff recommend that VHRF guidelines be updated to formalize the expectation that applicants will meet the Tenant Assistance Policy guidelines whether the proposed housing redevelopment involves a rezoning or otherwise. The Tenant Assistance Plan guidelines provide flexibility for non-market and social housing developments, where displaced tenants are relocated to alternative buildings within the developer's property portfolio.

3. An update to the project priority section to prioritize projects that receive no other supports from the City of Victoria

Rationale:

Current Victoria Housing Fund guidelines do not take into consideration the multiple means of support offered to affordable housing projects by the City of Victoria. Staff recommend expanding the prioritization section of the VHRF guidelines in order to acknowledge multiple contributions made by the City of Victoria including, but not limited to, contributions of City-owned land through sale or lease.

4. An update to the important notes section in the guidelines that advises applicants that the City will publish project eligibility information from applications to demonstrate that the projects have met all the eligibility requirements

Rationale:

In order to provide clarity to VHRF applicants and to the public, staff recommend updating the important notes sections of the VHRF to include a list of what project application and evaluation information will be made public for openness and eligibility purposes.

Provision of Rental Supplements for Displaced Tenants

At Council's direction, staff have explored the concept of extending monetary support to tenants displaced due to property redevelopment. Staff have indicated that providing support to individuals in the form of grants would be feasible within the established parameters of the Housing Fund.

The benefits of providing rental supplements to individuals may include:

- exercising the right of first refusal could be made more feasible for tenants paying low rents
- tenants could be supported in remaining within their communities
- the impact of tenant displacement would be mitigated.

The potential drawbacks of providing rental supplements to individuals may include:

- the anticipated administrative complexity of offering rent supplements to individuals and the resultant cost of hiring the necessary additional staff would likely be substantial
- need would be complicated to determine; while a tenant's rent may be low, this may not be indicative of need or low income
- would only provide a short term benefit to renters whose subsidy would be extinguished after a defined period
- existing provincial rent supplement programs, such as SAFER, may already provide similar support for low income renters
- the Housing Reserve Fund may be depleted at a time when there is significant demand for funds from non-market housing providers providing long-term affordability for low and moderate income renters in new Rental Housing projects.

After weighing the potential benefits against the drawbacks of developing a rental supplement program for displaced tenants, staff do not recommend pursuing this concept further.

Concurrent Consideration of Housing Reserve Fund Applications

The remaining capital in the VHRF will be insufficient to fund all received and anticipated funding requests in 2018. Staff recommend creating a deadline for submissions to the fund for this calendar year, so that all applications may be prioritized and evaluated concurrently. From 2019 forward, staff recommend setting annual deadlines of March 31 and September 30 for submissions to the fund so that applications received by these dates may be prioritized and evaluated concurrently.

Funding Allocation to the Victoria Housing Reserve Fund

In a June 2017 Committee of the Whole report, staff estimated that an increase of \$714,000 to the annual contribution rate of \$250,000 would be necessary from 2019 going forward if the City is to meet the affordable housing targets in Victoria's Housing Strategy. While the amendments to Victoria Housing Reserve Fund guidelines recommended by staff in the report should result in a reduction in demand, a substantial shortfall is anticipated. Staff estimate that in order meet the newly-updated City of Victoria Housing targets, by contributing to the construction of new rental housing affordable to the low-moderate and moderate incomes, the annual contributions to the fund would require an increase by \$750,000. This increase, to a total \$1,000,000 per annum, would allow the City to support the construction of approximately 80% of the 120 rooms of Moderate Income Housing and 54 Units of Low Income Housing required per annum. The remaining 20 per cent of the affordable housing target is anticipated to be fulfilled through the City's newly-approved Inclusive Housing and Density Bonus Policy.

OPTIONS & IMPACTS

Option 1 – Approve the recommended changes to the Victoria Housing Reserve Fund Guidelines and direct staff to set a deadline for 2018 applications so that funding requests may be prioritized and considered concurrently (Recommended)

Staff recommend that Council approve the proposed amendments to the Victoria Housing Reserve Fund guidelines in support of the funds long term sustainability, the enhanced fulfilment of Victoria's housing targets and to ensure that displaced tenants are supported through the Tenant Assistance Policy. Considering all remaining 2018 applications concurrently will allow staff to prioritize funding requests and target deeper levels of affordability.

Option 2 - Decline the changes to the Victoria Housing Reserve Fund Guidelines

Accessibility Impact Statement

The recommendations contained in the report have no accessibility impacts.

2015 - 2018 Strategic Plan

The further revision of the Victoria Housing Reserve Fund aligns with the 2015 – 2018 Strategic Plan Strategic Objectives 1: Innovate and Lead; 3: Strive for Excellence in Planning and Land Use; 6: Make Victoria More Affordable; and 13: Demonstrate Regional Leadership.

Impacts to Financial Plan

The proposed changes to the VHRF guidelines will not have an impact on the financial plan. However, existing reserves are insufficient to support the anticipated fund requests. Staff recommend that as part of the 2019 budgeting process, Council consider raising the annual contribution amount to the fund so the City can support the affordable units targeted in the Housing Strategy.

Official Community Plan Consistency Statement

This action is consistent with the OCP policy directions of "Land Management and Development" and "Housing and Homelessness".

CONCLUSIONS

The amendments to the Victoria Housing Fund Guidelines outlined in this report will promote its long-term sustainability, allow for the effective triaging of funding requests to help achieve Victoria's affordable housing targets and ensure that displaced tenants are provided supports outlined in the Tenant Assistance Policy.

Respectfully submitted,

Jesse Tarbotton

Senior Planner - Housing Policy

Community Planning

Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager:

Date: Date: 20, 2018

List of Attachments:

Attachment A: Revised Victoria Housing Reserve Fund Program Guidelines.

Victoria Housing Reserve Fund Program Guidelines

Program Overview

The Victoria Housing Reserve Fund was established for the purpose of the providing grants for funding to:

- assist in the development and retention of affordable housing for households with no, low or moderate incomes to support community diversity and infrastructure; and
- facilitate the development of affordable rental housing, and affordable home ownership projects.

Successful applicants will be required to enter into a Housing Agreement with the City of Victoria to ensure the units receiving funding remain affordable housing in perpetuity, or for a time approved by Council. A final report is also required.

For the purposes of this program, the following definitions will be used:

Affordable housing is defined as housing that costs no more than 30% of gross household income; for rental units targeted to no income individuals or families, affordable housing may also be defined as housing with rents set at or below the maximum shelter allowance as defined by the Ministry of Social Development and Social Innovation.

Affordable Home Ownership is defined as units developed for purchase at a cost below market value with affordability secured for a set period of time.

No Income is defined as households earning no employment income and/or in receipt of Income Assistance;

Low Income is defined as households with a gross annual income at or below current Housing Income Limits, as published by BC Housing on an annual basis. Current HILs are available here: https://www.bchousing.org/publications/HILs.pdf

Moderate Income is defined as households with incomes at or below the latest available census data for the Victoria census metropolitan area median total income, as defined by Statistics Canada. The median total income table by census metropolitan area is available on the Statistics Canada website (www.statscan.gc.ca).

Who can apply?

Typically, eligible applicants must be a registered non-profit society or partner with a registered non-profit society that will own and operate the housing. Exceptions may apply for affordable home ownership projects, where it can be demonstrated that funding will directly offset the price of unit purchase; however, several restrictions apply. If you are *not* a registered non-profit society, please contact the City of Victoria to determine eligibility prior to submitting a funding application.

Project Eligibility

All projects must:

- include financial leveraging and partnerships with other government funding agencies, private industry, community agencies and/or individuals;
- target housing for no, low or moderate income households as defined above;
- adhere to the Tenant Assistance Policy and submit a Tenant Assistance Application Form for staff approval;
- be located in the City of Victoria or Capital Region (see additional eligibility and qualification details for projects outside the City of Victoria under Project Priority and Funding Assistance sections below);

- Utilize Housing Reserve Funds for construction, development, purchase, or other one-time costs at the discretion of Council.
- If approved, enter a Housing Agreement securing units funded as affordable housing in perpetuity, or for a time negotiated and approved by Council motion.

Project Priority

All projects with a completed application package submitted will be evaluated based on the above eligibility criteria and available funds. However projects that will serve key target populations as identified in the Victoria Housing Strategy will be prioritized:

- affordable family housing with two bedroom or larger units
- projects targeting youth, or women and children
- accessible units for seniors
- mixed affordability/inclusive projects
- projects within the City of Victoria will be prioritized over those outside the City
- projects that receive no other supports from the City of Victoria.

Funding Assistance

Maximum funding for eligible projects under this program is allocated on a per unit basis as follows:

	1 bedroom unit	2 bedroom unit	3+ bedroom unit		
Low income Rental	\$10,000	\$20,000	\$30,000		
Moderate income Rental	\$5000	\$10,000	\$15,000		
Affordable Home Ownership	\$5000	\$10,000	\$15,000		
Projects outside the City of Victoria	The lesser of \$2,500 per unit of any size, per conditions noted below				

Important Notes:

- All projects are eligible for funding only once, and the grant is non-renewable.
- Should construction of a project for which a grant is approved not commence within two years of the
 Development Permit approval or should a Development Permit in respect of an approved project not be
 issued within two years of Council's approval of the grant, the approved grant shall be rescinded.
- The City reserves the right to accept or reject any application, or to grant funding different from the funding framework above without limitation.
- All housing projects will be required to pay Development Cost Charges.
- Applicants are advised that the City will publish project eligibility information from applications to demonstrate that the projects have met all the eligibility requirements. The eligibility information that will be published includes the following:
 - Completed application checklist

- Letter to Mayor and Council describing project and how it meets Victoria Housing Fund Program objectives as outlined in the Program Guidelines
- Completed Application Form
- Building plans and site plans.

Projects Outside the City of Victoria

Projects located outside the City of Victoria but within the CRD that meet the Victoria Housing Reserve Fund Guidelines may be eligible for up to \$2,500 per unit of any size, or an amount equivalent to host municipality contribution, whichever is smaller. The project's home municipality must be a contributor to the Regional Housing Trust Fund, and consideration will be given to the proximity of the proposed development to the City of Victoria and to projects that benefit the City of Victoria.

Affordable Home Ownership Projects

Applications for Affordable home ownership projects must clearly outline how the project will work, including how the fund will improve the affordability of the units; how the units will remain affordable over time, project administration, tenant eligibility criteria, rental and resale restrictions, and other relevant details.

At Council's sole discretion, higher income thresholds for affordable home ownership projects than affordable rental may be considered; however typically units must be offered at a minimum of 10% below market value, with greater consideration for maximum grant funding for projects that offer better affordability.

How to Apply

Applications are accepted year-round and reviewed on an ongoing basis. Project approval is at Council's sole discretion and is subject to availability of funding.

- 1. Review the Program Guidelines to determine eligibility. If you are unsure if your project is eligible or if you have questions about the process, contact the Community Planning Division. A pre-application meeting is strongly encouraged.
- 2. Complete the application package, ensuring inclusion of all documents identified on the Application Checklist
- 3. Submit the application in person, by mail, or email, confirming receipt by contacting the Community Planning Division.

Process Chart

[No change]

Contacts

Community Planning Division 1 Centennial Square Victoria, BC V8W 1P6

Email: communityplanning@victoria.ca

Phone: 250-361-0382

Victoria Housing Reserve Fund Update



Introduction

- VHRF established to assist in the development and retention of affordable housing
- Focus on housing for households with no, low or moderate incomes to support community diversity and infrastructure

Purpose

- Provide information, analysis and recommendations on an update to strengthen and enhance the long term sustainability of the VHRF.
- Provide information on the benefits and drawbacks of establishing a rent supplement program



Background

- > VHRF updated in 2016 and 2017
- ➤ In 2018 Council directed staff to explore utilizing the VHRF to provide rental supplements
- ➤ Renewed commitments by senior levels of government to support the construction of affordable income housing have lead to increased demand on the VHRF



Fund Capacity

- Current Balance \$1,195,617
- Current and Anticipated Applications: \$8,000,000



Suggested Improvements

Update tiered grant structure

Reduced grant for moderate income unit

Reduced grant for projects outside of the City of Victoria



Suggested Improvements

Adherence to the Tenant Assistance Policy

Prioritize projects that receive no other supports from the City of Victoria



Rent Supplement Program

Benefits

Could help mitigate the impacts of displacement

Drawbacks

- Administrative complexity and cost
- Benefit not sustained in the long term
- May duplicate existing provincial programs



Suggested Improvements

Concurrent consideration of applications

Deadline for remaining 2018 applications

Yearly deadlines of March 31st and September 1st



Financial Impacts

Current changes

> Future fund contributions



Recommendation

- 1. That Council direct staff to update the Victoria Housing Reserve Fund Guidelines appended to this report, based on the following changes:
 - a. An update to the tiered grant structure by changing funding allocation for different levels of affordability for projects in the City of Victoria and lowering the allocation for projects outside of the City of Victoria but within the CRD;
 - An update to the eligibility criteria to ensure that applicants adhere to the Tenant Assistance Policy and submit a Tenant Assistance Plan for staff approval;
 - c. An update to the project priority section to prioritize projects that receive no other supports from the City of Victoria; and
 - d. An update to the important notes section that advises applicants that the City will publish project eligibility information from applications to demonstrate that the projects have met all the eligibility requirements.



Recommendation (cont.)

- 2. That Council direct staff to create a deadline for submissions to the Victoria Housing Reserve Fund for 2018, and assess the applications concurrently;
- That Council direct staff, from 2019 forward, to set annual deadlines of March 31 and September 30 for submissions to the Victoria Housing Reserve Fund and assess applications received by these dates concurrently; and
- That Council refer consideration of potentially increasing the funding allocation to the Housing Reserve Fund to the 2019 financial planning process.





Committee of the Whole Report

For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 19, 2018

From:

Chris Coates, City Clerk

Susanne Thompson, Director of Finance

Subject:

Vancouver Island Intercommunity Business Licensing Proposal

RECOMMENDATION

That Council direct staff to bring forward a bylaw establishing the City's participation in a Vancouver Island Inter-Community Business Licensing (ICBL) program.

EXECUTIVE SUMMARY

An inter-municipal business licence or ICBL makes obtaining a licence easier and less costly for businesses which provide services in more than one municipality.

The City of Victoria (City) has participated in the Greater Victoria Inter-Municipal Business Licensing program with all 13 municipalities in the Capital Regional District (CRD) since January 1, 2000. In February 2018, a representative of the Greater Victoria business licensing group and of the Central Island business licensing group met to discuss progress in building business partnerships on Vancouver Island. This meeting resulted in a recommendation to develop a Vancouver Island Inter-Community Business Licensing program.

As broader program administration could accommodate a business licence uptake without staff implications, staff recommend that Council approve participation in the Vancouver Island Inter-Community Business Licensing program, with business licences available for \$170, to continue promoting businesses by removing administrative barriers for mobile businesses providing services in other Vancouver Island municipalities.

PURPOSE

The purpose of this report is to provide information to Council on a new Vancouver Island Initiative for an Inter-Community Business Licensing regime for Vancouver Island municipalities and to recommend that Council approve the City's participation in the Program.

BACKGROUND

The City has participated in the Greater Victoria Inter-Municipal Business Licensing program since its inception in 2000. In this program that all Capital region municipalities participate in, a local business owner can purchase a business licence for \$100 to operate in any municipality in the Capital region. A business owner qualifies for an Inter-Municipal Business Licence by living in or

having a business located in a municipality within the Capital region. Out of town businesses may only obtain a business licence to operate in Victoria. In 2017, the City issued 1259 inter-municipal business licences to local businesses and 225 licences to out of town businesses. It is unknown how many businesses based in Greater Victoria purchase licences in other Vancouver Island municipalities that would participate in the proposed ICBL program.

On February 8th, 2018, representatives from the Greater Victoria Inter-Municipal Business Licensing program, the Central Island ICBL program, and the Cowichan Valley Regional District met to discuss expanding business partnerships throughout Vancouver Island. Other Vancouver Island municipalities in the north (Alert Bay, Port Alice, Port Hardy, Port McNeil) and west (Tofino and Ucluelet) were invited to this meeting, as these municipalities are considering ICBL partnerships. Following discussions, they recommended developing an ICBL program for Vancouver Island municipalities.

As of July 2018, Esquimalt and Ladysmith Councils have directed to proceed with developing ICBL framework and Sooke Council has agreed in principle. Provincial staff will continue to update an ICBL adoption tracker with intent of other Vancouver Island municipalities to participate in an ICBL program.

ISSUES AND ANALYSIS

Purpose and Goals of Inter Community Business Licensing Program

Created in partnership with local governments, the Union of British Columbia Municipalities and the Province, ICBL agreements simplify the business licensing process by enabling a business to purchase a single business licence to operate in all participating municipalities.

The Province conducted a business licensing analysis concluding that ICBL partnerships support a significant number of mobile businesses (e.g. contractors, caterers, and other service providers) throughout Vancouver Island by reducing administrative burden, fostering intercommunity partnerships, increasing compliance and displaying business friendliness without substantial impact to municipal revenues.

The Greater Victoria Inter-Municipal Business Licensing program has met these goals since 2001 and the Central Island ICBL program has done likewise since 2014.

ICBL Impact on Vancouver Island Businesses

In 2017, the Province received business licensing data from most participating Central Island and Greater Victoria ICBL communities. The data shows that approximately 10% of non-resident businesses purchased licences in both ICBL programs. Assuming that most mobile business are in the construction sector which has 32,000 businesses on Vancouver Island according to Statistics Canada, and that 10% of these businesses are working in both the Central Island and Greater Victoria ICBL communities, then 3,200 businesses could benefit from broader ICBL partnerships.

It is unknown how many Victoria businesses would directly benefit from an ICBL program. The City does not collect data regarding the number of local businesses that purchase business licences outside of the Greater Victoria Inter-Municipal Business Licensing area. The proposed ICBL program would enable to City to collect this data.

An ICBL program would also establish a business licensing framework that would allow out of town businesses, whose business owners do not live or reside in participating municipalities, to purchase a single business licence to operate in participating municipalities rather than purchasing a business licence in each municipality. As a result, Esquimalt Nation and Songhees Nation businesses, which are currently unable to get a Greater Victoria Inter-Municipal Business Licence, would be able to benefit from the ICBL program.

ICBL Fee, Revenue, and Administrative Costs

The Province indicated that a business licence fee increase of 12% supports revenue neutrality, based on an analysis of 2017 Metro West Vancouver business licensing data. The Central Island ICBL fee is \$150 and when multiplied by 1.12 equals \$168, which could be rounded up to a \$170. This proposed ICBL fee would maintain existing licensing revenues, offset any anticipated administrative costs in Victoria, and also promote consistency across participating communities. At an October 30, 2017 Central Island ICBL progress meeting, representatives agreed this prorated licensing fee will maintain licensing revenues.

Local mobile businesses who currently hold Greater Victoria Inter-Municipal Business Licences are likely to accept the fee increase for the ICBL license in return for the ability to operate in participating Vancouver Island communities.

Some revenue may be lost from out of town businesses that could purchase their licences in another participating municipality and still operate here; however, there is also potential for additional revenue from out of town applicants that may prefer to obtain licences in Victoria.

Although the proposed ICBL licence presents minimal risks for the City, a greater volume of licences would require more data entry. These licences would require staff to enter licence data into a master list that the Province maintains and all participating ICBL communities can access. While this requirement is unlikely to significantly increase staff workload, higher licence fees would offset any potential administrative costs.

OPTIONS AND IMPACTS

Option 1 - Participate in an Inter-Community Business Licensing program (Recommended)

The development of this program requires a new bylaw to list participating municipalities and disclose the business licence fee to \$170. Businesses would be able to then purchase either an Inter-Municipal Business Licence for \$100 or an ICBL for \$170.

Option 2 – Do not participate in an Inter-Community Business Licensing program

Local businesses would continue to purchase licences for \$100 to operate in Greater Victoria and would be required to pay the cost of any additional business licence elsewhere.

2015 – 2018 Strategic Plan

The recommendation aligns well with the City's strategic goals in Economic Development for reducing red tape and barriers for businesses while supporting innovation, creativity and collaboration and making it easier to do business in the City of Victoria.

Impacts to Financial Plan

The suggested licence fee of \$170, and anticipated administrative support required to manage the proposed ICBL licence, would be revenue neutral and would not impact the Financial Plan.

Accessibility Impact Statement

A new licensing program of this nature has no specific accessibility implications.

CONCLUSION

The City's participating in a Vancouver Island Inter-Community Business Licensing Program would promote business partnerships by streamlining business licensing requirements within participating communities.

Respectfully submitted,

Monika Fedyczkowska

Legislative and Policy Analyst

Quinn Anglin

Business Ambassador

Jennifer Lockhart
Manager of Revenue

Maure /pM

Chris Coates City Clerk Susanne Thompson Director of Finance

Report accepted and recommended by the City Manager:

Date:



Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 18, 2018

From:

Chris Coates, City Clerk

Subject:

Requests for Boulevard Removal from the Taxed Boulevard Program

RECOMMENDATION

That Council approve the removal of 1750 Rockland Avenue and 1694 St. Francis Wood (comprising one block) from the Taxed Boulevard Program effective the 2019 tax year.

EXECUTIVE SUMMARY

Bylaw No. 18-053 attached as Appendix A establishes a boulevard tax for the cost of maintenance of boulevards in the City of Victoria. Participation in the program is optional with residents having the opportunity to withdraw from the program by presenting Council with a petition signed by a minimum of two-thirds of the property owners presenting a minimum of two-thirds of the assessed value.

The residents of the following block have successfully petitioned for the removal of their block from the Taxed Boulevard Program:

1750 Rockland Avenue and 1694 St. Francis Wood

In order for petition to be successful at least 2/3 of the properties with at least 2/3 of the total assessed property value must be attained on a particular block. This enables the block to withdraw from the City's boulevard maintenance program.

Each removal has a financial impact on the City's boulevard maintenance program. These removals are estimated to reduce program revenue by approximately \$119.85 (based on 2018 property taxes) for this block and is a reduction in the City's cost to provide the service.

Copies of the certification of petition and a map of the areas affected are attached as Appendices B and C.

Respectfully submitted,

Chris Coates
City Clerk

Susanne Thompson Director, Finance Report accepted and recommended by the City Manager: Och Long Manager: Date: Och 20, 2018

- Appendix A 2018 Boulevard Tax Bylaw No. 18-053
- Appendix B Certificate of Petition for Removal from Boulevard Maintenance Program 1750 Rockland Avenue and 1694 St. Francis Wood
- Appendix C Map of 1750 Rockland Avenue and 1694 St. Francis Wood

NO. 18-053

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to assess the cost of maintenance of boulevards in the City.

Under its statutory powers, including sections 12(1) and (4) of the *Victoria City Act, 1920* and section 259 of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. This Bylaw may be cited as the "BOULEVARD TAX BYLAW, 2018"
- 2. For the purpose of providing the required sum for the year 2018 to defray the cost of maintenance and upkeep of the boulevards on all streets in the City of Victoria on which boulevards are maintained, the owner or occupier of any real property or any portion of real property which fronts and abuts upon any boulevard maintained by the City must pay an annual rate for 2018 of \$2.50 per m² of boulevard area upon which the real property or portion of real property fronts and abuts.
- 3. The rates imposed under this Bylaw must be imposed and collected with the annual general taxes for 2018 as a "Boulevard Tax," and are due and payable on the same date as the annual general taxes.
- 4. The rates and any interest on them, imposed under this bylaw must be specially charged as taxes on the real property for which the owner or occupier is made chargeable, as provided in section 259 of the *Community Charter*.
- 5. Bylaw No 17-037 the Boulevard Tax Bylaw, 2017, is repealed.

READ A FIRST TIME the	19 th	day of	April	2018
READ A SECOND TIME the	19 th	day of	April	2018
READ A THIRD TIME the	19 th	day of	April	2018
ADOPTED the	26 th	day of	April	2018

"CHRIS COATES"
CITY CLERK

"LISA HELPS" MAYOR

Certificate of Petition for Removal from Boulevard Maintenance Program 1750 Rockland & 1694 St Francis Wood

Address	Assessed Value (2018)	In Favour
1750 St Francis Wood	\$1,176,000	\$1,176,000
1750 Rockland Avenue	\$1,018,000	\$1,018,000

\$2,194,000

\$2,194,000

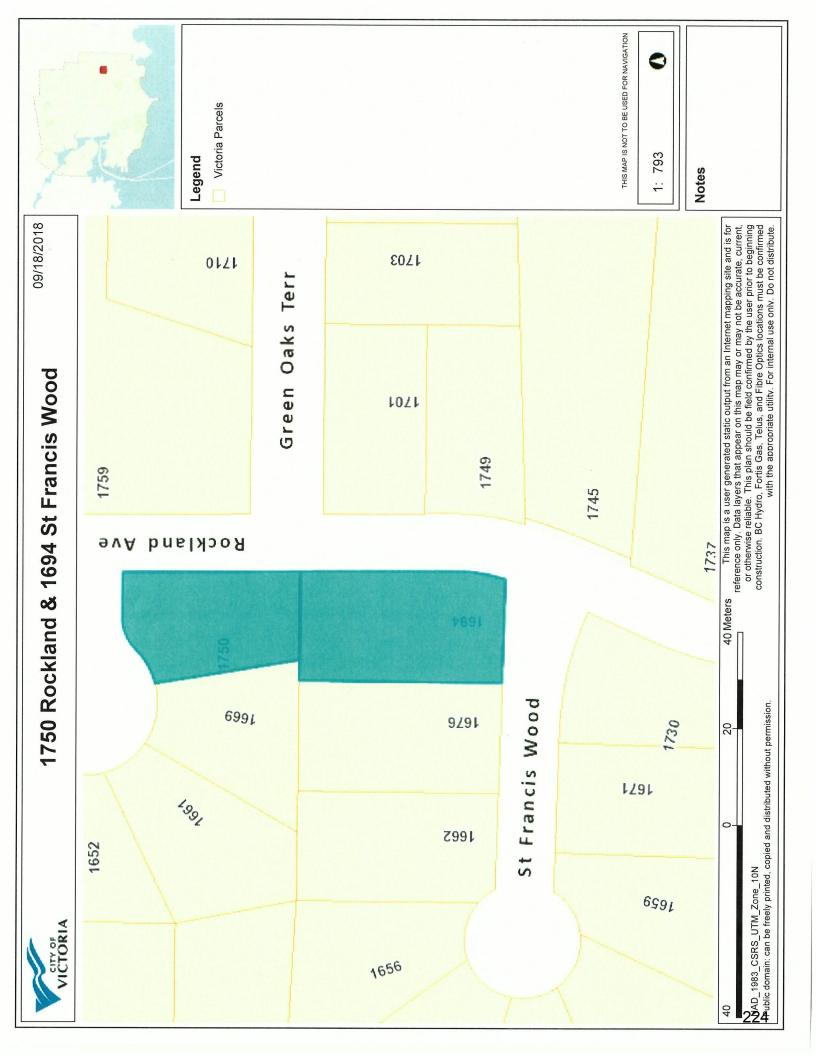
Number of Properties in Favour: % of Assessed Value in Favour:

100.00% 100.00%

Certified

Sufficient Hnsufficient

City Clerk





Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 18, 2018

From:

Fraser Work, Director of Engineering and Public Works

Subject:

National Zero Waste Council

RECOMMENDATION

That Council:

- 1. Direct staff to submit an application for membership to the National Zero Waste Council:
- 2. Appoint a member of Council as the City's representative to the National Zero Waste Council; and
- 3. Demonstrate its commitment to waste prevention and reduction to the National Zero Waste Council through a letter containing the City of Victoria's "Statement of Intent", as contained in Attachment A.

EXECUTIVE SUMMARY

The National Zero Waste Council (NZWC) is a cross-sectoral collaborative body which acts as a unified, national voice for municipalities and other stakeholders to advance waste prevention and reduction across Canada. The NZWC was founded in 2013 by Metro Vancouver in collaboration with the Federation of Canadian Municipalities and comprises a range of members including governments, businesses and non-government organizations.

The Guiding Principles of the NZWC are to:

- Commit to collaboratively working with business, government and community partners to develop new solutions.
- Adopt a waste prevention and reduction framework that positions Canadian cities and businesses to compete globally in an emerging resource-constrained economy.
- Align with global and international initiatives.
- Promote the economic, social, and environmental benefits associated with the conservation of resources
- Consider local and global consequence and long term impacts.

The objectives of the NZWC are aligned to the City of Victoria's Official Community Plan with goals and broad objectives to reduce waste sent to landfill and make recovery, re-use, recycling and composting of resources standard practice. Furthermore, membership to the NZWC supports objectives in Council's Strategic Plan 2015-2018 to innovate and lead, and to steward waste streams responsibly.

Members of the NZWC benefit through involvement in the development of new solutions and partnerships to address waste generation and have access to a variety of resources to support the work of their organization to advance waste prevention.

Membership applications are reviewed for approval by the NZWC Management Board on a bimonthly basis. There is no fee for membership.

The purpose of this report is to seek Council approval to apply for membership to the National Zero Waste Council (NZWC) and to appoint a member of Council as the City's representative.

Membership Requirements

Membership to the National Zero Waste Council requires the City of Victoria to:

- Acknowledge the guiding principles of the NZWC, including those embodied in the vision and mission statements, and agree to act in conformance with and support both.
- Demonstrate a commitment to waste prevention and reduction by submitting a Statement of Intent as part of the application process (Attachment A).
- Demonstrate organizational support for the NZWC by submitting a supporting letter or resolution as part of the application process.
- Identify a lead politician or senior staff to support the work of, and participate in, the NZWC.
- Be available to serve on NZWC working groups and committees.
- Attend the NZWC AGM to the best of the City's ability.
- Place the NZWC logo, and a link to the NZWC website, on the City's website, and have the City's website linked on the NZWC website.

Accessibility Considerations

The recommendations do not include any specific, direct accessibility impacts.

2015 – 2018 Strategic Plan

The recommendations support Objective 1 - Innovate and Lead and Objective 11 – Steward Waste Systems and Waste Streams Responsibly.

Impacts to Financial Plan

Funds may be required to attend working groups and committee meetings, but where possible these meetings will be attended remotely. In addition, attendance of a Council representative to the NZWC Annual General Meeting will incur an approximate cost of \$2,000 per year.

CONCLUSIONS

Membership to the National Zero Waste Council will allow the City of Victoria to play an active role in the development and implementation of leading policies and programs designed to advance zero waste in Canada and access resources that will advance waste reduction and prevention across the City.

Respectfully submitted,

Rory Tooke

Manager, Sustainability, Assets

& Support Services

Fraser Work

Director, Engineering and Public Works

Report accepted and recommended by the City Managel

Date:

List of Attachments

Attachment A - Statement of Intent - National Zero Waste Council

City of Victoria Statement of Intent - National Zero Waste Council

The City of Victoria acknowledges the valuable efforts being championed by the National Zero Waste Council to advance waste prevention and help achieve zero waste. These objectives are closely aligned with the values of our community, with our Official Community Plan providing goals and broad objectives to reduce waste sent to landfill and make recovery, re-use, recycling and composting of resources standard practice.

The following actions have been recently undertaken by the City of Victoria to help achieve these waste reduction goals and objectives:

- Implementation of source separated collection for food scraps and other organics at curbside for residents and in the public realm.
- Enactment of a regulation to restrict the use of plastic checkout bags and reduce other single-use checkout bags.
- Partnership with the National Zero Waste Council to activate the Love Food Hate Waste campaign to reduce household food waste throughout the City of Victoria.

The City is also in the process of developing its first zero waste strategy that aligns with circular economy principles.

As such, The City of Victoria is eager to work with the National Zero Waste Program on all programs that promote sustainable waste management and accelerate our transition to a zero waste community.

Thank you kindly for considering our application to join as a member of the National Zero Waste Council.

Best regards,

Lisa Helps Mayor



Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 24, 2018

From:

Barrie Cockle, Lead - Bylaw and Licensing Services

Subject:

Bylaw Officers

RECOMMENDATION

That Council approve the appointment of Michael Alton:

- 1. as a Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061);
- 2. as a Business Licence Inspector for the City of Victoria

EXECUTIVE SUMMARY

Mr. Michael Alton has recently joined the City's Bylaw and Licencing Services staff filling role of Auxiliary Bylaw Officer. To enable him to act with full capacity, a specific resolution of council is required.

Respectfully submitted,

Name Johnston

Manager Bylaw and Licensing Sevices

Barrie Cockle

Lead - Bylaw and Licensing Sevices

Report accepted and recommended by the City Manager:

Date:



Committee of the Whole Report

For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 17, 2018

From:

Chris Coates, City Clerk

Subject:

Proclamation "Miriam Temple No.2 Daughters of the Nile Day" October 18, 2018

RECOMMENDATION

That the *Miriam Temple No.2 Daughters of the Nile Day Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Miriam Temple No.2 Daughters of the Nile Day Proclamation*. Council has established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of previous Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coate City Clerk

Appendix A: Proclamation "Miriam Temple No.2 Daughters of the Nile" Day

Appendix B: List of Previously Approved Proclamations

"MIRIAM TEMPLE NO. 2 DAUGHTERS OF THE NILE DAY"

- WHEREAS On the 30th day of October 1913, an organization was formed for the purpose of character building among women, for social recreation and advancement, known as Daughters of the Nile; and
- WHEREAS The Order of Daughters of the Nile is founded upon the belief in the Fatherhood of God and the Sisterhood of Women with its most vital tenets being Charity, Friendship and Truth; and
- WHEREAS The sole philanthropy of Daughters of the Nile is to provide monetary contributions to promote, support and maintain the philanthropic endeavors that enhance the medical care and treatment of the patients in the twenty-two Shriners Hospitals for Children across North America; and
- WHEREAS The formation of Miriam Temple No. 2 of Victoria, British Columbia, being the first Canadian Temple to be formed, established the Daughters of the Nile as an International Organization; and
- WHEREAS On this 18th day of October 2018, the people of the City of Victoria will join others in Canada and the United States in commemorating the One Hundredth Anniversary of Miriam Temple No. 2, Daughters of the Nile, of Victoria, British Columbia.
- NOW, THEREFORE I do hereby proclaim the day of October 18th, 2018 as "MIRIAM TEMPLE NO. 2, DAUGHTERS OF THE NILE 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 4th day of October Two Thousand and Eighteen.

LISA HELPS CITY OF VICTORIA BRITISH COLUMBIA Sponsored by: Myrtle Pruden Miriam Temple No. 2 Victoria, BC

Appendix B

Council Meetings	Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - Febraury 28, 2018 International Development Week - February 4 - 10, 2018 Chamber of Commerce Week - February 19 - 23, 2018
22-Feb-18	Victoria Co-op Day - March 10, 2018 Tibet Day - March 10, 2018
08-Mar-18	Revised World Water Day - March 22, 2018 Purple Day fo rEpilepsy Awareness - March 26, 2018
22-Mar-18	Parkinson's Awareness Month - April 2018 Barbershop Harmony Quartet Week - April 8-14, 2018 Autism Awareness Day - April 2, 2018
12-Apr-18	St. George Day - April 23, 2018 Human Values Day - April 24, 2018
26-Apr-18	Huntington Awareness Month - May 2018 Neighbour Day - May 8, 2018 Earth Day - April 22, 2018 International Internal Audit Awarenss Month - May 2018 MS Awareness Month - May 2018 Highland Games Week - May 14-21, 2018 North American Occupational Safety and Health (NOASH) Week - May 7-13, 2018 Child Abuse Prevention Month - April 2018 Thank a Youth Worker Day - May 10, 2018 National Organ and Tissue Donation Awareness Week - April 22 - 28, 2018
10-May-18	Tap Dance Day - May 25, 2018
24-May-18	Victims and Survivors of Crime Week - May 27 - June 2, 2018 Orca Awareness Month - June 2018 Intergenerational Day - June 1, 2018

	Co-op Housing Day - June 9, 2018 Planning Institute of BC 60th Anniversary Day - June 9, 2018 Pollinator Week - June 18 - 24, 2018 Independent Living Across Canada Day - June 4, 2018 Built Green Day - June 6, 2018 International Medical Cannabis Day - June 11, 2018
14-Jun-18	ALS Awareness Month - June 2018
28-Jun-18	Pride Week - July 1 to 8, 2018
12-Jul-18	None
26-Jul-18	A Day of Happiness - August 4, 2018
09-Aug-18	World Refugee Day - June 20, 2018 Literacy Month - September 2018
06-Sep-18	Prostate Cancer Awareness Month - September 2018 Performance and Learning Month - September 2018 BC Thanksgiving Food Drive fo rht eFood Bank Day - September 15, 2018

United Way Day - September 19, 2018



Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 17, 2018

From:

Chris Coates, City Clerk

Subject:

Proclamation "Pulmonary Hypertension Awareness Month" November 2018

RECOMMENDATION

That the *Pulmonary Hypertension Awareness Month Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Pulmonary Hypertension Awareness Month Proclamation*. Council has established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of previous Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Pulmonary Hypertension Awareness Month"

Appendix B: List of Previously Approved Proclamations

"PULMONARY HYPERTENSION AWARENESS MONTH"

- WHEREAS pulmonary hypertension, or PH, is a disease affecting the arteries of the lungs. It can strike anyone regardless of age, sex, social, or ethnic background; and
- WHEREAS pulmonary hypertension refers to high blood pressure in the lungs which causes the arteries of the lungs to become narrowed and scarred. This can result in almost complete closing of the arteries. People affected by this disease suffer from continuous high blood pressure in the lungs, resulting in enlargement of the right heart, and can lead to heart failure and death; and
- WHEREAS some symptoms of pulmonary hypertension are: shortness of breath, bluish or purplish lips, swelling of hands and feet, light headedness/dizziness, especially when climbing stairs or standing up, chest pain, a feeling of being tired all the time, and sometimes even fainting; and
- WHEREAS the somewhat "generic" symptoms often get mistaken for other less serious illnesses or conditions resulting in patients experiencing significant delays in diagnosis and in receiving lifesaving treatments; and
- NOW, THEREFORE I do hereby proclaim the month of November 2018 as "PULMONARY HYPERTENSION 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 4th day of October Two Thousand and Eighteen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored By:
Michaël Robach
Communications &
Engagement Coordinator
PHA Canada

Appendix B

Council Meetings	Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - Febraury 28, 2018 International Development Week - February 4 - 10, 2018 Chamber of Commerce Week - February 19 - 23, 2018
22-Feb-18	Victoria Co-op Day - March 10, 2018 Tibet Day - March 10, 2018
08-Mar-18	Revised World Water Day - March 22, 2018 Purple Day fo rEpilepsy Awareness - March 26, 2018
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26-Apr-18	Huntington Awareness Month - May 2018 Neighbour Day - May 8, 2018 Earth Day - April 22, 2018 International Internal Audit Awarenss Month - May 2018 MS Awareness Month - May 2018 Highland Games Week - May 14-21, 2018 North American Occupational Safety and Health (NOASH) Week - May 7-13, 2018 Child Abuse Prevention Month - April 2018 Thank a Youth Worker Day - May 10, 2018 National Organ and Tissue Donation Awareness Week - April 22 - 28, 2018
10-May-18	Tap Dance Day - May 25, 2018
24-May-18	Victims and Survivors of Crime Week - May 27 - June 2, 2018 Orca Awareness Month - June 2018 Intergenerational Day - June 1, 2018

	Co-op Housing Day - June 9, 2018 Planning Institute of BC 60th Anniversary Day - June 9, 2018 Pollinator Week - June 18 - 24, 2018 Independent Living Across Canada Day - June 4, 2018 Built Green Day - June 6, 2018 International Medical Cannabis Day - June 11, 2018
14-Jun-18	ALS Awareness Month - June 2018
28-Jun-18	Pride Week - July 1 to 8, 2018
12-Jul-18	None
26-Jul-18	A Day of Happiness - August 4, 2018
09-Aug-18	World Refugee Day - June 20, 2018 Literacy Month - September 2018
06-Sep-18	Prostate Cancer Awareness Month - September 2018 Performance and Learning Month - September 2018 BC Thanksgiving Food Drive fo rht eFood Bank Day - September 15, 2018 United Way Day - September 19, 2018



Committee of the Whole Report For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 17, 2018

From:

Chris Coates, City Clerk

Subject:

Proclamation "Waste Reduction Week" October 15th-21st, 2018

RECOMMENDATION

That the *Waste Reduction Week Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Waste Reduction Week Proclamation*. Council has established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of previous Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Waste Reduction Week"
Appendix B: List of Previously Approved Proclamations

"WASTE REDUCTION WEEK"

- WHEREAS As a municipality, we are committed to conserving resources, protecting the environment and educating the community; and
- **WHEREAS** the generation of solid waste and the needless waste of water and energy resources are recognized as global environmental problems; and
- WHEREAS Municipal governments have an important role to play in promoting waste reduction, reuse, recycling, composting and other conservation measures; and
- WHEREAS communities, businesses and organizations across Canada have committed to working together to raise awareness of these issues during Waste Reduction Week in Canada; and
- NOW, THEREFORE I do hereby proclaim the week of October 15th-21st, 2018 as "WASTE REDUCTION WEEK" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.

IN WITNESS WHEREOF, I hereunto set my hand this 4th day of October Two Thousand and Eighteen.

LISA HELPS CITY OF VICTORIA BRITISH COLUMBIA Sponsored by:
Jessie Christophersen
Information Services Assistant
Recycling Council of B.C.

Appendix B

Council Meetings	Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - Febraury 28, 2018 International Development Week - February 4 - 10, 2018 Chamber of Commerce Week - February 19 - 23, 2018
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24-May-18	Victims and Survivors of Crime Week - May 27 - June 2, 2018 Orca Awareness Month - June 2018 Intergenerational Day - June 1, 2018

	Co-op Housing Day - June 9, 2018 Planning Institute of BC 60th Anniversary Day - June 9, 2018 Pollinator Week - June 18 - 24, 2018 Independent Living Across Canada Day - June 4, 2018 Built Green Day - June 6, 2018 International Medical Cannabis Day - June 11, 2018
14-Jun-18	ALS Awareness Month - June 2018
28-Jun-18	Pride Week - July 1 to 8, 2018
12-Jul-18	None
26-Jul-18	A Day of Happiness - August 4, 2018
09-Aug-18	World Refugee Day - June 20, 2018 Literacy Month - September 2018
06-Sep-18	Prostate Cancer Awareness Month - September 2018

Performance and Learning Month - September 2018

United Way Day - September 19, 2018

BC Thanksgiving Food Drive forht eFood Bank Day - September 15, 2018



Committee of the Whole Report

For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 17, 2018

From:

Chris Coates, City Clerk

Subject:

Proclamation "World Mental Health Day" October 10, 2018

RECOMMENDATION

That the *World Mental Health Day Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *World Mental Health Day Proclamation*. Council has established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
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Respectfully submitted,

City Clerk

Appendix A: Proclamation "World Mental Health Day"
Appendix B: List of Previously Approved Proclamations

"WORLD MENTAL HEALTH DAY"

- WHEREAS World Mental Health Day is an education and awareness campaign designed to encourage people to talk, reflect and engage with others on the importance of mental health and the reality of mental illness; and
- WHEREAS nearly 1 in 5 Canadians will suffer a mental disorder in their lives, with the remaining four Canadians affected by a mental illness through a family member, friend or co-worker; and
- WHEREAS of the 10 leading causes of disability worldwide, five are mental disorders: major depression, schizophrenia, bipolar disorder, substance abuse disorder and obsessive compulsive disorder: 30 to 40 percent of disability claims are for depression; and
- WHEREAS stigma is the number one reason people do not seek treatment, experience workplace and social discrimination and experience barriers to recovery; and
- WHEREAS young adults are at the age when serious mental illnesses can occur so mental health literacy and education are vital in the prevention, recognition, response and early treatment of mental illness in order to reduce the severity and support the recovery.
- NOW, THEREFORE I do hereby proclaim the day of October 10th, 2018 as "WORLD MENTAL HEALTH 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 4th day of October, Two Thousand and Eighteen.

LISA HELPS CITY OF VICTORIA BRITISH COLUMBIA Sponsored by: Carol Todd Amanda Todd Legacy Society World Mental Health Awareness

Appendix B

Council Meetings	Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
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14-Jun-18	ALS Awareness Month - June 2018
28-Jun-18	Pride Week - July 1 to 8, 2018
12-Jul-18	None
26-Jul-18	A Day of Happiness - August 4, 2018
09-Aug-18	World Refugee Day - June 20, 2018 Literacy Month - September 2018

Prostate Cancer Awareness Month - September 2018 Performance and Learning Month - September 2018

United Way Day - September 19, 2018

BC Thanksgiving Food Drive fo rht eFood Bank Day - September 15, 2018

06-Sep-18



Committee of the Whole Report

For the Meeting of September 27, 2018

To:

Committee of the Whole

Date:

September 17, 2018

From:

Chris Coates, City Clerk

Subject:

Proclamation "World Pancreatic Cancer Day" November 15, 2018

RECOMMENDATION

That the *World Pancreatic Cancer Day Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *World Pancreatic Cancer Day Proclamation*. Council has established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
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Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "World Pancreatic Cancer Day" Appendix B: List of Previously Approved Proclamations

"WORLD PANCREATIC CANCER DAY"

- *WHEREAS* in 2018, an estimated 5,500 Canadians will be diagnosed with pancreatic cancer and 4,800 will die from the disease; and
- WHEREAS pancreatic cancer has the lowest survival rate of all major cancers, and just 2 to 10 percent of those diagnosed survive five years; and
- **WHEREAS** pancreatic cancer can strike anyone, regardless of age, gender or circumstances; and
- WHEREAS pancreatic cancer has had minimal advancements in the last 40 years, and is projected to become the third cause of all cancer deaths in 2020; and
- whereas the good health and well-being of the residents of Victoria are enhanced as a direct result of increased awareness about the risks and symptoms of pancreatic cancer, and research into early detection, causes, and effective treatments; and
- WHEREAS Craig's Cause Pancreatic Cancer Society is a charitable society in Canada whose mission is to provide information and support to those with pancreatic cancer and their families; to create awareness and educate both the general public and health professionals about the disease, and to raise research funds leading to earlier detection, and better treatments and quality of life for patients.
- NOW, THEREFORE I do hereby proclaim November 15th, 2018 as "WORLD PANCREATIC CANCER 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 4th day of October, Two Thousand and Eighteen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored By: Stefanie Condon-Oldreive Founder/Director Craig's Cause Pancreatic Cancer Society

Appendix B

Council Meetings	Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - Febraury 28, 2018 International Development Week - February 4 - 10, 2018 Chamber of Commerce Week - February 19 - 23, 2018
22-Feb-18	Victoria Co-op Day - March 10, 2018 Tibet Day - March 10, 2018
08-Mar-18	Revised World Water Day - March 22, 2018 Purple Day fo rEpilepsy Awareness - March 26, 2018
22-Mar-18	Parkinson's Awareness Month - April 2018 Barbershop Harmony Quartet Week - April 8-14, 2018 Autism Awareness Day - April 2, 2018
12-Apr-18	St. George Day - April 23, 2018 Human Values Day - April 24, 2018
26-Apr-18	Huntington Awareness Month - May 2018 Neighbour Day - May 8, 2018 Earth Day - April 22, 2018 International Internal Audit Awarenss Month - May 2018 MS Awareness Month - May 2018 Highland Games Week - May 14-21, 2018 North American Occupational Safety and Health (NOASH) Week - May 7-13, 2018 Child Abuse Prevention Month - April 2018 Thank a Youth Worker Day - May 10, 2018 National Organ and Tissue Donation Awareness Week - April 22 - 28, 2018
10-May-18	Tap Dance Day - May 25, 2018
24-May-18	Victims and Survivors of Crime Week - May 27 - June 2, 2018 Orca Awareness Month - June 2018 Intergenerational Day - June 1, 2018

	Co-op Housing Day - June 9, 2018 Planning Institute of BC 60th Anniversary Day - June 9, 2018 Pollinator Week - June 18 - 24, 2018 Independent Living Across Canada Day - June 4, 2018 Built Green Day - June 6, 2018 International Medical Cannabis Day - June 11, 2018
14-Jun-18	ALS Awareness Month - June 2018
28-Jun-18	Pride Week - July 1 to 8, 2018
12-Jul-18	None
26-Jul-18	A Day of Happiness - August 4, 2018
09-Aug-18	World Refugee Day - June 20, 2018 Literacy Month - September 2018
06-Sep-18	Prostate Cancer Awareness Month - September 2018

Performance and Learning Month - September 2018

United Way Day - September 19, 2018

BC Thanksgiving Food Drive fo rht eFood Bank Day - September 15, 2018



For the Committee of the Whole Meeting September 27 2018

Date: September 19 2018 From: Mayor Helps and Councillors Alto and Isitt

Subject: Defer Gonzales Neighbourhood Plan

Background

In 2016, the City began a neighbourhood planning process in the Fairfield and Gonzales neighbourhoods. The neighbourhood requested that two citizen groups be formed to guide the planning process in each sub-area of the neighbourhood. When the draft Gonzales plan was released it generated a lot of interest in the community and there there were many people who had not been involved in the earlier phase of the process who became interested and got involved. They had ideas and suggestions for improving the plan and the process.

Earlier this year, based on input from the community, Council passed a motion giving staff clear direction with regard to what to include in a revised draft Gonzales Neighbourhood Plan and requested that the plan be revised and sent back out to the community for input. This happened in the summer of 2018. At this time, there is still not consensus or even strong agreement in the community with the proposed directions in the revised draft plan.

In a recent meeting with the newly formed Gonzales Neighbourhood Association, it was requested that because there are many outstanding issues regarding the Gonzales Neighbourhood plan that need to be resolved and there is much demand from other neighbourhoods to begin work on their plans, that the draft Gonzales Neighbourhood plan be put on hold indefinitely until such time as a new neighbourhood plan is agreed upon by the community.

Recommendation

That the draft Gonzales Neighbourhood plan be put on hold indefinitely until such time as a new neighbourhood plan is agreed upon by the community.

Respectfully Submitted,

Mayor Helps

Councillor Alto

Councillor Isitt