



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, November 22, 2018, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

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

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Council is considering a development variance permit application for a sign variance to exceed the allowance.

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- Motion to approve Development Variance Permit

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Council is considering a development permit with variances application to construct an approximately three-storey, multi-unit affordable housing building to be located on the north portion of the lot facing Hillside Avenue.

Addendum: Second Update Report and Correspondence

F.4.a Opportunity for Public Comment & Consideration of Approval:

- Motion to approve Development Permit with Variances

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Council is considering a heritage designation application to designate the exterior of the building, specifically the front façade and remaining sidewalls, as protected heritage property.

F.5.a	Public Hearing & Consideration of Approval:	309
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- Motion to give 3rd reading to: Heritage Designation (840 Fort Street) Bylaw No. 18-113
- Motion to adopt: Heritage Designation (840 Fort Street) Bylaw No. 18-113

G. REQUESTS TO ADDRESS COUNCIL

G.1	<u>Verna Stone: Climate Change and the Importance of Preserving and Adding to Urban Trees</u>
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Addendum: New Request

***G.6 Sean Kahil: Crystal Pool**

Addendum: New Request

***G.7 Mary Doody Jones: The Meaning of the Urban Villages and their Implications**

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Addendum: New Request and Attachment

***G.8 Allan Gallupe: Central Park**

Addendum: New Request

***G.9 Douglas Curran: Community Amenity Contributions**

Addendum: New Request

***G.10 Lena Toncev: Crystal Pool**

Addendum: New Request

H. UNFINISHED BUSINESS

H.1 Rise and Report

H.1.a From the November 8, 2018 Closed Council Meeting:

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Appointment of Approving Officer

That Council:

1. Rescind the appointments of Mr. Jonathan Tinney as Approving Officer and Mr. Craig Stenberg as the Deputy Approving Officer for the City of Victoria.
2. That the person in the position of the Director of Sustainable Planning and Community Development be appointed as the Approving Officer of the City of Victoria.
3. That the person in the position of the Assistant Director Engineering be appointed as the Deputy Approving Officer.
4. That the person in the position of the Supervisor Land Development be appointed as the Deputy Approving Officer.
5. Authorize a rise and report of the motion and release of the report at the November 22, 2018 Council Meeting.

H.2 Letter from the Minister of Small Business and Export Promotion

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A letter of response dated October 1, 2018, regarding her recent appointment as Minister.

H.3 Letter from Minister of Canadian Heritage and Multiculturalism 317

A letter of response dated October 3, 2018, regarding his recent appointment as Minister.

H.4 Letter from the Victoria Brain Injury Society 319

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H.5 Letter from Shell Canada Limited 320

A letter dated October 19, 2018, responding to a letter regarding climate accountability.

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A letter of response dated October 22, 2018, regarding a request for a change in liquor licensing legislation to assist the local government input process.

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*I.1.b.m	Natural Assets and the Public Sector Accounting Board	
*I.1.b.n	Meeting with Mayor Plante – Montreal, November 30, 2018	

J. NOTICE OF MOTIONS

K. BYLAWS

K.1 Bylaw for Rezoning Application for 1541-1545 Fort Street 344

A report recommending:

1st and 2nd readings of: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118

The application is ready to proceed to Public Hearing and proposes to rezone the property to allow for the retail sale of cannabis.

K.2 Bylaw for Rezoning Application for 2616-2626 Douglas Street 357

A report recommending:

1st and 2nd readings of: Zoning Regulation Bylaw, Amendment Bylaw (No. 1148) No. 18-037

The application is ready to proceed to Public Hearing and proposes to rezone the property to allow for the retail sale of cannabis.

K.3 Bylaw for Rezoning Application of 475 Gorge Road East 371

A report recommending:

1st and 2nd readings of: Zoning Regulation Bylaw, Amendment Bylaw (No. 1175) No. 18-123

The application is ready to proceed to Public Hearing and proposes to rezone the property to allow for the retail sale of cannabis.

K.4 Bylaw for Cannabis Retail Store Licensing Consultation Policy and Fee 375

Adoption of: Cannabis Retail Store Licensing Consultation Policy and Fee Bylaw No. 18-120

The purpose of the bylaw is to establish a process for the City to provide a recommendation to the Provincial Government for a cannabis retail store license application referral, and to establish fees.

L. CORRESPONDENCE

M. NEW BUSINESS

N. QUESTION PERIOD

O. ADJOURNMENT



MINUTES - VICTORIA CITY COUNCIL

May 10, 2018, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

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

ABSENT FOR A PORTION OF THE MEETING: Councillor Isitt

STAFF PRESENT: J. Jenkyns - Acting City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, J. Tinney - Director of Sustainable Planning & Community Development, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, A. Hudson - Assistant Director of Community Planning, C. Mycroft - Manager of Executive Operations, P. Martin - Council Secretary, T. Zworski - City Solicitor, M. Betanzo - Senior Planner, K. Bouris - Senior Planner

B. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Madoff

Seconded By Councillor Coleman

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

C. READING OF MINUTES

C.1 Minutes from the daytime meeting held March 1, 2018

Moved By Councillor Alto

Seconded By Councillor Coleman

That the minutes from the daytime meeting held March 1, 2018 be adopted.

CARRIED UNANIMOUSLY

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Coleman

Seconded By Councillor Alto

That the following speakers be permitted to address Council

CARRIED UNANIMOUSLY

D.1 Mark Prince: Summit Park Management Plan

Outlined why Council should improve and develop a proper access trail from McNair Street up to Summit Park.

D.2 Jenn Nielson: Access to Summit Park for Families from McNair Street

Outlined why Council should approve funds to formalize the path from McNair Street to Summit Park as part of the 2019 Budget.

D.3 Beata Siwinski: Summitt Park Path

Outlined why Council should approve funds to formalize the path from McNair Street to Summit Park as part of the 2019 Budget.

D.4 John Sigurdson: Tenant's Rights

Outlined why Council should work to enforce tenant's rights.

D.5 Ric Houle: Fine for Cigarette Litter

Outlined why Council should introduce a fine for cigarette litter.

D.6 David Gifford: Unnecessary Noise

Outlined why Council should remove noise produced from accessibility crosswalks.

E. PROCLAMATIONS

E.1 "Tap Dance Day" - May 25, 2018

Moved By Councillor Loveday

Seconded By Councillor Alto

That the following proclamation be endorsed:

1. "Tap Dance Day" - May 25, 2018

CARRIED UNANIMOUSLY

F. PUBLIC AND STATUTORY HEARINGS

F.2 Rezoning Application No. 00576 and Development Permit Application No. 000514 for 425 Oswego Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1153) No. 18-061:

To rezone the land known as 425 Oswego Street from the R3-2 Zone, Multiple Dwelling District, to the R1-S29 Restricted Small Lot (Oswego Street) District, to permit the construction of a single-family dwelling.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 425 Oswego Street in Development Permit Area 15A: Intensive Residential Small Lot for the purposes of approving the exterior design and finishes for the small lot single family dwelling, as well as landscaping.

F.2.a Public Hearing & Consideration of Approval

Miko Betanzo (Senior Planner): *Advised that the application is to rezone the property from the current R3-2 Zone, to a site-specific zone based on the R1-S2 Zone, in order to permit a single family dwelling on an existing undersized lot.*

Mayor Helps opened the public hearing at 6:59 p.m.

Will Peereboom (Applicant): Provided information regarding the application.

Joe Callenda (Oswego Street): Expressed support for the application, as it would be a good fit for the neighbourhood.

Mayor Helps closed the public hearing at 7:03 p.m.

Councillor Isitt joined the meeting at 7:05 p.m.

Moved By Councillor Lucas

Seconded By Councillor Young

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1153) No. 18-061

CARRIED UNANIMOUSLY

Moved By Councillor Loveday

Seconded By Councillor Coleman

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1153) No. 18-061

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Lucas

That Council authorize the issuance of Development Permit Application No. 000514 for 425 Oswego Street in accordance with:

1. Plans dated February 6, 2018;
2. Development meeting all Zoning Regulation Bylaw requirements;
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

F.3 Proposed Victoria West Neighbourhood Plan

Official Community Plan Bylaw, Amendment Bylaw (No. 25) No. 18-056:

The purpose of this Bylaw is to amend the Official Community Plan to make changes to Urban Place Designations and Development Permit Areas in order to implement the future land use and urban design directions identified in the proposed Victoria West Neighbourhood Plan.

F.3.a Public Hearing & Consideration of Approval

Kristina Bouris (Senior Planner): *Provided a background on community engagement, revisions that had been made to the draft plan, and outlined the major changes and goals noted in the proposed neighbourhood plan.*

Mayor Helps opened the public hearing at 7:22 p.m.

Dale Proppmas (Mary Street): Expressed concerns relating to the proposed increased density on Mary Street.

Adrian Mohar (Langford Street): Expressed concerns relating to the proposed plan, as more density could be supported in the neighbourhood and would provide a benefit to the community.

John (Songhees Road): Outlined why a cycle track should be located off the street in this neighbourhood.

Brett Andrews (Resident): Expressed support for the proposed neighbourhood plan.

Jim Lee (Robert Street): Outlined for Council why rows of townhouses would not be a good fit for Robert Street, and why the street should be designated as a heritage conservation area.

Mike Campbell (Robert Street): Outlined for Council why the street should be designated as a heritage conservation area.

John Wayne (Songhees Road): Expressed support for the proposed neighbourhood plan.

Terry Webb (Belton Avenue): Outlined why a track diverter is not appropriate placed on Belton Avenue.

Mark Dirksen (Reno Street): Expressed support for the proposed neighbourhood plan.

Deane Strongitharm (Skinner Street): Outlined how a future land use application may be affected by the proposed neighbourhood plan.

Chris Hebb (Skinner Street): Outlined how a future land use application may be affected by the proposed neighbourhood plan.

Council discussed the following:

- *The location of a future cycle track.*
- *The need to move forwards with affordability and environmental targets.*
- *The creation of a heritage conservation area on Robert Street.*

Mayor Helps closed the public hearing at 8:14 p.m.

Moved By Councillor Loveday

Seconded By Councillor Madoff

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

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 25) No. 18-056

Amendment:

Moved By Councillor Madoff

Seconded By Mayor Helps

That Council direct staff to:

“ Remove the properties on the east side of Robert Street from Traditional Residential Sub-Area 2 (South of Esquimalt Road) and re-designate them as Traditional Residential Sub-Area 6 (General Areas).”

Council discussed the following:

- *That the amendment will still provide housing choices while supporting gentle densification.*
- *Whether this will provide an appropriate transition to neighbouring streets with higher density.*

CARRIED UNANIMOUSLY

On the main motion as amended:

That the following bylaw **be given third reading**, as amended:

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 25) No. 18-056

That Council direct staff to:

“ Remove the properties on the east side of Robert Street from Traditional Residential Sub-Area 2 (South of Esquimalt Road) and re-designate them as Traditional Residential Sub-Area 6 (General Areas).”

CARRIED UNANIMOUSLY

Moved By Councillor Loveday

Seconded By Councillor Alto

That the following bylaw **be adopted**:

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 25) No. 18-056

CARRIED UNANIMOUSLY

Moved By Councillor Loveday

Seconded By Councillor Madoff

That Council approve the Victoria West Neighbourhood Plan, 2018, and rescind the Victoria West Neighbourhood Community Plan (1988).

CARRIED UNANIMOUSLY

Moved By Councillor Madoff

Seconded By Mayor Helps

That Council direct staff to work with the residents of Roberts Street in the creation of a Heritage Conservation Area.

Amendment:

Moved By Mayor Helps

Seconded By Councillor Madoff

That the motion be amended by adding the following:

"and to work with the residents of Robert Street to help develop the city-wide policy for citizen-led conservation area through working together in practice in the neighbourhood."

Amendment to the amendment:

Moved By Councillor Alto

Seconded By Councillor Isitt

That the amendment be amended to the following:

"and to use the information and experience from the Robert Street process to inform the larger city-wide policy."

**On the amendment to the amendment:
CARRIED UNANIMOUSLY**

**On the amendment:
CARRIED UNANIMOUSLY**

Main motion as amended:

Direct staff to work with residents of Robert Street in the creation of a heritage conservation area, and to use the information and experience from the Robert Street process to inform a city-wide policy.

CARRIED UNANIMOUSLY

F.4 Rezoning Application No. 00519 and Development Permit Application No. 000495 for 71 and 75 Montreal Street.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1133) No. 18-001:

To rezone the land known as 71-75 Montreal Street from the R-2 Zone, Two Family Dwelling District, to the RK-M Zone, Montreal Street Ground-Oriented Dwelling District, to permit a 12 unit ground-oriented residential building.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 71-75 Montreal Street, in Development Permit Area 16 for the purposes of approving the exterior design and finishes for the building as well as landscaping.

F.4.a Public Hearing & Consideration of Approval

Miko Betanzo (Senior Planner): *Advised that the application is to rezone the property from the R-2 Zone to a site specific zone in order to construct a two-storey, 12 unit strata apartment building.*

Mayor Helps opened the public hearing at 8:40 p.m.

Leonard Cole and Peter DeHogue (Applicants): Provided information regarding the application.

Resident (Dallas Road): Expressed concerns relating to the application, as it does not provide affordable housing, and due to the increased density.

Ryan Painter (Quadra Street): Expressed support for the application, as it provides gentle density and offers the option of three bedroom units.

Peter Dent (Ladysmith Street): Expressed concerns relating to the application, as it does not provide affordable housing, and would not be a good fit for the neighbourhood.

Erin Glazier (Fisgard Street): Expressed support for the application, as it would be a positive addition to the neighbourhood.

Cameron Glazier (Parry Street): Expressed support for the application, as increased density is needed in the neighbourhood.

Martene Hartnell (McClure Street): Expressed support for the application, as increased density is needed in the neighbourhood.

Melissa MacDougal (Johnson Street): Expressed support for the application, as three bedroom units are a positive addition.

Sara Rumley (Johnson Street): Expressed support for the application, as it will provide possible housing for families.

Joanne Royle (Simcoe Street): Expressed support for the application, as it will provide a variety of housing for a wide range of demographics.

Anne Tanner (Richardson Street): Expressed support for the application, as it will be a positive addition to the neighbourhood.

Nathan Brice (Convent Place): Expressed support for the application, as it will be a positive addition to the neighbourhood.

Miranda Worthy (Resident): Expressed support for the application, as the underground parking will assist with parking issues and will be a positive addition to the neighbourhood.

Shad Roan (Richardson Street): Expressed support for the application, as it will be a positive addition to the neighbourhood.

Sky (Johnson Street): Expressed support for the application, as it will be a positive addition to the neighbourhood.

Tom Maeller (Ladysmith Street): Expressed concerns relating to the application, as it will not provide affordable or rental housing.

Marg Gardiner (President of the James Bay Neighbourhood Association): Expressed concerns relating to the application, as it does not reflect the James Bay Community Plan.

Andrew (Quadra Street): Expressed support for the application, as it will allow families to move in to the neighbourhood.

Resident (White Eagle Polish Association Hall): Expressed concerns relating to the application, due to limited parking in the area, and may have a negative effect on their hall.

Victoria Adams (Dallas Road): Expressed concerns relating to the application, as it does not provide affordable or rental housing.

Jennifer Smith (Niagara Street): Expressed concerns relating to the application, as it would not be a good fit for the neighbourhood, due to the increased density and traffic.

Deanne (Niagara Street): Expressed concerns relating to the application, as it would not be a good fit for the neighbourhood, or provide a benefit to the immediate neighbours.

Lisa M (Ladysmith Street): Expressed concerns relating to the application, due to the overdevelopment of the area.

Lucas W (St. James Street): Expressed support for the application, as it would be a positive addition to the neighbourhood.

Kevin M (View Street): Expressed support for the application, as densification is needed in the area.

Ben Linsky (View Street): Expressed support for the application, as it would provide housing opportunities for families.

Chris (Seghalie Road): Expressed support for the application, as it would provide additional housing stock for the City.

Pat McGuire (Dock Street): Expressed concerns relating to the application, as it would not be a good fit for the neighbourhood and would not provide affordable housing.

Stephanie McCrabb (Niagara Street): Expressed concerns relating to the application, as it would not be a good fit for the neighbourhood due to the increased densification and traffic.

Ann Goetzen (Ladysmith Street): Expressed concerns relating to the application, due to parking concerns and as it will not provide affordable housing.

Council discussed the following:

- *That the density fits with the Official Community Plan.*

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

Moved By Mayor Helps

Seconded By Councillor Young

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1133) No. 18-001

Council discussed the following:

- *The importance of weighing the needs of current and future residents.*

Mayor Helps withdrew from the meeting at 10:24 p.m. Councillor Alto assumed the Chair in her absence.

Council discussed the following:

- *The need for creating family and worker housing.*

Mayor Helps returned to the meeting at 10:25 p.m. and assumed the Chair.

Council discussed the following:

- *The lack of immediate neighbourhood support.*

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, and Councillor Young

OPPOSED (4): Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

CARRIED (5 to 4)

Moved By Mayor Helps

Seconded By Councillor Alto

Motion to extend:

That the meeting be extended to 12:00 a.m.

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Coleman

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1133) No. 18-001
2. Housing Agreement (71-75 Montreal Street) Bylaw (2018) No. 18-002

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, and Councillor Young

OPPOSED (4): Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

CARRIED (5 to 4)

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

Motion to recall vote:

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Coleman

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1133) No. 18-001

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, and Councillor Young

OPPOSED (4): Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

CARRIED (5 to 4)

Moved By Councillor Alto
Seconded By Councillor Coleman

That the following bylaw **be adopted**:

1. Housing Agreement (71-75 Montreal Street) Bylaw (2018) No. 18-002

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Loveday, and Councillor Madoff

CARRIED (7 to 2)

Moved By Councillor Coleman
Seconded By Councillor Alto

That Council authorize the issuance of Development Permit Application No. 000495 for 71 and 75 Montreal Street in accordance with:

1. Plans date stamped August 16, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, and Councillor Young

OPPOSED (4): Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

CARRIED (5 to 4)

G. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Loveday
Seconded By Councillor Coleman

That the following speakers be permitted to address Council, and that Council add Leslie Robinson to the speaker's list.

CARRIED UNANIMOUSLY

G.1 Victoria Adams: City of Victoria Market Rental Revitalization Study

Outlined for Council why bylaws should be created to protect tenants' rights.

G.2 Donald Smith: Rock Bay Landing

Outlined concerns regarding Rock Bay Landing.

G.3 Chris Zmuda: Negligence of City Management

Outlined why Council should review the allowance of cannabis dispensaries in the City.

G.4 Wadih Kanaan: Creative Districts

Outlined why Council should create a creative district.

G.5 Addendum: Ryan Painter: Renter Protection and Relocation

Outlined why Council should support the Tenant Assistance Policy.

H. UNFINISHED BUSINESS

H.1 Letter from the President of Union of BC Municipalities

Moved By Councillor Coleman

Seconded By Councillor Alto

That Council receive the letter dated March 19, 2018 from the President of Union of BC Municipalities (UBCM) for information.

CARRIED UNANIMOUSLY

H.2 Letter from Arnold Viersen, MP

Moved By Councillor Coleman

Seconded By Councillor Alto

That Council receive the letter dated April 26, 2018 from Arnold Viersen, MP for information.

CARRIED UNANIMOUSLY

H.3 Letter from the Minister of Transport

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council refer the letter dated March 27, 2018 from the Minister of Transport to the May 17, 2018 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the May 3, 2018 COTW Meeting

Mayor Helps referred all items from the May 3, 2018 to the May 17, 2018 daytime Council meeting, with the exception of the 2017 Financial Statements.

I.1.a.e 2017 Financial Statements

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council approve the 2017 Financial Statements.

CARRIED UNANIMOUSLY

I.1.b Report from the May 10, 2018 COTW Meeting

Mayor Helps referred the Market Rental Revitalization Study motion to the May 17, 2018 daytime Council meeting.

I.1.b.a Board of Cemetery Trustees of Greater Victoria – Request to Increase Borrowing Authority

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council direct staff to undertake formal notice under section 94 of the *Community Charter* of the intention to provide a loan guarantee for the amount of \$3 million, and authorize the Mayor and City Clerk to execute an amendment to the establishing agreement to increase the borrowing limit to \$3 million.

CARRIED UNANIMOUSLY

I.1.b.b Attendance at the FCM Conference in Halifax

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council authorize the attendance and associated costs for Mayor Lisa Helps to attend the FCM Conference to be held in Halifax May 31 - June 3, 2018.

CARRIED UNANIMOUSLY

I.1.b.c Attendance at the ICLEI World Congress in Montreal

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council authorize the attendance and associated costs for Mayor Lisa Helps to attend the ICLEI World Congress to be held in Montreal June 19-22, 2018.

CARRIED UNANIMOUSLY

**I.1.b.d Attendance at the FCM and CCCO Conferences in Halifax
(May 30 – June 3, 2018)**

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council authorize the attendance and associated costs for Councillor Coleman to attend the FCM and CCCO Conferences to be held in Halifax May 30 - June 3, 2018.

CARRIED UNANIMOUSLY

I.1.b.e Collaboration for School Crossing Guard Program

Moved By Councillor Isitt

Seconded By Councillor Alto

That Council:

1. Request that the Mayor write, on behalf of Council, to the School District 61 Board of Education, requesting that the District work with the City of Victoria to develop a comprehensive crossing guard solution to address both short-term and long-term needs;
2. Refer the following resolution to staff to report on the resource implications at the next Quarterly Update:
 - a. That staff be directed to prepare a report with recommendations on a priority basis outlining the role(s) that the City of Victoria can take to support a crossing guard program for Victoria schools, including possible resource allocations to ensure continuity of the program for the 2018/2019 school year.

CARRIED UNANIMOUSLY

I.1.b.g External Grant Review Committee Report

Moved By Councillor Alto

Seconded By Councillor Lucas

That Council approve the External Grant Review Committee's recommendations for grant awards for the Strategic Plan Grant program.

That Council approve recommendations to improve the process for 2019, as proposed in "Suggestions for 2019".

CARRIED UNANIMOUSLY

I.1.b.h CRD Wastewater Treatment Project Community Amenity – Consultation / Recommendation

Moved By Councillor Loveday

Seconded By Councillor Lucas

That Council direct staff to allocate the \$100,000 amenity contribution from the CRD's Core Area Liquid Waste Management Committee, as part of the Licence of Occupation - Clover Point Pump Station, to enhance a multi-modal pathway through a portion of Beacon Hill Park, running from Heywood Avenue to Bridge Way and on to Douglas Street, connecting the James Bay and Fairfield neighbourhoods.

CARRIED UNANIMOUSLY

I.1.b.i Art in Public Places Policy Revision

Moved By Councillor Madoff

Seconded By Councillor Coleman

That Council:

- Approve the revised Art in Public Places Policy.
- As part of the 2019 financial planning process, consider allocating an additional \$75,000 into the Culture operating budget for the Artist in residence Program starting in 2019.
- Starting in 2019, transfer the existing \$15,000 annual operating budget for public art maintenance to the Art in Public Places Reserve.
- Approve the revised Terms of Reference for the Art in Public Places Committee.

CARRIED

I.1.b.j Universally Accessible Meeting Space in the City of Victoria

Moved By Councillor Thornton-Joe

Seconded By Councillor Isitt

That Council direct staff, in consultation with the AWG, to identify/create, without delay, universally accessible meeting space for the Accessibility Working Group to hold their meetings, including consideration of the option of widening the door of the washroom in City Studio to make that city-owned and city-operated facility universally accessible for meetings of the Accessibility Working Group and other users.

CARRIED UNANIMOUSLY

K. BYLAWS

K.1 Bylaw for Rezoning Application for 1725 Cook Street

Moved By Councillor Coleman
Seconded By Councillor Loveday

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1149) No. 18-049

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, and Councillor Loveday

OPPOSED (4): Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

CARRIED (5 to 4)

K.2 Bylaw for Rezoning Application for 1303 Fairfield Road

Councillor Young withdrew from the meeting at 11:26 p.m., due to a potential pecuniary conflict of interest with the following item, as the parking on his street will be affected.

Moved By Councillor Coleman
Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 24) No. 18-046

Council discussed the following:

- *The lack of community support.*

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council postpone consideration of the bylaw.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Isitt

That this project be referred back to staff to work with the applicant to address height and massing concerns identified by the neighbourhood and to more adequately address the transition to the surrounding properties.

Amendment:

Moved By Councillor Loveday
Seconded By Councillor Isitt

That the motion be amended by adding the following:
"and reconsider the idea of repurposing the church building."

The mayor ruled the amendment out of order.

Mayor Helps asked Council "Shall the ruling of the chair be upheld."

FOR (5): Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (2): Councillor Isitt, and Councillor Loveday

CARRIED (5 to 2)

On the main motion:

Council discussed the following:

- *That the application will provide affordable housing, in addition to retail stores and a place of worship.*

FOR (5): Mayor Helps, Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (3): Councillor Alto, Councillor Coleman, and Councillor Lucas

CARRIED (5 to 3)

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the postponed motion be lifted from the table.

CARRIED UNANIMOUSLY

Moved By Councillor Coleman

Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 24) No. 18-046

DEFEATED UNANIMOUSLY

Councillor Young returned to the meeting at 11:44 p.m.

K.3 Bylaw for Checkout Bag Regulation, Amendment

Councillor Lucas withdrew from the meeting at 11:45 p.m. due to a pecuniary conflict of interest with the following item, as she is the general manager of a retail store that supplies plastic bags to its customers.

Moved By Councillor Loveday
Seconded By Councillor Alto

That the following bylaw **be adopted**:

1. Checkout Bag Regulation Bylaw, Amendment Bylaw (No. 1) No. 18-064

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Councillor Lucas returned to the meeting at 11:46 p.m.

N. QUESTION PERIOD

A question period was held.

O. ADJOURNMENT

Moved By Councillor Alto
Seconded By Councillor Loveday

That the Council meeting adjourn.
TIME: 11:46 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

May 17, 2018, 9:25 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

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

ABSENT: Councillor Isitt

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

A. CONVENE COUNCIL MEETING

B. APPROVAL OF AGENDA

Moved By Councillor Loveday

Seconded By Councillor Coleman

That the agenda be approved.

CARRIED UNANIMOUSLY

C. READING OF MINUTES

C.1 Addenda: Minutes from the daytime Meeting held April 5, 2018

Moved By Councillor Alto

Seconded By Councillor Coleman

That the minutes from the daytime Meeting held April 5, 2018 be approved.

CARRIED UNANIMOUSLY

D. PROCLAMATION

D.1 Addenda: "International Day against Homophobia, Transphobia and Biphobia" - May 17, 2018

Council (Daytime)
May 17, 2018

Moved By Councillor Coleman
Seconded By Councillor Alto

1. That the *International Day against Homophobia, Transphobia and Biphobia* Proclamation be forwarded to the May 17, 2018 Council meeting for Council's consideration.
2. Subject to Committee of the Whole's consideration of the above recommendation, that the motion be forwarded to the Special Council Meeting of May 17, 2018.

CARRIED UNANIMOUSLY

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

E.1.a Report from the May 3, 2018 COTW Meeting

E.1.a.a Draft Esquimalt Official Community Plan Referral

Moved By Councillor Alto
Seconded By Councillor Coleman

That Council consider the draft Esquimalt Official Community Plan and direct staff to provide the following comments to the Township of Esquimalt:

1. Consider additional Development Permit Area guidelines for sensitive transitions and context-sensitive design where more intensive land uses are considered on the Esquimalt side of the shared municipal boundary, for compatibility with adjacent development in Victoria.
2. Correct the proposed land use map (Schedule B of the Township of Esquimalt Draft Official Community Plan) to maintain the Parks and Open Space designation for the part of Victoria's Barnard Park which falls within Esquimalt's municipal boundary.

CARRIED UNANIMOUSLY

E.1.a.b Cash in Lieu of Community Space, Roundhouse Master Development Agreement

Moved By Councillor Lucas
Seconded By Councillor Loveday

That Council:

1. Direct staff to prepare an amendment to the Roundhouse Master Development

Agreement (MDA) deferring the "cash-in-lieu of community space payment" to the time of submission of the first Building Permit Application for the Roundhouse development to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

2. Authorize the Mayor and City Clerk to execute the MDA amendment and any other instruments necessary to effect its registration in the Land Title Office in the form satisfactory to the City Solicitor.
3. Direct staff to develop a work plan for a public engagement process to determine the use of the community amenity generated through the roundhouse development.

CARRIED UNANIMOUSLY

E.1.a.c Cecelia Ravine Park Improvement Plan

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council:

1. Approve the Park Improvement Plan for Cecelia Ravine Park (Appendix A); and
2. Amend the 2018 Financial Plan to increase the project budget by \$600,000, with funding from the Parks and Greenways Acquisition Reserve.
3. Direct staff to include \$49,000 for ongoing operating costs within the 2019 Financial Plan to be funded from general property tax revenue.
4. Refer the project to the Accessibility Working Group and the Active Transportation Advisory Committee.

CARRIED UNANIMOUSLY

E.1.a.d Direction for 2019 Financial Plan

Moved By Councillor Coleman

Seconded By Councillor Lucas

That Council direct staff to:

1. Prepare a draft 2019 Financial Plan for Council's consideration that:
 - a. maintains existing services and service levels
 - b. continues the in-progress initiatives within the 2015-2018 Strategic Plan
 - c. Direct staff to develop two options
 - i. One that keeps the tax increase to no more than inflation plus 1% including police.

- ii. A second that keeps the tax increase to no more than inflation plus 1% including police plus an additional tax increase to accommodate the impact of the new health tax increase which at this point is planned to be imposed by the Province.
- d. factors in \$200,000 in savings from the reduction in 2018 Medical Services Plan premiums to fund a portion of the premiums in 2019
- 2. Bring forward the draft 2019 Financial Plan in the late fall 2018 to accommodate Council's orientation and strategic planning sessions.
- 3. Report back to Council with any updates or requests for change in direction should the Province outline another implementation path for the employer health tax.

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

E.1.b Report from the May 10, 2018 COTW Meeting

E.1.b.a Market Rental Revitalization Study

Councillor Lucas withdrew from the meeting at 10:34 a.m. due to a non pecuniary conflict of interest with the following item as the owner of the hotel that she manages owns apartment buildings in the city.

Moved By Councillor Alto

Seconded By Councillor Loveday

That Council:

- 1. Accept the Market Rental Building Inventory for information, and direct staff to:
 - a. Incorporate the market rental building inventory into City systems such as VicMap for public access.
 - b. Continue the Development Monitoring project to provide better tracking and upkeep of the rental building inventory.
- 2. Instruct the City Solicitor to bring forward a bylaw to implement the Rental Property Standards of Maintenance elements described in Attachment G.
- 3. Direct Staff to report back to Council with a Rental Property Standards of Maintenance Bylaw resourcing and implementation plan for budgetary approval.
- 4. Adopt the Tenant Assistance Policy attached to this report (Attachment H) effective September 1, 2018, and direct staff to:

- a. Report back to Council following conclusion of the Provincial Renters Task Force and any proposed changes to the Residential Tenancy Act that may impact provisions outlined in the Tenant Assistance Policy.
5. Refer consideration of a grant program to provide support to organisations that provide information, education and support to tenants on residential tenancy matters to the 2019 financial planning process.
6. Adopt the Market Rental Energy and Seismic Upgrade incentive program described in this report, and direct staff to :
 - a. Identify pilot projects for testing and further development of the incentive program.
7. Direct staff to report back on options for facilitating a partnership to advance a local proposal for the recently released CMHC National Co-investment Fund, to renew existing purpose-build rental housing in Victoria, prevent the demolition of rental housing, and reduce the likelihood of displacement of renters.

Councillor Alto withdrew from the meeting at 10:49 a.m. due to a pecuniary conflict of interest with the following item as she rents a building with less than four units.

Councillor Young withdrew from the meeting at 10:50 a.m. due to a non pecuniary conflict of interest with the following item as members of his family rent buildings with less than four units.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Coleman

Amendment:

That the motion be amended to include the following:

8. Direct staff to make the Rental Standards of Maintenance Bylaw apply to all rental units on a one-year trial basis.

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Mayor Helps

Amendment to the amendment:

That the amendment be amended to include the following:

8. Direct staff to make the Rental Standards of Maintenance Bylaw apply to all rental units on a one-year trial basis and ask staff to report back in one year

with the implications and advisability of continuing this policy.

On the amendment:
CARRIED UNANIMOUSLY

On the amendment to the amendment:
CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Mayor Helps

Amendment:

That the motion be amended to include the following:

9. Direct staff to report back to Council any time a Rental Property Standards of Maintenance Bylaw complaint triggers an eviction. And that Staff be directed to apply the tenant assistance policy to any evictions caused by Rental Property Standards of Maintenance Bylaw complaints.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Loveday

Amendment to the amendment:

That the amendment be amended as follows:

9. Direct staff to report back to Council any time a Rental Property Standards of Maintenance Bylaw complaint triggers an eviction. And that Staff be directed to apply the tenant assistance policy to any evictions caused by Rental Property Standards of Maintenance Bylaw complaints.

On the amendment:

CARRIED UNANIMOUSLY

On the amendment to the amendment:

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Coleman

Amendment:

That the motion be amended to include the following:

10. Request staff to provide the Tenant Assistance Policy to landlords in any evictions caused by Rental Property Standards of Maintenance Bylaw complaints and encourage them to adhere to it.

CARRIED UNANIMOUSLY

Moved By Councillor Loveday

Seconded By Mayor Helps

Amendment:

That the motion be amended to include the following:

11. Direct staff to extend the Tenant Assistance Policy to all rental housing units.

CARRIED UNANIMOUSLY

Moved By Mayor Helps

Seconded By Councillor Loveday

Amendment:

That the motion be amended to include the following:

12. Direct staff to report back in one year after the implementation of the Tenant Assistance Policy and the Rental Property Standards of Maintenance Bylaw on unintended and potential consequences.

CARRIED UNANIMOUSLY

Main motion as amended:

That Council:

1. Accept the Market Rental Building Inventory for information, and direct staff to:
 - a. Incorporate the market rental building inventory into City systems such as VicMap for public access.
 - b. Continue the Development Monitoring project to provide better tracking and upkeep of the rental building inventory.
2. Instruct the City Solicitor to bring forward a bylaw to implement the Rental Property Standards of Maintenance elements described in Attachment G.
3. Direct Staff to report back to Council with a Rental Property Standards of Maintenance Bylaw resourcing and implementation plan for budgetary approval.

4. Adopt the Tenant Assistance Policy attached to this report (Attachment H) effective September 1, 2018, and direct staff to:
 - a. Report back to Council following conclusion of the Provincial Renters Task Force and any proposed changes to the Residential Tenancy Act that may impact provisions outlined in the Tenant Assistance Policy.
5. Refer consideration of a grant program to provide support to organisations that provide information, education and support to tenants on residential tenancy matters to the 2019 financial planning process.
6. Adopt the Market Rental Energy and Seismic Upgrade incentive program described in this report, and direct staff to :
 - a. Identify pilot projects for testing and further development of the incentive program.
7. Direct staff to report back on options for facilitating a partnership to advance a local proposal for the recently released CMHC National Co-investment Fund, to renew existing purpose-build rental housing in Victoria, prevent the demolition of rental housing, and reduce the likelihood of displacement of renters.
8. Direct staff to make the Rental Property Standards of Maintenance Bylaw apply to all rentals units on a one-year trial basis and ask staff to report back in one year with the implications and advisability of continuing this policy.
9. Direct staff to report back to Council any time a Rental Property Standards of Maintenance Bylaw complaint triggers an eviction.
10. Direct staff to provide the Tenant Assistance Policy to landlords in any evictions caused by Rental Property Standards of Maintenance Bylaw complaints and encourage them to adhere to it.
11. Direct staff to extend the Tenant Assistance Policy to all rental housing units.
12. Direct staff to report back in one year after the implementation of the Tenant Assistance Policy and the Rental Property Standards of Maintenance Bylaw on unintended and potential consequences.

CARRIED UNANIMOUSLY

E.1.c Addenda: Report from the May 17, 2018 COTW Meeting

E.1.c.a Laurel Point Park Environmental Remediation

Councillors Alto and Young returned to the meeting at 11:23 a.m.

Councillor Loveday left the meeting at 11:24 am.

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council direct staff to:

1. Bring forward amendments to the 2018 Financial Plan bylaw to add \$3.1 million for the environmental remediation at Laurel Point Park with funding from the Tax Sale Lands Reserve.
2. Approve funding of \$50,000 from contingencies for the removal, storage, and reinstallation of various City assets on Laurel Point federal lands.
3. Authorize the Mayor and City Clerk to execute, on behalf of the City, an Agreement with the federal government as represented by Transport Canada, in a form satisfactory to the City Solicitor, to allow remediation of City land in conjunction with the Transport Canada Middle Harbour Fill Site remediation project.

CARRIED UNANIMOUSLY

F. CLOSED MEETING

Moved By Councillor Coleman

Seconded By Councillor Madoff

MOTION TO CLOSE THE MAY 17, 2018 COUNCIL MEETING TO THE PUBLIC

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

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

Section (90)(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED UNANIMOUSLY

G. APPROVAL OF CLOSED AGENDA

Moved By Councillor Thornton-Joe

Seconded By Councillor Lucas

That the agenda be approved.

CARRIED UNANIMOUSLY

Amendment:

That the agenda be amended as follows:

Consent Agenda:

Item No. E. 1 - Land

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

H. CONSENT AGENDA

Moved By Councillor Lucas

Seconded By Councillor Alto

That the following items be approved without further debate:

CARRIED UNANIMOUSLY

L. NEW BUSINESS

L.1 Land

Moved By Councillor Lucas

Seconded By Councillor Alto

Council received a confidential report dated May 8, 2018, from the Head of Strategic Real Estate regarding a land item.

The motion was recorded and kept confidential.

CARRIED UNANIMOUSLY

I. READING OF CLOSED MINUTES

I.1 Addenda: Minutes from the closed Meeting held April 5, 2018

Moved By Councillor Alto

Seconded By Councillor Lucas

That the minutes from the closed Meeting held April 5, 2018 be approved.

CARRIED UNANIMOUSLY

L. NEW BUSINESS

L.2 Land

Council received a verbal confidential update from the Director of Parks, Recreation and Facilities regarding a land item.

The discussion was recorded and kept confidential.

N. ADJOURNMENT

Moved By Councillor Alto

Seconded By Councillor Lucas

That the Closed Council Meeting be adjourned at 10:58 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

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

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

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

ABSENT FOR A PORTION OF THE MEETING: Councillor Isitt

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

A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Coleman

Seconded By Councillor Loveday

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

B. Poetry Reading by Youth Poet Laureate, Agartu Ali

Agartu read a poem titled "The promise land is looking a lot less promising".

C. READING OF MINUTES

Moved By Councillor Coleman

Seconded By Councillor Loveday

That the following minutes be adopted:

1. Minutes from the Special Evening Meeting held April 12, 2018
2. Minutes from the Daytime Meeting held April 26, 2018

CARRIED UNANIMOUSLY

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Coleman

Seconded By Councillor Thornton-Joe

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

D.1 Susanne Rautio: 2002 vs 2018 Planning Process

Outlined why Council should consider changing all future planning processes to reflect community interests and concerns.

D.2 Chris Zmuda: Negligence of City Hall

Outlined why Council should review the allowance of cannabis dispensaries in the City.

D.3 Ted Smith: International Medical Cannabis Day

Outlined why Council should proclaim June 11, 2018 as "International Medical Cannabis Day".

D.5 Verna Stone: Affordable Housing

Outlined why Council should reconsider the definition of affordable housing.

D.6 Ric Houle: The Blue Crystal Fertilizer the City Uses

Outlined why Council should change the type of fertilizer used within the City.

E. PROCLAMATIONS

E.1 "Victims and Survivors of Crime Week" - May 27 to June 2, 2018

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

That the following proclamation be endorsed:

1. "Victims and Survivors of Crime Week" - May 27 to June 2, 2018

CARRIED UNANIMOUSLY

E.2 "Orca Awareness Month" - June 2018

Moved By Councillor Loveday

Seconded By Councillor Alto

That the following proclamation be endorsed:

1. "Orca Awareness Month" - June 2018

CARRIED UNANIMOUSLY

E.3 "Intergenerational Day" - June 1, 2018

Moved By Councillor Loveday

Seconded By Councillor Coleman

That the following proclamation be endorsed:

1. "Intergenerational Day" - June 1, 2018

CARRIED UNANIMOUSLY

E.4 "Co-op Housing Day" - June 9, 2018

Moved By Councillor Madoff

Seconded By Councillor Coleman

That the following proclamation be endorsed:

1. "Co-op Housing Day" - June 9, 2018

CARRIED UNANIMOUSLY

E.5 "Planning Institute of BC 60th Anniversary Day" - June 9, 2018

Moved By Councillor Coleman

Seconded By Councillor Loveday

That the following proclamation be endorsed:

1. "Planning Institute of BC 60th Anniversary Day" - June 9, 2018

CARRIED UNANIMOUSLY

E.6 "Pollinator Week" - June 18 to 24, 2018

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the following proclamation be endorsed:

1. "Pollinator Week" - June 18 to 24, 2018

CARRIED UNANIMOUSLY

E.7 "Independent Living Across Canada Day" - June 4, 2018

Moved By Councillor Coleman

Seconded By Councillor Alto

That the following proclamation be endorsed:

1. "Independent Living Across Canada Day" - June 4, 2018

CARRIED UNANIMOUSLY

E.8 "Built Green Day" - June 6, 2018

Moved By Councillor Lucas

Seconded By Councillor Loveday

That the following proclamation be endorsed:

1. "Built Green Day" - June 6, 2018

CARRIED UNANIMOUSLY

E.9 "International Medical Cannabis Day" - June 11, 2018

Moved By Councillor Coleman

Seconded By Councillor Alto

That the following proclamation be endorsed:

1. "International Medical Cannabis Day" - June 11, 2018

CARRIED UNANIMOUSLY

F. PUBLIC AND STATUTORY HEARINGS

F.1 Development Permit with Variance Application No. 00034 for 515 and 533 Chatham Street

Development Permit with Variances Application No. 00034:

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 515 and 533 Chatham Street, in Development Permit Area 1 (HC) Core Historic, for purposes of approving the exterior design and finishes for the mixed use building as well as landscaping.

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

Alison Meyer (Assistant Director of Development Services): *Advised that the application is to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential above.*

Mayor Helps opened the opportunity for public comment at 7:05 p.m.

Christine Lintoit (Applicant): Provided information regarding the application.

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

Mayor Helps closed the opportunity for public comment at 7:11 p.m.

Councillor Isitt joined the meeting at 7:15 pm.

Moved By Councillor Thornton-Joe
Seconded By Councillor Coleman

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

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

CARRIED UNANIMOUSLY

Council agreed to consider the applications under F.2 and F.3 together.

F.2 Rezoning Application No.00561 for 1725 Cook Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1149) No. 18-049:

To rezone the land known as 1725 Cook Street from the CR-4 Zone, Upper Cook Commercial-Residential District, to the CR-4C Zone, Upper Cook (Cannabis) District, to permit a storefront cannabis retailer.

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

Temporary Use Permit Application No. 00010:

The Council of the City of Victoria will consider issuing a Temporary Use Permit for the land known as 1040 North Park Street, in Development Permit Area 16 – General Form and Character, for purposes of allowing a storefront cannabis retailer.

F.2 & 3.a Public Hearing & Consideration of Approval

Mayor Helps opened the public hearing at 7:16 p.m.

Diana Bridge (Applicant for 1725 Cook Street): Provided information regarding the application.

Alex Robb (Applicant for 1040 North Park Street): Provided information regarding the application.

Christie Willow (North Park Street): Expressed support for both applications, in relation to their positive addition to the neighbourhood, in particular 1040 North Park Street.

Perry Blackwood (Chambers Street): Expressed support for both applications, as they are responsibly run dispensaries, in particular 1040 North Park Street.

Mayor Helps closed the public hearing at 7:45 p.m.

Council discussed the following:

- *That there has been a reduction of storefront cannabis retailers in the area, which makes approval of the application for 1040 North Park Street supportable.*

Temporary Use Permit Application No. 00010 for 1040 North Park Street:

Moved By Councillor Isitt

Seconded By Councillor Loveday

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

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

Amendment:

Moved By Mayor Helps

Seconded By Councillor Thornton-Joe

That point three of the motion be amended, by changing the time period from three years to two years.

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Isitt, and Councillor Loveday

CARRIED (7 to 2)

Main motion as amended:

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

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

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (2): Councillor Lucas, and Councillor Young

CARRIED (7 to 2)

Council discussed the following:

- *Whether it is supportable to have two applications in such close proximity to each other.*

Rezoning Application No.00561 for 1725 Cook Street:

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1149) No. 18-049

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1149) No. 18-049

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

H. UNFINISHED BUSINESS

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

Moved By Councillor Alto

Seconded By Councillor Coleman

That the correspondence dated November 17, 2017 from the Mayor of the District of Ucluelet be received for information.

CARRIED UNANIMOUSLY

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

Moved By Councillor Alto

Seconded By Councillor Lucas

That the correspondence dated November 29, 2017 from the Minister of Public Safety and Solicitor General be received for information.

CARRIED UNANIMOUSLY

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

Moved By Councillor Coleman

Seconded By Councillor Alto

That the correspondence dated November 29, 2017 from the Chair of the Capital Regional District Board be received for information.

CARRIED UNANIMOUSLY

H.4 Letter from the Office of the Prime Minister

Moved By Councillor Alto

Seconded By Councillor Coleman

That the correspondence dated January 11, 2018 from the Office of the Prime Minister be received for information.

CARRIED UNANIMOUSLY

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

Moved By Councillor Alto

Seconded By Councillor Coleman

That the correspondence dated February 28, 2018 from the Mayor of the Village of Cumberland be received for information.

CARRIED UNANIMOUSLY

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

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the correspondence dated March 2, 2018 from the Corporation of the Township of Esquimalt be received for information.

CARRIED UNANIMOUSLY

H.7 Letter from the President of the Union of BC Municipalities

Moved By Councillor Isitt

Seconded By Councillor Alto

That the correspondence dated March 9, 2018 from the President of the Union of BC Municipalities be referred to the June 14, 2018 Committee of the Whole Meeting.

CARRIED UNANIMOUSLY

H.8 Letter from the Minister of Public Safety and Solicitor General

Moved By Councillor Alto

Seconded By Councillor Loveday

That the correspondence dated March 12, 2018 from the Minister of Public Safety and Solicitor General be received for information.

CARRIED UNANIMOUSLY

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the May 17, 2018 COTW Meeting

I.1.a.a 483/485 Garbally Road and 2960/2962 Bridge Street - Rezoning Application No.00623

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00623 for 483/485 Garbally Road and 2960/2962 Bridge Street; that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to receipt of fully executed Statutory Right-of-Ways (SRW) of

0.86m on Bridge Street, and 1.38m on Garbally Road, to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

I.1.a.b Hands of Time License Renewal

Moved By Councillor Madoff
Seconded By Councillor Loveday

That Council authorize the Mayor and City Clerk to execute the agreement to renew the five year agreement between the City of Victoria and the Province of British Columbia to site two sculptures located on Provincial property at 1112 Wharf Street.

CARRIED UNANIMOUSLY

I.1.a.c Attendance at the Canadian Capital Cities Annual Conference, May 30 – May 31, 2018

Moved By Councillor Madoff
Seconded By Councillor Thornton-Joe

That Council authorize the attendance and associated costs for Councillor Alto to attend the CCCO Conference to be held in Halifax, NS, May 30 and 31, 2018.

CARRIED UNANIMOUSLY

I.1.a.d Appointments to the Accessibility Working Group

Moved By Councillor Loveday
Seconded By Councillor Alto

That Council rescind the appointment of Councillor Thornton-Joe to the Accessibility Working Group, and appoint Councillor Isitt in her place, for the balance of the appointment term.

CARRIED UNANIMOUSLY

I.1.a.e Open Data Portal Launch

Moved By Councillor Alto
Seconded By Councillor Loveday

That Council receive this report for information.

CARRIED UNANIMOUSLY

I.1.a.f Letter from the Minister of Transport

Moved By Councillor Coleman

Seconded By Councillor Thornton-Joe

1. That Council request that the Mayor write to the Ministry of Transport (Pacific Division - Vancouver) requesting the noise exposure forecast for the Victoria Harbour Airport be provided to the City within 30 days.
2. That Council request that the Mayor write to the Ministry of Transport and the Ministry of Transport (Pacific Division – Vancouver) requesting clarification on the anticipated date of publication of the proposed regulatory amendments for the Victoria Harbour Airport.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

That the committee recommendations be amended to replace the words "Ministry of Transport (Pacific Division - Vancouver)" with "Regional Director General of Transport Canada - Programs Branch, Pacific Region."

And that the reference to the "Ministry of Transport" in the second recommendation be amended to read: "federal Minister of Transport."

CARRIED UNANIMOUSLY

Main motion as amended:

1. That Council request that the Mayor write to the Regional Director General of Transport Canada - Programs Branch, Pacific Region requesting the noise exposure forecast for the Victoria Harbour Airport be provided to the City within 30 days.
2. That Council request that the Mayor write to the federal Minister of Transport and the Regional Director General of Transport Canada - Programs Branch, Pacific Region requesting clarification on the anticipated date of publication of the proposed regulatory amendments for the Victoria Harbour Airport.

CARRIED UNANIMOUSLY

I.1.a.g 672 Niagara Street - Rezoning Application No. 00609 & Development Permit with Variances Application No. 00029

Moved By Councillor Coleman

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00609

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00609 for 672 Niagara Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.
2. That final adoption of the Bylaws be considered subject to:
 - a. registration of a 2.38m Statutory Right-of-Way over the Niagara Street frontage on title of the lands

Development Permit with Variances Application No. 00029

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00609, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00029 for 672 Niagara Street, in accordance with:

1. Plans date stamped February 16, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce required number of parking stalls from six to four
 - ii. reduce the flanking street side yard setback from 1.5m to 0.72m
 - iii. reduce the internal side yard setback from 3.00m to 1.03
 - iv. reduce the front yard setback from 5.0m to 4.38
 - v. increase the maximum site coverage from 40% to 46%.
3. The Development Permit lapsing two years from the date of this resolution.
4. Request the applicant reconsider the use of the slate grey veneer on the lower floor of the building."

CARRIED UNANIMOUSLY

I.1.a.h 566 Yates Street - Development Permit with Variances Application No. 00067

Moved By Councillor Thornton-Joe

Seconded By Councillor Madoff

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

"That Council authorize the issuance of Development Permit with variance Application No. 00067 for 566-570 Yates Street in accordance with:

1. Plans date stamped January 11, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. permit residential uses on the ground floor.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.b Report from the May 24, 2018 COTW Meeting

I.1.b.a Development Cost Charges – Proposed Rates for Sewer and Parks

Moved By Councillor Coleman

Seconded By Councillor Alto

That Council direct staff to engage the development community on the proposed rate changes.

CARRIED UNANIMOUSLY

I.1.b.b Recommendations from Advisory Committees

Moved By Councillor Isitt

Seconded By Councillor Alto

1. That staff be directed to include in the Quarterly Update a list of recommendations from the Accessibility Working Group and Active Transportation Advisory Committee, with comments from staff including the advisability of the recommendations and potential recourse implications, to inform Council's consideration of the recommendations.
2. And that recommendations from the Accessibility Working Group and Active Transportation Advisory Committee relating to time-sensitive matters (matters which will be considered by Council prior to the next Quarterly Update) may be brought forward in a Council member report by a Council Liaison directly to the Committee of the Whole, within two weeks of the advisory committee meeting where the recommendation was adopted.

CARRIED UNANIMOUSLY

I.1.b.c Voting Records and Meeting Attendance Dashboard

Moved By Councillor Lucas

Seconded By Councillor Madoff

That Council direct staff to report back with an implementation plan for establishing a Council Meeting Voting Record and Attendance Dashboard.

CARRIED UNANIMOUSLY

I.1.b.d Attendance at the Canadian Capital Cities Organization Conference Halifax – May 30-31, 2018

Moved By Councillor Coleman

Seconded By Councillor Alto

That Council authorize the attendance and associated costs for Charlayne Thornton-Joe to attend the Canadian Capital Cities Organization conference to be held in Halifax, May 30-31, 2018

CARRIED UNANIMOUSLY

I.1.b.e 3031 Jackson Street – Rezoning Application No. 00627 and Development Permit with Variances Application No. 00063 (Hillside/Quadra)

Moved By Councillor Loveday

Seconded By Councillor Lucas

Rezoning Application No. 00627

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00627 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.
2. Proof of an agreement with MODO, to the satisfaction of the Director of Sustainable Planning and Community Development, ensuring eight lifetime share memberships that run with the individual units are provided.

Development Permit with Variances Application No. 00063

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00627, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00063 for 3031 Jackson Street, in accordance with:

1. Plans date stamped March 29, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, excepts for the following variances:
 - i. reduce the lot width from 60.0m to 53.17m
 - ii. reduce the separation space between the building with units 1 & 2 and the building with units 3 & 4 from 7.50m to 4.90m
 - iii. reduce the separation space between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 7.50m to 7.30m
 - iv. reduce the distance between the building with units 1 & 2 and the building with units 3 & 4 from 10.0m to 4.90m
 - v. reduce the distance between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 10.0m to 6.68m.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that state the 7.0m distance behind visitor parking stalls 3, 12, & 13 does no exceed an 8% grade.
4. The Development permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.b.f 230 Cook Street – Rezoning Application No. 00645 (Fairfield)

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00645 for 230 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing be set.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

I.1.b.g Johnson Street Rail Bridge – Legacy Steel Proposal

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

That Council endorse the idea of the rail bridge steel being used for public art in the City of Victoria.

And that Council direct staff to report back after having brought this issue to the Art in Public Places Committee with opportunities, implications and a potential budget of holding a design contest to creatively re-use the steel in the public realm.

CARRIED UNANIMOUSLY

I.1.b.h Bicycle Network – Phase 1 Design and Implementation Update

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council:

1. Approve the 60% design for Wharf Street AAA cycle track, and direct staff to proceed to detailed design and construction tender.

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Isitt

That Council:

2. Approve the 60% design for Humboldt Street AAA cycle track, and direct staff to proceed to detailed design and construction tender.

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Young

That Council:

3. Direct staff to defer the Cook Street project as a part of Phase 1 implementation.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (8 to 1)

Councillor Lucas withdrew from the meeting at 8:29 p.m.

Moved By Councillor Alto
Seconded By Councillor Coleman

That Council:

4. Direct staff to accelerate the Vancouver Street AAA cycle track project as a priority (between Park Avenue and Bay Street), in place of the 2016 Cook Street project, and engage with stakeholders on the design as outlined in this report.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Moved By Councillor Alto
Seconded By Councillor Coleman

That Council:

5. Direct staff to report back on options of achieving a traffic volume average of approximately 1000 cars per day on Vancouver Street between Southgate and Fort.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Councillor Lucas returned to the meeting at 8:32 p.m.

Moved By Councillor Isitt
Seconded By Councillor Loveday

That consideration be given to a calmed, shared use roadway for the portion of Vancouver Street, north of Pandora Avenue.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council direct staff to consider temporary installation for the Humboldt Plaza that can be used for future placemaking pilot projects.

CARRIED UNANIMOUSLY

I.1.b.i Participatory Budgeting Pilot

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council direct staff to review and report back with information on the potential to engage a different organization from year to year to deliver the Participatory Budgeting Program for the City, based on the focus areas outlined in this report.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (8 to 1)

I.1.b.j 2018 Municipal Election Update

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

1. That Chris Coates be appointed Chief Election Officer and Christine Havelka be appointed as Deputy Chief Election Officer for the 2018 Municipal Election.
2. That Council give introductory reading to Election Procedures Amendment Bylaw No. 18-070 at the May 24, 2018 Council meeting.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the Election Procedures Bylaw be amended, by revising sections 3.2 (1) and 3.2 (2) to revise the number of qualified nominators for candidates seeking election for the office of Mayor or Councillor from 25 to 50.

The Amendment was ruled out of order by the Mayor.

On the main motion:

CARRIED UNANIMOUSLY

I.1.b.k Implementing Residential Rental Zoning

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council direct staff to report back at the next Quarterly Update on the resource implications of undertaking the following action:

That staff be directed to review the Local Government Statutes (Residential Rental Tenure Zoning) Amendment Act, 2018, and report back on a priority basis on next steps for implementing Residential Rental Tenure Zones within the City of Victoria.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

I.1.b.I “Rental Supports” from The Housing Trust Fund in Instances of Building Renewal Rezoning

Moved By Councillor Coleman
Seconded By Councillor Lucas

That Council direct staff to investigate and report back at the next quarterly update:

WHEREAS, the differential between a tenant’s historic rent in such cases may be dramatically higher than the discounted rate identified in the Tenant Assistance Policy;
AND WHEREAS, there would be an identifiable number of tenants that could access this fiscal tool;
AND WHEREAS, this fiscal tool would only apply to buildings going through renewal by rezoning;
NOW THEREFORE Council direct staff to investigate and report back on the possibility to introduce three year “Rental Supports” for the tenants still facing an increased net rent of more than \$200 per month, as a result of the renewal of buildings under a rezoning.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

K. BYLAWS

K.1 Bylaw for Election Procedures Amendments

Moved By Councillor Thornton-Joe
Seconded By Councillor Coleman

That the following bylaw **be given first, second, and third readings:**

1. Election Procedures Bylaw, Amendment Bylaw (No. 4) No. 18-070

CARRIED UNANIMOUSLY

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

Moved By Councillor Alto

Seconded By Councillor Loveday

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1127) No. 18-060

CARRIED UNANIMOUSLY

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

Moved By Councillor Coleman

Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (1417 May Street) Bylaw (2018) No. 18-069

CARRIED UNANIMOUSLY

K.4 Bylaw for 515 Chatham Street Housing Agreement

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (515 Chatham Street) Bylaw (2018) No. 18-066.

CARRIED UNANIMOUSLY

L. CORRESPONDENCE

L.1 Letter from the Minister of Education

Moved By Councillor Alto

Seconded By Councillor Lucas

That the correspondence dated April 23, 2018 from the Minister of Education be received for information.

CARRIED UNANIMOUSLY

N. **QUESTION PERIOD**

A question period was held.

O. **ADJOURNMENT**

Moved By Councillor Alto
Seconded By Councillor Coleman

That the Council meeting adjourn.
TIME: 8:54 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

June 14, 2018, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

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

ABSENT: Councillor Coleman

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, J. Tinney - Director of Sustainable Planning & Community Development, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, P. Martin - Council Secretary, T. Zworski - City Solicitor, M. Angrove - Planner

A. **APPROVAL OF AGENDA**

The City Clerk outlined amendments to the agenda.

Moved By Councillor Alto

Seconded By Councillor Lucas

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

C. **REQUESTS TO ADDRESS COUNCIL**

Moved By Councillor Alto

Seconded By Councillor Loveday

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

C.1 **Debbie Chan: Gonzales Neighbourhood Plan**

Outlined why Council should seek further input from residents regarding the revised draft of the Gonzales Neighbourhood Plan.

C.2 **Ric Houle: Water Safety in the Cold Atlantic Ocean, Cycling, and Marginalization**

Outlined concerns regarding the type of fertilizers used in the City of Victoria, Jazz Fest being sponsored by bank corporations, the lack of ladders in the inner

harbour, the exhaust fumes in the harbour, not being permitted to buy water at various pub establishments, the security guard at Munroe's Bookstore, underground tunnels in the City, and electricity generated by water wheels.

C.3 Chris Zmuda: Negligent of City Management

Outlined why Council should review the allowance of cannabis dispensaries in the City.

C.4 Ted Smith: Safe Inhalation Room and City Role in Legislation

Outlined why he will be running for Council in this year's municipal election, in relation to allowing safe inhalation rooms.

C.5 Lincoln Stroller: Overnight Use of Public Parks

Outlined why Council should allow non-homeless residents to use public parks for overnight camping.

D. PROCLAMATIONS

D.1 "ALS Awareness Month" - June 2018

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That the following proclamation be endorsed:

1. "ALS Awareness Month" - June 2018

CARRIED UNANIMOUSLY

E. PUBLIC AND STATUTORY HEARINGS

E.1 Development Permit with Variances Application No. 00070 for 2670 Fifth Street and 2625-2637 Quadra Street

Development Permit with Variances Application No. 00070:

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 2625-2637 Quadra Street & 2670 Fifth Street, in Development Permit Area 5 – Large Urban Villages, for the purpose of relocating the existing liquor store to a different building on the same property with a larger floor area.

E.1.a Opportunity for Public Comment & Consideration of Approval:

Michael Angrove (Planner): *Advised that the application is to relocate the existing liquor retail store to a different building located within the same site, with a larger floor area.*

Mayor Helps opened the opportunity for public comment at 6:57 p.m.

Jeremy Pot (Applicant): Provided information regarding the application, advising that the larger floor area will provide an improved customer experience.

Anne (Store Manager): Provided information regarding the application, advising of the difficulties that are currently being experienced by the existing floor space.

Keith (Corporate Financial Officer): Provided information regarding past history of liquor storefronts in the immediate area.

Ric Houle (Pandora Avenue): Expressed concerns relating to lack of information relating to sober living.

Tim Taylor (Quadra Street): Expressed support for the application, as they have been good neighbours.

Ginger Bell (Wharf Street): Expressed support for the application, as a larger storefront would be better for customers.

Ryan Smith (Resident): Expressed support for the application, as a larger storefront would be better for customers.

Councillor Isitt joined the meeting at 7:09 pm.

Mayor Helps closed the opportunity for public comment at 7:15 p.m.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council authorize the issuance of Development Permit with Variance Application No. 00070 for 2670 Fifth Street and 2625-2637 Quadra Street in accordance with:

1. Plans date stamped March 21, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum floor area of a liquor store from 200m² to 594m²
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

E.2 Temporary Use Permit Application No. 00007 for 629 and 635 Chatham Street

Temporary Use Permit Application No. 00007:

The Council of the City of Victoria will consider issuing a Temporary Use Permit for the land known as 629 and 635 Chatham Street, in Development Permit Area 1 (HC), Historic Core, for the installation of a 38-stall parking lot.

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

Michael Angrove (Planner): *Advised that the application is to temporarily allow a 38 stall parking lot.*

Mayor Helps opened the opportunity for public comment at 7:19 p.m.

Dan Sawchuck (Applicant): Provided information regarding the application.

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

Mayor Helps closed the opportunity for public comment at 7:21 p.m.

Moved By Councillor Thornton-Joe
Seconded By Councillor Lucas

That Council authorize the issuance of Temporary use Permit Application No. 00007 for 635 Chatham Street in accordance with:

1. Plans date stamped December 22, 2017;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by Murdoch de Greeff Landscape Architects dated December 22, 2017, and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate payable to the City prior to the issuance of the building permit; and
4. The Temporary use Permit lapsing three years from the date of this resolution.

CARRIED UNANIMOUSLY

E.3 Rezoning Application No. 00556 and Development Permit with Variances Application No. 00028 for 1417 May Street

Zoning Regulation Bylaw, Amendment Bylaw (No.1139) No. 18-013:

To rezone the land known as 1417 May Street from the R1-B Zone, Single Family Dwelling District, to the R-86 Zone, Ground-Oriented Dwelling May Street District, to permit a multi-unit residential building with four ground-oriented units.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1417 May Street, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design, finishes and landscaping for the multi-unit residential building.

E.3.a Public Hearing & Consideration of Approval

Michael Angrove (Planner): *Advised that the application is to rezone the property to allow for a two storey multi-family dwelling.*

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

Peter Johannknecht and Bianca Bodley (Applicants): Provided information regarding the application.

Council discussed the following:

- *What public consultation was undertaken by the applicant.*

Ric Houle (Pandora Avenue): Expressed concerns relating to the application, due to the increased density.

David Reed (Eberts Street): Expressed concerns relating to the application, due to the increased density and lack of neighbourhood consultation.

Lisa Sesser (May Street): Expressed concerns relating to the application, due to the increased density and lack of neighbourhood consultation.

Carol Finley (Eberts Street): Expressed concerns relating to the application, due to the increased density, traffic concerns, and lack of neighbourhood consultation.

Council discussed the following:

- *That the design of the building reflects the passive house design.*

Mayor Helps closed the public hearing at 7:59 p.m.

Moved By Councillor Alto
Seconded By Mayor Helps

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013

Council discussed the following:

- *The supportability of a passive house, which will create energy efficiencies.*
- *The lack of neighbourhood consultation following the change to the design and application.*
- *That the fourplex design supports the need for gentle density.*
- *Concerns relating to the lack of affordable housing.*
- *Whether the design of the building is a good fit for the neighbourhood.*

FOR (3): Mayor Helps, Councillor Alto, and Councillor Lucas

OPPOSED (5): Councillor Isitt, Councillor Loveday, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (3 to 5)

E.4 Rezoning Application No. 00540 for 608 Esquimalt Road

Zoning Regulation Bylaw, Amendment Bylaw (No. 1127) No. 18-060

To rezone the land known as 608 Esquimalt Road from the M-2 Zone, Light Industrial District, to the M-2C Zone, Light Industrial (Cannabis) District, to permit a storefront cannabis retailer.

E.4.a Public Hearing & Consideration of Approval

Michael Angrove (Planner): *Advised that the application is to rezone the property to allow for the retail sale of cannabis.*

Mayor Helps opened the public hearing at 8:20 p.m.

Pat Warren (Applicant): Provided information regarding the application.

Steven Brush (Esquimalt Road): Expressed support for the application, as they have been a good neighbour and help provide a sense of community and reduction of security issues.

Ric Houle (Pandora Avenue): Expressed support for the application.

Antonio Felchi (Esquimalt Road): Expressed support for the application as they have improved the community.

Mayor Helps closed the public hearing at 8:30 p.m.

Moved By Councillor Loveday

Seconded By Councillor Isitt

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1127) No. 18-060

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Moved By Councillor Loveday

Seconded By Councillor Isitt

That the following bylaw **be adopted**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1127) No. 18-060

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Council recessed from 8:35 p.m. until 8:39 p.m.

F. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Loveday

Seconded By Councillor Isitt

That the following speakers be permitted to address Council.

Amendment:

Moved By Councillor Thornton-Joe

Seconded By Councillor Isitt

That speaker F.7 be replaced with Danica Olenick.

CARRIED UNANIMOUSLY

F.1 Sheila Potter: Plans for Central Park and Crystal Pool

Outlined why Council should reconsider re-building Crystal Pool on its current site.

F.2 Jordan Reichert: Horse-Drawn Carriages in Victoria

Outlined why Council should phase out and ban the horse drawn carriages from Victoria, B.C. for the safety of the horses, the public and visitors in the city.

F.4 Donna Friedlander: Horse-Drawn Carriage Tours

Outlined why Council should disregard the BCSPCA letter.

F.5 Tino Martinez: Horse-Drawn Carriage Tours

Outlined why Council should disregard the BCSPCA letter.

F.6 Chantal Meagher: Victoria's Urban Chicken Farm

Outlined why Council should enact further bylaws governing urban poultry, ensuring that all bylaws are enforceable, and direct staff to actively enforce existing bylaws.

F.7 Danica Olenick: BCSPCA Letter

Outlined why Council should disregard the BCSPCA letter.

F.8 Katarina Sjolom: Response to BCSPCA Letter

Outlined why Council should disregard the BCSPCA letter.

F.9 Kirin Rogers: BCSPCA's Letter Regarding Horse Carriages/Trolleys

Outlined why Council should continue to allow horse-drawn carriages and trolleys.

F.10 Dave Byron: Horse and Carriage Operations in the City of Victoria

Outlined why Council should make evidence-based decisions with respect to the current and future horse and carriage industry.

F.11 Allan Gallupe: Central Park

Outlined why Council should reconsider the proposed demolition of Crystal Pool and consider creating extra parking or social housing in Central Park.

F.12 Lyndsey Joseph: Residential Street Parking

Outlined why Council should amend qualifications for residential street parking.

F.13 Jim Townley: Horse Carriages in Victoria

Outlined why Council should make an informed decision based on fact regarding horse carriages in Victoria.

F.14 Emily May: Carriage Industry Ban

Outlined why Council should vote against a ban of the horse carriage industry in Victoria.

Councillor Alto withdrew from the meeting at 9:46 pm.

G. UNFINISHED BUSINESS

G.1 Correction of Minutes from the January 11, 2018 Meeting

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

That Council:

1. Correct the January 11, 2018 minutes as outlined in Attachment B; and
2. Adopt the January 11, 2018 minutes as corrected.

CARRIED UNANIMOUSLY

G.2 Letter from the Minister of Municipal Affairs and Housing

Moved By Councillor Lucas

Seconded By Councillor Young

That the correspondence dated May 11, 2018 from the Minister of Municipal Affairs and Housing be received for information.

CARRIED UNANIMOUSLY

G.3 Letter from the Minister of Health

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

That the correspondence dated May 14, 2018 from the Minister of Health be received for information.

CARRIED UNANIMOUSLY

G.4 Letter from the Minister of Municipal Affairs and Housing

Moved By Councillor Lucas
Seconded By Councillor Madoff

That the correspondence dated May 16, 2018 from the Minister of Municipal Affairs and Housing be received for information.

CARRIED UNANIMOUSLY

G.5 Letter from the Minister of Transport

Moved By Councillor Thornton-Joe
Seconded By Councillor Lucas

That the correspondence dated May 23, 2018 from the Minister of Transport be received for information.

CARRIED UNANIMOUSLY

G.6 Letter from the Minister of Sport and Persons with Disabilities

Moved By Councillor Lucas
Seconded By Councillor Thornton-Joe

That the correspondence dated May 24, 2018 from the Minister of Sport and Persons with Disabilities be received for information.

CARRIED UNANIMOUSLY

Councillor Alto returned to the meeting at 9:51 pm.

G.7 Letter from the Minister of Infrastructure and Communities

Moved By Councillor Lucas
Seconded By Councillor Young

That the correspondence dated May 24, 2018 from the Minister of Infrastructure and Communities be received for information.

CARRIED UNANIMOUSLY

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.a Report from the June 7, 2018 COTW Meeting

H.1.a.a Development Permit Application No. 000524 for 330 Irving Road (Gonzales)

Moved By Councillor Lucas
Seconded By Councillor Madoff

That Council authorize the issuance of Development Permit Application No. 000524 for 330 Irving Road, in accordance with:

1. Plans date stamped May 2, 2018
2. Development meeting all *Zoning Regulation Bylaw*
3. Revised landscape plan to identify two replacement trees, as per the *Tree Preservation Bylaw*, to the satisfaction of the Director of Parks, Recreation and Facilities.
4. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

H.1.a.b Heritage Process Related Motions

Moved By Councillor Madoff
Seconded By Councillor Loveday

That Council direct staff to:

1. Provide a list of heritage-related applications that have, to date, been processed through a Delegated Authority process.
2. As part of the Delegated Authority Process of land use applications refer, heritage-related applications to the Heritage Advisory Panel for their consideration but do not require a further referral to Council.
3. Refer heritage-related land use applications to the Heritage Advisory Panel at an early stage in the process.

CARRIED UNANIMOUSLY

H.1.a.c First Quarter 2018 Update

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council receive the Quarterly update report from the Victoria Police Department for information.

That Council receive the Quarterly report for information.

CARRIED UNANIMOUSLY

H.1.a.d City of Victoria Youth Council

Moved By Councillor Lucas
Seconded By Councillor Alto

That Council receive the presentation from the City of Victoria Youth Council for information.

CARRIED UNANIMOUSLY

H.1.a.e Rezoning Application No. 000598 and Development Permit with Variance Application No. 000506 for 953 Balmoral Road (North Park)

Councillor Young withdrew from the meeting at 9:56 p.m. due to a pecuniary conflict of interest with the following item, as the applicant is a client of his consulting firm.

Moved By Councillor Thornton-Joe
Seconded By Councillor Lucas

That Council postpone consideration of the following motion for 2 months and request the applicant to meet with the adjoining neighbours to explore possible consolidation of the adjoining lots:

That Council decline Rezoning Application No. 00598 and Development Permit with Variance Application No. 00506 for the property located at 953 Balmoral Road.

Moved By Councillor Loveday
Seconded By Councillor Madoff

That Council allow Councillor Isitt to speak for a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *Whether the motion to postpone consideration is the right action at this time.*

On the main motion:

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Loveday

CARRIED (6 to 1)

Councillor Young returned to the meeting at 10:05 p.m.

H.1.a.f Motion Arising from the Motion to Postpone to the June 14, 2018 Committee of the Whole meeting the 1199 Government Street - Application for a Permanent Change to Hours of Service for a Food Primary License (0302087) Earl's Restaurant (Downtown)

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That Council direct staff that all future liquor licence applications include a letter from the Police Department attached to the report.

CARRIED UNANIMOUSLY

H.1.a.g 2018 My Great Neighbourhood Grants - Spring Intake

Moved By Councillor Madoff

Seconded By Councillor Alto

That Council:

1. Approve 21 applications received for the spring intake of the 2018 My Great Neighbourhood Grant program as outlined in Tables 1 and 2.
2. Approve the following changes to the My Great Neighbourhood Grant Policy (Appendix A)
 - a. Applicants are limited to one placemaking and one activity grant per annual intake.
 - b. At the discretion of the Neighbourhood Team, a three-month extension may be granted for placemaking projects; a second three-month extension may be granted under extenuating circumstances. If after eighteen months (one year to complete and six months of extension) the project is not complete, the City will ask for the grant funds to be returned.
 - c. At the discretion of the Neighbourhood Team, one three-month grant extension for an activity may be granted under extenuating circumstances.

CARRIED UNANIMOUSLY

H.1.a.h Housing, Community Space and Underground Parking Adjacent to Crystal Pool

Moved By Mayor Helps

Seconded By Councillor Alto

That Council direct staff to report back at the next quarterly update on the implications and timeline for implementing the following recommendations.

Direct staff to:

1. Work with residents of North Park and other interested stakeholders community to develop and issue an RFEOI or RFP for:
 - a. Provision of affordable housing (on the site currently set aside for a surface parking lot) to include underground parking and a community space on the ground floor that would be able to accommodate at a minimum, a welcome centre for newcomers to Canada (should this be identified by stakeholders as a need, child care facility, community kitchen, and additional that may not be able to be accommodated in the Crystal Pool project for sport and non-sport programming for youth, seniors and other underserved groups.
 - b. Operation one or more of the community centre, child care, and welcome centre.

2. Design and report back to Council on the process for engaging the community (North Park, Harris Green, Downtown residents and immigrant and indigenous communities from across the city/region) about the community centre/welcome centre space.
3. Apply for funding through Partners for Places (<https://www.fundersnetwork.org/partners-for-places/>) to undertake the process outlined in #2, with potential for matching funding from the United Way of Greater Victoria.
4. Design and report back to Council as part of the 2019 financial planning process on the process for engaging the neighbouring community and citywide residents about the Park Master Plan for Central park, including budget and timing. And direct staff to develop and communicate a plan through consultation with current park users, to ensure their continuing enjoyment and access to the park during construction of Crystal Pool.
5. Report back on the public approval process for having either surface parking or affordable housing in Central Park adjacent to the new Crystal Pool.

Council discussed the following:

- *Whether the use of the park is appropriate for parking or affordable housing.*

Amendment:

Moved By Mayor Helps

Seconded By Councillor Lucas

That the motion be amended by creating a new point one as follows:

1. Report back on the implications of engaging with the neighborhood on the potential of having affordable housing, etc. where the surface lot for the pool would be.

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

OPPOSED (2): Councillor Isitt, and Councillor Madoff

CARRIED (6 to 2)

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the motion be postponed and brought back at the same time as the Crystal Pool Project update.

FOR (5): Councillor Isitt, Councillor Loveday, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Mayor Helps, Councillor Alto, and Councillor Lucas

CARRIED (5 to 3)

H.1.a.i Letter from BCSPCA regarding Horse Drawn Carriages

Moved By Councillor Thornton-Joe

Seconded By Councillor Isitt

That Council receive this correspondence and request that staff report back on any advice Council would need to consider the recommendations provided by the BC SPCA.

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

OPPOSED (2): Councillor Madoff, and Councillor Young

CARRIED (6 to 2)

H.1.b Report from the June 14, 2018 COTW Meeting

H.1.b.a 1418 Lang Street - Rezoning Application No. 00630, Development Permit with Variances Application, and Development Variance Permit Application (Oaklands)

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00630 for 1418 Lang Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00630 for 1418 Lang Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.

Development Permit with Variances and Development Variance Permit Application for 1418 Lang Street

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. 00630, if it is approved, consider the following motions:

1. "That Council authorize the issuance of a Development Permit with Variances Application for the north portion of 1418 Lang Street (new house), in accordance with:
 - a. Plans date stamped April 23, 2018.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 6.0m to 1.98m
 - ii. reduce the rear yard setback from 6.0m to 2.07m
 - iii. permit a roof deck
 - c. The Development Permit lapsing two years from the date of this resolution."

2. "That Council authorize the issuance of a Development Variance Permit Application for the south portion of 1418 Lang Street (existing house), in accordance with:
 - a. Plans date stamped April 23, 2018.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the rear yard setback from 6.0m to 2.51m
 - c. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

H.1.b.b 1199 Government Street - Application for a Permanent Change to Hours of Service for a Food Primary License (0302087) Earl's Restaurant (Downtown)

Moved By Councillor Alto

Seconded By Councillor Madoff

That Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of Earl's Restaurant, located at 1199 Government Street to change hours from 9:00 am to 12:00 am, Sunday through Thursday and 9:00 am until 1:00 am, Friday and Saturday to 9:00 am to 1:00 am, Sunday through Thursday, and 9:00 am until 2:00 am Friday and Saturday.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered. Consideration of the application with respect to potential to generate noise related issues has not resulted in specific concerns associated to the operator or the change in hours.
- b. If the application is approved, the net impact on the community is expected to be positive economically as the approval supports the request of the business and presumably their long term viability as a local business and employer.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received two letters in support of the application and one letter from the Downtown Victoria Residents Association expressing neutrality. No letters were received in opposition.
- d. Council recommends support for approval to change the hours of operation for the licensee.

CARRIED UNANIMOUSLY

**H.1.b.c 210 Gorge Road East - Rezoning and Development Permit
with Variances Application No. 00076 (Burnside)**

Moved By Councillor Isitt

Seconded By Councillor Alto

Rezoning Application No. 00620 for 210 Gorge Road East

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00620 for 210 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 once the following conditions are met:

1. Preparation and execution of the following legal agreements to the satisfaction of City Staff:
 - a. Statutory Right-of-Way of 4.91m on Gorge Road East
 - b. Housing Agreement to ensure that the residential dwelling units would remain as rental and affordable for in perpetuity.
2. Following consideration of Rezoning Application No. 00620, and if approved that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, to the satisfaction of the City staff.
3. The applicant complete exploratory digging around the Horse chestnut tree at the south west corner of the site to the satisfaction of City Staff in order to determine the location of the roots and potential impacts the construction of a proposed sidewalk may have on this tree.
4. That a shadow study be provided as a condition of advancing the application to a public hearing.

Development Permit with Variances Application No. 00076 for 210 Gorge Road East

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. 00620, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00076 for 210 Gorge Road East, in accordance with:

1. Plans date stamped February 14, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 90 to 24.
3. The Development Permit lapsing two years from the date of this resolution.

4. The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.
5. The applicant provide two bikes and bike share parking spaces onsite to the satisfaction of City Staff.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
 OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Council agreed to vote on point six separately, as follows:

6. A covenant to ensure that no more than 32 supportive housing units are within the project.”

FOR (6): Mayor Helps, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young
 OPPOSED (2): Councillor Alto and Councillor Isitt

CARRIED (6 to 2)

H.1.b.d 2732 Doncaster Drive - Rezoning Application No. 00635, Development Permit with Variances Application No. 00072, and Associated Official Community Plan Amendment (Oaklands)

Moved By Councillor Alto
Seconded By Councillor Lucas

Rezoning Application No. 00635 for 2732 Doncaster Drive and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00635 for 2732 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to secure all units as rental housing for 25 years, executed by the applicant, to the satisfaction of City Staff.
2. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected

persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.

3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00072 for 2732 Doncaster Drive

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. 00635, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00072 for 2732 Doncaster Drive, in accordance with:

1. Plans date stamped May 17, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the site area from 920.0m² to 638.70m²
 - b. reduce the dwelling unit floor area from 33.0m² to 28.40m²

- c. reduce the front yard setback from 7.50m to 4.50m
 - d. reduce the south side yard setback from 4.75m to 1.70m
 - e. reduce the north side yard setback from 4.75m to 4.0m
 - f. reduce the open site space from 30.0% to 22.22%
 - g. reduce the number of vehicle parking stalls from 12 to 8
3. The Development Permit lapsing two years from the date of this resolution.”

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

**H.1.b.e 1622-1628 Store Street - Development Permit with Variances
Application No. 00068 (Downtown)**

Moved By Councillor Young

Seconded By Councillor Lucas

That, subject to the preparation and execution of legal agreements to the satisfaction of the Director of Sustainable Planning and Community Development, 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 Application No. 00068 for 1622-1628 Store Street in accordance with:

- 1. Plans date stamped March 29, 2018.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height from 15m to 18.00m
 - ii. increase the interior floor area access length from 4.5m to 6.5m
 - iii. allow residential uses below the second storey.
- 3. Registration of legal agreements on the property's title to secure a Statutory Right-of-Way over the Harbour Pathway, to the satisfaction of the Director of Sustainable Planning and Community Development.
- 4. The Development Permit lapsing two years from the date of this resolution.
- 5. That notification be included in a newspaper ad.
- 6. Reconsideration of the colour of the metal panels on the west side of the building to provide a more contextual response to the colour pallet of Old Town.

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

H.1.b.f Park Furnishings Dedication Program

Moved By Councillor Alto

Seconded By Councillor Madoff

That Council:

1. Approve amendment of the Recreation Fee Bylaw to include the Park Furnishing Dedication Program and fee schedule;
2. Direct staff to bring forth amendment to the Reserve Fund Bylaw and the Reserve Fund Policy to create a new reserve fund for Park Furnishing Dedication; and,
3. Authorize the Mayor and City Clerk to execute an agreement with the Parks and Recreation Foundation of Victoria to administer the program with all terms to the satisfaction of the City Solicitor.

CARRIED UNANIMOUSLY

H.1.b.g Capital City Station Bus Depot and BC Transit Downtown Terminal Pilot Project – Update

Councillor Thornton-Joe withdrew from the meeting at 10:54 p.m. due to a pecuniary conflict of interest with the following item, as her husband is employed with BC Transit.

Moved By Councillor Madoff

Seconded By Councillor Lucas

That Council:

1. Conclude the 18-month trial, maintain the current configuration of Capital City Station for the next four years beyond the current term ending September 30, 2018, and continue to monitor and assess performance, as appropriate.
2. Maintain the current BC Transit turnaround/layover configuration at Government/Superior, and continue to monitor and assess performance, as appropriate.

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (6 to 1)

Councillor Thornton-Joe returned to the meeting at 10:56 p.m.

H.1.b.h Ship Point Pier Repairs

Moved By Councillor Madoff

Seconded By Councillor Young

That the meeting be extended until 11:15 p.m.

CARRIED UNANIMOUSLY

Moved By Councillor Madoff
Seconded By Councillor Lucas

That Council:

1. Direct staff to proceed with detailed design and construction of repairs required to re-open the closed portion of Ship Point Pier.
2. Reallocate \$1.21 million for the structural repairs at Ship Point Pier from the Belleville Street Complete Streets project.
3. Authorize the Mayor and City Clerk to execute, on behalf of the City, an agreement with the Greater Victoria Harbour Authority (GVHA), on the terms acceptable to the Director of Engineering and Public Works and in a form satisfactory to the City Solicitor, to allow joint tender and repair work of the City's portion of pier in conjunction with GVHA repairs of their portion of the pier.

CARRIED UNANIMOUSLY

H.1.b.j Fairfield Plaza

Moved By Councillor Lucas
Seconded By Councillor Loveday

1. That Council direct staff to work with the community to find a suitable compromise between the current proposed land use designation in the draft Fairfield Plan and the current proposal in the Fairfield Plaza Group Collaborative Community Plan and to develop site specific guidelines and a regulatory framework to achieve a form of development for this site that would
 - a. Achieve the type of commercial development that is similar to the small scale shops and services that currently exist on the site.
 - b. Ensure transition from the site to the surrounding neighbourhood which is to retain largely the same look and feel as it currently does.
 - c. Take into consideration the site specific issues that exist relative to soil stability and seismic amplification potential.
2. That staff and the community participate in a session with a skilled, third party facilitator to have the conversations laid out in #1.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 to 1)

H.1.b.k Process Improvements for Development Process

Moved By Councillor Alto

Seconded By Councillor Lucas

1. That Council direct staff to report back to Council with a proposed amendment to the CALUC process that requires an initial meeting between the developer, the community, and city staff. The meeting would be facilitated by a neutral, third party facilitator with experience in bringing together disparate and diverse points of view.
2. That staff report back to Council on the appropriate threshold for requiring such a meeting to ensure that this is not an added, unnecessary step for most developments. Criteria might include a rezoning that increases density a certain percentage over the existing zoning or changes to the OCP.
3. That staff report back to Council on the budget implications of this proposal and suggest potential funding mechanisms for the mailout costs to be covered by the city.
4. Engage with CALUCs on this proposal.

Motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Young

That this matter be referred to the quarterly update for staff to report back on the implications.

Council agreed to vote on referring each number separately.

Moved By Councillor Isitt

Seconded By Councillor Young

That this matter be referred to the quarterly update for staff to report back on the implications.

1. That Council direct staff to report back to Council with a proposed amendment to the CALUC process that requires an initial meeting between the developer, the community, and city staff. The meeting would be facilitated by a neutral, third party facilitator with experience in bringing together disparate and diverse points of view.

FOR (1): Councillor Isitt

OPPOSED (8): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (1 to 7)

Moved By Councillor Isitt

Seconded By Councillor Young

That this matter be referred to the quarterly update for staff to report back on the implications.

2. That staff report back to Council on the appropriate threshold for requiring such a meeting to ensure that this is not an added, unnecessary step for most developments. Criteria might include a rezoning that increases density a certain percentage over the existing zoning or changes to the OCP.

FOR (1): Councillor Isitt

OPPOSED (8): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (1 to 7)

Moved By Councillor Isitt

Seconded By Councillor Young

That this matter be referred to the quarterly update for staff to report back on the implications.

3. That staff report back to Council on the budget implications of this proposal and suggest potential funding mechanisms for the mailout costs to be covered by the city.

FOR (1): Councillor Isitt

OPPOSED (8): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (1 to 7)

Moved By Councillor Isitt

Seconded By Councillor Young

That this matter be referred to the quarterly update for staff to report back on the implications.

4. Engage with CALUCs on this proposal.

DEFEATED UNANIMOUSLY

On the main motion:

1. That Council direct staff to report back to Council with a proposed amendment to the CALUC process that requires an initial meeting between the developer, the community, and city staff. The meeting would be facilitated by a neutral, third party facilitator with experience in bringing together disparate and diverse points of view.
2. That staff report back to Council on the appropriate threshold for requiring such a meeting to ensure that this is not an added, unnecessary step for most developments. Criteria might include a rezoning that increases density a certain percentage over the existing zoning or changes to the OCP.

3. That staff report back to Council on the budget implications of this proposal and suggest potential funding mechanisms for the mailout costs to be covered by the city.
4. Engage with CALUCs on this proposal.

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (2): Councillor Isitt, and Councillor Young

CARRIED (6 to 2)

H.1.b.I Affordable Housing Units Through Community Amenity Contribution Policy

Moved By Councillor Alto
Seconded By Mayor Helps

That Council direct staff to ensure that the new CAC/Inclusionary Housing Policy is structured in such a way as to deliver, by 2026, at least 800 units of affordable housing that rent at between \$500 and \$875 per month and at least 450 units of affordable rental housing for families that rent at between \$875 and \$1375 per month.

FOR (8): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

J. BYLAWS

J.1 Bylaw for Rezoning Application No. 00612 for 63 Boyd Street

Moved By Councillor Young
Seconded By Councillor Lucas

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1151) No. 18-039

CARRIED UNANIMOUSLY

J.2 Bylaw for Rezoning Application No. 00573 for 2816 Shelbourne Street

Moved By Councillor Alto
Seconded By Councillor Lucas

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1138) No. 18-012

CARRIED UNANIMOUSLY

J.3 Bylaw for Five Year Financial Plan 2018 Amendment

Moved By Councillor Alto

Seconded By Councillor Lucas

That the following bylaw **be given first, second, and third readings:**

1. Five Year Financial Plan Bylaw, 2018, Amendment Bylaw (No. 1) No. 18-073

And that Council direct staff to schedule an opportunity for public input prior to adoption of the bylaw.

CARRIED UNANIMOUSLY

J.4 Bylaw for Animal Responsibility Amendments

Moved By Councillor Young

Seconded By Councillor Isitt

That the following bylaw **be given first, second, and third readings:**

1. Animal Responsibility Bylaw, Amendment Bylaw (No. 1) No. 18-077

Council discussed the following:

- *The process that would be required for Council to grant an exemption due to hardship.*

CARRIED UNANIMOUSLY

J.5 Bylaw for Election Procedures Amendments

Moved By Councillor Lucas

Seconded By Councillor Alto

That the following bylaw **be adopted:**

1. Election Procedures Bylaw, Amendment Bylaw (No. 4) No. 18-070

CARRIED UNANIMOUSLY

J.6 Bylaw for Housing Agreement for 515 Chatham Street

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That the following bylaw **be adopted:**

1. Housing Agreement (515 Chatham Street) Bylaw (2018) No. 18-066

CARRIED UNANIMOUSLY

K. CORRESPONDENCE

K.1 Letter from the Saanich Police Board

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the correspondence dated April 15, 2018 from the Saanich Police Board be received for information.

CARRIED UNANIMOUSLY

K.2 Letter from the Mayor of the City of Edmonton

Moved By Councillor Alto
Seconded By Councillor Madoff

That the correspondence dated May 23, 2018 from the Mayor of the City of Edmonton be received for information.

CARRIED UNANIMOUSLY

M. QUESTION PERIOD

A question period was held.

N. ADJOURNMENT

Moved By Councillor Alto
Seconded By Councillor Madoff

That the Council meeting adjourn.
TIME: 11:12 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

October 4, 2018, 3:36 p.m.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, Councillor Young

**ABSENT FOR PORTION
OF THE MEETING:** Mayor Lisa Helps

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, J. Tinney - Director of Sustainable Planning & Community Development, B. Eisenhower - Head of Engagement, C. Havelka - Deputy City Clerk, J. O'Connor - Manager of Financial Planning, N. Sidhu - Assistant Director of Parks, Recreation and Facilities, B. Dellebuur - Assistant Director of Transportation, C. Mycroft - Manager of Executive Operations, Karen Sidhu - Committee Secretary, T. Zworski - City Solicitor

A. CONVENE COUNCIL MEETING

B. CLOSED MEETING

Moved By Councillor Madoff

Seconded By Councillor Coleman

MOTION TO CLOSE THE OCTOBER 4, 2018 COUNCIL MEETING TO THE PUBLIC

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

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

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

CARRIED UNANIMOUSLY

C. CONSENT AGENDA

Moved By Mayor Helps

Seconded By Councillor Young

That the following items be approved without further debate

E.2 – Proposed Municipal Service

Council received a Council Member motion regarding a proposed municipal service.

The discussion and motion were recorded and kept confidential.

CARRIED UNANIMOUSLY

D. APPROVAL OF CLOSED AGENDA

Moved By Councillor Coleman

Seconded By Councillor Young

That the agenda from October 4, 2018 meeting be adopted.

CARRIED UNANIMOUSLY

E. NEW BUSINESS

H.1 Land

Council received a Council Member motion regarding a land item.

The discussion and motion were recorded and kept confidential.

E.3 Addendum: Land

Council received a Council Member motion regarding a land item.

The discussion and motion were recorded and kept confidential.

J. ADJOURNMENT

Moved By Councillor Madoff

Seconded By Councillor Coleman

That the Closed Council Meeting be adjourned at 4:01 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

A CHILDCARE ACTION PLAN FOR VICTORIA

Childcare and before and after school care in Victoria is at a crisis point. Multiple centres have closed their doors and waitlists are full.

Some parents have lost employment, others are driving their children out of the region to find reliable care. Small business and employers are unable to attract and keep workers. Parents and grandparents are worried about finding safe, secure care for their children.

We need action. We need a plan.

The city of Victoria needs to be ready to access resources from the provincial government and build more childcare for the families of Victoria. We need to revisit zoning requirements, playground standards, work with the School Board, and build a strategy for ensuring space for childcare in our neighbourhoods.

We, the undersigned, ask Victoria City Council to develop a city-wide childcare action plan to **ensure that families have safe, reliable, and affordable childcare in their communities.**

Below you will find 532 signatures of Victoria and CRD residents calling for a city-wide childcare strategy.

Name	Email	Phone
Alexandra Richardson		
Alysha Landman		
Caitlin Wynne		
Catherine Thornton		
Celine Hume		
Courtney Marshall		
Dana Benson		
Danielle Eeuwes		
Desirae Way		
Elizabeth Lofts		
Erin Virtanen		
Gabrielle Doiron		
Jade Stuart		
Jenny Clayton		
Julia Levirs		
Kavita Uttam		
Kelly Western		
Kelsey Webb		
Laura Moreau		
Lauralee Wood		
Lindsay Walper		
Lisa Connell		
Louise Clint		
Margaret Gaudett		
Megan Thomas		
Melissa MacDonald		
Miranda Hawke		
Rachel Thompson		
Ron Jeffries		
Ron Jeffries		
ruth wax		
Samantha Windrum		
Sara Phillips		
Stacy Hehn		
Suzy Tacon		
Alexandra Korinowsky		
Amanda Fox		
Anne Taylor		
Brielle Kranabetter		

Chantal Meggison
Colleen Laite
Courtney Perry
Crystal Merriman
Danielle Cole
Dianna Watson
Emily Shoichet
India Holt
Josie Beruldsen
Karan Wadhwani
Kelly Diether
kerry holt
Lauren Jong
Leah Filgate
Lily Whitehead-Delong
Lisa Reid
Lucero Perez
Michaela Clarke
Renee Brunel
Rianne Spaans
Sarah Fowlke
Adam Campkin
Blythe Scott
Brad Josling
Bruce Tranter
Caitlin McGuire
Christina Hodkinson-Crook
Cynthia Field
Daniel Westlake
Erin Gray
Gordie Budd
Heather Budd
Heather Davidson
Heather Oliver
Jessica Reimann
Jillian Thorne
John Lehman
Judy Lightwater
Katherine Davies
Katherine St James

Katie Mcneil
Katie Robb
Kristy Garry
Lisa Arora
Luke Mari
Lynne Marks
Marie Robinson
Meghan Gough
Melanie Bhangu
Melanie Ransome
Melissa Endean
Melissa Murdock
Mia Carter
Michelle Gilmour
Miranda Andrews
Molly Morash
Robyn Saunders
Romaine Jacklin
Ronica Endean
Ryan Painter
Shellie Cross
Suzanne Bradbury
Tracey Williams
Tracy Humphreys
Trisha Lees
Virginie Beauchamp
Vivienne Rose Damatan
Adrienne Quinn
Alieda Blandford
Alison James
Allison McKenzie
Alyson King
Alyxandra Brown
Amanda Burnette
Anna St denis
Ashley Mulders
Barrett R Blackwood
Brianna day
Cristina Sherren
David Scott

Devin Nice
Devin Nice
Dorothy Field
Emily Barchyn
Emma Gillespie
Eric Swanson
Grace Lore
Hannah Virtue
James Gatsi
Jay Morritt
Jenna Meyer
Jeremy Loveday
Jessica Duncan
jillian player
John Heaney
Judy Kitts
Kate Sloan
Kathleen Stewart
Katrina Sark
Katrina Wilson
Kelby MacNayr
Kerri McLeod
Kim Persley
Kyle Edwards
Laila Peterson
Laura Busby
Laura Imrie
Laura Joyce
Laura Underwood
Lauren Ludwig
Lauren Milne
Laurie StDenis
Lindsay Walton
Marianne Unger
Mark Atkins
Nicole Skoreyko
Rob Lore
Sarah Bourdon
Sarah Bourdon
Sarah Kluge

Sarah Kluge
Tarah Gatsi
Tutu Tutani
Alex MacDonald
Carly Greene Hill
Georgia Parsons
Erica Woodin
Erin Waddell
Kimberlie Drapeau
Michelle Besa
Robyn White
Roslyn Albrecht
Alicia Poulsen
Amel Berrima
Angela Thomas
chris brandt
Emily Heayn
enid elliot
Jasmin Carlson
Jennifer Delaney
Jennifer Richard
Karl Hardin
Kelly Finerty
Kimberley Dragert
Laura Yoo
Libby Gravenor
Lise Berube
Maria Cadorin
Mary Cameron
Mavis Degirolamo
Nicole Chagnon
Samantha Davies
Sara Moore
Stephanie Clay
Stephanie Clay
suzanne Nievaart
Veronica Osborn
Veronica Strong-Boag
Alex Wilke
Amanda Tuck

Eliza Budd
Jennifer Ives-Fournet
Jennifer McConnell
K Walker
Keira Pinchbeck
Marla Sykes
Matt Dell
Nica Ezako
Rebecca Boon
Sarah George
Sicalia Wilke
Valerie Plachot
Allison Ashcroft
Bronwyn Farley
Catherine Turner
Colleen Neibergall
Donna Hamilton
Evan James
Heather Rock
Jenn Neilson
Jennie Greven
Linda Proe
Sarah Alashal
Yvonne Mendel
Angus Ferguson
Anne-Marie Gagnon
Ashley Prosser
Brandy Roth
Brittany Forbes
Carly Sanderson
Chantelle Sutton
Cora LaRussa
Crystal White
Dana Rogers
Darryl Baker
David Amodeo
Elaina Mack
Gloria Reid
Hannah Wall
Hayley Hewson

James Rogers
Jessica Cruise
Kristina Baker
Laura Liira
Lindsay Milburn
Melody Burns
Michelle Mullen
Michelle mullen
Rebecca Hall
Rebekah Parker
Rhayna Archer
Sacha Anderson
Suzanne Lacroix
Agnes Myhre
Ashley Sloat
Bethany McMullen
Breton Coons
Brianne Czipyha
Colleen Gimse
Emma Bennett
Gillian Dolding
James Sherman
Jensen Kirby
Katy Earl
Kirstin Webster
Leah LeBlanc
Leonardo Jenkins
Natalie McRae
Rebecca Stevenson
Rebecca Taylor
Ryan Levis
Sarah Amyot
Sarah Clayards
Shay Williams
Shweta Kamminayana Javaji
Teresa Mukhtar
Vincent Gornall
Amanda van Baarsen
Angela Mendres
Deanna Sobieroy

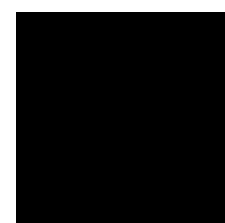
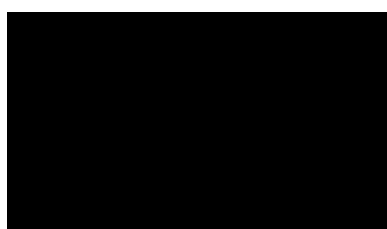
Jessica Pope
Karen Aitken
Kayleigh Erickson
Amanda Landry
Amanda Panthaki
amanda thomas
Amanda Van Leeuwen
Amber Lovo
Amber Prybylski
Anevay Quocksister
Angela Gallagher
Brandy Patterson
Chari Down
Chelsea Lucciola
Christi Kowalewski
Christina Brown
courtnay thalrose
David Taylor
Desiree Punnett
Diana Swayze
Elaine Smithers
Elida Nimani
Emily Holden
Erin Bartlett
Esther Cortea
Eva Cassetti
Feven Girma
Holly Bull
Ivonne Barcroft
Janice Dowson
Jean McRae
Jolyon Ade
Julia Caryk
Julie Tanaka
Justine Semmens
Kailey Witherington
Karen Milanese
Kashi Tanaka
Katia Gauvin
Katie Bernardo

Kayla Hachey
Kayleigh Mccoll
Keely Armstrong
Kerri Morash
kia sheaves
Kyla Ritchie
Laura Floyd
Lindsay McInnes
Lindsay Mcqueen
Livia Carneiro
Magalie Dugas
Maria Schlicklin
Mariah Miller
Marlys Denny
Marnie Hart
Matt Childs
Matt Gibson
Melisa Linski
Muirgheal Bascia
rachel Freemantle
Rebecca Juetten
Robin Kiernan
Sandra Steilo
Sandy Allen
Sandy Hamilton
Sarah Orlandi
Savannah Murphy
Shannon Childs
Stacy Bowen
Steven Holden
Tara Hammond
Tara Mockford
Yulenda Evans
Yulenda Evans



RESIDENTS OF THE CRD , OUTSIDE VICTORIA PROPER

Alejandra Resendiz serrano
Alexa Lewis
Alexis Washington
Alexis White
Alia Lomas



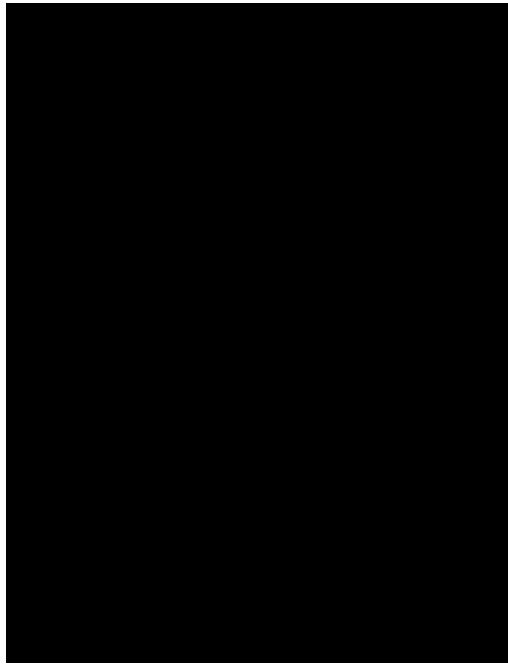
Amanda Allen
Amanda Ballard
Amanda Laverdure
Amber Little
Amy Todd
Ana Rivas
Andi Moyer
Andrea Barnes
Andrea Reid
Andrea Schiller
Angir Jansen
Anna Hunt
Anne Boudewyn
Anya Rodenburgh Yang
Ashley Park
Ashley Parkyn
Bill Parker
brittany crawford
Brittany Koble
Carlie Cronk
Carly Barrass
Carol Gregg
Carolina STRATIEVSKY
Caroline Grantham
Carrie Kozijn
Carrie Lucchesi
Carrie Mclellan
Catheryn Kendall
Celeste Lopez
Charlotte Paturel
Cheyenne Hinds
christina wallis
Cindy Fleming
Cindy Mackey
Claire Meadmore
Corielle Walsh
Courtney Farley
Crista Formosa
Crystal Ferguson
Dana Rail

Daniel Hogg
Daniele Riendeau
Deanna Martin
Desiree Ingram
Devin Heighton
Diana Vyborna
Dominique Jacobs
Dusty Johnston
Edna Ramos-Wright
Eleah Stringer
Elizabeth Richard
Emily Forsythe
Emma Watts
Erin Chanberlain
Fawn Kendal
Fiona May
Francesca Lee
Golriz Fattahi
Hayley Conibear
Helena Petrosova
Hilary Hagel
ilana Stanger-Ross
Jacquie Langlely
Jaime Milligan
Janaki Jayanthan
Jane Bassett
Jasmine Bader
Jayna Brulotte
Jean Hage
Jen Temple
Jennifer Gavel
Jennifer Grant
Jennifer Haines
Jennifer Millar
Jennifer Morgan
jennifer zinetti
Jessica Beitz
Jessica Kent
Jessica Leonard
Jill Findlay

Jill Parker
Joy Anselmo
Justine MacKenzie
Kathryn Alvarez
Kathy L.-Cabana
Katie Spence
Katlin Parrish
Kayleigh Stokes
Kelsey Spychka
Keri Watson
Kerrilyn Milton
Kim Steinmetz
Kira Bailey
Kirsten Dollenkamp
Kristel Blank
Kristin Gardiner
Kristin Price
Kristina Gale
Kristy Wardell
Krystle Schofield
Laura Bianucci
Laura Loubier
Laurel Danyluk
Lauren Smith
Leyla Nakhai
Lindsay Jones
Lindsay Kaercher
Lisa Archer
Lisa Dafoe
Lynn Courville
Marie Robertson
Marina Dekoninck
Marina Muir
Marisa Wiens
Marley Capriz
Marlo Taylor
Marta Giménez
Maureen Landa
Meada Harrington
Meaghan Barker

Meaghen Isfeld
Megan Clark
Megan Ormiston
Melanie Nowotniak
Melissa Karpetz
Melissa Mccrosky
Merie Beauchamp
Michelle Dixon
Michelle Philpott
Miranda BerticevicNicols
Miranda Pritchard
Mitchel Anderson
Monique McMahan
Morgan Perry
Natalie Buchmann
Natasha Mort
Nicole Lancaster
Nicole Williams
Patricia Russell
Petrina Barrett
Prisilla Joseph
Rachel Charles-Roberts
Rebecca Bonnell
Rebecca Heath
Rebecca Plante
Renaë Snell
Rita Hage
Robyn Sinclair
Rose Hage
Samantha Lefebvre
sandi shoup
Sandra Bernardin
Sandra Pehar
Sandy Smith
Sara Porter
Sarah Bell
Sarah Bruce
Sarah Hamill
sasha albury
Shannon Coughlin

Sonja Cunningham
Stephanie Soderman
Susan Grainger
Suzanne Cruz
Tamara Dean
Tayler Ruygrok
Teagan Vye
Vivian Hagos
Warren Lokke
Yasmin Nathoo
Yen Nguyen
yvonne zwaag
Zainab Kathrada
Zak Workman



November 12, 2018

Re: Crystal Pool and Fitness Centre

Dear Ms. Alto, Ms. Collins, Mr. Dubow, Ms. Helps, Mr. Isitt, Mr. Loveday, Ms. Potts, Ms. Thornton-Joe and Mr. Young:

Firstly, congratulations to all of you. As a resident of Victoria, I am excited about the new council that has been elected, and delighted to see such a strong mandate for progressive leadership moving forward. This election was truly a referendum on the vision for Victoria, and it is clear that Victorians are looking to create a world-class city that is affordable.

I believe that affordability goes beyond housing: it also extends to affordable access to recreation for everyone. Multiple studies have shown that access to recreation reduces obesity levels, protects against mental illness, decreases depression and anxiety, and contributes to healthier communities. These benefits should not be limited to those who can afford it.

I presently live approximately 500 meters from Central Park. I am also a user of the facility, and I am writing to advocate for those who would be most affected by an extended closure of Crystal Pool and Fitness Centre: the most vulnerable members of our city, some of whom I have had the opportunity to volunteer my time with in a number of capacities over the past four years. I understand that the costs and benefits of several options for the construction of the new Crystal Pool and Fitness Centre are currently being studied in anticipation of the federal funding application deadline.

As you are likely aware, a feasibility study was conducted in 2016, and a number of community consultations occurred as part of this process. Members of the North Park community were a part of those discussions, as were pool users, community groups and advocates for people with disabilities. As a result of this process, a new facility was designed to be barrier-free and to have the least possible negative impact on citizens. More than 4400 people took part in this process, and 80% of survey respondents replied in favour of the current facility design. This design does not involve an extended closure, as it would be built on an adjacent site in Central Park. This current design meets the needs of the greatest number of people, and reflects the needs of a growing, healthy, community.

The feasibility study noted that the facility has an unusually high rate of use compared with similar facilities in Canada: in 2015, Crystal Pool and Fitness Centre had approximately 400,000 visits. Further, the study notes that the total need for indoor swims in the City of Victoria market is 22% larger than what the current facility can accommodate. In other words, demand is currently exceeding supply. Given this, it makes little sense to consider closing the facility for an extended period of time. Moreover, the study notes that other facilities in the CRD, such as Saanich Commonwealth Place and Oak Bay Recreation Centre, have an even greater shortage of supply than does Crystal Pool and Fitness Centre. Consequently, it would likely be impossible for other CRD facilities to absorb all current Crystal Pool and Fitness Centre users.

Another thing that was made clear during this process was that closing the facility for any length of time would be devastating for the community that depends on it; it is the only public recreation centre in the city of Victoria. Travelling to facilities outside of the City of Victoria is not an option for many people, and requiring those that can to travel would add to the cost of recreation, decreasing affordability.

The facility, with its Life Passes for low-income residents, means the difference between access to recreation and a lack of access for many at-risk people. Additionally, the facility is home to the Special Olympics swim team. As noted above, other regional facilities do not currently have the capacity to absorb 400,000 visits from Crystal Pool, thus, an extended closure may leave this group of people with nowhere to go.

As a former volunteer for the Every Step Counts program (Cool Aid) and the Special Olympics swim team, I see the impact that access to recreation has on marginalized populations. Recreation is part of building community, managing mental health, and developing healthy habits. For many low-income residents, or people with disabilities, Crystal Pool and Fitness Centre is currently their only option for recreation and community.

As an example, if you were to drop by at 5:30pm on a Thursday afternoon, you would see the Special Olympics swim community for yourself: dozens of people with mental disabilities gathering to enjoy both the company of their peers, and the benefits of recreation. Without the facility, this program, and many others, will be unable to continue.

In sum, I urge the Mayor and Council to continue with plans for a new facility that will not involve an extended closure. I ask you to please consider the importance of access to the facility for low-income and marginalized residents when making your decisions.

Sincerely,

Karmen McNamara
Victoria, BC

“MOVEMBER”

WHEREAS *Our fathers, partners, brothers and friends are facing a health crisis that isn't being talked about. We want men to take action to live happier, healthier, longer lives. Globally, men are dying too young, men experience worse long-term health than women and die on average six years earlier; and*

- *1 in 7 men will be diagnosed with prostate cancer in their lifetime.*
- *Globally, testicular cancer is the most common cancer in young men*
- *3 out of 4 suicides are men (in the developed world)*

WHEREAS *Men deserve better when it comes to their health, but they need to take action now to make this change happen; and*

- *Since inception in 2003, Movember has created a men's health movement of over 5 million supporters across the world. Thanks to them, Movember has funded more than 1,200 innovative men's health projects across more than 20 countries.*
- *Global cumulative funds raised 924M*

WHEREAS *By 2030 we aim to:*

- *Reduce the number of men dying prematurely by 25%.*
- *Reduce the rate of male suicides by 25%.*
- *Halve the number of deaths from prostate cancer.*
- *Halve the number of men dying from testicular cancer.*
- *Halve the number of men experiencing serious mental and physical side effects from treatment for prostate cancer or testicular cancer.*

WHEREAS *We operate and receive donations year-round. During Movember, men grow a moustache for the month, getting friends, family and colleagues to donate to their effort. Men and Women can also choose to Move to promote physical activity or Host an event in support of men's health.*

NOW, THEREFORE *I do hereby proclaim the month of November 2018 as “MOVEMBER” 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 22nd day of November, Two Thousand and Eighteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored By: Movember
Foundation

“ADOPTION AWARENESS MONTH”

- WHEREAS** *adoptive families in British Columbia provide children with the love and support of a permanent family; and*
- WHEREAS** *the City of Victoria wishes to recognize the care, compassion and unselfish commitment of British Columbia Adoptive families; and*
- WHEREAS** *there continues to be a need for adoptive families to nurture the growth and development of children especially those with special needs because of physical, mental or emotional disabilities; and*
- WHEREAS** *the City of Victoria is committed to better understand and support indigenous communities in raising their children according to their traditional customs and practices; and*
- WHEREAS** *there is a need to remind citizens during this time that there are many children, teens and sibling groups in the province who are available for adoption..*

NOW, THEREFORE *I do hereby proclaim the month of November, 2018 as “ADOPTION AWARENESS MONTH” on the **HOMELAND** 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 22nd Day of November, Two Thousand and Eighteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

J. REPORTS OF COMMITTEES

J.1 Committee of the Whole

J.1.a Report from the September 27, 2018 COTW Meeting

**J.1.a.b 1046-1048 North Park Street - Rezoning Application No. 00632
and Development Permit with Variance Application No. 00071
(North Park)**

Moved By Councillor Coleman
Seconded By Councillor Madoff

Rezoning Application No. 00632

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.

Development Permit with Variance Application No. 00071

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:

- a. Plans date stamped September 18, 2018.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 16 to 4.
 - c. 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.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Coleman
Seconded By Councillor Lucas

That the following items be approved without further debate

CARRIED UNANIMOUSLY

B.2 1046-1048 North Park Street - Rezoning Application No. 00632 and Development Permit with Variance Application No. 00071 (North Park)

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development presenting information, analysis and recommendations for a Rezoning and Development Permit Application proposing to construct a rest home for the property located at 1046 and 1048 North Park Street.

Moved By Councillor Coleman
Seconded By Councillor Lucas

Rezoning Application No. 00632

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.

Development Permit with Variance Application No. 00071

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:
 - a. Plans date stamped September 18, 2018.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 16 to 4.
 - c. 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.

CARRIED UNANIMOUSLY



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 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 (m ²) – minimum	654.30m ²	n/a
Density (Floor Space Ratio) – maximum	1.91:1 *	1.50:1
Total floor area (m ²) – 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		
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.

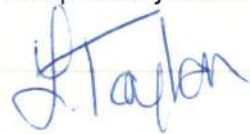
CONCLUSIONS

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.

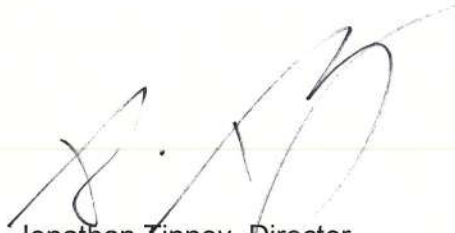
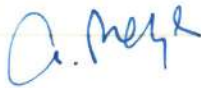
ALTERNATE MOTION

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:



Date: Sept. 20, 2018

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).

CALEDONIA AV

NORTH PARK ST

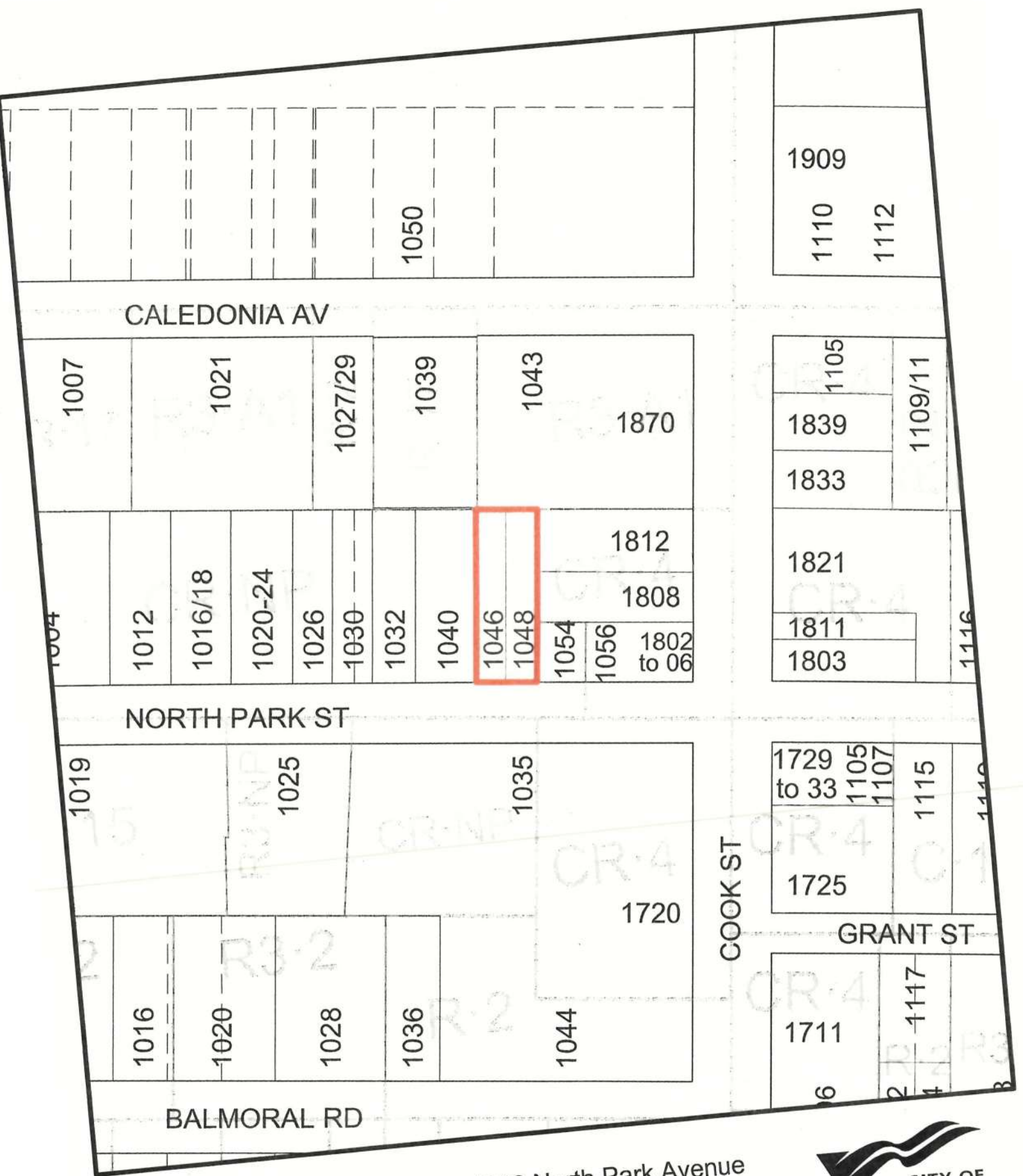
BALMORAL RD

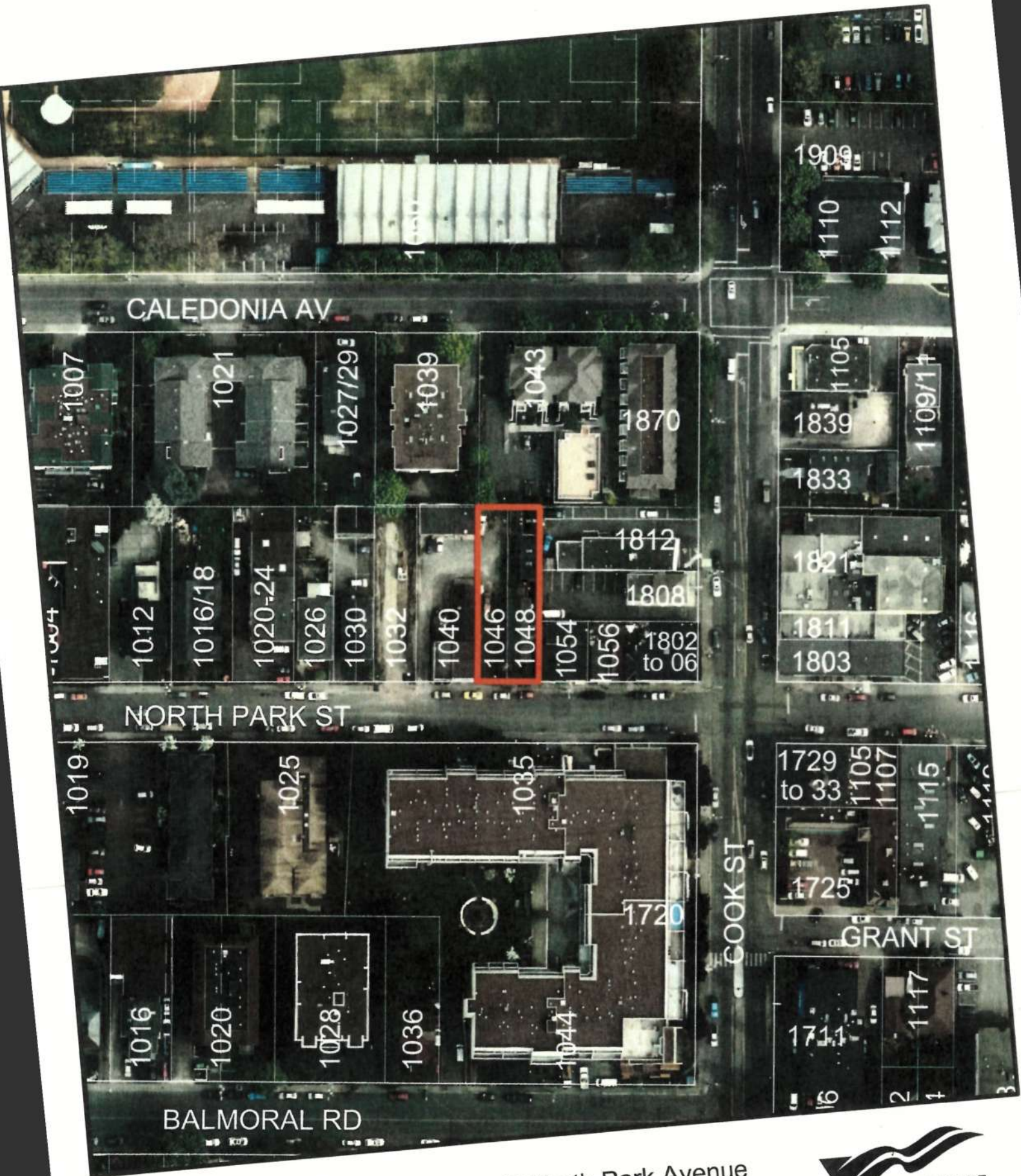
COOK ST

GRANT ST



1046 and 1048 North Park Avenue
Rezoning No.00632





1046 and 1048 North Park Avenue
Rezoning No.00632





Received
City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division

PROJECT TEAM

Client
MI Ventures

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

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

LIST OF DRAWINGS

Architectural

- | | |
|-------|--|
| A 0.0 | Cover Page |
| A 0.1 | Project Data, Site Plan, Context Plan |
| A 0.2 | Average Grade, Survey |
| A 1.0 | Lower & Main Floor Plans, Landscape Plan |
| A 1.1 | Upper Floor Plans (2nd, 3rd, 4th) |
| A 2.0 | Elevations |
| A 2.1 | Sections, Street Study, Window Overlay |
| A 3.0 | Shadow Study |
| A 4.0 | Street Context, Perspectives |

Project Data

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

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 Area 654.3 m² (7,042 sq. ft)

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

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 (3,480 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

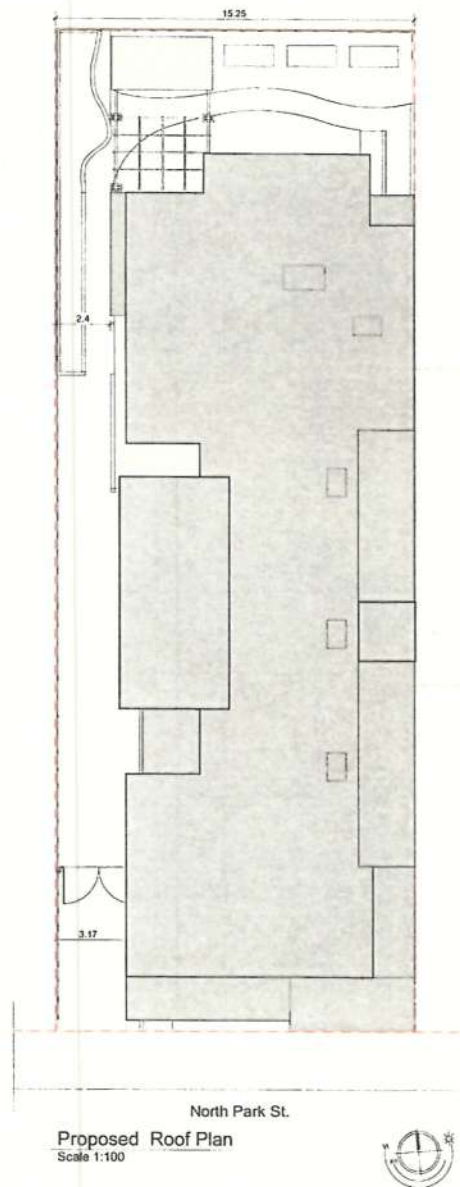
Bicycle Parking
Supportive Housing and Community Care Facility

Short Term:
1 stall per 200 m² floor area
1275m² / 200 = 6
required 6 stalls
proposed 8 stalls
6 stalls at entrance and 2 stalls in rear yard

Long Term :
1 stall per 700 m² floor area
1275m² / 700 = 1.79
required 2 stalls
proposed 12 stalls

Unit Count
34 single rooms, +/- 115 -150 sq.ft. / per unit

Setbacks
Rear yard 6.4 m
Front yard 0.4 m
Side yard, west 2.4 m
Side yard, east 0.0 m



Context
Scale: NTS

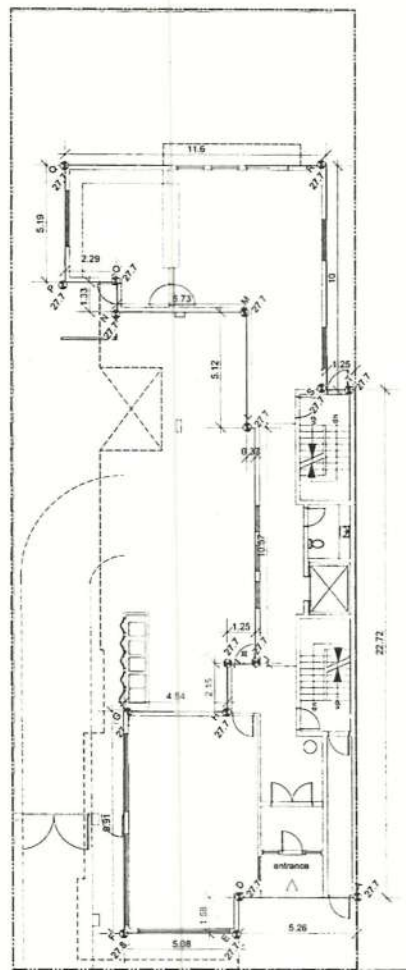
Received
City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division

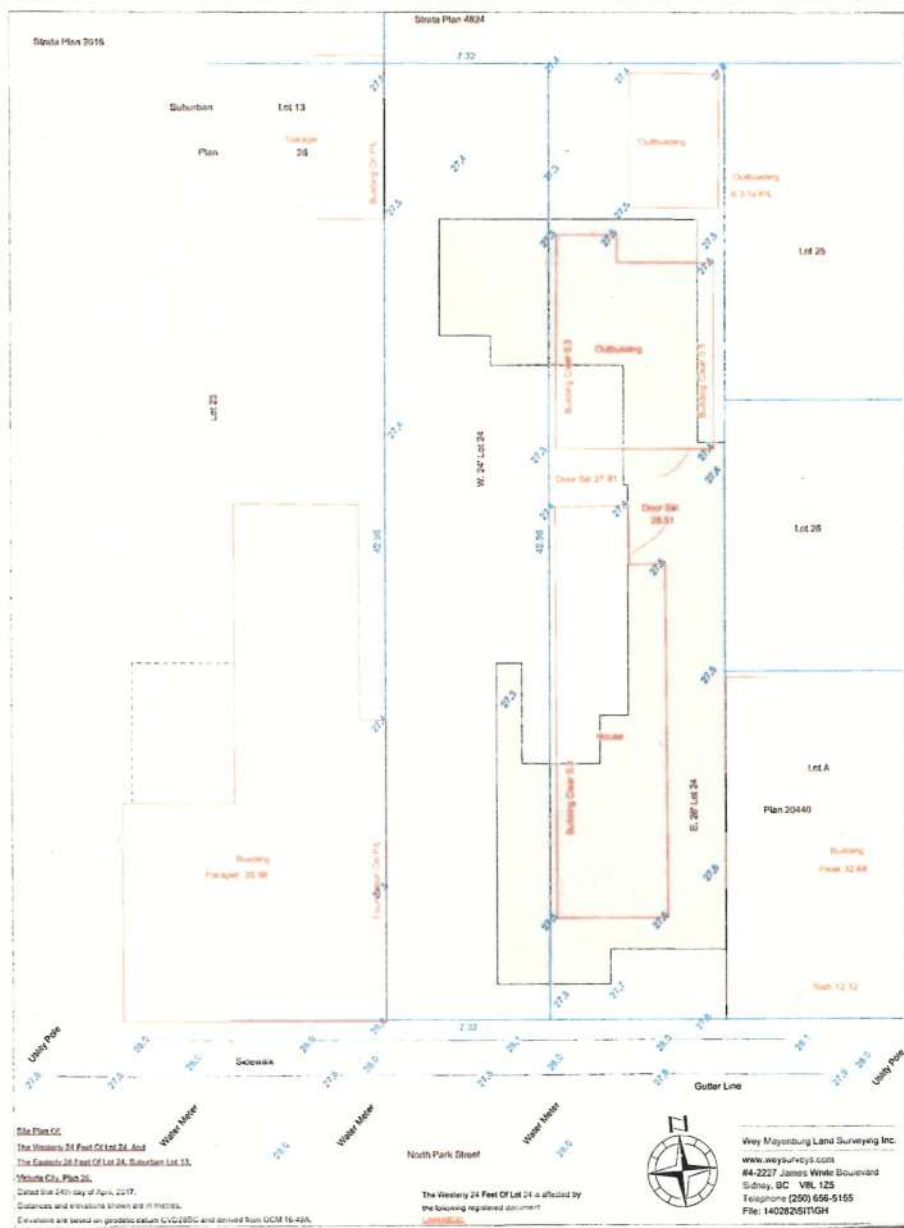
Average Grade Calculation:

A & D (27.7+27.7)/2=27.7 x 5.3 = 146.81
 D & E (27.7+27.7)/2=27.7 x 1.58 = 43.76
 E & F (27.7+27.7)/2=27.7 x 5.1 = 141.5
 F & G (27.7+27.7)/2=27.7 x 9.91 = 275
 G & H (27.7+27.7)/2=27.7 x 4.5 = 124.6
 H & I (27.7+27.7)/2=27.7 x 2.1 = 58
 I & J (27.7+27.7)/2=27.7 x 1.3 = 36
 J & K (27.7+27.7)/2=27.7 x 10.6 = 293.62
 K & L (27.7+27.7)/2=27.7 x 0.37 = 9.97
 L & M (27.7+27.7)/2=27.7 x 5.12 = 141.8
 M & N (27.7+27.7)/2=27.7 x 5.73 = 158.7
 N & O (27.7+27.7)/2=27.7 x 1.33 = 36.84
 O & P (27.7+27.7)/2=27.7 x 2.29 = 63.43
 P & Q (27.7+27.7)/2=27.7 x 5.19 = 143.7
 Q & R (27.7+27.7)/2=27.7 x 11.6 = 321
 R & S (27.7+27.7)/2=27.7 x 10 = 277
 S & T (27.7+27.7)/2=27.7 x 1.25 = 34.6
 T & A (27.7+27.7)/2=27.7 x 22.7 = 626.79
 2935 / 105.6 = 27.8 Average grade



North Park St.

Average Grade Calculation
Scale 1:100



Site Plan CC,
 The Western 24 Feet Of Lot 24, And
 The Eastern 24 Feet Of Lot 24, Suburban Lot 13,
 Victoria City, Plan 24,
 Dated the 24th day of April, 2017.
 Distances and bearings shown are in metres.
 Elevations are based on geoid datum GCG2000 and derived from UTM 16-49N.

Survey Plan
Scale 1:100

The Western 24 Feet Of Lot 24 is affected by
 the following registered document:
 Certificate



Wey Mayenburg Land Surveying Inc.
 www.weysurvey.com
 84-2227 James Winkler Boulevard
 Sidney, BC V8L 1Z5
 Telephone: (250) 656-5155
 Fax: 1402825111GH

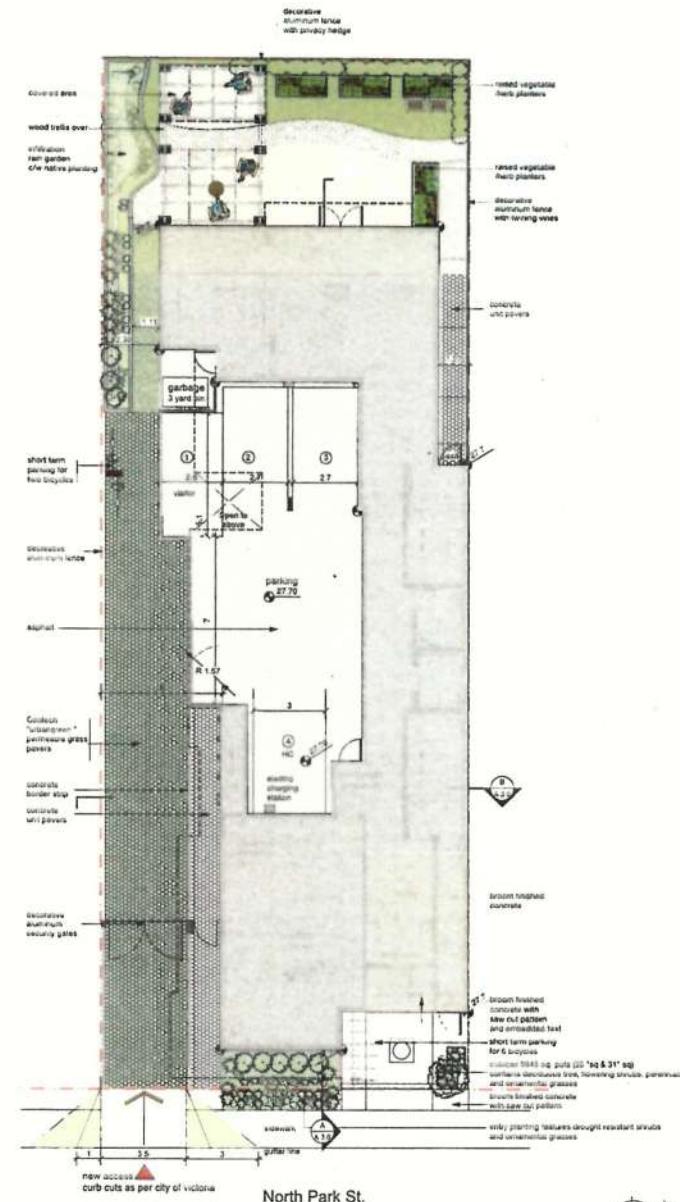
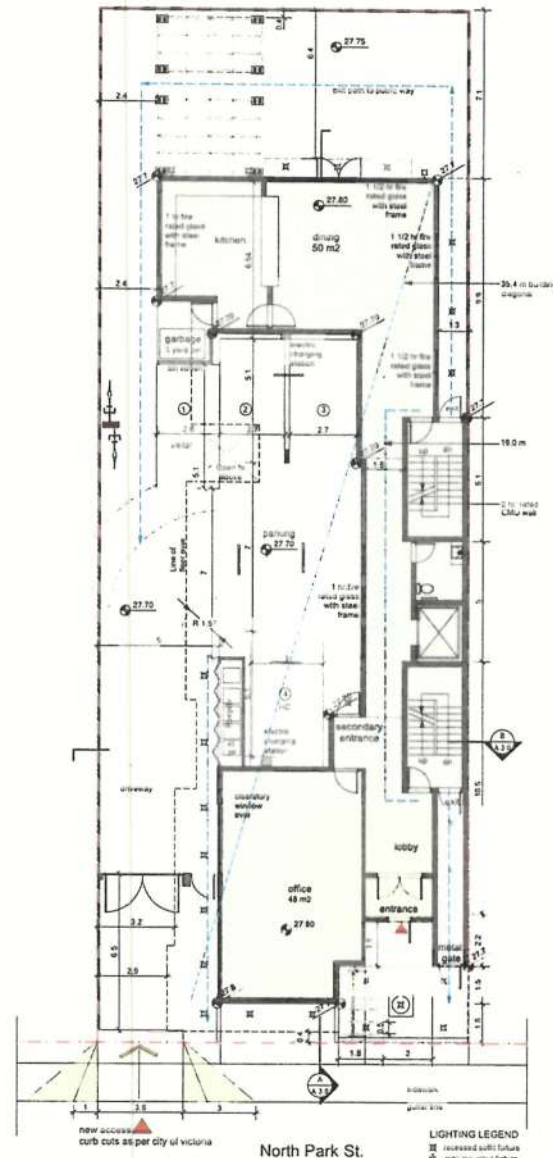
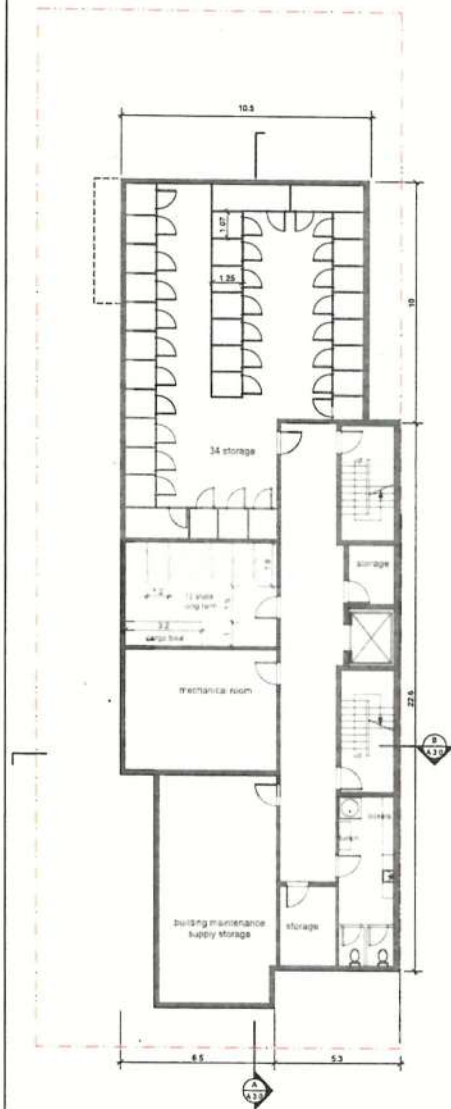
Received
 City of Victoria
 SEP 18 2018

Planning & Development Department
 Development Services Division

LPA DESIGN CONSULTANT
 Arcata
 250-433-7307 / 184 McCune St.
 V8N 1G2
 ARCHITECT - CIP
 STELL R. J.
 250-433-7307 / 184 McCune St.
 V8N 1G2

PROJECT
 1006 & 1008
 NORTH PARK STREET
 Supportive Housing Model
 ISSUE
 Initial to Planning
 Revised as per ADR comments
 Revised as per staff comments
 May 8, 2018
 July 25, 2018
 Aug 20, 2018
 Sep 14, 2018

A 0.2
 Average Grade
 Survey Plan







South Elevation
Scale 1:100

North Elevation
Scale 1:100



West Elevation
Scale 1:100

East Elevation
Scale 1:100

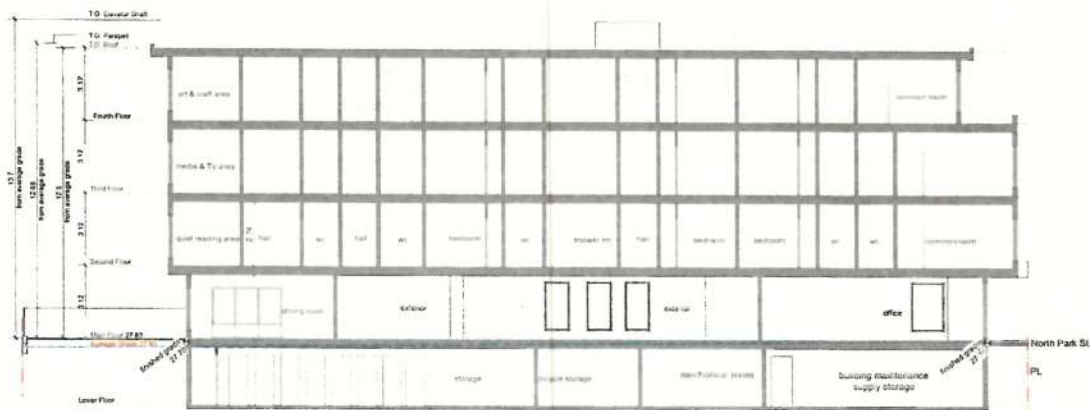
FINISH SCHEDULE

- 1 ALUMINUM METAL PANEL - LONGBOARD DARK FIR FINISH NO. 501 02-733
- 2 BRICK VENEER
- 3 STUCCO - FLAT SAND TEXTURE COLOUR / LIGHT GREY
- 4 METAL CAP FLASHING - GALVALUME COLOR
- 5 DECORATIVE ALUMINUM GATE
- 6 ALUMINUM WINDOW WITH DARK FRAME CLEAR GLAZING
- 7 V GROOVE FIR SCOFFIT
- 8 ALUMINUM SOFFIT
- 9 WOOD SCREEN 12 X 2 STAINED CEDAR
- 10 CEDAR WOOD TRELLIS
- 11 METAL ENTRANCE CANOPY
- 12 ARCHITECTURAL CONCRETE COLUMN
- 13 GALVANIZED STEEL FRAME WITH CEDAR BOARD INSERTS
- 14 WOOD COLUMN ON CONCRETE BASE
- 15 PAINTED METAL DOOR
- 16 ALUMINUM STOREFRONT GLAZING ENTRANCE DOOR & WINDOWS
- 17 GROUND FACE CMU NATURAL GREY
- 18 CEMENT PANEL / PARQUET CEILING
- 19 CURTAIN WALL WITH SPANDREL PANEL
- 20 FLUTED FACE CMU NATURAL GREY

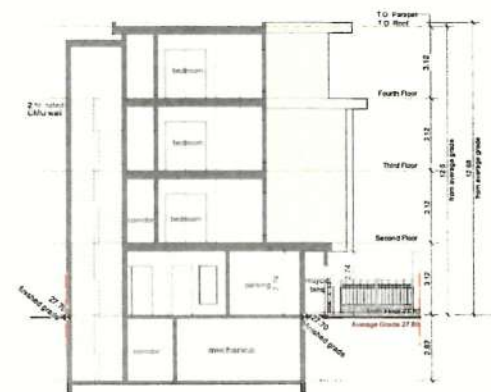
Received
City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division



Section 'A'
Scale 1:100

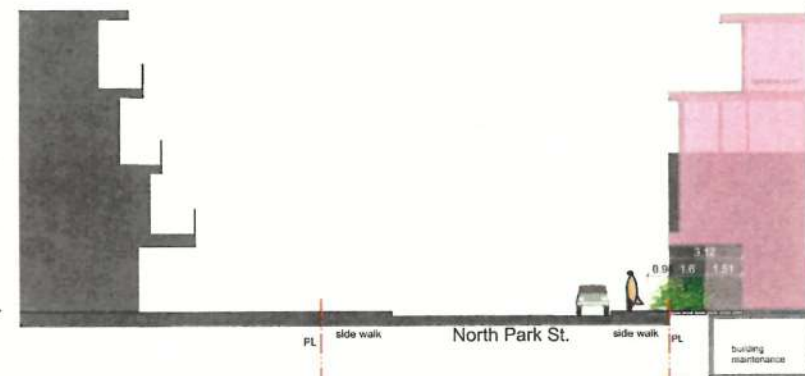


Section 'B'
Scale 1:100



West Elevation / Window Overlay
Scale 1:100

- Outline of adjacent building (1040 North Park)
- Windows at east side of 1040 North Park



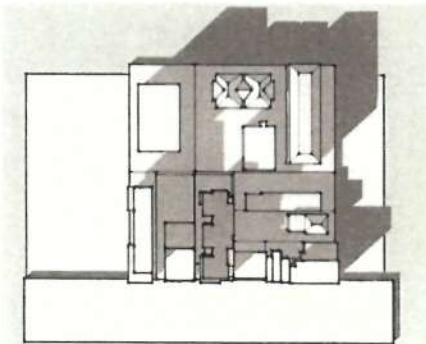
Street Section Study
Scale 1:100

- Outline of proposed building
- Outline of existing

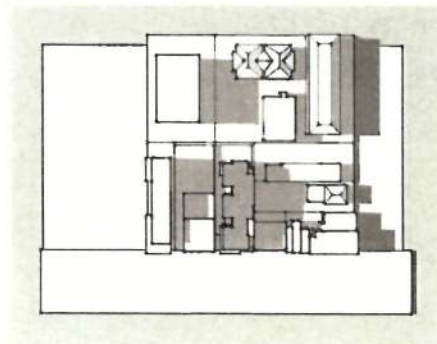
Received
City of Victoria

SEP 18 2018

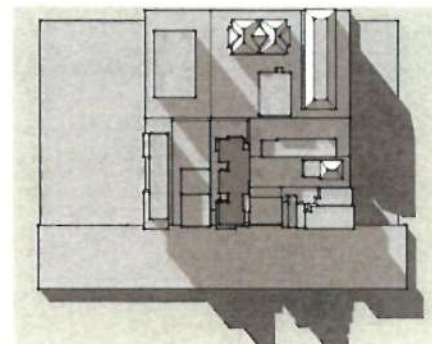
Planning & Development Department
Development Services Division



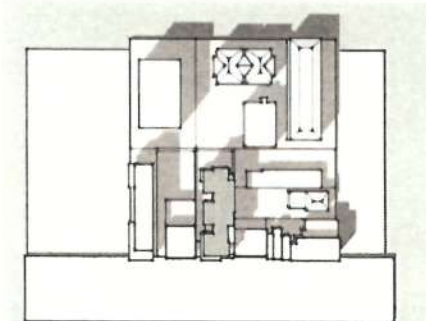
Morning
Summer Solstice



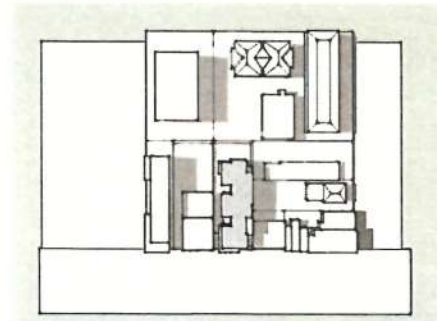
Noon



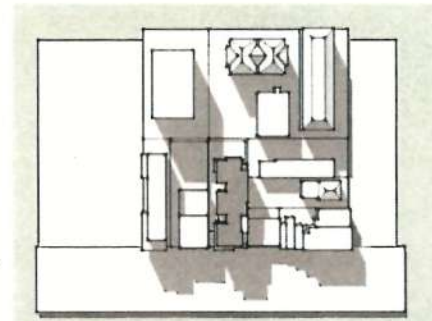
Evening



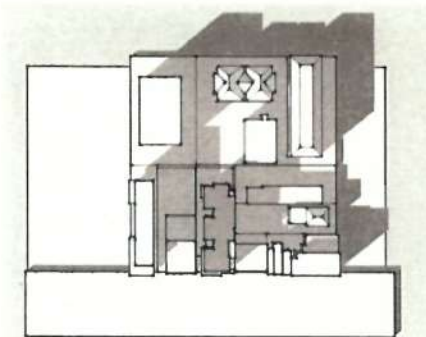
Morning
Equinox



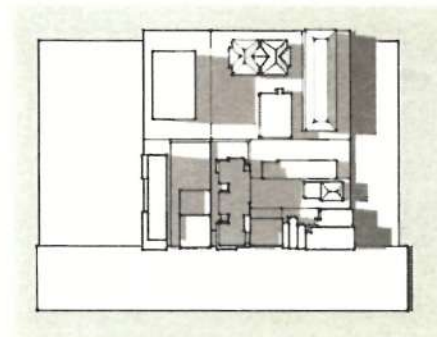
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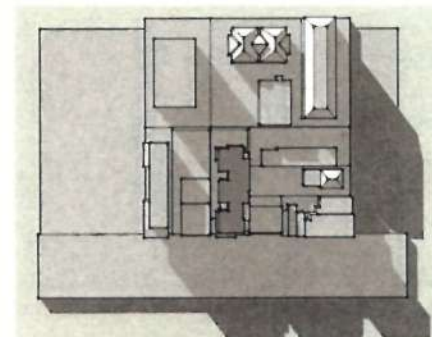
Evening



Morning
Winter Solstice



Noon



Evening



Received
City of Victoria
SEP 18 2018
Planning & Development Department
Development Services Division



Street View Looking East



Street View Looking West



Street Context
Scale 1:150

Received
City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division



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



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, quiet 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
CALUC Co-Chairs, North Park Neighbourhood Association

Chris Fleming

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.

2.

- 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 Centennial Square
Victoria, BC V8W 1P6

T 250.361.0382
E 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 to 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 [Residential Tenancy Act](#). 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 occupancy 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

Tenant Assistance Plan Application Form

c. TENANT ASSISTANCE PLAN:

Tenant Assistance Plan Components	Draft Tenant Assistance 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)
	Date: 14 Sept 2018	Date: 14 Sept 2018	Date: 14 Sept 2018
Compensation by tenancy length: <ul style="list-style-type: none"> Up to 5 years: 3 months' rent 5 to 9 years: 4 months' rent 10-19 years: 5 months' rent 20+ years: 6 months' rent 	There is currently only 1 tenant on the property and we will be providing 3 months of rent free accommodation	Meets Policy	There is currently only 1 tenant on the property and we will be providing 3 months of rent free accommodation
Notification: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Tenant Relocation Coordinator provided Three options provided comparable in size, location and rent amount (min. of one option in same neighbourhood) 	Not required and/or requested		Not required and/or requested
Right of First Refusal: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 23th 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 .

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.

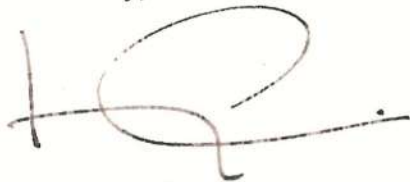
Conclusion

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,

A handwritten signature in dark ink, appearing to be 'Larry Cecco', with a stylized, looping flourish.

Larry Cecco,
MRAIC, AIA int. principal

end of document

Leanne Taylor

From: Pam Hartling <[REDACTED]>
Sent: Sunday, December 11, 2016 6:27 PM
To: Leanne Taylor
Subject: FW: re 1046 and 1048 North Park



Hi Leanne,
 This came in after the Community Meeting.

Cheers
 Pam

From: Jaqueline van Voorst [mailto:[REDACTED]]
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



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

From: Jaqueline van Voorst [mailto:]
Sent: December 10, 2016 9:38 AM
To:
Subject: re 1046 and 1048 North Park

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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

Excellent health and care, for everyone,
everywhere, every time.



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,

A handwritten signature in cursive script, appearing to read "Chris Sullivan".

Vancouver Island Health Authority

Per:

Chris Sullivan

Director, Capital Planning & Leasing

Capital Planning

Located at: 2101 Richmond Road | Victoria, BC V8R 4R7 Canada

Mailing address: 1952 Bay Street | Victoria, BC V8R 1J8 Canada

Tel: 250.370.8912 | Fax: 250.370.8750

viha.ca

**Rezoning Application
Development Permit with Variance**

**REZ00632
DVP00071**

Civic Address

1046 & 1048 North Park Street,
Victoria, BC





subject site



Context Slides – neighbouring properties



west



north

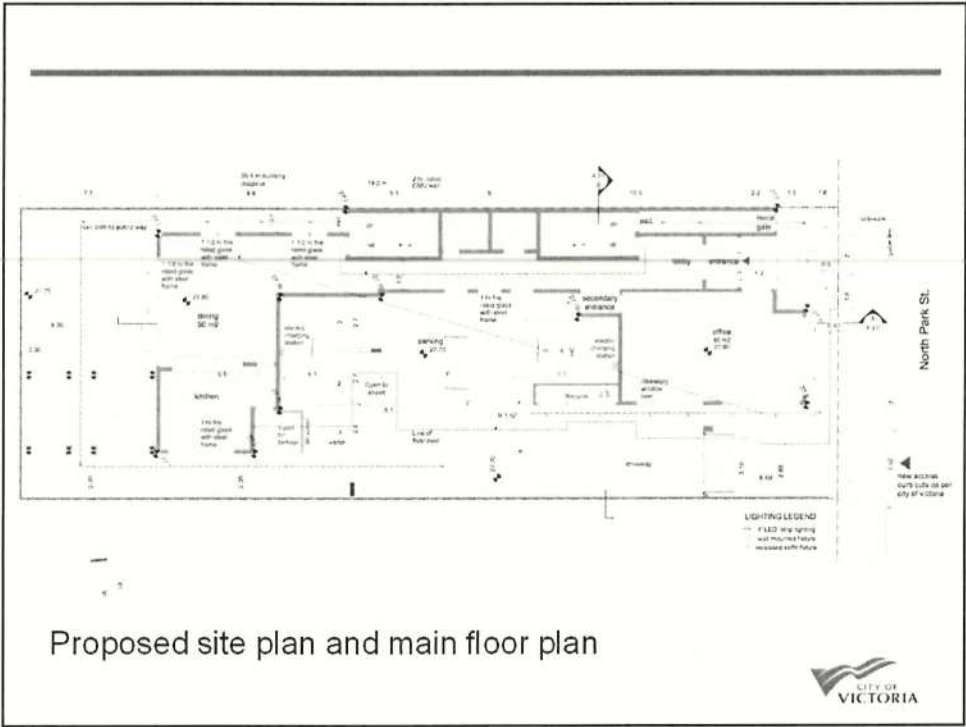
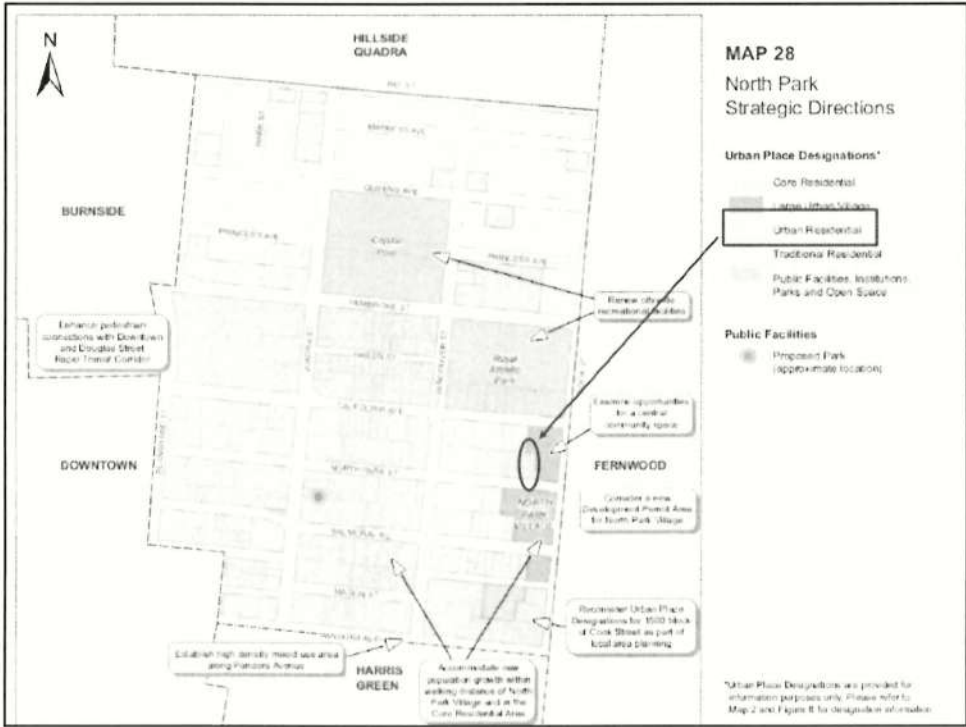


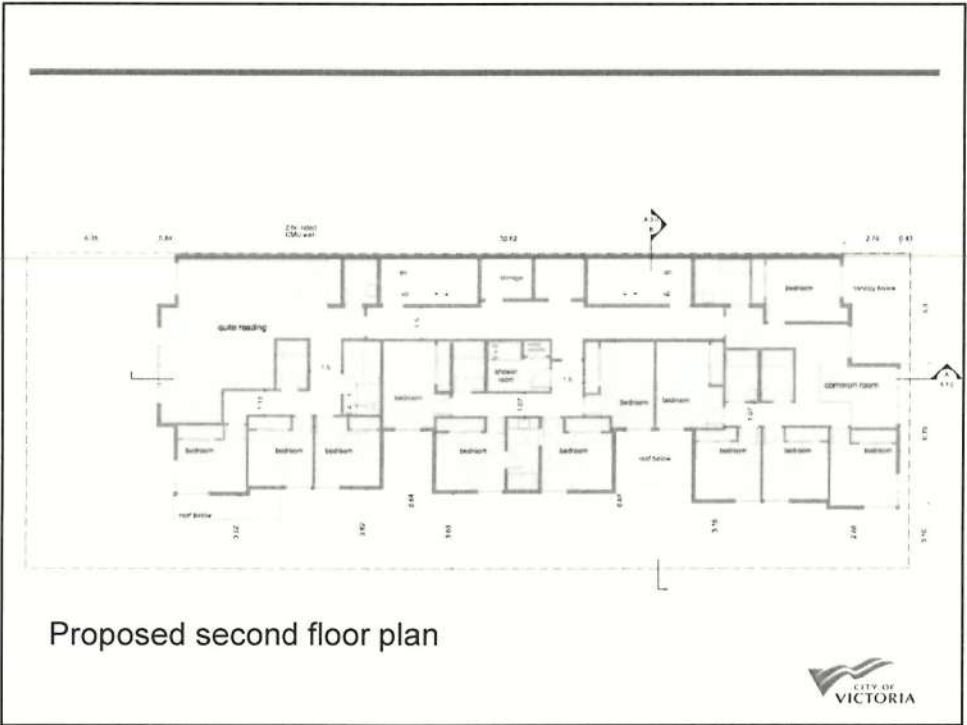
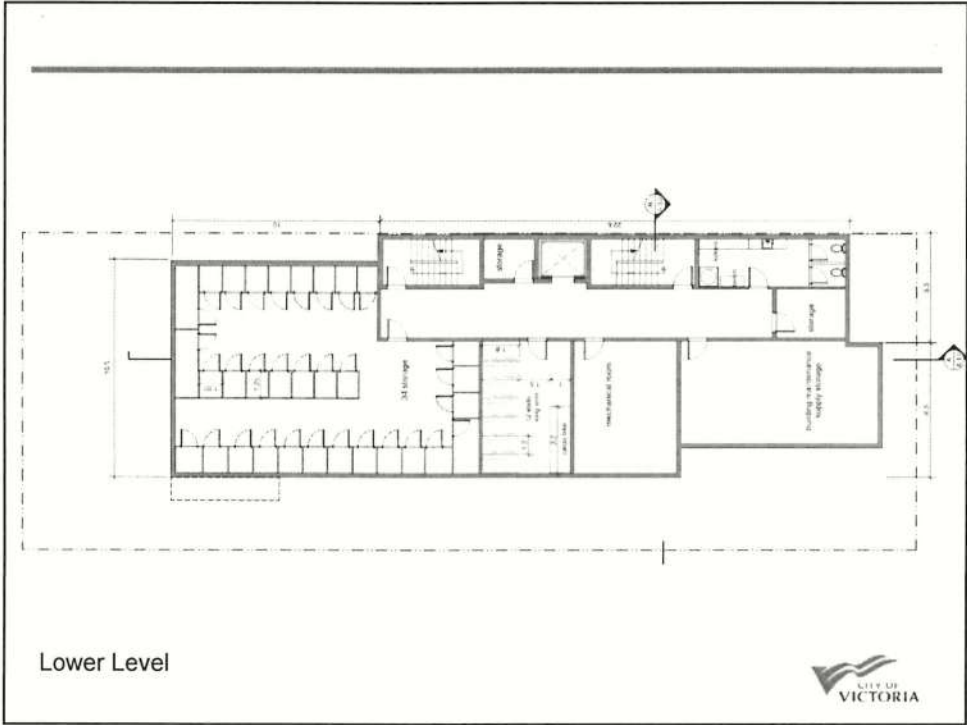
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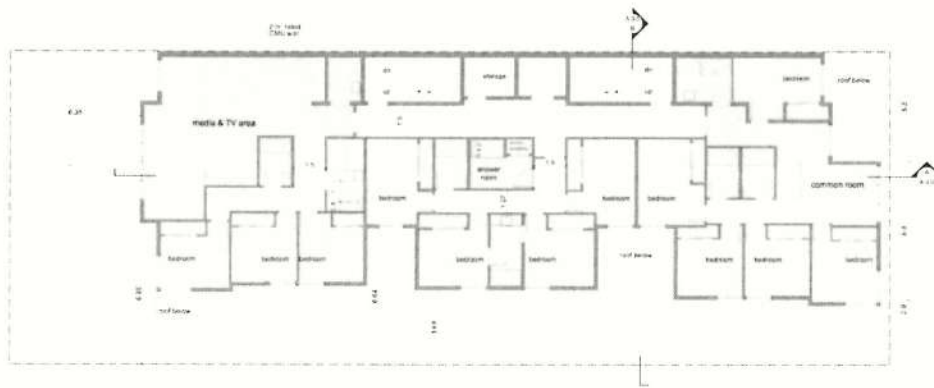


south

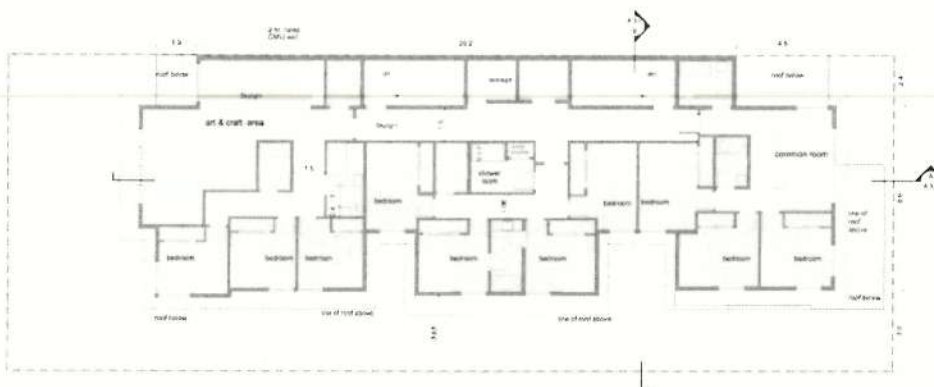






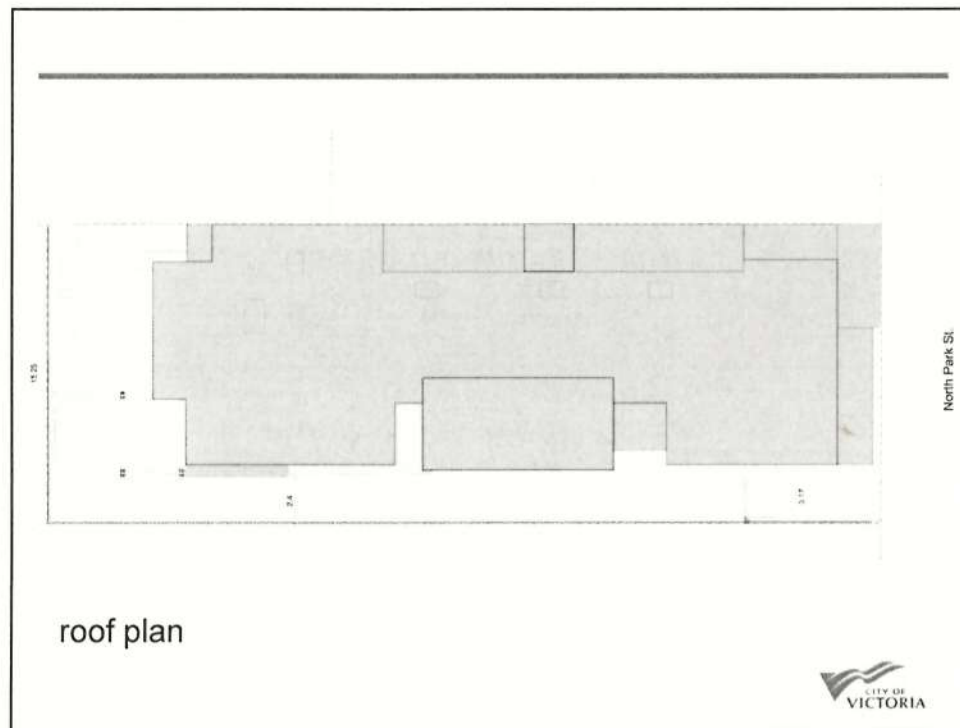


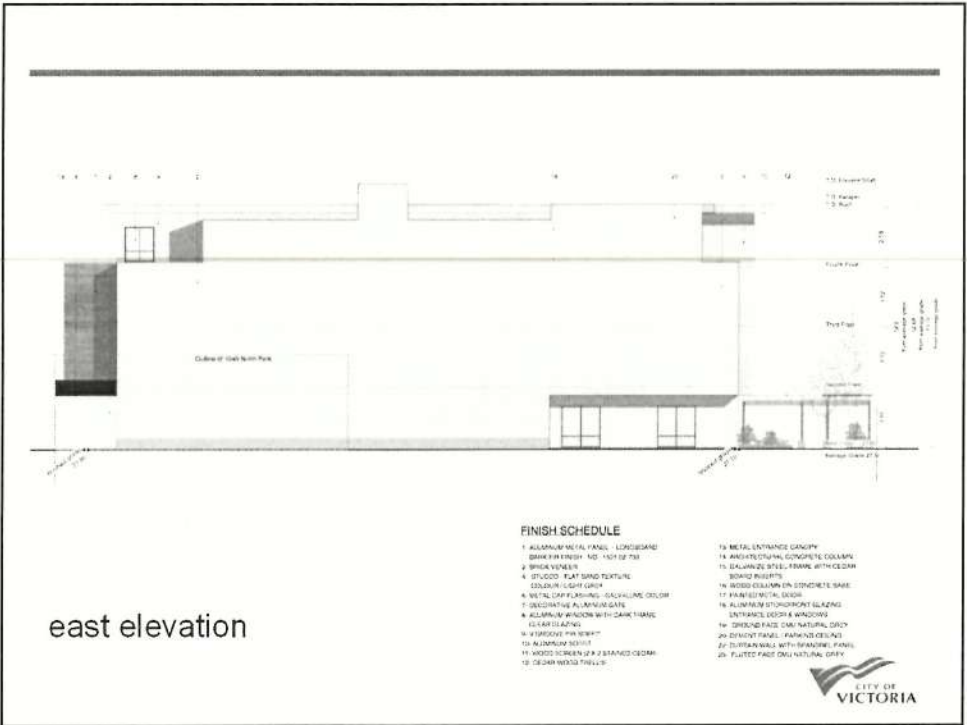
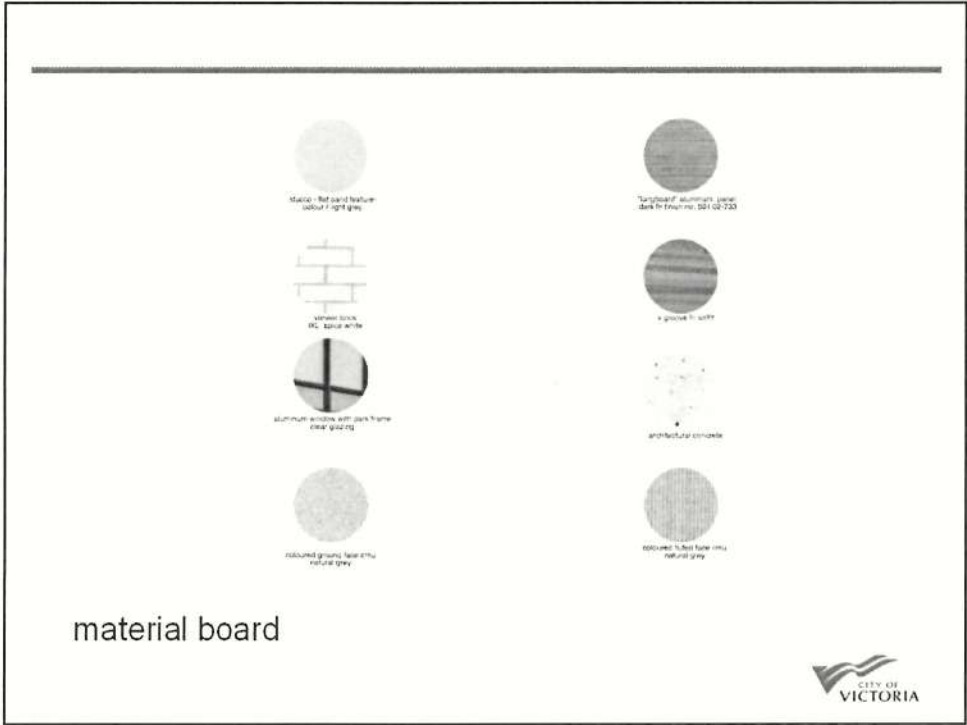
Proposed third floor plan

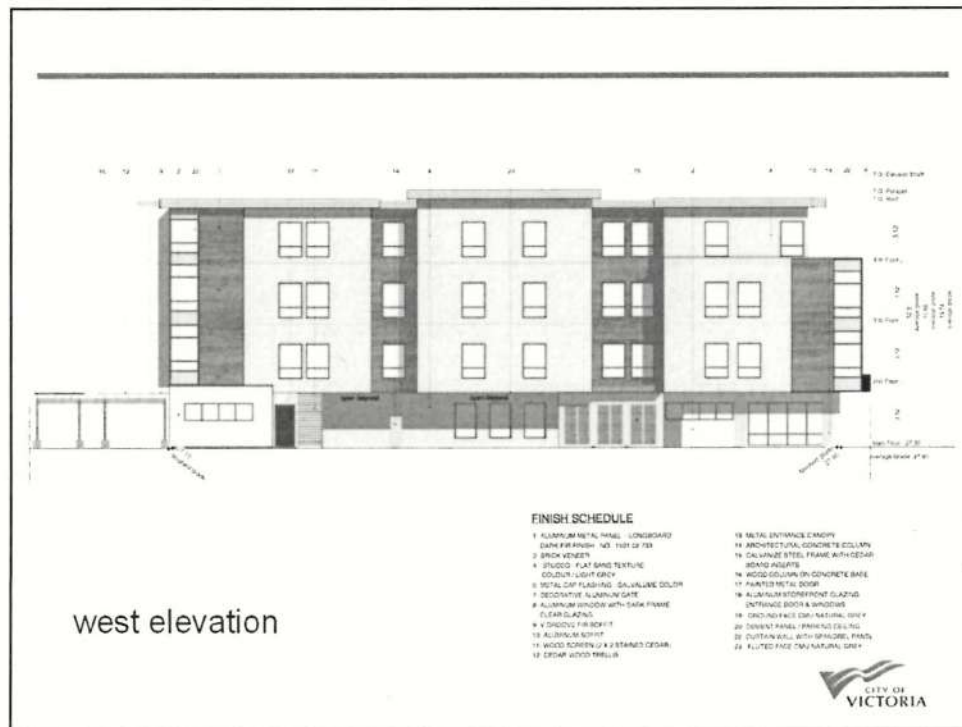


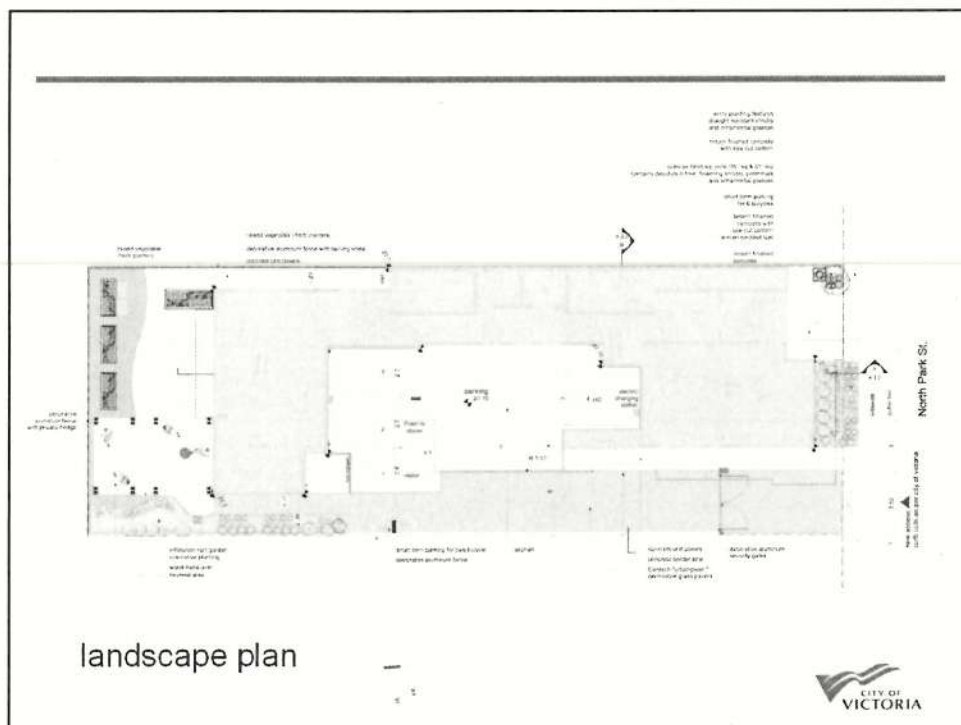
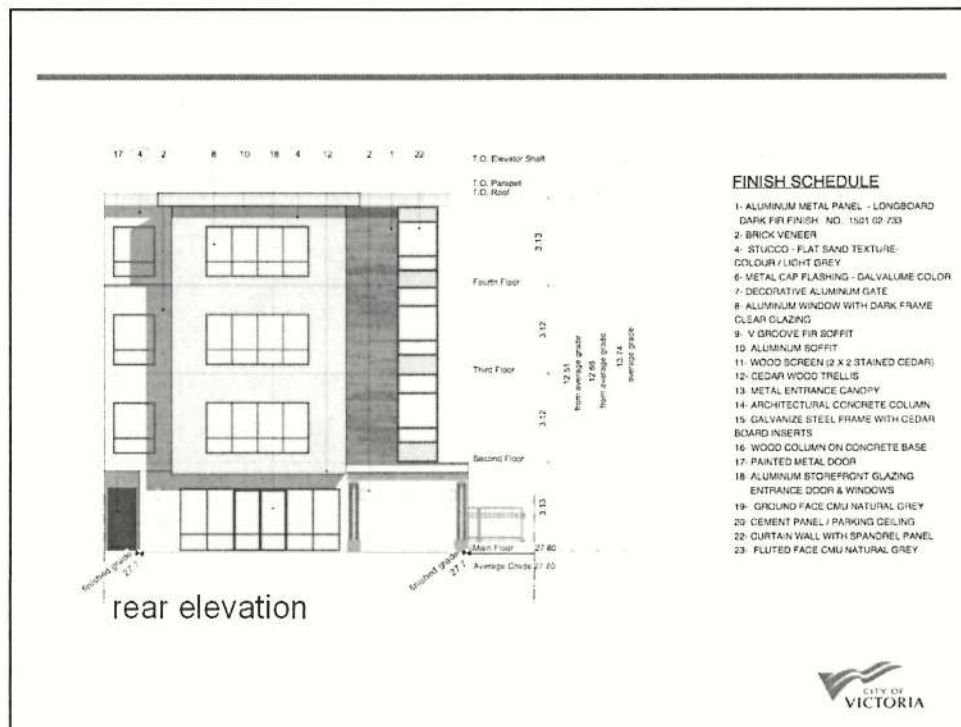
Proposed fourth floor plan

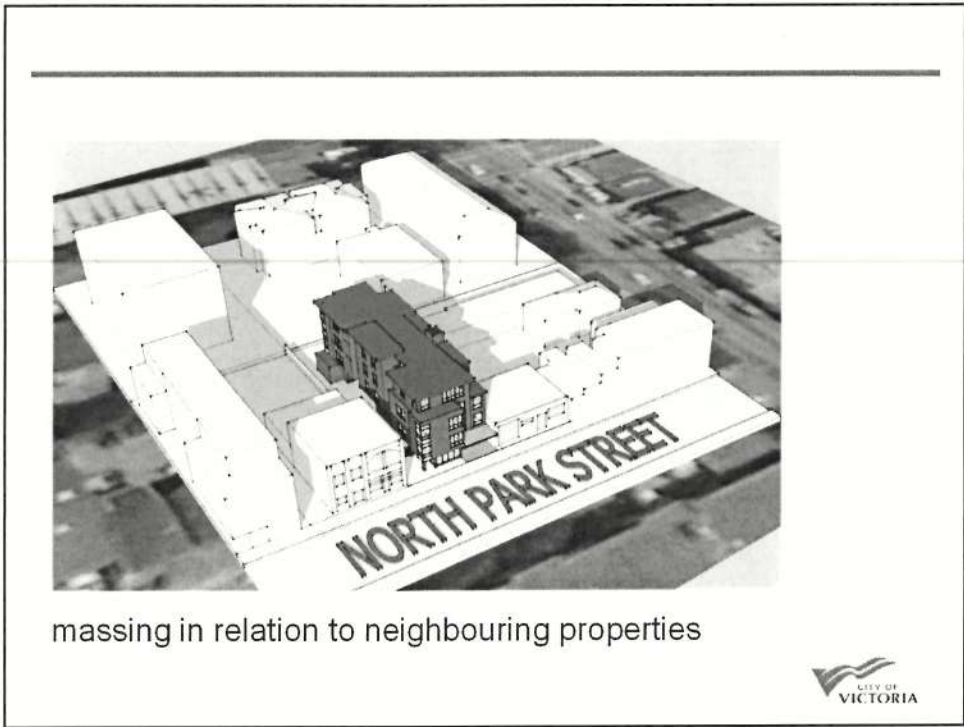
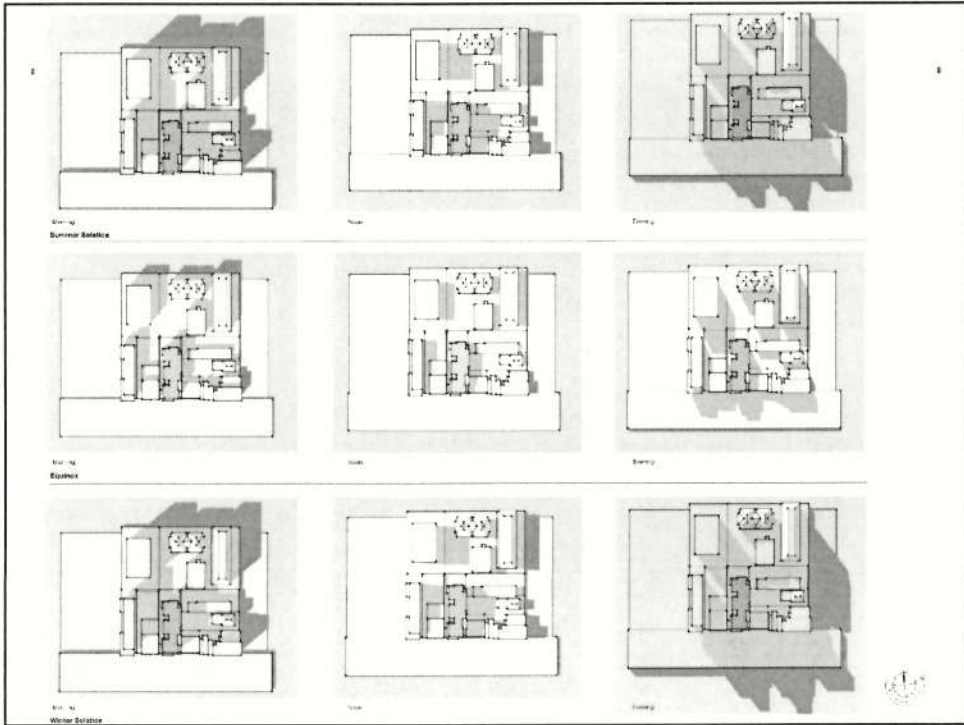


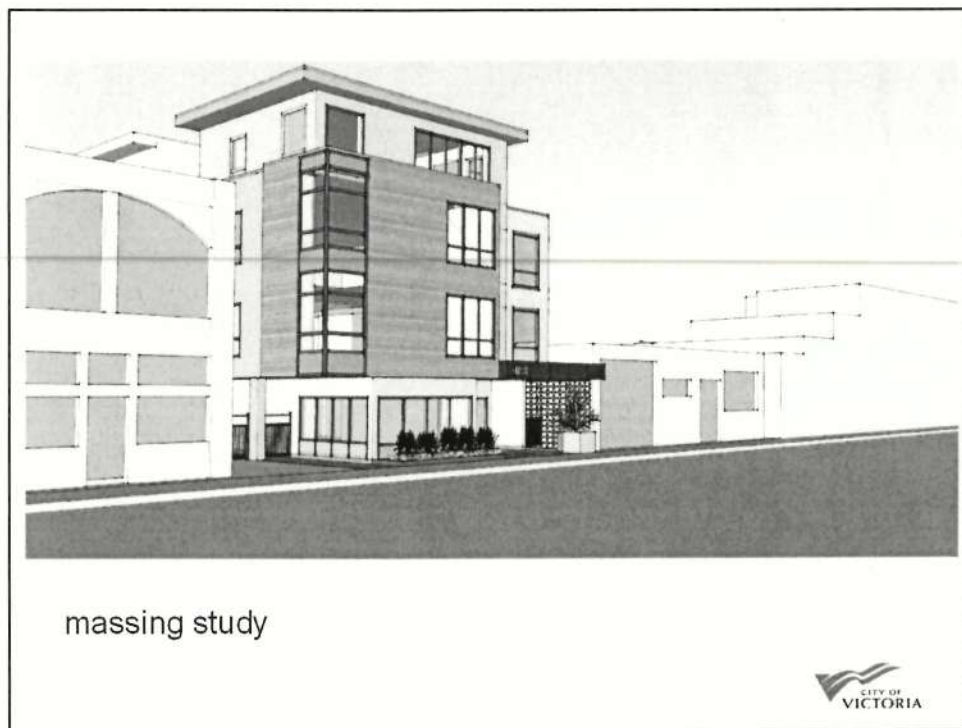
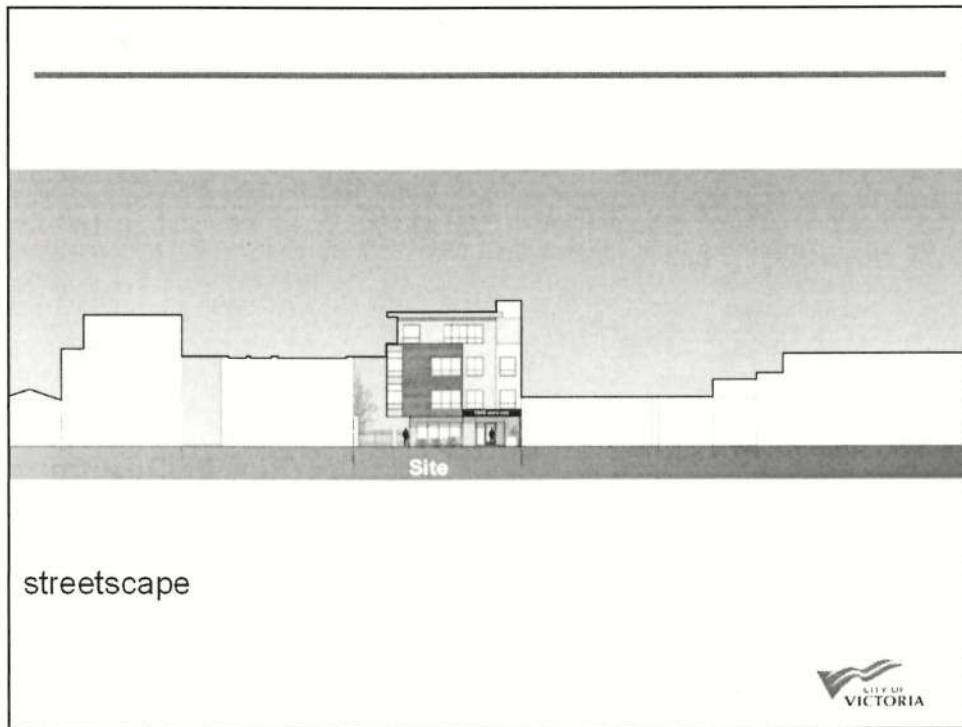












J. REPORTS OF COMMITTEES

J.1 Committee of the Whole

J.1.a Report from the September 27, 2018 COTW Meeting

**J.1.a.b 1046-1048 North Park Street - Rezoning Application No. 00632
and Development Permit with Variance Application No. 00071
(North Park)**

Moved By Councillor Coleman
Seconded By Councillor Madoff

Rezoning Application No. 00632

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.

Development Permit with Variance Application No. 00071

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:

- a. Plans date stamped September 18, 2018.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 16 to 4.
 - c. 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.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Coleman
Seconded By Councillor Lucas

That the following items be approved without further debate

CARRIED UNANIMOUSLY

B.2 1046-1048 North Park Street - Rezoning Application No. 00632 and Development Permit with Variance Application No. 00071 (North Park)

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development presenting information, analysis and recommendations for a Rezoning and Development Permit Application proposing to construct a rest home for the property located at 1046 and 1048 North Park Street.

Moved By Councillor Coleman
Seconded By Councillor Lucas

Rezoning Application No. 00632

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.

Development Permit with Variance Application No. 00071

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:
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CARRIED UNANIMOUSLY



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 (m ²) – minimum	654.30	n/a
Density (Floor Space Ratio) – maximum	1.91:1 *	1.50:1
Total floor area (m ²) – 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

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.

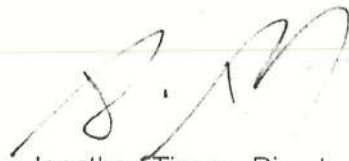
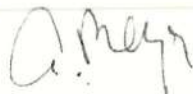
ALTERNATE MOTION

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: _____



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.

Pamela Martin

From: harold stanley [REDACTED]
Sent: November 21, 2018 10:42 PM
To: Public Hearings; Jeremy Loveday (Councillor)
Subject: Public Hearing 1046-48 North Park

Mayor and Council

I know this email is late but I didn't receive the letter notifying me of the Public Hearing until yesterday (Tuesday the 19th). My neighbour didn't get her's until today, the day before the Hearing. Given this it's possible that others will not receive it until the day of the Hearing or later. The notification is dated November 9 and may have been delayed due to the postal dispute. Nevertheless Municipal staff and Council should be aware of this as it may affect other residents in this situation.

I live at 12 -1043 Caledonia, directly behind the proposed development. I attended the NPNA meeting where the project's architect described the proposal. I have no real concerns with the building's design, I knew something of this height and massing would likely be built on the site sooner or later, and feel it fits in well with the existing streetscape.

I'm in general agreement with the letter sent by the NPNA to the City regarding the proposal. I especially agree with the comment that North Park seems to have too much "social" housing. While I'm a strong supporter of such housing I believe it should be distributed throughout the City and not, as it seems, in a few locations and neighbourhoods, such as North Park.

North Park needs more housing for families and others not requiring the assistance that social housing provides, who could benefit from a location close to employment, services, schools etc.. Every time we build something like what is being proposed, we lose another opportunity to house a regular working family.

The architect who presented the proposal to the NPNA stated that the prospective residents suffer from anxiety disorders. While I love the location of where I live, I don't think I could describe it as a place that lends itself to a relaxing environment in which to recuperate from a nervous disorder. The noise of traffic on nearby Cook St., from Logan's Pub, the ball park, fireworks, Rifflandia etc, as well as an assortment of street people including drunks, people on drugs and the mentally ill walking the streets all day and night, attest to this. A peaceful suburban location, or in the country, would seem to be more conducive to the proposal's intended purpose.

The land use being proposed for the project, Rest Home-3, includes the housing of people with a "mental or psychiatric" disorder. Although I believe the people intended for the project will have a benign impact on the community I'm concerned that in the future other people with mental or psychiatric disorders may reside there who could be a harm to themselves and to others in the community. Are there any assurances that this will not be the case?

I appreciate your considering my comments at such a late date and hope they are of some help in your deliberations.

Respectfully

Harold Stanley

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Harold Stanley

M. Env. Design

Community Planning Consultant

NO. 18-108

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-91 Zone, North Park Residential District, and to rezone land known as 1046 and 1048 North Park Street from the CR-NP Zone, North Park Commercial Residential District to the R-91 Zone, North Park Residential District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1171)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

“3.123 R-91 North Park Residential District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.122 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1046 and 1048 North Park Street, legally described as PID: 009-325-590 The Westerly 24 Feet of Lot 24, Suburban Lot 13, Victoria City, Plan 26; and, PID: 001-893-769 The Easterly 26 Feet of Lot 24, Suburban Lot 13, Victoria City, Plan 26, and shown hatched on the attached map, is removed from the CR-NP Zone, North Park Commercial Residential District, and placed in the R-91 Zone, North Park Residential District.

READ A FIRST TIME the	8 th	day of	November	2018
READ A SECOND TIME the	8 th	day of	November	2018
Public hearing held on the		day of		2018
READ A THIRD TIME the		day of		2018
ADOPTED on the		day of		2018

CITY CLERK

MAYOR

PART 3.123 – R-91 ZONE, NORTH PARK RESIDENTIAL DISTRICT**3.123.1 Permitted Uses in this Zone**

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

- a. Rest home – Class C
- b. Home occupation subject to the regulations in Schedule “D”

3.123.2 Lot Area

Lot area (minimum) 654m²

3.123.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1253m²
- b. Floor space ratio (maximum) 1.91:1

3.123.4 Height

Principal building height (maximum) 12.7m

3.123.5 Setbacks, Projections

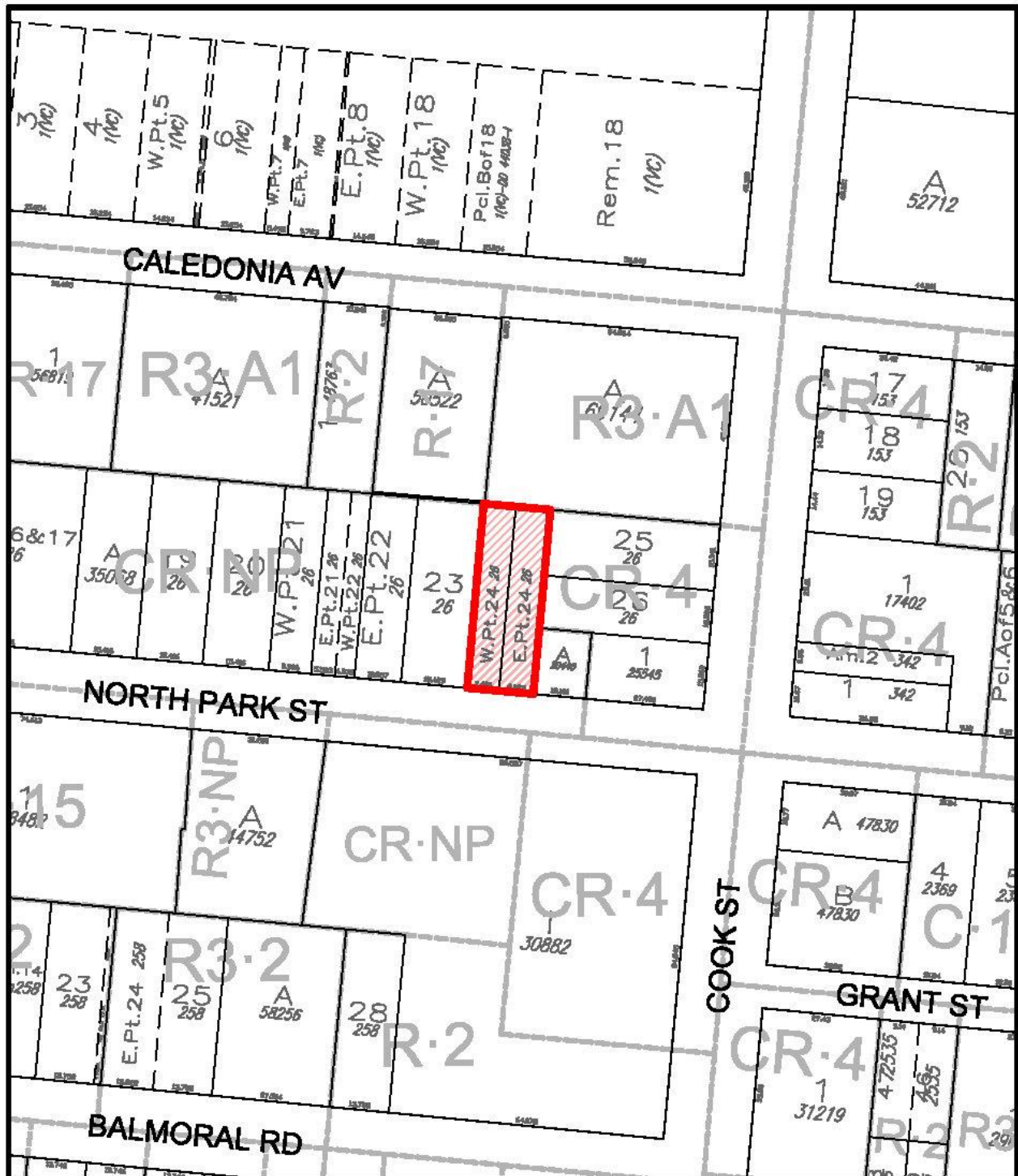
- a. Front yard setback (minimum) 0.40m
- b. Rear yard setback for a building (minimum) 6.40m
- c. Rear yard setback for a trellis (minimum) 0.40m
- d. Side yard setback (east) (minimum) 0.00m
- e. Side yard setback (west) (minimum) 2.40m

3.123.6 Site Coverage

Site Coverage (maximum) 64%

3.123.7 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”



1046 and 1048 North Park Avenue
Rezoning No.00632



J. REPORTS OF COMMITTEES

Councillor Thornton-Joe joined the meeting at 11:45 pm.

J.1 Committee of the Whole

J.1.a Report from the September 27, 2018 COTW Meeting

**J.1.a.a 27 Pilot Street - Development Permit with Variance
Application No. 00081 (James Bay)**

Moved By Councillor Madoff

Seconded By Councillor Lucas

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with 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".

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Coleman
Seconded By Councillor Lucas

That the following items be approved without further debate

CARRIED UNANIMOUSLY

B.1 27 Pilot Street - Development Permit with Variance Application No. 00081 (James Bay)

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development presenting information, analysis and recommendations for a Development Permit with Variance Application proposing to permit a garden suit through an addition to an existing accessory building.

Moved By Councillor Coleman
Seconded By Councillor Lucas

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with 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."

CARRIED UNANIMOUSLY



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 (m ²) - 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 (m ²) - 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 (m)	2.60	2.40
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



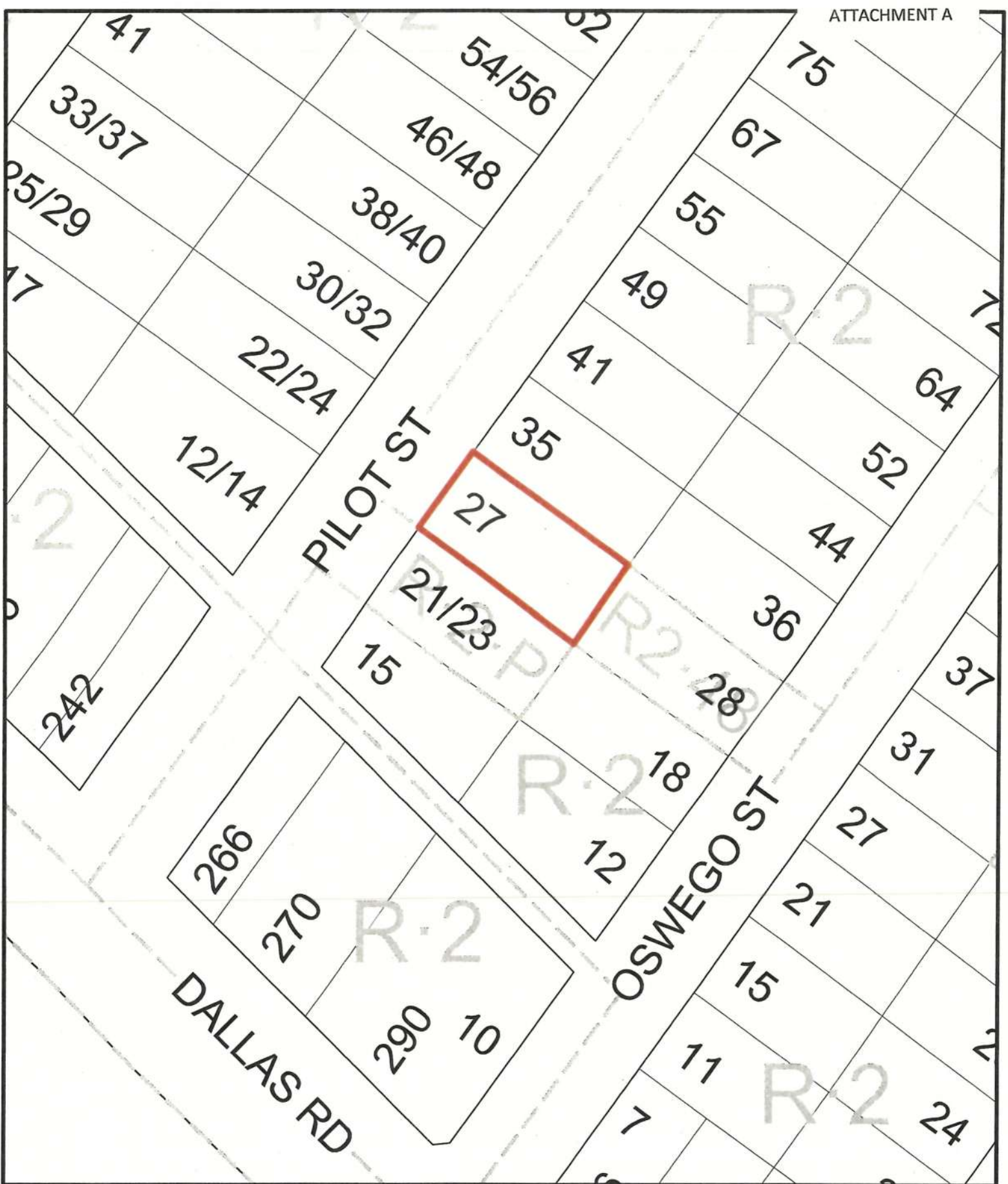
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Sept. 20, 2018

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
Development Permit with Variance #00081





27 Pilot Street
Development Permit with Variance #00081



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.

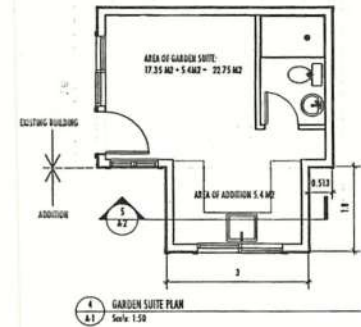
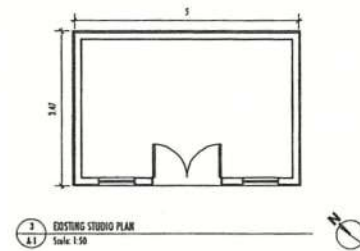
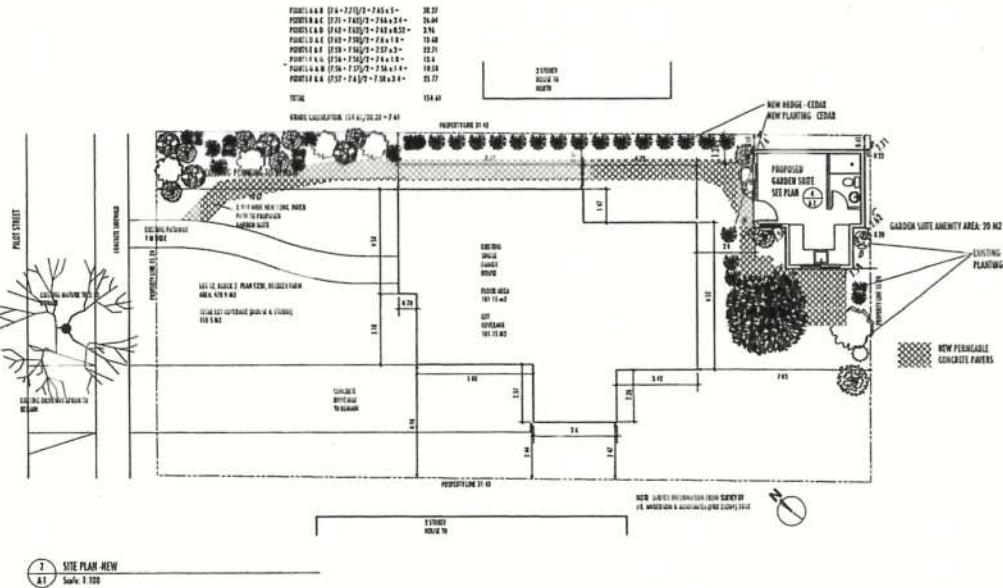
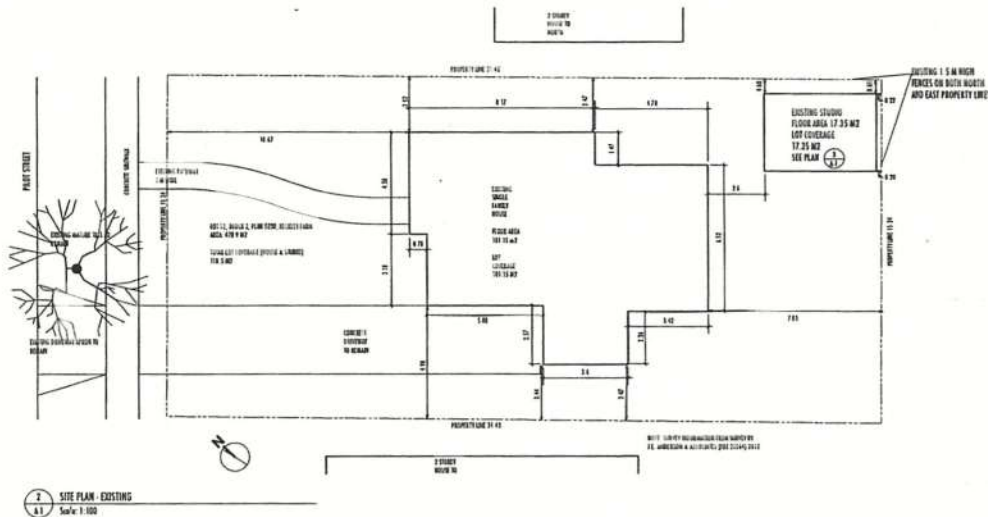
A variance is no longer requested for the separation distance between the existing house and the garden suite. The bylaw requires 2.4 m and the existing 2.6 m separation distance is being maintained.

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





PROJECT INFORMATION TABLE

Zone	Zone Standards	Proposed
1	10.25	10.25
2	10.25	10.25
3	10.25	10.25
4	10.25	10.25
5	10.25	10.25
6	10.25	10.25
7	10.25	10.25
8	10.25	10.25
9	10.25	10.25
10	10.25	10.25
11	10.25	10.25
12	10.25	10.25
13	10.25	10.25
14	10.25	10.25
15	10.25	10.25
16	10.25	10.25
17	10.25	10.25
18	10.25	10.25
19	10.25	10.25
20	10.25	10.25
21	10.25	10.25
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24	10.25	10.25
25	10.25	10.25
26	10.25	10.25
27	10.25	10.25
28	10.25	10.25
29	10.25	10.25
30	10.25	10.25
31	10.25	10.25
32	10.25	10.25
33	10.25	10.25
34	10.25	10.25
35	10.25	10.25
36	10.25	10.25
37	10.25	10.25
38	10.25	10.25
39	10.25	10.25
40	10.25	10.25
41	10.25	10.25
42	10.25	10.25
43	10.25	10.25
44	10.25	10.25
45	10.25	10.25
46	10.25	10.25
47	10.25	10.25
48	10.25	10.25
49	10.25	10.25
50	10.25	10.25

Received
City of Victoria

AUG 07 2018

Planning & Development Department
Development Services Division

BOURQUE
1360 DUNDAS STREET
OAK BAY V8R 5Y9
PHONE: 250 595 7363
EMAIL: bourque@telus.net

PROJECT INFORMATION
PROJECT NAME:
27 PILOT STREET GARDEN SUITE
PROJECT LOCATION:
27 PILOT STREET
VICTORIA

DRAWING INFORMATION
A-1 SITE PLANS, FLOOR
PLANS & PROJECT
INFORMATION TABLE
DATE: 18/7/20
SCALE: AS NOTED

BOURQUE
ARCHITECTS

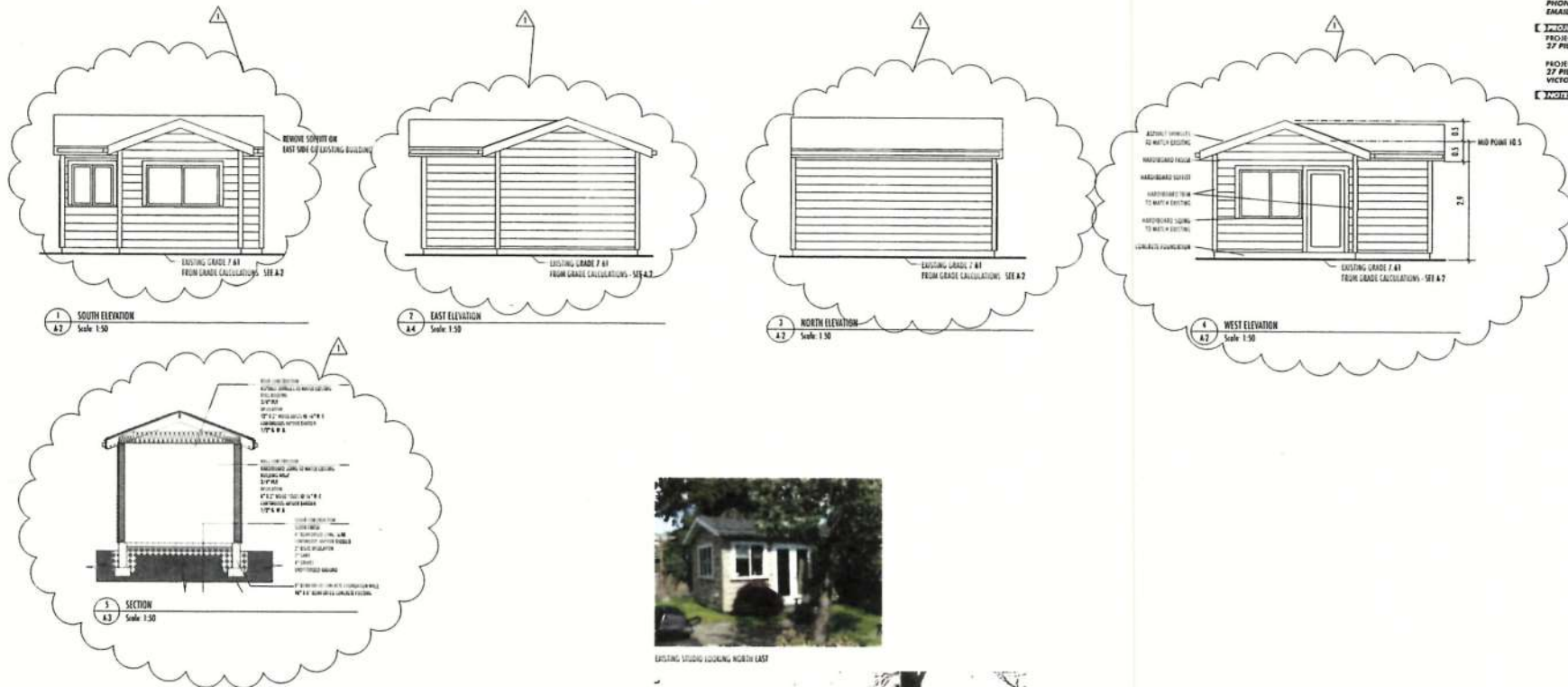
3380 DUNLEVY STREET
OAK BAY V8R 3Y9

PHONE: 250 593 7365
EMAIL: Bourquearchitects.net

DRAWING INFORMATION
PROJECT NAME:
37 PILOT STREET GARDEN SUITE

PROJECT LOCATION:
37 PILOT STREET
VICTORIA

NOTES



EXISTING BUILDING LOOKING NORTH EAST



STREETSCAPE LOOKING EAST - SUBJECT PROPERTY IS IN CENTRE

Received
City of Victoria

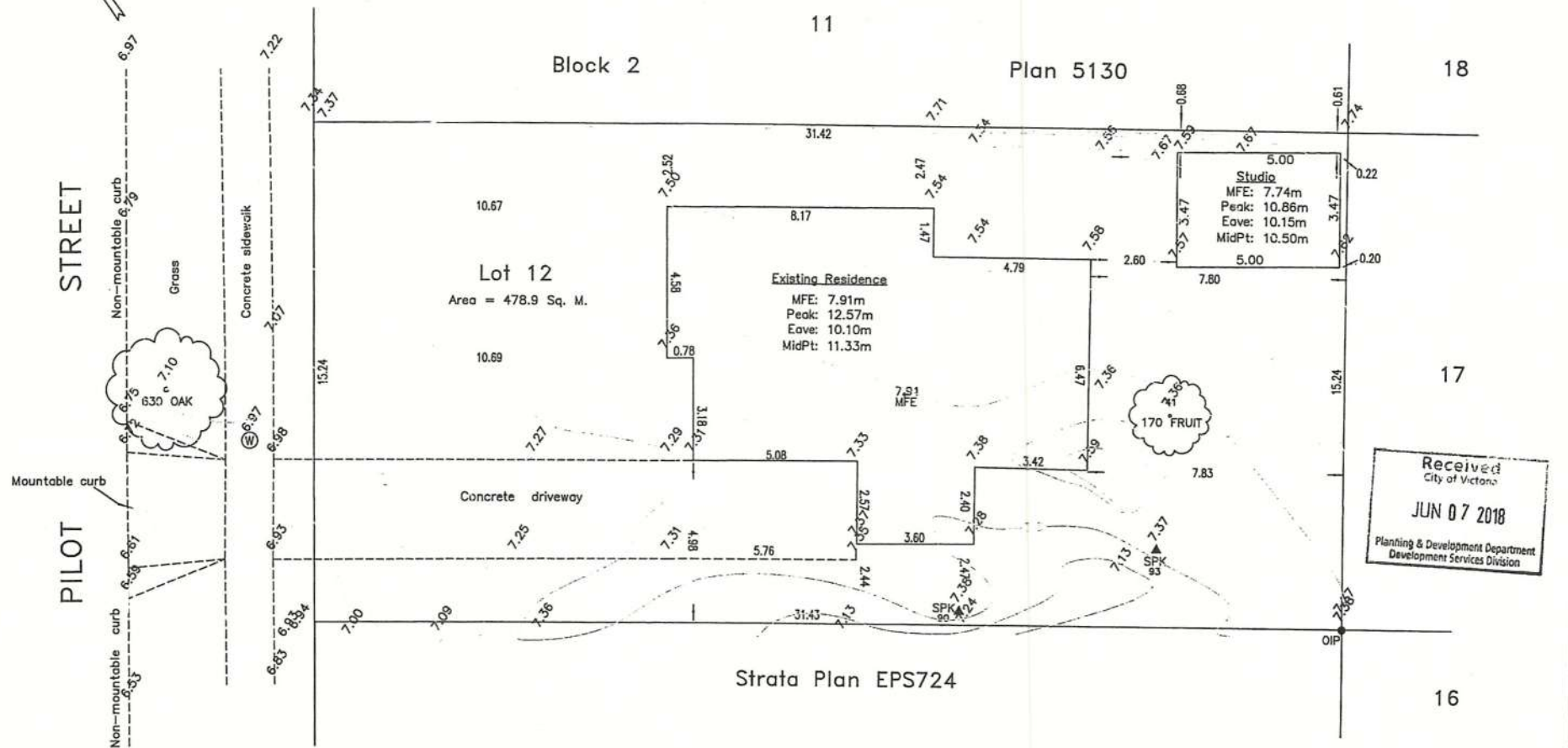
AUG 07 2018

Planning & Development Department
Development Services Division

DRAWING INFORMATION
A-2 ELEVATIONS, SECTION
& SITE PHOTOS

DATE: 18/7/20
SCALE: AS NOTED

SITE PLAN OF LOT 12, BLOCK 2, BECKLEY FARM, VICTORIA CITY, PLAN 5130



This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA3875588 (P.I.D. 004-775-376)

V: _Projects\31347\08\02\Microsurvey\31347.dwg

Elevations are in metres and are on the geodetic datum.

House dimensions are measured to exterior siding

Note: Not all house corners are 90°

Tree diameters are in millimetres.

Tree sizes are shown schematically.

LEGEND

All distances shown are in metres

● Standard Iron Post found

▲ denotes Traverse Station

⊙ denotes Water Service Manhole

Certified correct this 24th day of May, 2018

Ryan P. Hourston, BCLS
J.E. ANDERSON & ASSOCIATES

Development Permit with
Variance Application
for
27 Pilot Street



27 Pilot Street (subject property)



Existing Accessory Building



35 Pilot Street (north)



21/23 Pilot Street (south)



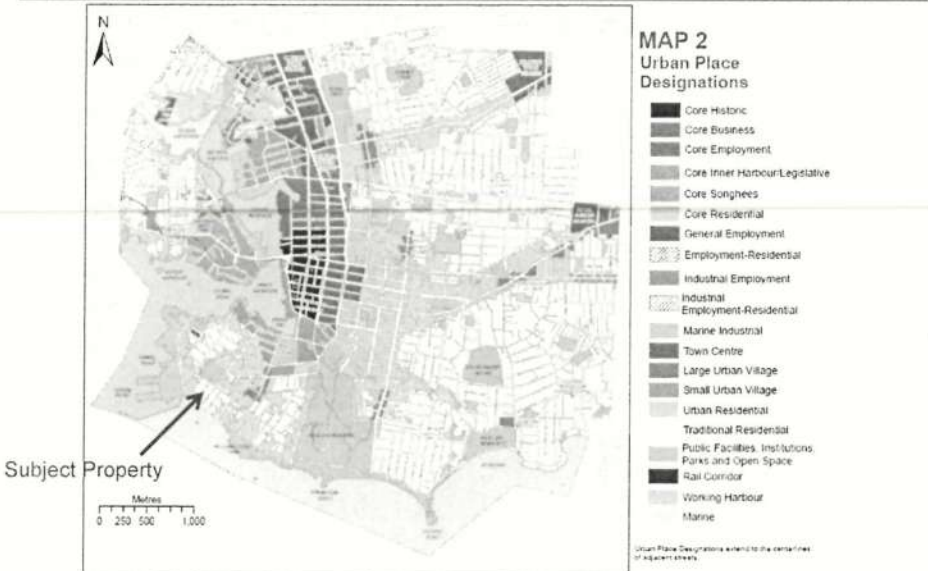
30/32 Pilot Street (north-west)



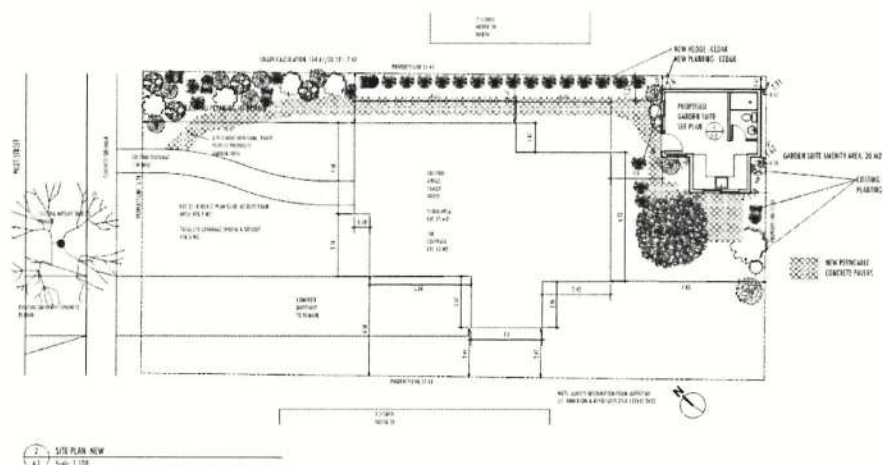
22/24 Pilot Street (north-west)



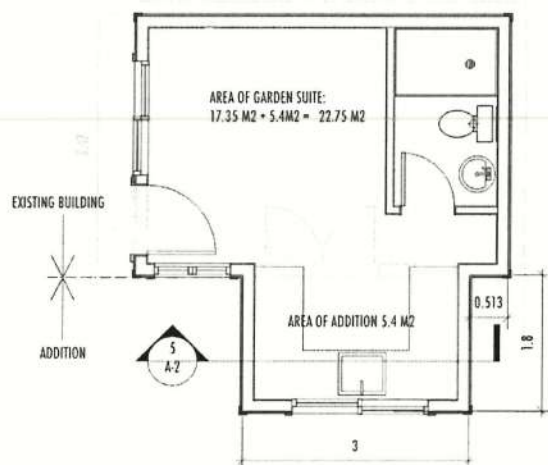
12/14 Pilot Street (west)



Site Plan



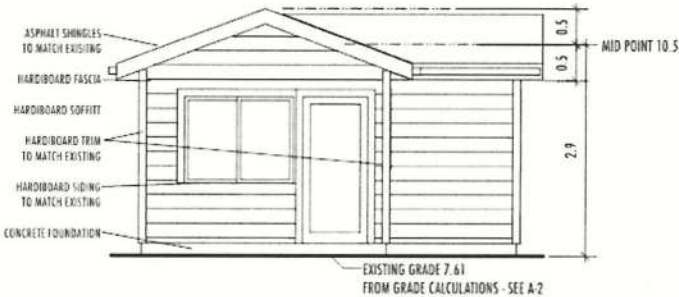
Floor Plan



4 GARDEN SUITE PLAN
A-1 Scale: 1:50



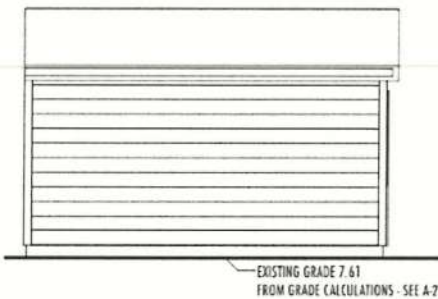
Front Elevation (west)



4 WEST ELEVATION
A-2 Scale: 1:50



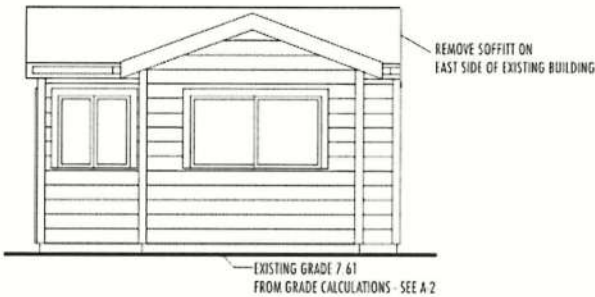
Side Elevation (north)



3 NORTH ELEVATION
A-2 Scale: 1:50



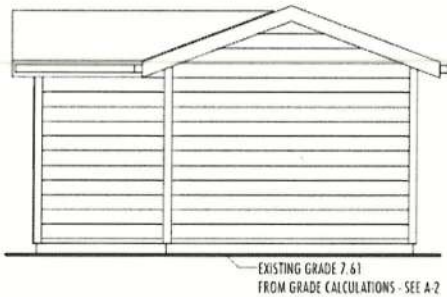
Side Elevation (south)



1 SOUTH ELEVATION
A-2 Scale: 1:50

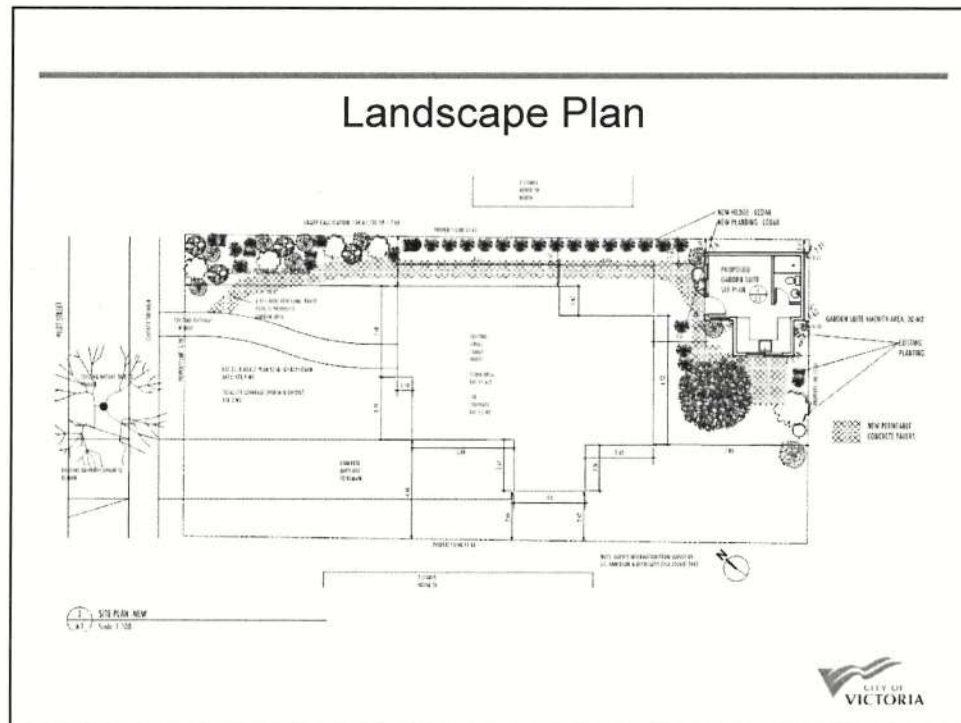


Rear Elevation (east)



2 EAST ELEVATION
A-4 Scale: 1:50





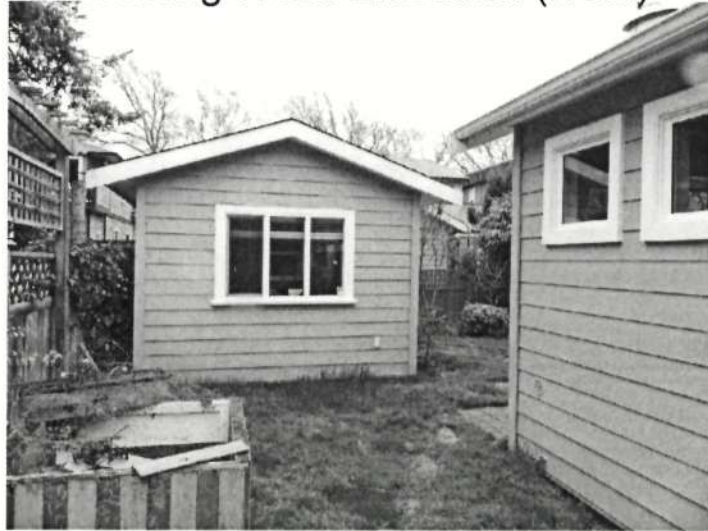
Existing Front Elevation (south)



Existing Side Elevation (south)



Existing Front Elevation (west)



J. REPORTS OF COMMITTEES

J.1 Committee of the Whole

J.1.b Report from the October 4, 2018 COTW Meeting

**J.1.b.i 2882 Douglas Street - Development Variance Permit
Application No. 00212 (Burnside)**

Moved By Councillor Alto

Seconded By Councillor Coleman

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

“That Council authorize the issuance of Development Permit Application No. 00212 for 2882 Douglas Street, in accordance with:

1. Plans date stamped March 15, 2018.
2. The following variance to the Sign Bylaw
 - i. Vary the size of the total allowable signage from 1.13 m² to 3.50 m².”

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

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

CARRIED (6 to 3)

F.5 2882 Douglas Street - Development Variance Permit Application No. 00212 (Burnside)

Committee received a report dated September 18, 2018 from the Director of Sustainable Planning and Community Development proposing to replace an existing sign with a new "readograph" sign.

Moved By Councillor Alto

Seconded By Councillor Lucas

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

That Council authorize the issuance of Development Permit Application No. 00212 for 2882 Douglas Street, in accordance with:

1. Plans date stamped March 15, 2018.
2. The following variance to the Sign Bylaw
 - i. Vary the size of the total allowable signage from 1.13 m² to 3.50 m².

Committee discussed:

- *appropriateness of the signage for its purpose*
- *how often images would change on sign*
- *brightness of the sign*
- *prohibition of 3rd party signs*

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas and Councillor Thornton-Joe

OPPOSED (4): Councillor Isitt, Councillor Loveday, Councillor Madoff and Councillor Young

CARRIED (5 to 4)



Committee of the Whole Report
For the Meeting of October 4th, 2018

To: Committee of the Whole **Date:** September 18, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit Application No. 00212 for 2882 Douglas 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 Application No. 00212 for 2882 Douglas Street, in accordance with:

1. Plans date stamped March 15, 2018.
2. The following variance to the Sign Bylaw
 - i. Vary the size of the total allowable signage from 1.13 m² to 3.50 m².

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the Local Government Act, council may issue a Development Variance Permit that varies other land use regulation powers provided the permit does not vary the use or density of land from that specified in the Zoning Regulation Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 2882 Douglas Street.

The proposal is to replace an existing sign with a new "readograph" sign. The existing sign area and the proposed sign area are of comparable size and at the same general location.

The proposed "readograph" sign has an aggregate sign area that exceeds the maximum display area allowed by the Sign Bylaw and thus a development variance is required.

Staff support this variance to allow the increased sign display area as the impacts are minimal and the signage supports the long term viability of the business.

BACKGROUND

Description of Proposal

A new sign is proposed to replace an existing sign on a freestanding sign structure. The intent of this new sign is to modernize the existing site signage. The proposed sign is located at the same location on the freestanding structure and is of comparable display area (3.5 m²) as the existing sign (2.93 m²).

The proposed sign serves the same general purpose and function as the existing signage.

The applicant has proposed that the sign operation will be

- i. displaying static advertising images for 45 to 60 seconds,
- ii. between 5 to 15 distinct images that will cycle through in a continuous rotation,
- iii. there will be a 1 second fade-between-image transition (to avoid any perceived flashing),
- iv. the monitor will have ambient light sensing to automatic dim the digital image after daylight hours, and
- v. the digital images will be displayed 24 hours in a day.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 9, 2018 the application was referred for a 30-day comment period to the CALUC. No comments were received from the CALUC.

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

The lot frontage along 2882 Douglas Street is 50m. The site has existing building fascia signs and a free-standing sign along Douglas Street with a total sign display area of 11.8 m². This existing 11.8 m² signage requires 39.7 m of street frontage, leaving 11.3 m of street frontage for additional signage.

2882 Douglas Street is located in the "Arterial Sign Zone" and the proposed sign is a "readograph" sign. Readograph signs are permitted in the Arterial Sign Zone and have a sign area ratio requirement of 1/3 to 1 which is less than the existing fascia sign area which has a 1 to 1 sign area ratio requirement.

With a ratio requirement of 1/3 to 1 for a readograph sign, the maximum permitted signage area would be 1.13 m². The proposed sign has a display area of 3.50 m² and is therefore 2.37 m² larger than permitted by the *Sign Bylaw*. The proposed sign is located at the same location on the freestanding structure and is of comparable display area (3.5 m²) as the existing sign (2.93 m²).

A Development Variance Permit is requested for the additional 2.37 m² of sign display area.

CONCLUSIONS

Staff supports the application as proposed by the applicant as the impact from this additional signage area is minimal and the signage supports the long term viability of the business.

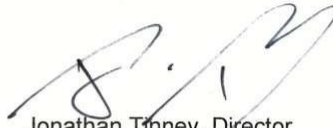
ALTERNATE MOTIONS

That Council decline Development Variance Permit Application No. 00212 for the property located at 2882 Douglas Street.

Respectfully submitted,



Calvin Gray, Chief Building Inspector
Sustainable Planning and Community
Development Department



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Sept. 27/18

List of Attachments

- ATTACHMENT A: Plans date stamped March 15, 2018
- ATTACHMENT B: Correspondence with the Applicant



Priority Permits
 331 Parkdale Ave. N.
 Hamilton, ON L8H 5V1
 Tel: (289)393-8951
 Fax: 1(888) 738-3846
 info@prioritypermits.com
 www.prioritypermits.com

ENG

RECEIVED
 MAR 15 2018
 PERMITS & INSPECTIONS
 CITY OF VICTORIA

DVPO0012

REV	DESCRIPTION
A	KalTire
	2882 Douglas
	Victoria
	BC

DATE:	DD-MMM-YYYY
SCALE:	AS NOTED
JOB No.:	-
DRAWN BY:	INITIALS
CHECKED BY:	-

NOTES / LEGAL:

1. THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND / OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.
2. PERMIT INSPECTIONS FOR PERMITTING JOBS TO BE HANDLED BY OUR CLIENTS.
3. ENGINEERING PHOTOS / INSTALLER CHECKLIST TO BE PROVIDED BY OUR CLIENTS.



→ N

Priority Permits
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ENG
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 MAR 15 2018
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 CITY OF VICTORIA

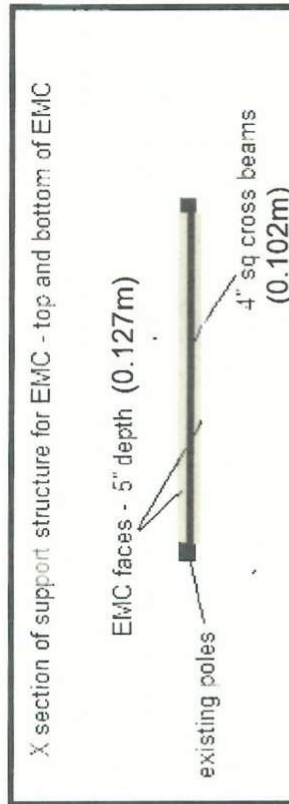


A	REV	DESCRIPTION
		KalTire
		2882 Douglas
		Victoria
		BC
		DATE: DD-MMM-YYYY
		SCALE: AS NOTED
		JOB No.: -
		DRAWN BY: INITIALS
		CHECKED BY: -

NOTES / LEGAL
 1. THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY THE CLIENT PRIOR TO CONSTRUCTION.
 2. FINAL INSPECTIONS FOR PERMITTING JOBS TO BE HANDLED BY OUR CLIENTS.
 3. ENGINEERING PHOTOS / INSTALLER CHECKLIST TO BE PROVIDED BY OUR CLIENT'S

VICTORIA # 685 2882 Douglas St

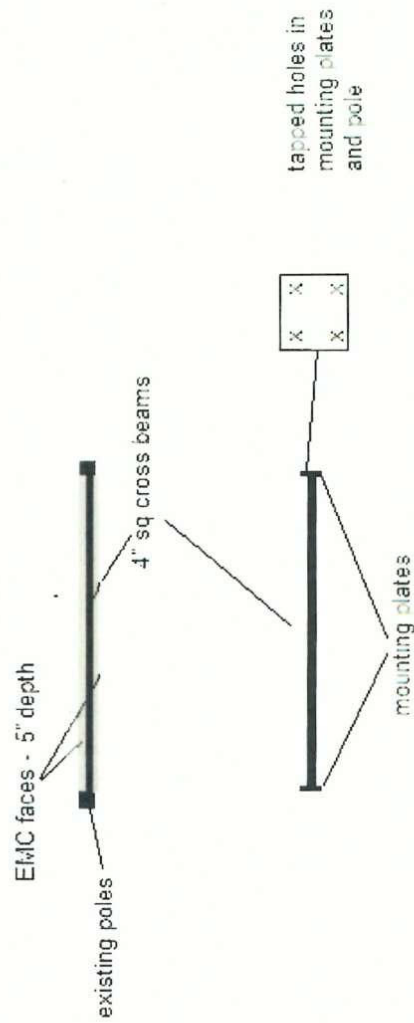
RECEIVED
MAR 15 2018
PERMITS & INSPECTIONS
CITY OF VICTORIA



Keith Dixon & Associates 2658 Lakeshore Rd. Vernon, BC V1H 1T1 Okanagan District J50 J75 4966 Van-Cover District 998 J86 0129



(2) 4" sq cross beams top and bottom will line up with angle iron mounted to the back of the EMC cabinets



SIGNALLIANCE, KEITH DINON & ASSOCIATES, 2658 LAKE SHORE RD. VERNON BC V1H1N1, 250.275.4966

Calvin Gray

From: Jason Noseworthy <Jason@PriorityPermits.com>
Sent: Friday, June 08, 2018 11:27 AM
To: Calvin Gray
Subject: RE: KalTire | 2882 Douglas St | Sign Permit Application

Hey, Calvin!

My client confirmed the following:

- (a) confirm if the images be stationary or moving
The sign has the capability for stationary or moving imagery, but stationary is fine if this makes the process faster or more likely to be approved.
- (b) number of different images that will be displayed on the EMC
Anywhere from 5 – 15 images would be in rotation at any given time.
- (c) time frame between each image on the EMC
We will set the duration in accordance to city planning preference.
- (d) hours of operation of the illumination
The sign will be operational constantly, but has an auto dimming feature built in. It's also possible to set the sign on a timer to match the business hours of operation.

Thank you!

Best regards,



East Office: 331 Parkdale Avenue N. Hamilton, ON, L8H 5Y1
West Office: 205 - 810 Quayside Drive, New Westminster, BC, V3M 6B9

Jason Noseworthy
Western Permit Coordinator
Office: 289 389 8951
jason@prioritypermits.com

From: Jason Noseworthy
Sent: Thursday, June 7, 2018 2:14 PM
To: 'Calvin Gray' <cgray@victoria.ca>
Subject: RE: KalTire | 2882 Douglas St | Sign Permit Application

I'll reach out to the sign manufacturer to confirm this as soon as possible.

Thank you, Calvin!

Best regards,



East Office: 331 Parkdale Avenue N. Hamilton, ON, L8H 5Y1
West Office: 205 - 810 Quayside Drive, New Westminster, BC, V3M 6B9

Jason Noseworthy
Western Permit Coordinator
Office: 289 389 8951
jason@prioritypermits.com

From: Calvin Gray <cgray@victoria.ca>
Sent: Thursday, June 7, 2018 1:06 PM
To: Jason Noseworthy <Jason@PriorityPermits.com>
Subject: KalTire | 2882 Douglas St | Sign Permit Application

Hi Jason

Can you comment on

- (a) confirm if the images be stationary or moving
- (b) number of different images that will be displayed on the EMC
- (c) time frame between each image on the EMC
- (d) hours of operation of the illumination

Calvin Gray, P.Eng.
Chief Building Inspector
Permits & Inspections
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0344 ext 7

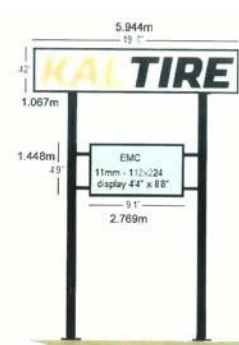
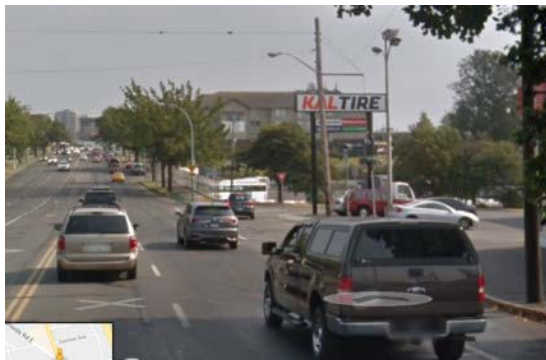
KAL TIRE – READOGRAPH SIGN

DEVELOPMENT VARIANCE PERMIT

2882 Douglas Street



Context



Analysis

Maximum allowable readograph sign - 1.13 m/sq
(restricted by available street frontage due to existing signage requirements)

Proposed readograph sign	- 3.5 m/sq
Existing signage	- 2.93 m/sq
Variance required	- 2.37 m/sq



Recommendation

Staff supports the application as proposed by the applicant as the impact from this additional sign age area is minimal and the signage supports the long term viability of the business.





Council Report

For the Meeting of November 22, 2018

To: Council **Date:** November 15, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: **Update Report for 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 November 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. reduce the north side yard setback from 4.88m to 4.37m
3. Registration of the executed Statutory Right-of-Way of 2.36m off Hillside Avenue, to the satisfaction of the City Solicitor.
4. Revised landscape plan noting the fence height does not exceed 1.83m.
5. Approval of a Development Permit for the bicycle storage shed.
6. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide an update for Council's consideration related to the Development Permit with Variances application for the property located at 2501 Blanshard Street. On October 4, 2018, Council passed the following motion:

That, subject to the preparation and execution of a legal agreement to provide a Statutory Right-of-Way of 2.36m off Hillside Avenue, to the satisfaction of the City Solicitor, and subject to provision of revised plans that provide the required bicycle parking and address the comments from the Advisory Design Panel, to the satisfaction of the Director of Sustainable Planning and Community Development, 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:

- 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 yard setback from 4.85m to 2.40m.
3. The Development Permit lapsing two years from the date of this resolution."

The Applicant has now provided an executed Statutory Right-of-Way (SRW) and relocated the bicycle parking to the front of the building. In addition, the attached revised plans now address the following motion from the Advisory Design Panel (ADP):

It was moved that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street be approved subject to the following recommendations:

- *improve access to natural light through the window design*
- *simplify the façade design to establish an appropriate scale*
- *consider that the project, although intended for five years, may be on the site for a longer period of time*
- *improve the separation between the Hillside Avenue building frontage and the street, through shrub and boulevard tree plantings*
- *improve the amenity space including the incorporation of seating and picnic tables, with consideration to residents' privacy*
- *take a more natural approach to the form and character of the landscape design*
- *ensure consistency across all drawings, including three-dimensional perspectives which focus on the pedestrian experience.*

The front façade has been simplified in both colours and materiality, which helps establish a pedestrian scale. Many of the windows have been enlarged to allow natural light to further penetrate into the building. The proposed SRW will provide opportunities for boulevard trees in the future, and the new landscape plan uses a more natural shape to the rain garden as opposed to the previous rectangular shape. Finally, the rear yard amenity space includes a fence and patio furniture for residents' use and privacy.

As part of the revisions, the entrance canopy was reduced in length, which removes the variance to the north side yard setback. The recommended motion above has been updated to reflect this change.

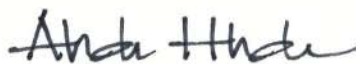
The revised plans date stamped November 9, 2018, the Committee of the Whole Report dated September 13, 2018 and the minutes from the September 26, 2018 ADP meeting are attached for Council's reference.

Respectfully submitted,



Michael Angrove
Planner
Development Services

L.T



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Cecelya Jenkins
Date: Nov 16, 2018

List of Attachments

- Attachment A: Plans date stamped November 9, 2018
- Attachment B: Committee of the Whole Report dated September 13, 2018
- Attachment C: Minutes from the September 26, 2018 Advisory Design Panel Meeting



ARCHITECTURAL DRAWING LIST:	
SHEET NO.	SHEET NAME
DP01	GENERAL NOTES
DP02	ARCHITECTURAL ELEVATIONS - EXTERIOR
DP03	ARCHITECTURAL ELEVATIONS - INTERIOR

LANDSCAPE DRAWING LIST:	
SHEET NO.	SHEET NAME
DP04	LANDSCAPE PLAN

Received
City of Victoria

NOV 09 2018

Planning & Development Department
Development Services Division



douglas sollows architect inc.

1000 Douglas Street Suite 200 Victoria, BC V8W 2E1 Tel: 250-383-1111 Fax: 250-383-1112 www.douglas-sollows.com	Service Area Architectural Services Interior Design Landscape Architecture Urban Planning Construction Management
---	--

Design and Construction
Verify all dimensions on site and report all errors and omissions to the Architect. Verify with all Codes and Regulations applicable to the performance of the work.
All drawings and specifications are statements of intent and are property of the Architect.
This drawing is copyright to DOUGLAS SOLLAWS ARCHITECT INC. and is the confidential property of the Architect. It is to be used only for the project for which it was prepared and may not be used or reproduced in whole or in part without the express written consent of the Architect.

1	General Notes	Architectural Services
2	Architectural Elevations - Exterior	Architectural Services
3	Architectural Elevations - Interior	Architectural Services
4	Landscape Plan	Landscape Architecture

City of Victoria

Project Name

Address

Client

Project

BC HOUSING
VICTORIA EVERGREEN TERRACE
2501 BLANSHARD STREET
VICTORIA, B.C.
V8X 3W5

Drawn by NA	Reviewed NA
Scale 1/8" = 1'-0"	Approved NA
Date 2018/11/08	Project No. 2018-10

COVER SHEET	
Drawing No. DP0.0	Revision No. 3

FOR REVIEW ONLY



douglas sollows architect inc.

Project: 2501 Blanshard Street
 Client: BC Housing
 Architect: Douglas Sollows Architect Inc.
 Date: 2018/11/08

Scale: 1:100
 Date: 2018/11/08
 Project: 2501 Blanshard Street
 Client: BC Housing
 Architect: Douglas Sollows Architect Inc.

Rev	Description	Date
1	Initial Design	2018/11/08
2	Revised Design	2018/11/08
3	Revised Design	2018/11/08
4	Revised Design	2018/11/08
5	Revised Design	2018/11/08
6	Revised Design	2018/11/08
7	Revised Design	2018/11/08
8	Revised Design	2018/11/08
9	Revised Design	2018/11/08
10	Revised Design	2018/11/08

Scale: 1:100
 Date: 2018/11/08
 Project: 2501 Blanshard Street
 Client: BC Housing
 Architect: Douglas Sollows Architect Inc.

Scale: 1:100
 Date: 2018/11/08
 Project: 2501 Blanshard Street
 Client: BC Housing
 Architect: Douglas Sollows Architect Inc.

Scale: 1:100
 Date: 2018/11/08
 Project: 2501 Blanshard Street
 Client: BC Housing
 Architect: Douglas Sollows Architect Inc.

Scale: 1:100
 Date: 2018/11/08
 Project: 2501 Blanshard Street
 Client: BC Housing
 Architect: Douglas Sollows Architect Inc.

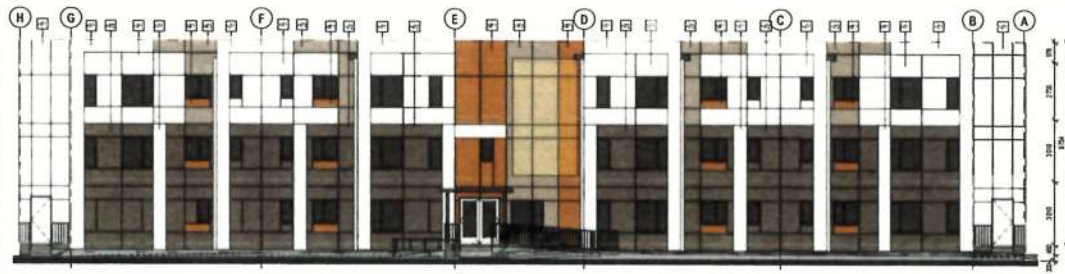
Scale: 1:100
 Date: 2018/11/08
 Project: 2501 Blanshard Street
 Client: BC Housing
 Architect: Douglas Sollows Architect Inc.

Scale: 1:100
 Date: 2018/11/08
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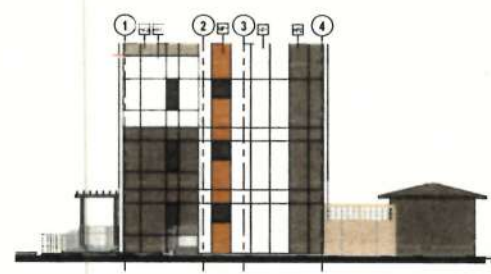
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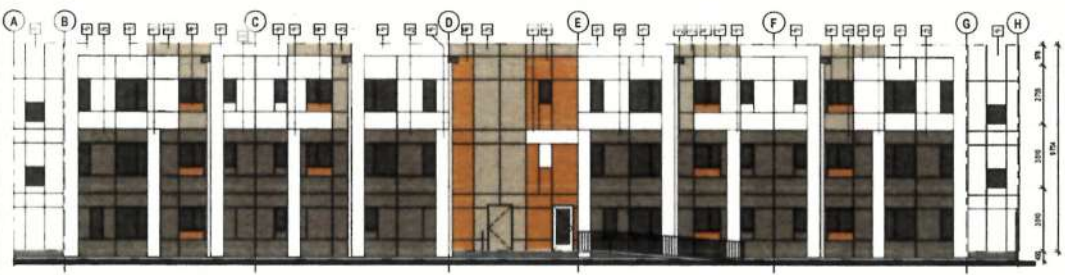
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 Date: 2018/11/08
 Project: 2501 Blanshard Street
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 Architect: Douglas Sollows Architect Inc.



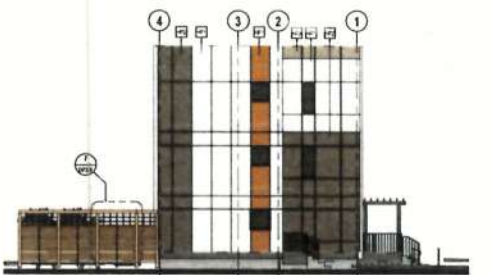
DP-NORTH ELEVATION
 SCALE: 1:100



DP-WEST ELEVATION
 SCALE: 1:100

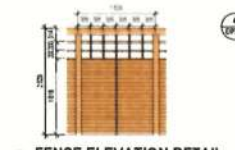


DP-SOUTH ELEVATION
 SCALE: 1:100

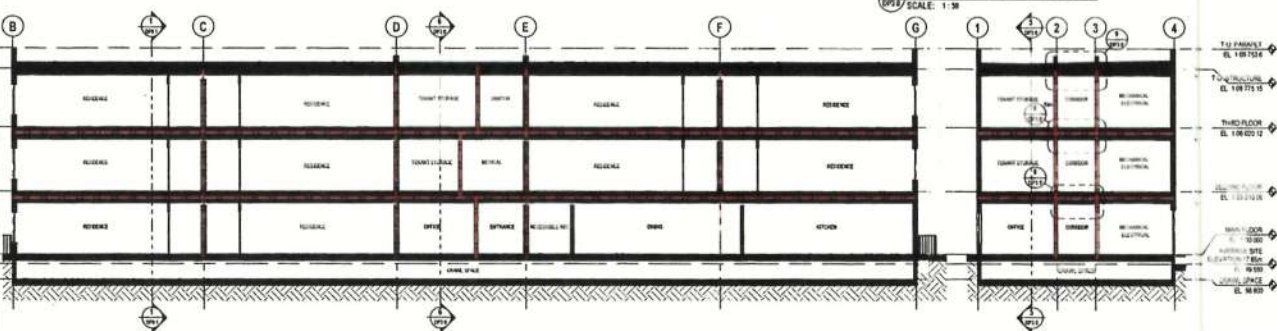


DP-EAST ELEVATION
 SCALE: 1:100

TYPE	NAME	KEYNOTES
1	CONCRETE	CONCRETE
2	BRICK	BRICK
3	GLASS	GLASS
4	WOOD	WOOD
5	METAL	METAL

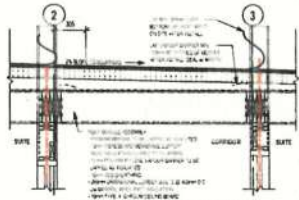


FENCE ELEVATION DETAIL
 SCALE: 1:30

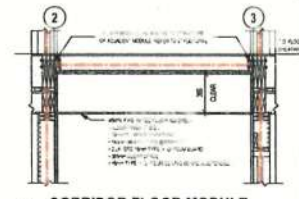


BUILDING SECTION 1
 SCALE: 1:100

BUILDING SECTION 2
 SCALE: 1:100



CORRIDOR ROOF MODULE
 SCALE: 1:20



CORRIDOR FLOOR MODULE
 SCALE: 1:20

Received
 City of Victoria
 NOV 09 2018
 Planning & Development Department
 Development Services Division

FOR REVIEW ONLY

BC HOUSING	2501 BLANSARD STREET VICTORIA, B.C. V8S 3W5
SB, GR, TB	DS
As indicated	DS
2018/11/08	2018-10
BUILDING ELEVATIONS + SECTIONS	DP3.0
3	3

HILLSIDE AVENUE PERSPECTIVE



FRONT ENTRANCE PERSPECTIVE



Received
City of Victoria

NOV 09 2018

Planning & Development Department
Development Services Division



douglas sollows architect inc.

Address: 1000-1000
City: Victoria
Phone: 250-383-1111
Fax: 250-383-1112
Email: info@dsai.ca
Website: www.dsai.ca

Service: Architectural
Project: Victoria Evergreen Terrace
Drawing: 2018-10
Drawing No: DP4.0

We warrant that the drawings and specifications are in accordance with the requirements of the Building Act and the Building Regulations and that the drawings and specifications are in accordance with the requirements of the Building Act and the Building Regulations.

Rev	Description	Date
1	Initial	2018-10-09
2	Revised	2018-10-09
3	Revised	2018-10-09
4	Revised	2018-10-09
5	Revised	2018-10-09
6	Revised	2018-10-09
7	Revised	2018-10-09
8	Revised	2018-10-09
9	Revised	2018-10-09
10	Revised	2018-10-09

Author: [Name]
Checked: [Name]
Reviewed: [Name]
Approved: [Name]

Project: Victoria Evergreen Terrace

Address: 2501 Blanshard Street
Victoria, B.C.
V8X 3W5

Scale: 1:1

Date: 2018-10-09

Project: Victoria Evergreen Terrace

Project: Victoria Evergreen Terrace

Project: Victoria Evergreen Terrace

Project: Victoria Evergreen Terrace

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Project: Victoria Evergreen Terrace

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Project: Victoria Evergreen Terrace

Project: Victoria Evergreen Terrace

HP1 CEMENT BOARD SIDING
Manufacturer: JAMES HARDIE PANEL
Colour: Arctic White



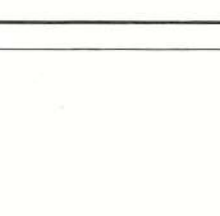
HP2 CEMENT BOARD SIDING
Manufacturer: JAMES HARDIE PANEL
Colour: Aged Pewter



HP3 CEMENT BOARD SIDING
Manufacturer: JAMES HARDIE PANEL
Colour: Pearl Gray



MP1 METAL PANEL
Manufacturer: VICWEST
Colour: DCX Metallic Copper



FOR REVIEW ONLY

BC HOUSING

VICTORIA EVERGREEN TERRACE

2501 BLANSARD STREET
VICTORIA, B.C.
V8X 3W5

Scale: 1:1

Date: 2018-10-09

Project: Victoria Evergreen Terrace

Project: Victoria Evergreen Terrace

Project: Victoria Evergreen Terrace

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Project: Victoria Evergreen Terrace

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Project: Victoria Evergreen Terrace

Project: Victoria Evergreen Terrace



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 yard 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 (m ²) – 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 (m ²) – 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 (m ²) – 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 33.0m² to 29.5m². 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

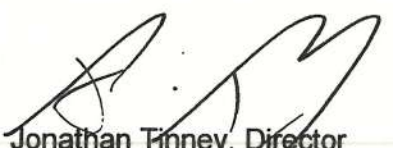
The proposal is consistent with the relevant design guidelines associated with Development Permit Area 16: General Form and Character. The Application further advances the housing objectives in the OCP relating to affordable rental housing. The variances are minimal and in one case has a positive impact 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: Sept. 20, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment 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.

3.3 Development Permit with Variances Application No. 00089 for 2501 Blanshard Street

The City is considering a Development Permit with Variance Application to construct a three-storey, multi-unit residential rental building on the northern portion of the Evergreen Terrace property in the Hillside-Quadra neighbourhood.

Applicant meeting attendees:

DOUGLAS SOLLOWS
FERNANDO FEI

DOUGLAS SOLLOWS ARCHITECT INC.
BC HOUSING

Mr. Angrove provided the Panel with a brief introduction of the Application and the areas on which Council is seeking advice.

Mr. Fei and Mr. Sollows provided the Panel with a detailed presentation of the site and context of the proposal as well as details of the proposed landscape plan.

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

- why was the previously proposed landscaping reduced?
 - due to budget constraints
- what screening is proposed between the building and the bus stop?
 - the trees, the triple-glazed windows and the rhythm of the pilasters along the building help to screen the building from the street
- is there any shrubbery to screen the ground floor?
 - there is some greenery against the building, but it is not as extensive as originally proposed
- is the building only intended to be on-site for five years?
 - yes, the entire site will be redeveloped in the future
 - the intent is to incorporate as many of the City's considerations while taking into account the short-term nature of the building
- as the building is modular, can it be rebuilt elsewhere?
 - the building can be deconstructed and take elsewhere, but this might not occur
- is the proposal only intended for a five-year duration?
 - yes, due to the site's plans for future development
- was an enhanced building envelope considered?
 - yes, the initial target was for compliance with BC Energy Step Code 3; however, this additional cost was determined to not be feasible
 - the proposal will meet the minimum requirements of the BC Building Code
- who are the proposed tenants for the building?
 - the building is intended for indigenous women
- does BC Housing own the entire Evergreen Terrace site?
 - yes
- was it considered to build the first piece of the future master plan at this location, and to make this structure permanent rather than temporary?
 - there are funds available for this project but a site couldn't be found elsewhere within numerous municipalities
 - the location at Evergreen Terrace works well given the number of proposed units and BC Housing's ownership of the site

- although there is a future master plan to redevelop the site, there is a current need to provide housing
- how were light and liveability considerations taken into account with the small proposed windows? Can the trees be moved away from the façade to increase light into north-facing units?
 - the bedroom windows are designed to be located above the night stand, and the smaller, frosted bathroom windows allow for bathtubs and an outdoor awning feature
- was the façade's scale and its relation to the pedestrian experience considered through the process of concealing the building's modular construction?
 - the proposed design helps break up the building's 200 ft. length, which is tied to aspects of its constructability
 - the applicants are considering replacing the large existing conifer at the front of the building
- what materials are proposed for the vertical façade elements?
 - the pilasters will be clad with hardi plank siding
- do the pilasters have a functional role in the building's construction?
 - these are simply to give relief to the elevation
- to what degree did the design process involve the future tenants?
 - the end users were not involved in the design process because the building was designed prior to its use being determined
 - the applicant's operations team have worked with the project team, who have previously provided housing for indigenous women
 - the proposal's amenities include community space, bicycle room, a community kitchen and dining room
- what is the design intent behind the building's verticality and the proposed colours?
 - the colours and style were selected through public consultation, and the building was designed long before its use was determined
 - the front of the building will feature a mural by a local artist
- does the future master plan incorporate indigenous women's housing on-site?
 - the tenants and facility would likely move after five years, when the plan for the whole site has been confirmed
- the units would not be able to accommodate women with children; was this intentional?
 - the units are designed for a very specific target population
- how can the Panel best address comments, given that the plans submitted to the City do not match those presented to the Panel today?
 - Mr. Angrove clarified that the process was expedited for this Application, and that the Panel should best base their comments on the plans submitted to the City and included in the Panel's agenda packages
- is there anything in the City's approval process that would enforce the temporary nature of the project?
 - Mr. Angrove confirmed that no clause limits the building's five-year temporary nature.

Panel members discussed:

- supporting the desire for temporary housing
- desire for the tenants to be meaningfully consulted in the design process
- the need to recognize the building's construction on unceded territory

- recognition of the challenge and expense of creating a landscape designed for only five years
- opportunity for a greater amount of landscaping on the boulevard to provide greater separation between public and private spaces and to allow for the future removal of the temporary building
- the need for the landscaping to provide visual separation between the building and the bus station along Hillside Avenue
- opportunity to relocate the proposed planters away from the fence and out from under the trees
- appreciation for the dry ponds for drainage control, which could be improved with a more organic shape
- desire for a more natural approach to the form and character of the landscape design
- the need for accessible patio furniture and a place to spill out onto the area adjacent to the indoor community space
- the need to ensure privacy within the patio area for the residents
- the possibility of the temporary project being used in the long term, and the need to plan as though the building could be on-site for more than five years
- the opportunity to use the site as the first piece in the master plan; however, this would not be recommended given the location's prominence, the current proximity of low-rise buildings and the need for a landmark building at this location
- the appropriateness of a temporary structure at this location
- opportunity for a greater amount of glazing
- discrepancy between the façade treatment and the interior programming functionality
- desire for breaks or recesses to break up the modular structure
- the proposal's lack of scale and authenticity, and the need to refine the façade to improve the building's fit within the context
- opportunity to simplify the colour palette to better align with the project narrative and provide a more relaxing, sanctuary-like feeling
- desire to see renderings illustrating the pedestrian experience
- the need for increased consistency in the plans
- opportunity for increased natural light in the bedrooms to improve the suites' liveability of suites
- opportunity to reduce the size of the mechanical/electrical rooms on each floor and to narrow the corridors if the building does not have accessible suites.

Motion:

It was moved by Deborah LeFrank, seconded by Elizabeth Balderston, that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street be approved subject to the following recommendations:

- improve access to natural light through the window design
- simplify the façade design to establish an appropriate scale
- consider that the project, although intended for five years, may be on the site for a longer period of time
- improve the separation between the Hillside Avenue building frontage and the street, through shrub and boulevard tree plantings
- improve the amenity space including the incorporation of seating and picnic tables, with consideration to residents' privacy

- take a more natural approach to the form and character of the landscape design
- ensure consistency across all drawings, including three-dimensional perspectives which focus on the pedestrian experience.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of September 26, 2018 was adjourned at 2:30 pm.

Jesse Garlick, Chair

J. REPORTS OF COMMITTEES

J.1 Committee of the Whole

J.1.a Report from the September 27, 2018 COTW Meeting

**J.1.a.g 2501 Blanshard Street - Development Permit with Variances
Application No. 00089 (Hillside/Quadra)**

Councillor Thornton-Joe withdrew from the meeting at 11:49 p.m. due to a pecuniary conflict of interest with the following item as she is the Chair of the Aboriginal Coalition to End Homelessness.

Moved By Councillor Alto
Seconded By Councillor Coleman

That, subject to the preparation and execution of a legal agreements to provide a Statutory Right-of-Way of 2.36m on Hillside Avenue, to the satisfaction of the City Solicitor, and subject to provision of revised plans that provide the required bicycle parking and address the comments from the Advisory Design Panel, to the satisfaction of the Director of Sustainable Planning and Community Development, 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 yard setback from 4.85m to 2.40m.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.2 2501 Blanshard Street - Development Permit with Variances Application No. 00089 (Hillside/Quadra)

Councillor Loveday joined the meeting at 9:01 a.m.

Councillor Thornton-Joe withdrew from the meeting at 9:03 a.m. due to a pecuniary conflict of interest with the following item as she is the Chair of the Aboriginal Coalition to End Homelessness.

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development proposing to construct a three-storey, multi-unit residential, affordable rental building on the northern portion of the property.

Committee discussed:

- *The City right of way for access to the site.*

Moved By Mayor Helps

Seconded By Councillor Alto

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.
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 - iii. decrease the north side yard setback from 4.85m to 2.40m.
3. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- *The future of this type of housing and the factors that will make it successful.*
- *Neighbourhood improvements associated with this project.*

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Young

CARRIED UNANIMOUSLY



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:

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 - 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 yard 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 (m ²) – 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 (m ²) – 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 (m ²) – 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 33.0m² to 29.5m². 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

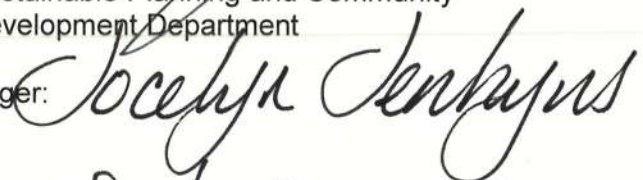
That Council decline Development Permit with Variances Application No. 00089 for the property located at 2501 Blanshard Street.

Respectfully submitted,


Michael Angrove
Planner
Development Services


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

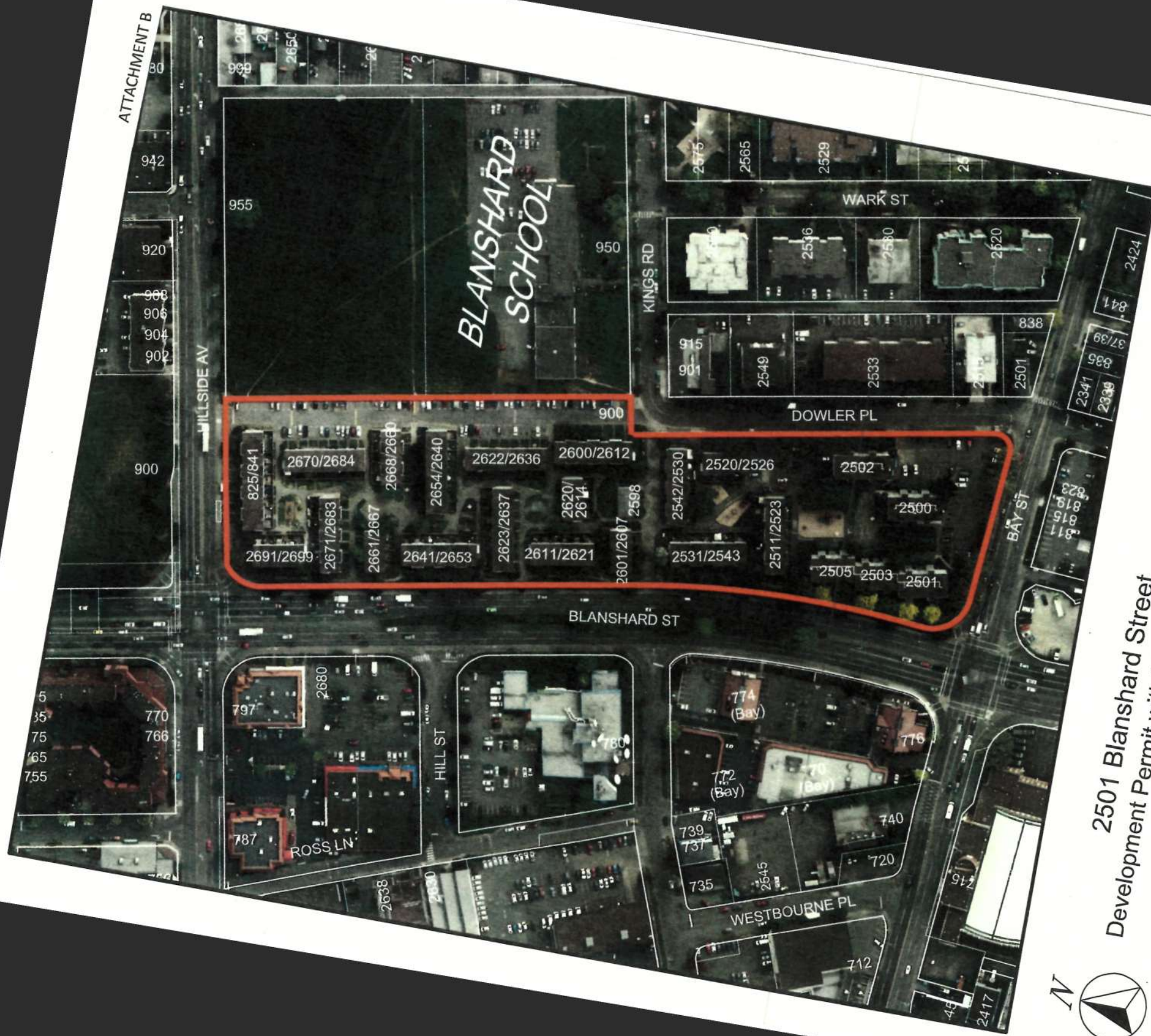
Report accepted and recommended by the City Manager:


Date: Sept. 20, 2018

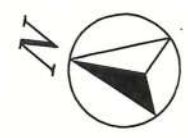
List of Attachments:

- Attachment A: Subject Map
- Attachment 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.

ATTACHMENT B

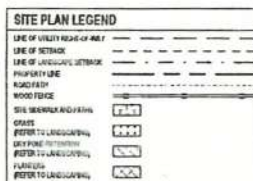


2501 Blanshard Street
Development Permit with Variances #00089





1 SITE CONTEXT
DPL SCALE: 1:1000

[illegible]

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Development Services Division



douglas sollows architect inc

Atlanta, based office
800-892-5154
www.amsa.org

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\$	TOTALS	BUILT FOR SP

no.	date	description	result
1	10/10/2019

1000

1000

1. *Journal of the American Medical Association*, 1997; 277: 1033-1037.

100

1000

BC HOUSING

INOMODiC

Custom Modular Structures

 BC HOUSING

EVERGREEN TERRACE

EVERGREEN TERRACE

VICTORIA, B.C.

Drawn by:	revised
-----------	---------

YN, DR	DR
scale:	approved

As indicated	Dr
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27 JULY 2018

Drawing 10

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

SITE PLAN

drawing no: **BB1A**

DP1.0	0
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	2018-07-27	ISSUED FOR DP	DS	DS

consultant

architect

check
NOMODIC BC HOUSING
Custom Modular Structures

BC HOUSING
project
EVERGREEN TERRACE

VICTORIA, B.C.	
drawn by: YH, DR	checked by: DS
scale: 1:100	approved by: DS
date: 27 JULY 2018	project no.: 2018-41
drawing title:	

FLOOR PLANS	
drawing no.: DP2.0	revision no.: 0



BUILDING GROSS AREA

MAIN FLOOR AREA: 424,823 SQ.M.
SECOND FLOOR AREA: 424,823 SQ.M.
THIRD FLOOR AREA: 424,823 SQ.M.
TOTAL DEVELOPMENT: 1,274,469 SQ.M.

1 MAIN FLOOR PLAN
SCALE: 1:100

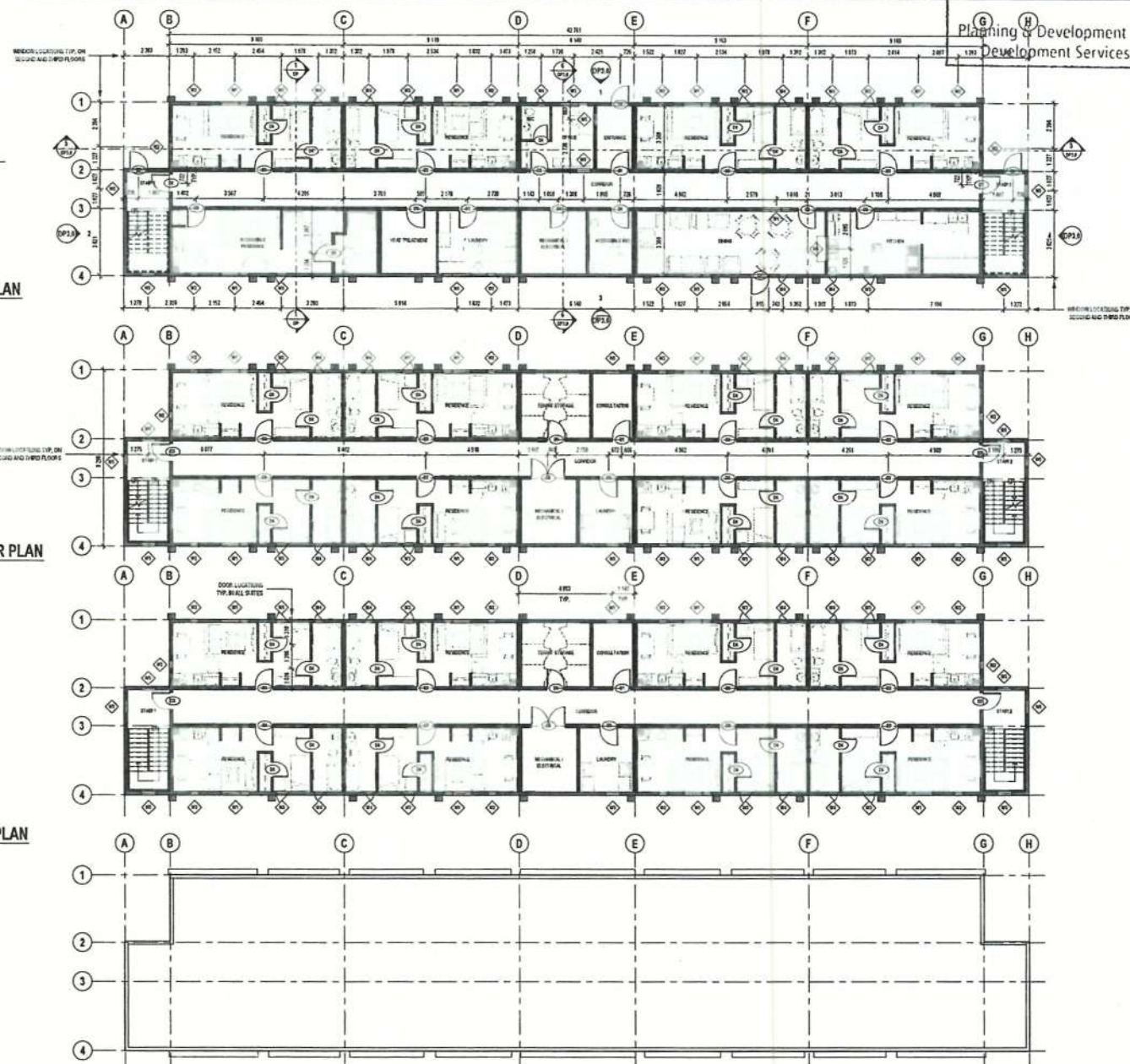
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TYPE	TYPE	WIDTH	HEIGHT	Count
W1	1000 x 1400mm UP, Down, Casement	1100	1400	26
W2	1000 x 1400mm UP, Down, Casement	1100	1400	13
W3	1000 x 1400mm UP, Down, Casement	1100	1400	22
W4	1000 x 1400mm UP, Down, Casement	1100	1400	22
W5	1000 x 1400mm UP, Down, Casement	1100	1400	22
W6	1000 x 1400mm UP, Down, Casement	1100	1400	22

2 SECOND FLOOR PLAN
SCALE: 1:100

DOOR AND FRAME SCHEDULE:				
DOOR	TYPE	WIDTH	HEIGHT	Count
D1	Full Glazing Casement	915	2135	1
D2	Full Glazing Casement	915	2135	4
D3	Full Glazing Casement	915	2135	26
D4	Full Glazing Casement	915	2135	26
D5	Full Glazing Casement	915	2135	26

3 THIRD FLOOR PLAN
SCALE: 1:100

4 ROOF PLAN
SCALE: 1:100



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NO.	DATE	REVISION	BY	CHKD.
1	2018-07-18	ISSUED FOR SP		

1	2018-07-18	ISSUED FOR SP		
2	2018-07-18	ISSUED FOR SP		
3	2018-07-18	ISSUED FOR SP		
4	2018-07-18	ISSUED FOR SP		
5	2018-07-18	ISSUED FOR SP		
6	2018-07-18	ISSUED FOR SP		
7	2018-07-18	ISSUED FOR SP		

BC HOUSING
NOMODIC
Custom Modular Structures

EVERGREEN TERRACE

VICTORIA, B.C.

Drawn by: YHL/DR
As Indicated

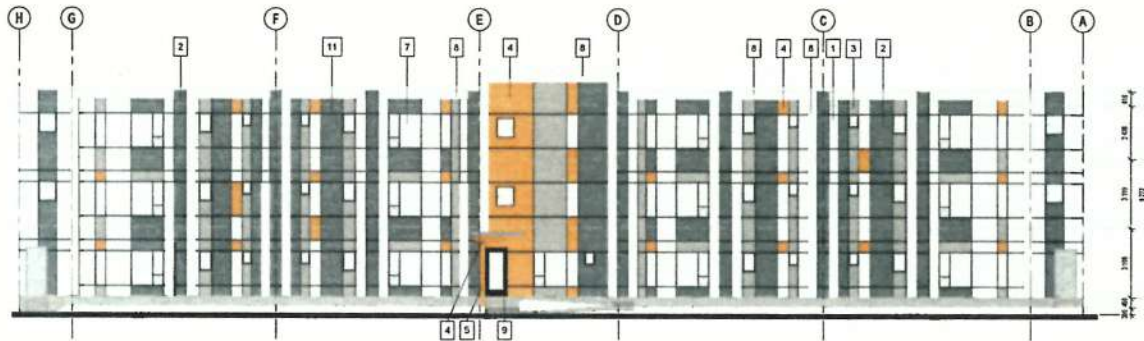
27 JULY 2018

2018-01

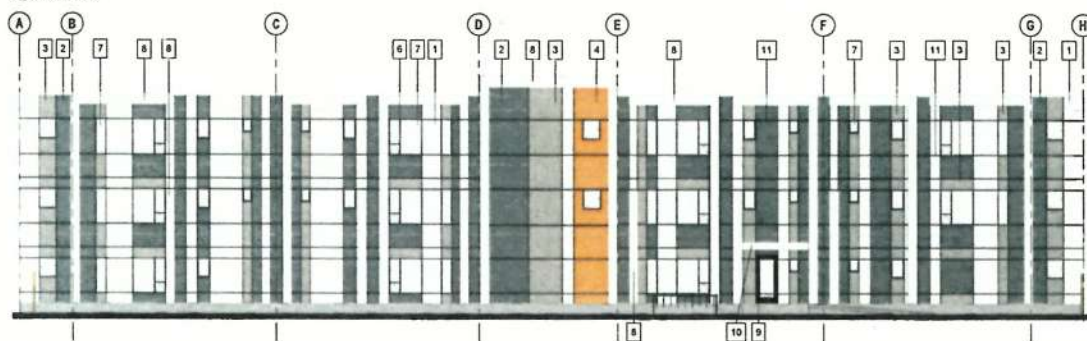
Building elevations + sections

DP3.0

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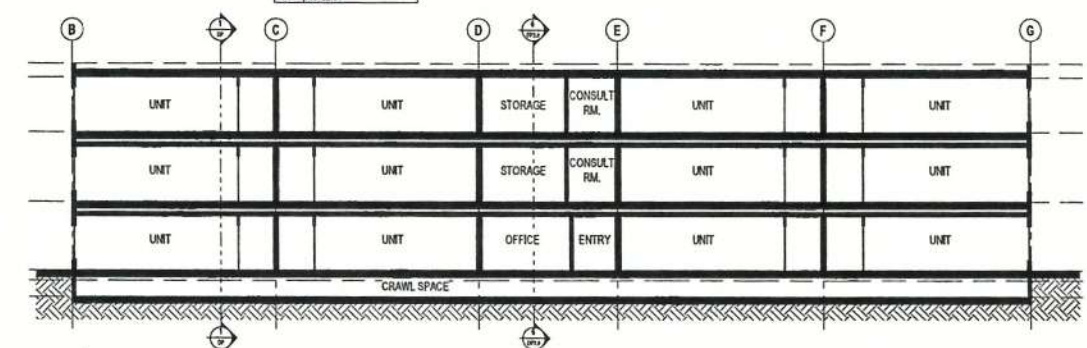


1 DP-NORTH ELEVATION
SCALE: 1:100

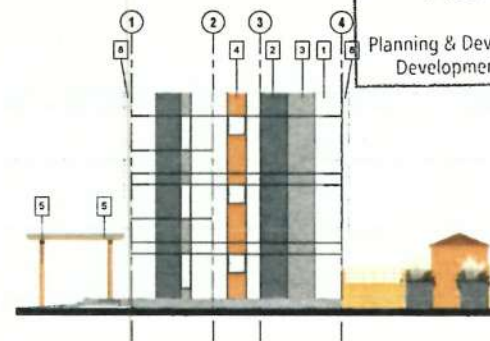


1 DP-SOUTH ELEVATION
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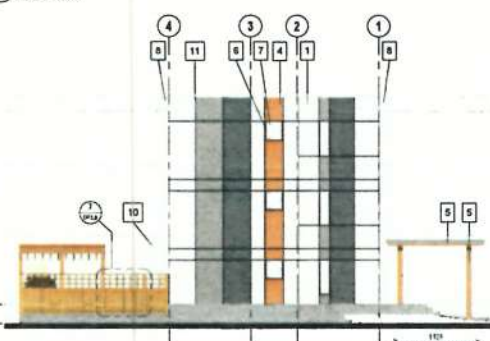
Mat	Description
1	WHITE BRICK - METAL MESH
2	WHITE BRICK - BRICKS
3	WHITE BRICK - ALUMINUM MESH
4	WHITE BRICK - ALUMINUM MESH
5	WHITE BRICK - ALUMINUM MESH
6	WHITE BRICK - ALUMINUM MESH
7	WHITE BRICK - ALUMINUM MESH
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11	WHITE BRICK - ALUMINUM MESH



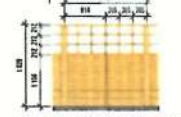
1 BUILDING SECTION 1
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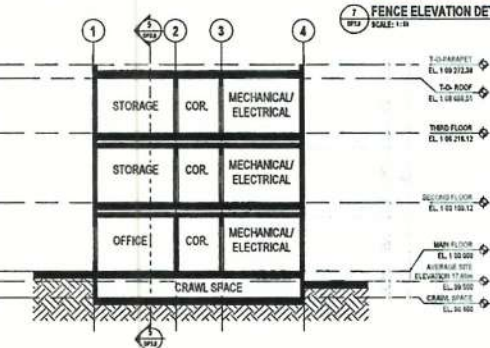
2 DP-WEST ELEVATION
SCALE: 1:100



1 DP-EAST ELEVATION
SCALE: 1:100



7 FENCE ELEVATION DETAIL
SCALE: 1:10



1 BUILDING SECTION 2
SCALE: 1:100

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ad. 2000
ad. 2000
ad. 2000
ad. 2000

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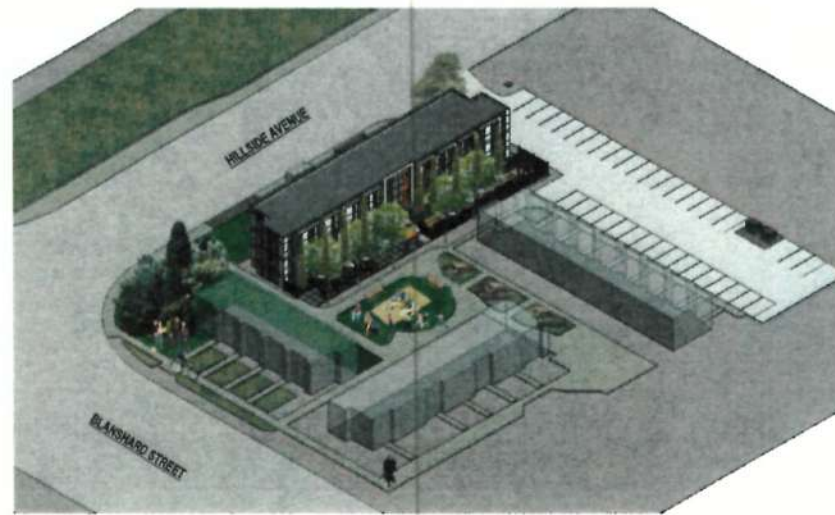
VIEW FROM HILLSIDE AVENUE



EAST LANEWAY VIEW



MAIN ENTRY VIEW



WEST BIRDSEYE VIEW

NOMODIC Custom Modular Structures
BC HOUSING

EVERGREEN TERRACE

VICTORIA, B.C.

drawn by: YN, DR	checked by: DS
---------------------	-------------------

date:	project no:
date:	project no:

JULY 2018	2018-01
	drawing title:

PERSPECTIVE VIEWS

drawing no.	revision no.
DP4.0	0

~~AUG 08 2018~~



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 toll free: 855-944-0566
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 web: www.dash.ca

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 \$9.50 / 1 mo
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1992	1.2	1.0-1.4	1.2
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1994	1.4	1.2-1.6	1.4
1995	1.5	1.3-1.7	1.5
1996	1.6	1.4-1.8	1.6
1997	1.7	1.5-1.9	1.7
1998	1.8	1.6-2.0	1.8
1999	1.9	1.7-2.1	1.9
2000	2.0	1.8-2.2	2.0
2001	2.1	1.9-2.3	2.1
2002	2.2	2.0-2.4	2.2
2003	2.3	2.1-2.5	2.3
2004	2.4	2.2-2.6	2.4
2005	2.5	2.3-2.7	2.5
2006	2.6	2.4-2.8	2.6
2007	2.7	2.5-2.9	2.7
2008	2.8	2.6-3.0	2.8
2009	2.9	2.7-3.1	2.9
2010	3.0	2.8-3.2	3.0
2011	3.1	2.9-3.3	3.1
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2014	3.4	3.2-3.6	3.4
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2018	3.8	3.6-4.0	3.8
2019	3.9	3.7-4.1	3.9
2020	4.0	3.8-4.2	4.0

100

BC HOUSING
NOMADIC

BC HOUSING
project
EVERGREEN TERRACE

VICTORIA, B.C.	
drawn by: YN	revised: DS

scale: 1 : 1	approved: DS
date: 27 JULY 2018	prepared on: 2018-01
drawing title: MATERIAL BOARD	

Drawing to: DP5.0	revision to: 0
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Manufacturer: James Hardie
Colour: Wood Grain



Manufacturer: Easytrim
Style: 2-Piece Vertical U Panel Trim
Colour: Black Anodized

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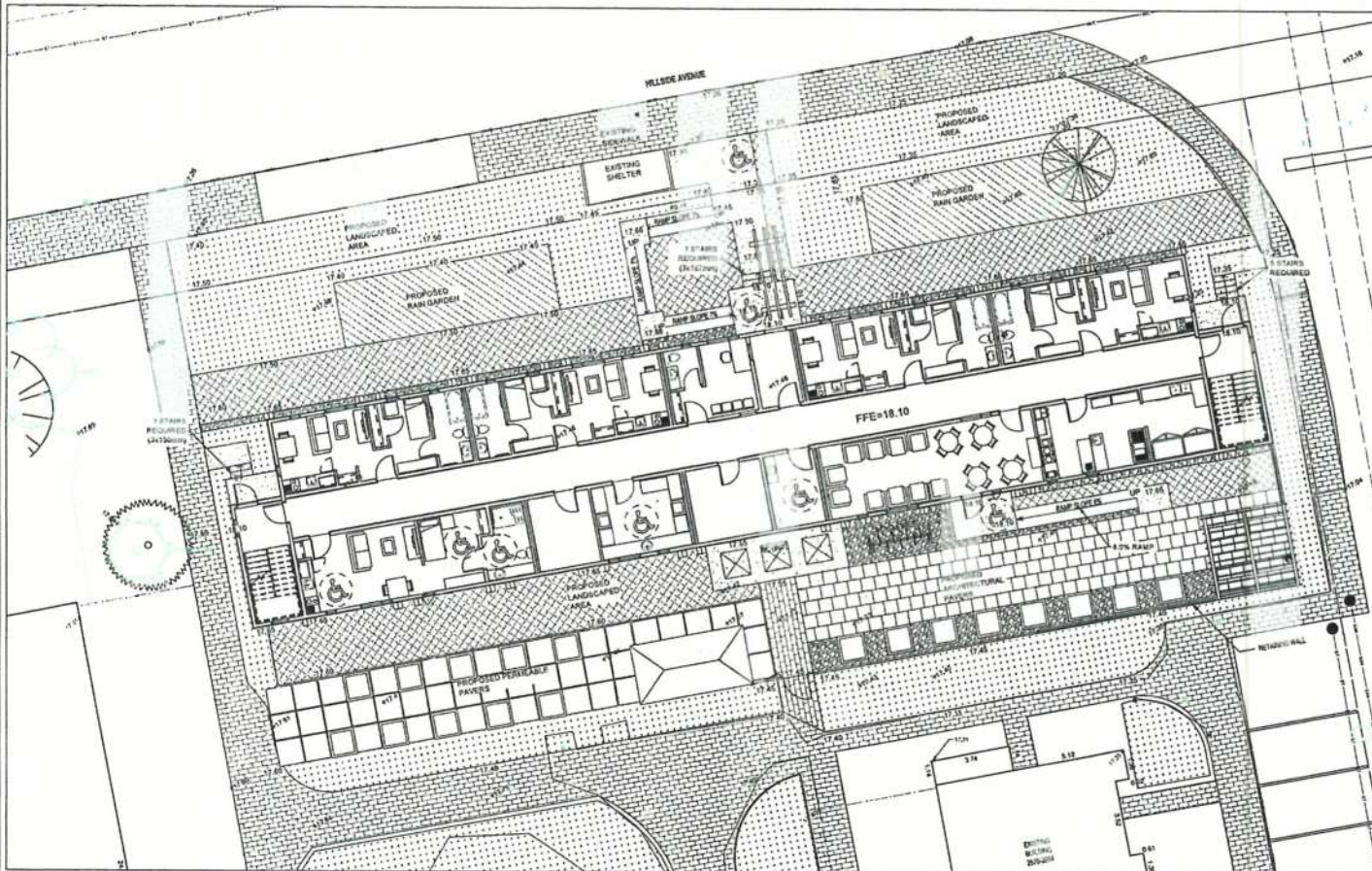


LEGEND

- PROPOSED ELEVATION
- PROPOSED SLOPE
- EXISTING ELEVATION

1. CONTRACTOR TO CONTACT UTILITY LOCATIONS PRIOR TO ANY WORKS ON SITE
2. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE
3. NOT NECESSARILY ALL EXISTING UTILITIES ARE SHOWN
4. CONTRACTOR RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION
5. ALL ELEVATION SHOWN ARE DETECTED
6. ALL ELEVATIONS AND WORKMANSHIP TO COMPLY WITH CITY OF VICTORIA SPECIFICATIONS
7. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS PRIOR TO CONSTRUCTION
8. CONTRACTOR TO PROVIDE DRAINAGE DURING CONSTRUCTION PERIOD
9. THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF VICTORIA DRAINAGE AND REMEDIATION CONTROL GUIDELINES AND FIELD MANUAL

FOR ALL RAMPS, RETAINING WALLS, FENCES
AND STEPS DETAILS REFER TO ARCHITECTURAL
/STRUCTURAL/LANDSCAPE DRAWINGS



NOT FOR CONSTRUCTION

3 27.07.2018 PREPARED FOR DEVELOPMENT PERMIT
7 18.07.2018 ISSUED FOR DEVELOPMENT PERMIT
1 1.07.2018 ISSUED FOR PRELIMINARY REVIEW

NO DATE REVIEWED



APPROVED TWS CHECKED EA DRAWN EA
SCALE AS SHOWN DATE JUL 30/18

PROJECT
NOMODIC MODULAR
STRUCTURES
VICTORIA 21 AFFORDABLE
HOUSING

PRELIMINARY GRADING
PLAN

PROJECT NUMBER 18-1583-012 DRAWING NUMBER C00

Received
City of Victoria

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Development Services Division



LEGEND

	PROPOSED WATER MAIN
	PROPOSED STORM SEWER & MANHOLE/CS MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	EXISTING GAS LINE
	PROPOSED GAS LINE

SPECIFICATION NOTES:

1. ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PLUMBING CODE AND WITH CITY OF VICTORIA DESIGN STANDARDS.
 2. ALL MATERIALS TO BE COMPACTED TO 95% OF A ONE POINT PROCTOR DENSITY AT NATAL MOISTURE CONTENT EXCEPT TOP 150MM WHICH IS TO BE COMPACTED TO 98% OF THE POINT PROCTOR AT NATAL MOISTURE CONTENT. MATERIAL MUST BE DRIED OR MOIST TO MEET WITHIN USE.
 3. ENSURE PROPER COMPACTION AROUND UNITS, CIPS AND VALVES.
- SANITARY AND STORM SPECIFICATIONS**
1. ALL SANITARY PIPES AND FITTINGS TO BE PVC D305 TO SPECIFICATION D305A AND CIP PIPES AND FITTINGS TO BE PVC D305 TO SPECIFICATION D305A.
 2. MANHOLES AND CATCH BASIN MANHOLES TO BE 1200MM MANHOLE.
 3. ALL CATCHBASINS TO BE 1200MM X 1200MM X 1200MM.
 4. ALL MANHOLES, CATCH BASINS AND MISCELLANEOUS CHAMBERS TO BE 1200MM X 1200MM X 1200MM.
 5. ALL 1200MM X 1200MM X 1200MM CHAMBERS TO BE CAST IRON TO CITY OF VICTORIA SPECIFICATIONS.
 6. ENSURE PIPES CONNECTIONS TO MANHOLES ARE WATER TIGHT.
 7. USE SANDFILL FILLED WITH 150MM OF CEMENT AND SAND FOR PIPE SUPPORT WHERE CROSSING.

- WATER MAIN SPECIFICATIONS**
1. ALL WATERMAIN TO BE PVC C900 SPECIFICATION.
 2. ALL WATERMAIN TO BE DISPECTED AND FLESHED AS PER CITY OF VICTORIA SPECIFICATION.
- THE DESIGNER/ENGINEER SHALL CONSIDER THE LOCAL REQUIREMENTS OF THE CROWN AND COMMONWEALTH GOVERNMENT.
- BEFORE COMMENCING ANY WORK CONTRACTOR TO CHECK EXISTING SITE SERVICES (EAS, ST, WATER, GAS, ETC.) AND SIZES AND INVERT ELEVATIONS TO AVOID CONFLICT WITH NEW PROPOSED SERVICES.
- UPON COMPLETION OF PROJECT CONTRACTOR WILL BE REQUIRED TO ALL GRADES BY REGISTERED SURVEYOR AND PROVIDE TO DESIGN ENGINEER FOR SUBMISSION OF ALL INVERTS, AS-BUILT PLANS FOR DEVELOPMENTS SHALL INCLUDE ON-SITE AND OFF-SITE INFORMATION TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.

NOT FOR CONSTRUCTION

1. 07.07.2018 RE-DESIGN FOR DEVELOPMENT PERMIT
2. 18.07.2018 ISSUED FOR DEVELOPMENT PERMIT
3. 08.07.2018 ISSUED FOR PRELIMINARY REVIEW



APPROVED	DESIGNED	DATE	SCALE
TWS	EA	2018	AS SHOWN

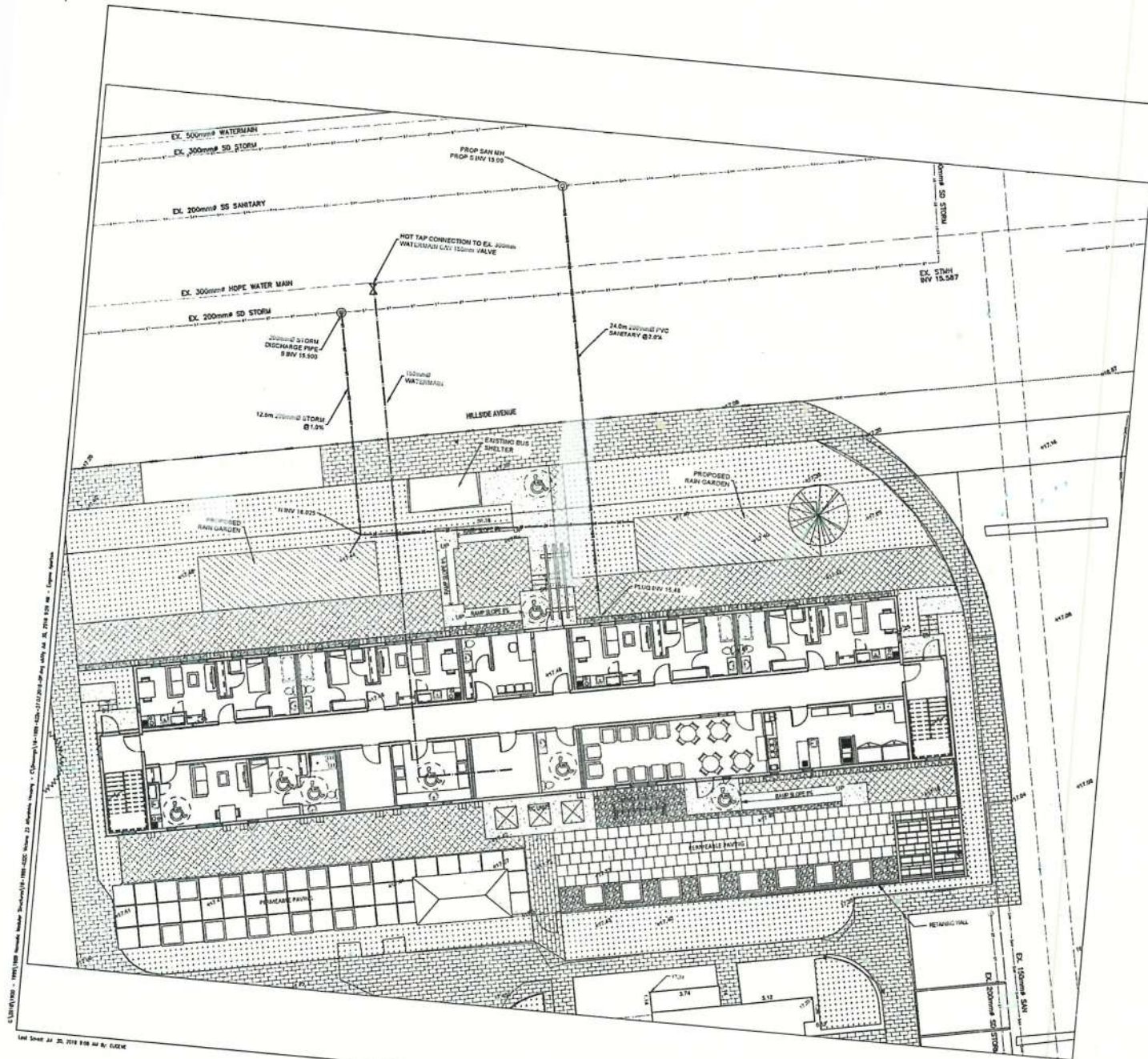
PROJECT
NOMODIC MODULAR
STRUCTURES
VICTORIA 21 AFFORDABLE
HOUSING

PRELIMINARY GRADING
PLAN

PROJECT NUMBER
15-1353-022

C00

TWS-CAD/02/18



Received
City of Victoria

AUG 08 2018

UTILITY LOCATES

NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER/ARCHITECT AS TO THE LOCATION AND DEPTH OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY EXCAVATION. PROVIDE SOURCE/LOCATION/DEPTH WITH COPY OF ALL LOCATE REPORTS.

Planning & Development Department
Services Division



KEY PLAN
SCALE N.T.S.

LEGEND

- BROOM FINISHED CONCRETE C/W SAW CUT GRID PANELS, 120mm THICK CONCRETE (10M REBAR 300 C.C. GRID) C/W 150mm SUBGRADE PREPARATION & 100mm COMPACTED GRANULAR BASE
- ARCHITECTURAL PAVERS
- 500 ON 100mm DEPTH TOPSOIL
NOTE: 500 TO BACK OF CURB & EDGE OF SIDEWALKS, SMOOTH TRANSITION WITH ADJACENT SURFACES
- 100mm DEPTH SHREDED, SELF-BINDING CEDAR MULCH TO BE PLACED LEVEL WITH ADJACENT SURFACES
- 100mm DEPTH 13mm CEA, GRANITE AGGREGATE
- PERMEABLE PAVERS
- DEVELOPMENT PERMIT BOUNDARY
- PROPERTY LINE
- PROPERTY ROW
- CONTINGUOUS 1400mm HT WOOD FENCE C/W 25.4mm SPACING ON PICKETS AND 400mm LATTICE TOP
- ALUMINUM EDGER
- EXISTING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- MULCH TREE WELL
- GARDEN RUST METAL PLANTER
- PROPOSED CONTOUR

PLANT LIST

Key	Tree/Common Name	Botanical Name	Size	Remarks
A	5 Yellow Ginkgo	Ginkgo biloba	10m DB	10m DB, single trunk, upright
B	5 Japanese Maple	Japanese Maple	10m DB	10m DB, single trunk, upright
C	7 Japanese Maple	Japanese Maple	10m DB	10m DB, single trunk, upright
D	48 Green Weeping Willow	Salix babingtonii	10m DB	10m DB, weeping, upright
E	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
F	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
G	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
H	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
I	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
J	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
K	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
L	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
M	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
N	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
O	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
P	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
Q	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
R	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
S	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
T	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
U	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
V	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
W	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
X	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
Y	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright
Z	25 Japanese Maple	Japanese Maple	10m DB	10m DB, weeping, upright

LANDSCAPE PLAN

SCALE: 1:100

PLANT IMAGES



NOTES

PLANTING NEAR UTILITIES

- The contractor will contact / provide utility location agency to less than 10m prior to excavation to locate and mark all underground utilities.
- Prior to installation of plant material, the consultant will inspect and approve all planned tree locations with regards to utilities as located by utility location agency.
- Where possible, trees shall be set back a minimum distance, measured from the center of the tree trunk, from above and below grade utilities and adjacent structures as follows:
 - Distance from Street Light (cable): 0.6m
 - Distance from Fire Hydrant: 0.6m
 - Distance from Other Underground Utilities: 1.2m
 - Distance from Light Standards & BC Hydro poles: 6.0m
 - Distance from Street and Vacuum Utility Poles: 3.0m
 - Distance from Low-voltage: 2.0m

- Distance from Curb: 2.0m
- Distance from Manhole, Valve Boxes, Services: 1.2m
- Distance from Sewer Service Boxes: 1.5m
- Distance from Fire Hydrants: 2.0m
- Distance from Road Intersection: 7.0m
- Distance from Face of Curb: 1.0m
- Distance from Edge of Sidewalk: 0.5m
- Distance from Buildings - fastigiate (columnar) tree: 2.0m
- Distance from Buildings - regular crown tree: 3.0m

Note: Distances from overhead power utilities shall be as per the requirements established by the Utility Authority.

* Distances less than indicated above, are at the discretion of the City of Victoria.

- Maintain the minimum defined setbacks from utilities for all excavations.
- All tree / shrub excavation shall be the minimum distance to underground utilities shall be hand-dug. The contractor will be responsible for notifying the consultant and affected utility representatives to review and approve all hand-dug excavations. Affected utility representatives must be present to supervise all hand-dug excavations.
- Prevent damage to existing plant materials, natural features, boulders, outcrops, geotextiles, walls, sidewalks, and vehicles, and make good any changes.
- For small tree stakes to be used within one (1) meter of a power trench.

ALL UTILITY LOCATIONS ARE TO BE VERIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL UTILITY LOCATIONS ARE TO BE FLAGGED, REVIEWED AND APPROVED IN CONJUNCTION WITH PROPOSED TREE LOCATIONS.

McElhanney
McElhanney Consulting Services Ltd.

2001, 13455 - 114th Avenue NW
Edmonton, AB
CANADA T6A 2E2
Tel: 780-429-1200

NOT FOR CONSTRUCTION

Permit

Approved Sealed

NOMODIC
103, 11929 - 40 Street SE, Calgary, AB T2Z 4M8

**Evergreen Terrace
Landscape Plan**
Victoria, B.C.

Drawing No.
L101

Project Number
2131-00451-03

Rev.
01



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architecture
interior
sustainable
urban

douglas sollows

PRAC. ASS. AEC SAA AAAA Assoc. AIA
principal

July 24, 2018

File: 2018-10 Nomadic Victoria Housing
Cdoc: 2018-10/Authorities/DP/L01 Design Report

CITY OF VICTORIA

Sustainable Planning and Community Development

1 Centennial Square

Victoria, BC. V8W 1P6

Att: Mayor Lisa Helps and Council:

Tel: Mobile: Email:

RE: DEVELOPMENT 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.



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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 an 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 beds to allow for vegetable gardening, new picnic benches to facilitate social interactions among neighbours; and new shade trees.
 - 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 (m ²) – 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 (m ²) – maximum	15939.40	28442.55
Unit floor area (m ²) – 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 policies 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

Contents

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3/ NOTIFICATION	3
4/ MEETING SUMMARY	4
5/ SUMMARY OF COMMENTS RECEIVED	4
6/ WHAT WE HEARD.....	5
7 / HOW INTERESTS IDENTIFIED ARE ADDRESSED IN THE PROJECT	5
APPENDIX A: OPEN HOUSE BOARDS.....	7
APPENDIX B: FEEDBACK	15

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.

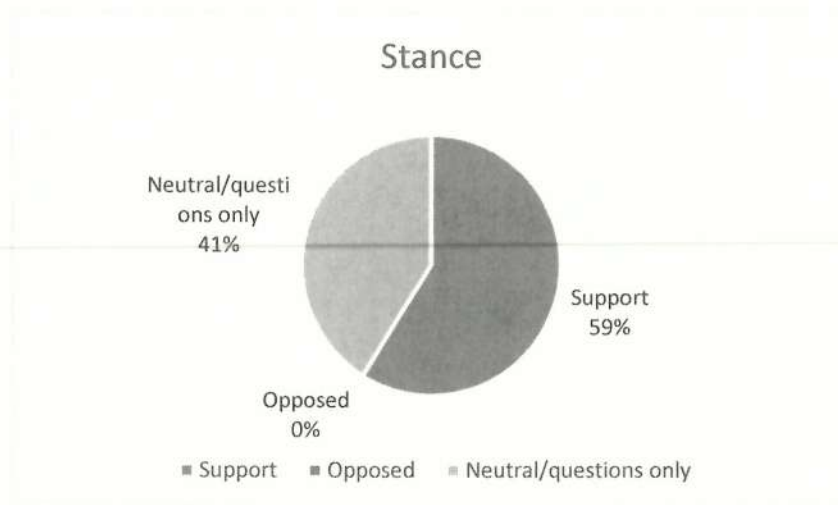
Appendix B presents the feedback received:

- 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 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;

Interest	Response
Tenant Selection	<p>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.</p> <p>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.</p> <p>People who apply to live at the proposed housing will need to:</p> <ul style="list-style-type: none"> • 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 <p>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.</p>

Interest	Response
Management	<p>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.</p> <p>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.</p> <p>Security features will optimize lighting, fencing, enable fob system for guests only, and create contained outdoor amenity space for smoking / dog walking.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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

New Supportive Housing for Victoria

We acknowledge our work is taking place on the traditional territory of the Lekwungen speaking people of the Songhees and Esquimalt Nations.

Neighbourhood Open House

Thursday, August 23, 2018

7:00 pm

Doors open

7:30 pm

Presentation

Respectful Dialogue

- Ensure comments and discussions are respectful
- Recognize that the business is complex and we need thoughtful discussion about how to meet community needs
- Share your thoughts - If you are a community member, please email communityrelations@bchousing.org.



Victoria

Community Need

According to the 2018 Victoria Homeless Count



1,525 people experiencing homelessness



33% identify as Indigenous



40.3% of indigenous people experiencing homelessness identify as women

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
- Oliver Women's Safe Home
- Créche Transition House

- Second stage housing
- Margaret Laurence House
- Crèche Second Stage

SPECIFIC TO INDIGENOUS PEOPLES

- 34 housing units for people experiencing homelessness
- 30 rent supplements
- 87 units of housing for low-income families



New Supportive Housing Proposed for Victoria

Proposed Project:

21 self-contained culturally supportive studio homes

Proposed Location:

800 block of Hillside Avenue

Operated by:

Aboriginal Coalition to End Homelessness

Who is it for:

First Nations, Metis and Inuit women

Housing Type:

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

This site provides:

- Proximity 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

Highlights

- Creation of 21 new homes for First Nation, Metis and Inuit women
- Provides stable and supportive housing
- Opportunity for women to move off the streets and out of precarious housing



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 the building.

What are some of the contributing factors to homelessness?

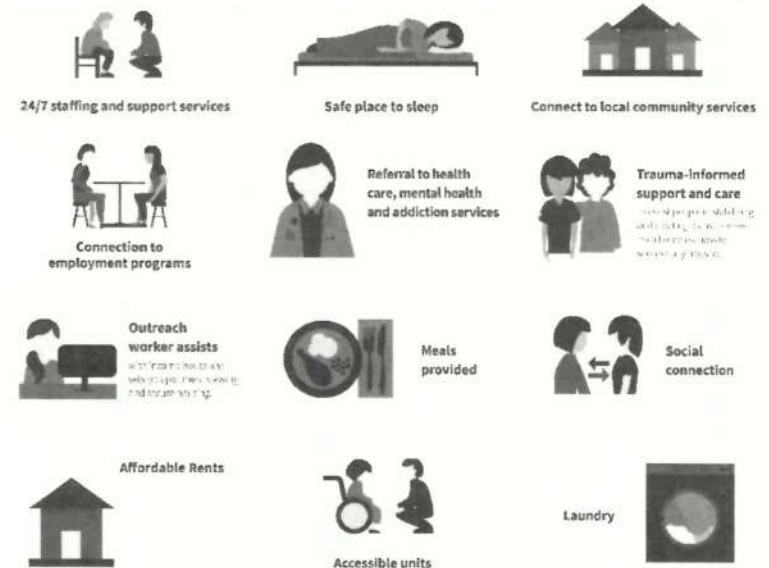
There are various factors which contribute to homelessness for Indigenous women such as:

- Inter-generational trauma
- Racial and cultural discrimination
- 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.

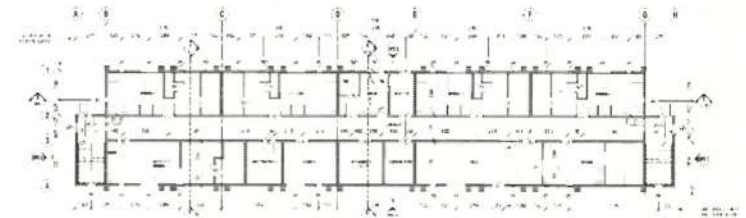


Renderings

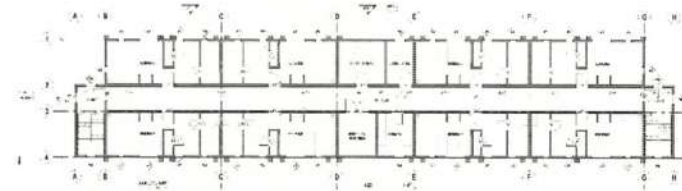


Disclaimer: These images are subject to adjustment as part of the municipal approval process.

Floor Plans



Level 1



Level 2 & 3

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 will provide support and resources to the local housing and service providers for doing better in partnership.

BC Housing works in partnership with the private and nonprofit sectors, mental health services and academia, other levels of government, and a growing number of community development housing partners.



Aboriginal Coalition to End Homelessness BC Housing supports housing and provide with housing in a place, on culture and identity. The work is a bilateral work with the Government of Canada and the provinces to create a coordinated effort to address the needs of the homeless in BC and other provinces on the Pacific coast. BC Housing will work with the coalition to develop a coordinated effort to provide housing for the homeless in BC and other provinces.

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 legally non-conforming to the R3-2 zoning (1 building per site) that the City has designated for the area. BC Housing would like to add one 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 2015 and opening the building for occupancy in spring 2016. 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 I 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?

- | | |
|---|---|
| <input type="checkbox"/> Hillside-Quadra Resident | <input checked="" type="checkbox"/> Victoria Resident |
| <input type="checkbox"/> Hillside-Quadra Business Owner | <input type="checkbox"/> Victoria Business Owner |
| <input type="checkbox"/> Evergreen Terrace Tenant | <input type="checkbox"/> Other: _____ |

How did you hear about this Open House?

- | | |
|--|--|
| <input type="checkbox"/> Invitation letter in the mail | <input type="checkbox"/> Facebook or Twitter posts |
| <input checked="" type="checkbox"/> Newspaper article | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> Online | <input type="checkbox"/> Other: _____ |

Do you have any questions about this proposal that you would like addressed?

WHY IS REZONING REQUIRED TO
REPLACE 1 BUILDING WITH ANOTHER.
INTERESTING - ALON - CONFORMING

Any comments:

NEW HOUSING, ESPECIALLY THE AFFORDABLE
TYPE IS MOST WELCOME IN VICTORIA

Please put this form in a comment box or email: 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?

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hillside-Quadra Resident | <input type="checkbox"/> Victoria Resident |
| <input type="checkbox"/> Hillside-Quadra Business Owner | <input type="checkbox"/> Victoria Business Owner |
| <input type="checkbox"/> Evergreen Terrace Tenant | <input type="checkbox"/> Other: _____ |

How did you hear about this Open House?

- | | |
|--|--|
| <input type="checkbox"/> Invitation letter in the mail | <input type="checkbox"/> Facebook or Twitter posts |
| <input type="checkbox"/> Newspaper article | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> Online | <input type="checkbox"/> Other: _____ |

Do you have any questions about this proposal that you would like addressed?

access to education opportunities
ie Dogwood Certificate
ReV Seal

Any comments:

accommodation of pets.
ie some people already have a
pet and would need a place
that allows them to keep
their pet.

Please put this form in a comment box or email: 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?

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hillside-Quadra Resident | <input type="checkbox"/> Victoria Resident |
| <input type="checkbox"/> Hillside-Quadra Business Owner | <input type="checkbox"/> Victoria Business Owner |
| <input type="checkbox"/> Evergreen Terrace Tenant | <input type="checkbox"/> Other: _____ |

How did you hear about this Open House?

- | | |
|--|--|
| <input type="checkbox"/> Invitation letter in the mail | <input type="checkbox"/> Facebook or Twitter posts |
| <input checked="" type="checkbox"/> Newspaper article | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> Online | <input type="checkbox"/> Other: _____ |

Do you have any questions about this proposal that you would like addressed?

Any comments:

Great project! Much needed.

I support it.

Please put this form in a comment box or email: 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.

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 disempowers 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 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 too 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.

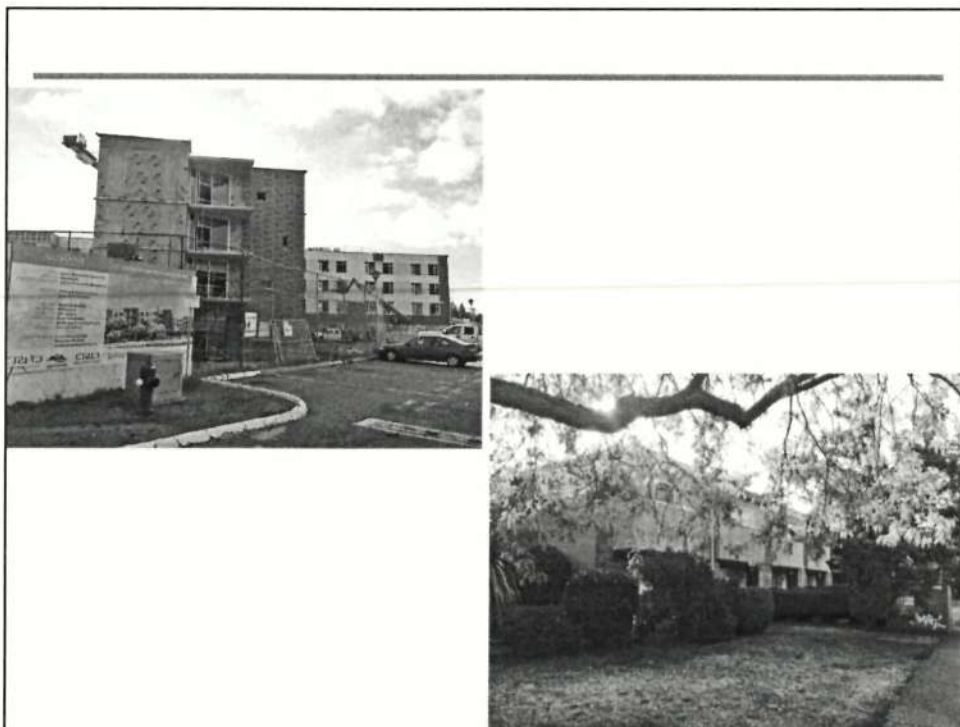
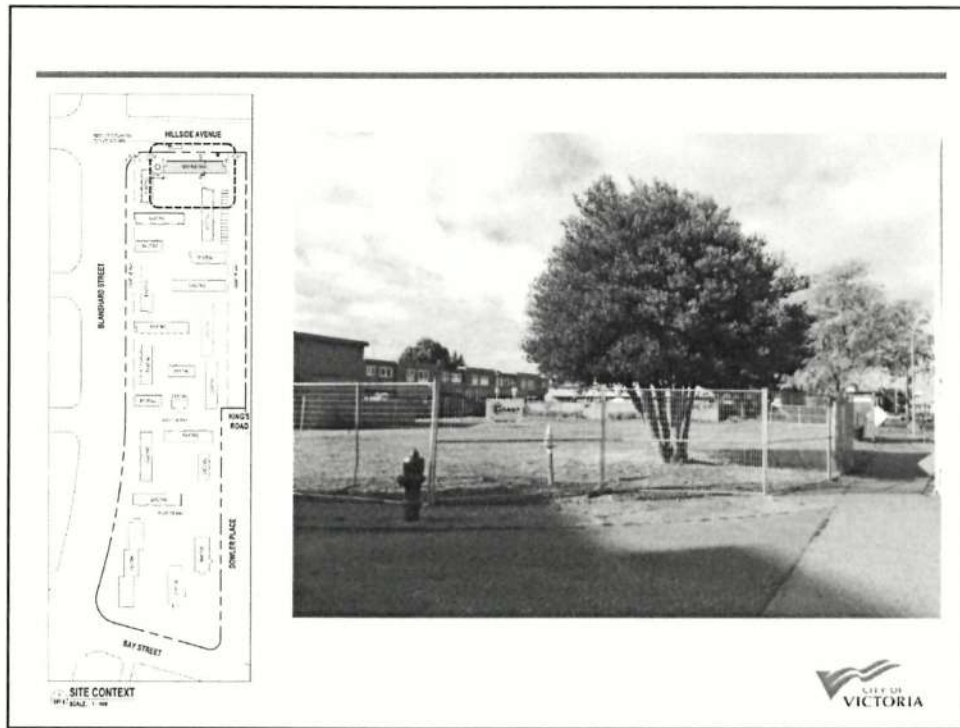
Email 12 Received 16 April 2018

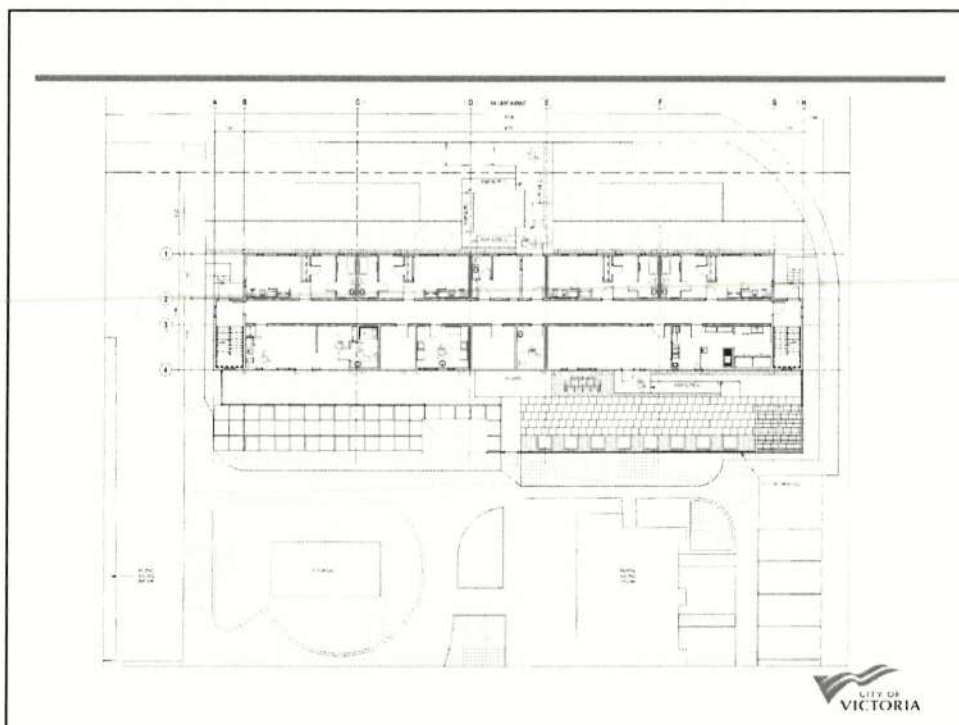
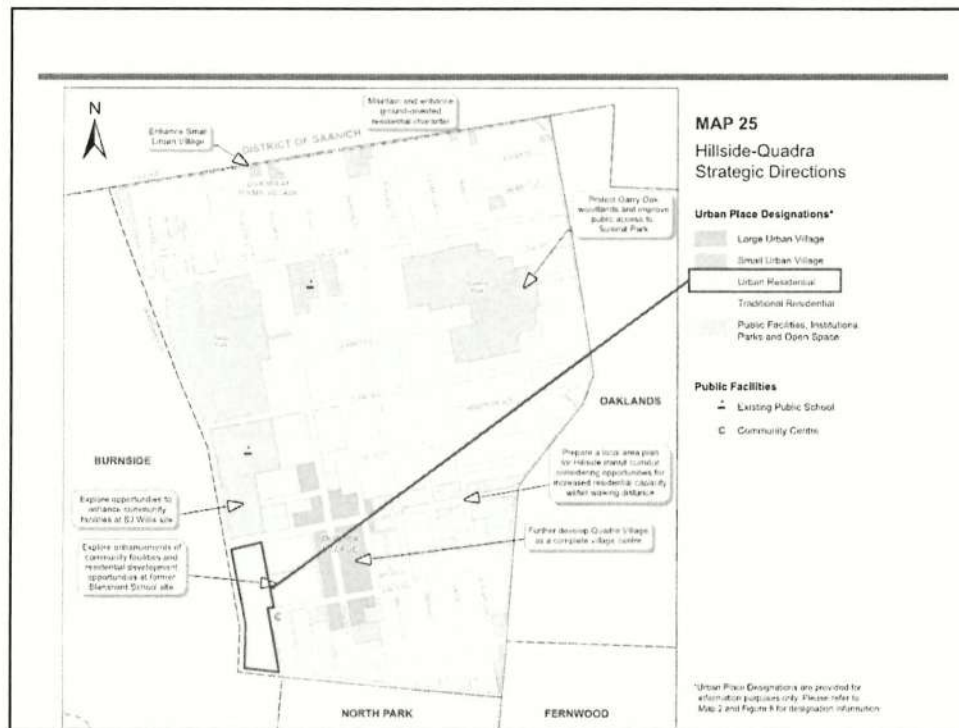
Hello, [redacted due to personal information] and I moved to Victoria close to six years ago and been homeless for close to half of that time. I just secured a one bedroom apartment that costs me my whole [redacted due to personal information]. I have no other income and rely heavily on the food banks. 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!

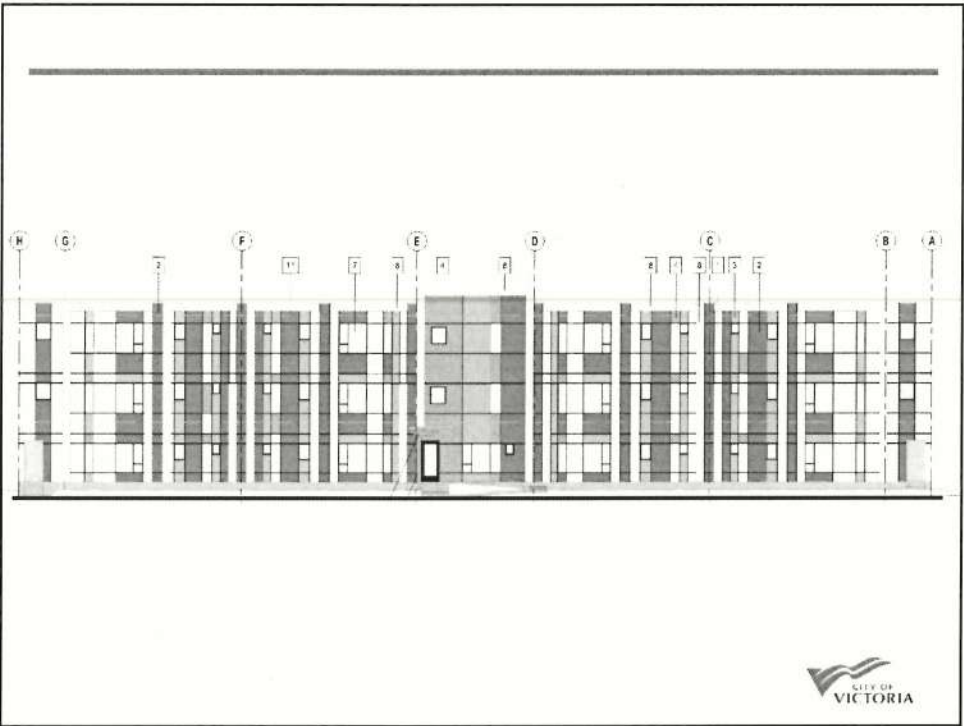
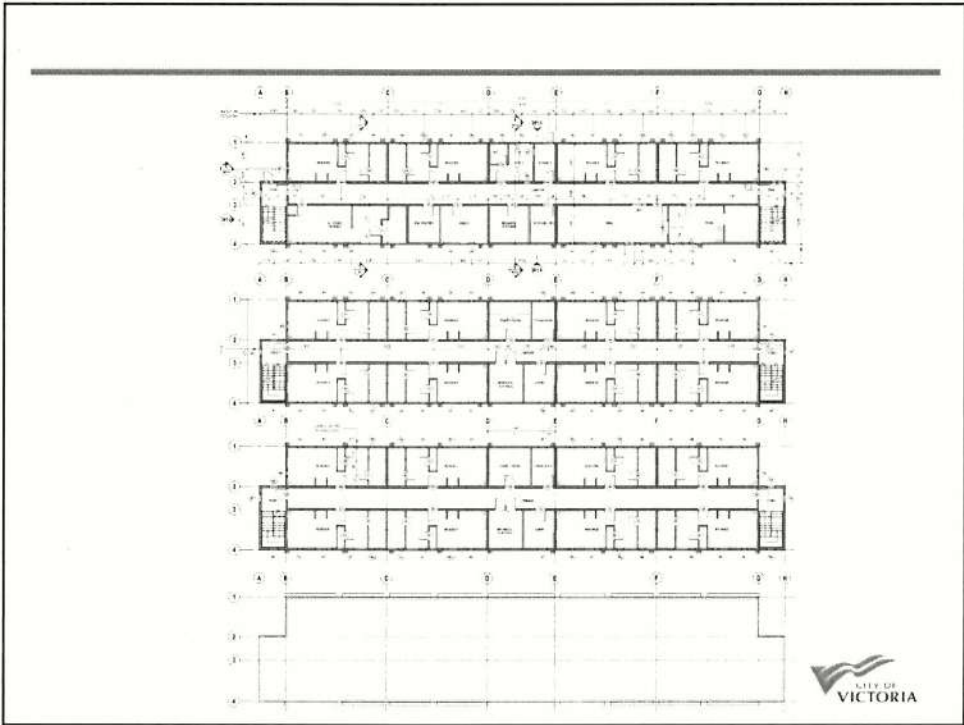
This housing is so needed!

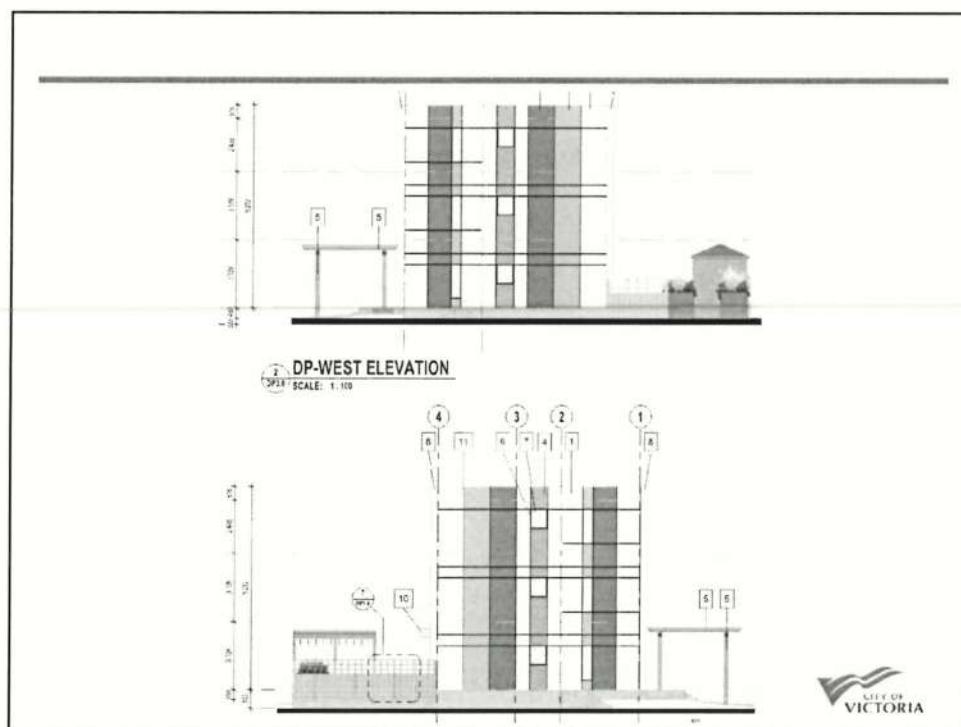
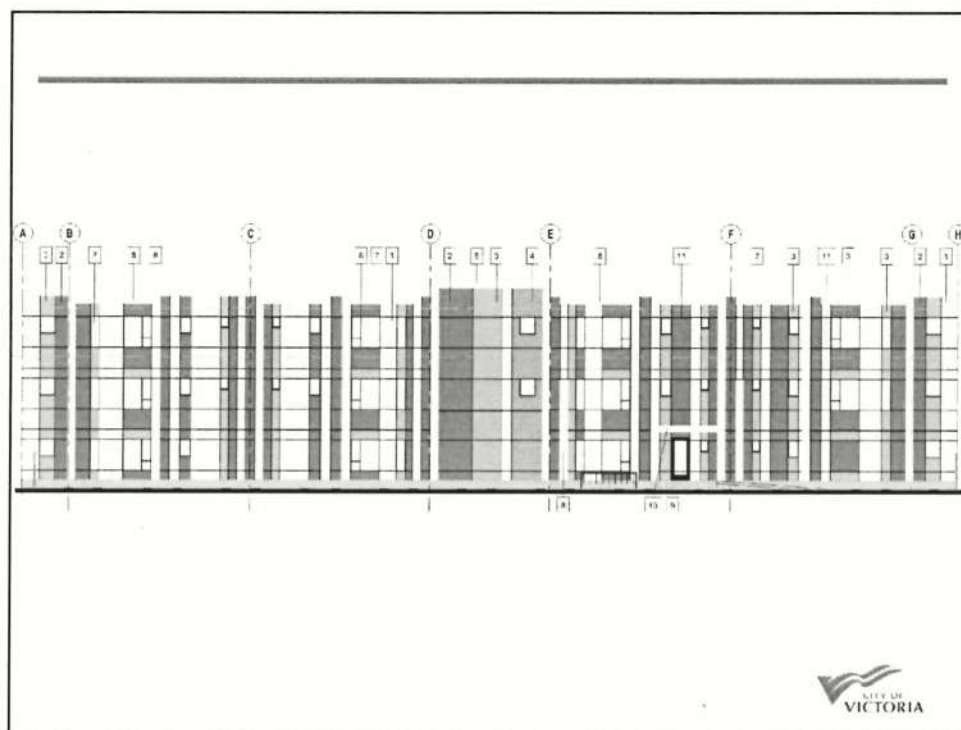
Development Permit with
Variances Application
for
2501 Blanshard Street

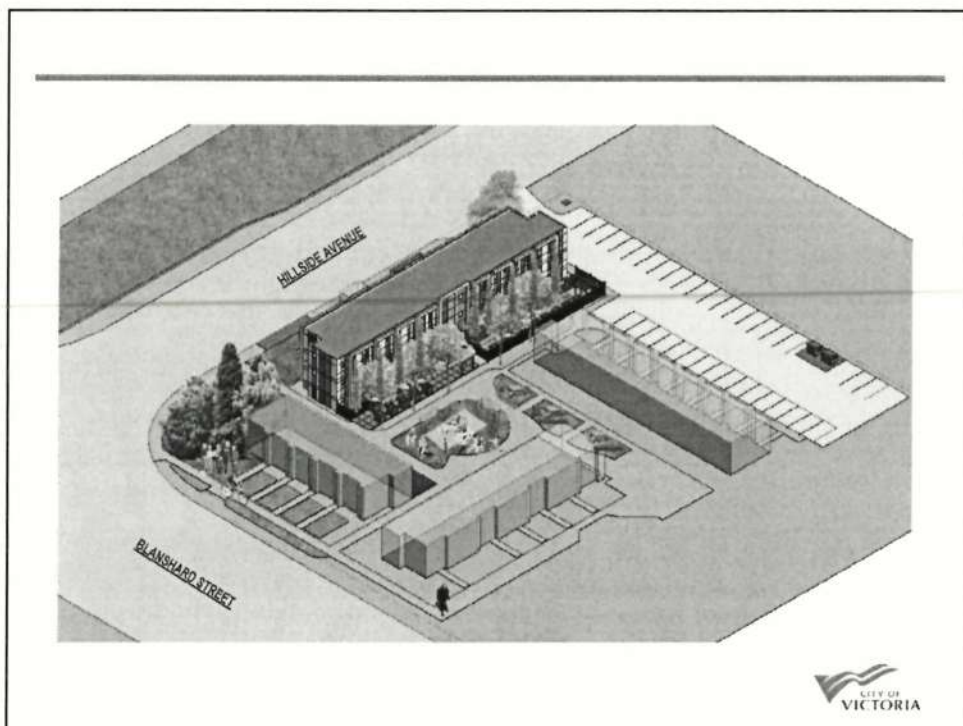
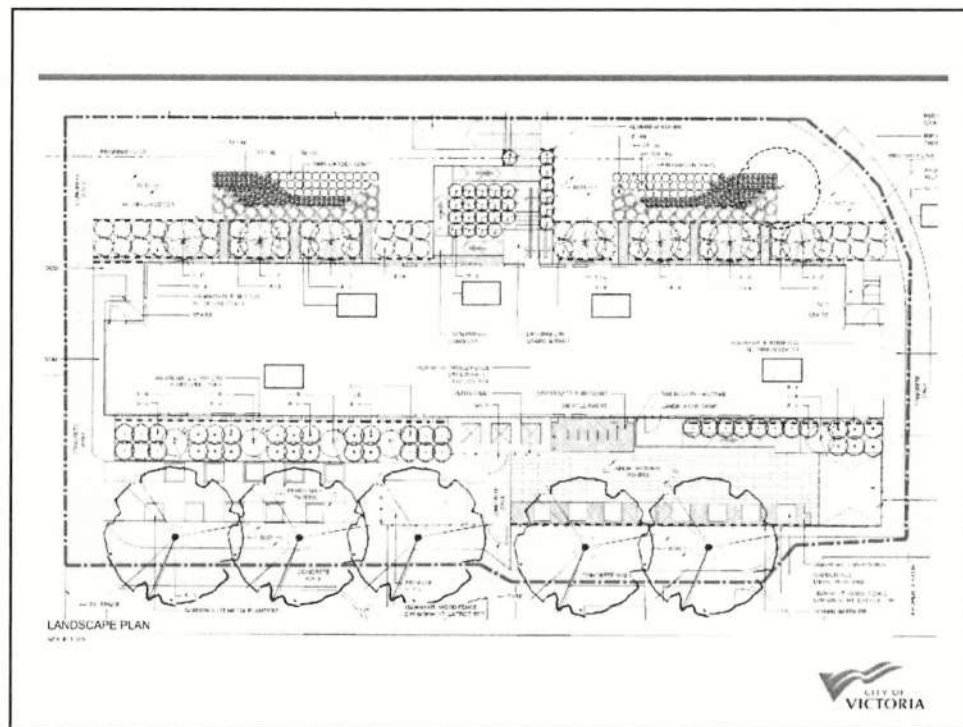


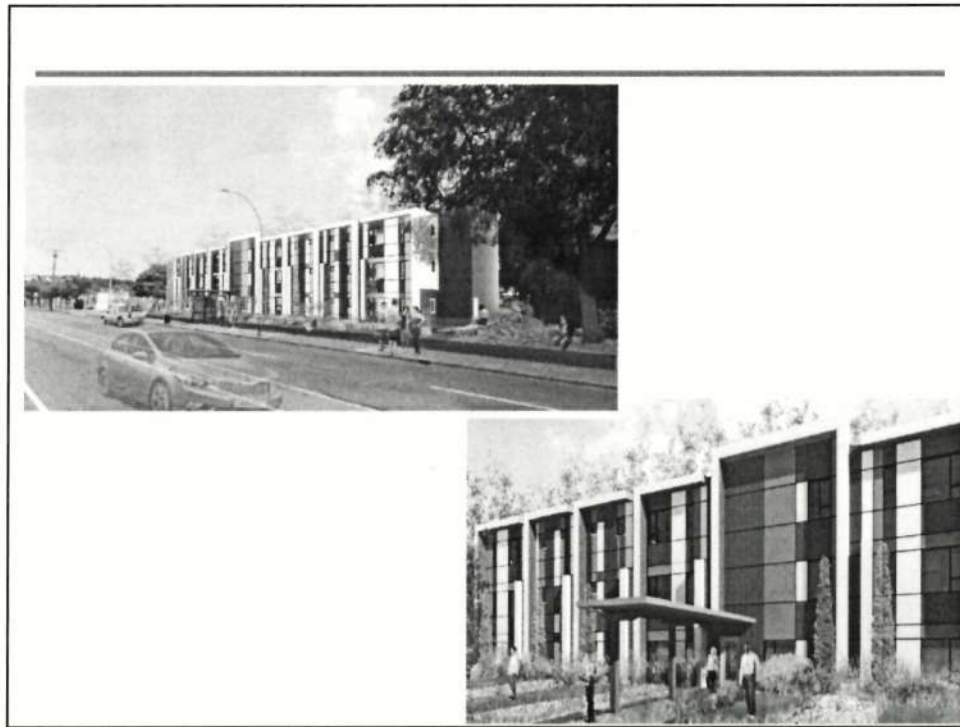














Council Report

For the Meeting of November 22, 2018

To: Council **Date:** November 20, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: **Second Update Report for 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 November 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. reduce the north side yard setback to steps from 4.50m to 3.55m.
3. Registration of the executed Statutory Right-of-Way of 2.36m off Hillside Avenue, to the satisfaction of the City Solicitor.
4. Revised plans correcting the long-term bicycle stalls to comply with the dimensions provided in Schedule C and reducing the fence height below 1.83m.
5. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide an update for Council's consideration related to the Development Permit with Variances Application for the property located at 2501 Blanshard Street. The applicants have now submitted elevations and floorplans for the long-term bicycle shed located to the rear of the proposed building (attached). However, the bicycle stalls are inconsistent with the stall dimension requirements found in Schedule C. Staff have provided a new Council motion so that these changes can be corrected prior to issuance of the Development Permit.

In addition, the side yard setback to Hillside Avenue was previously incorrectly calculated. There is still a variance as was presented to Committee of the Whole; however, the variance is now from 4.50m to 3.55m and is calculated to the front steps. This is an increased setback from the original Committee of the Whole motion from 4.50m to 2.40m. The above motion has been revised to reflect this update.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 20, 2018

List of Attachments

- Attachment A: Plans date stamped November 9, 2018.



ARCHITECTURAL DRAWING LIST:

<u>SHEET NO.</u>	<u>SHEET NAME</u>
CP3	COVER SHEET
CP4	SITE PLAN
CP5	GROUND PLAN
CP6	BUILDING ELEVATIONS - EXTERIOR
CP7	SECTIONAL ELEVATIONS - S
CP8	SECTIONAL ELEVATIONS - S
CP9	SECTIONAL ELEVATIONS - S

LANDSCAPE DRAWING LIST:

<u>SHEET NO.</u>	<u>SHEET NAME</u>
1/1	STANDARD PLAN



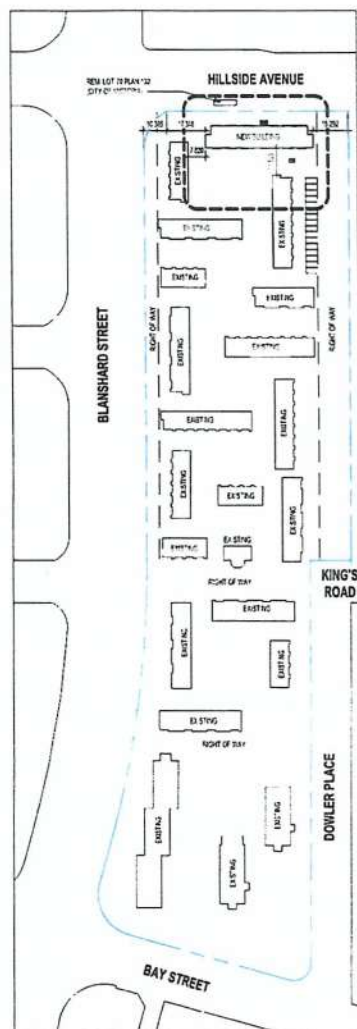
VICTORIA EVERGREEN TERRACE

2501 BLANSHARD STREET
VICTORIA, B.C.
V8X 3W5

drawn by NA	reviewed NA
exam: NA	approved NA
date: 2018/11/08	printed on: 2018-10

COVER SHEET

drawing no.	revision no.
DP0.0	4



SITE CONTEXT
SCALE: 1:1000

PROJECT DATA:

MUNICIPAL ADDRESS:
1001 N. LAMAR AVENUE
COLUMBIA, SC 29903

LEGAL DESCRIPTION:
LOT 7, PLAN 20106

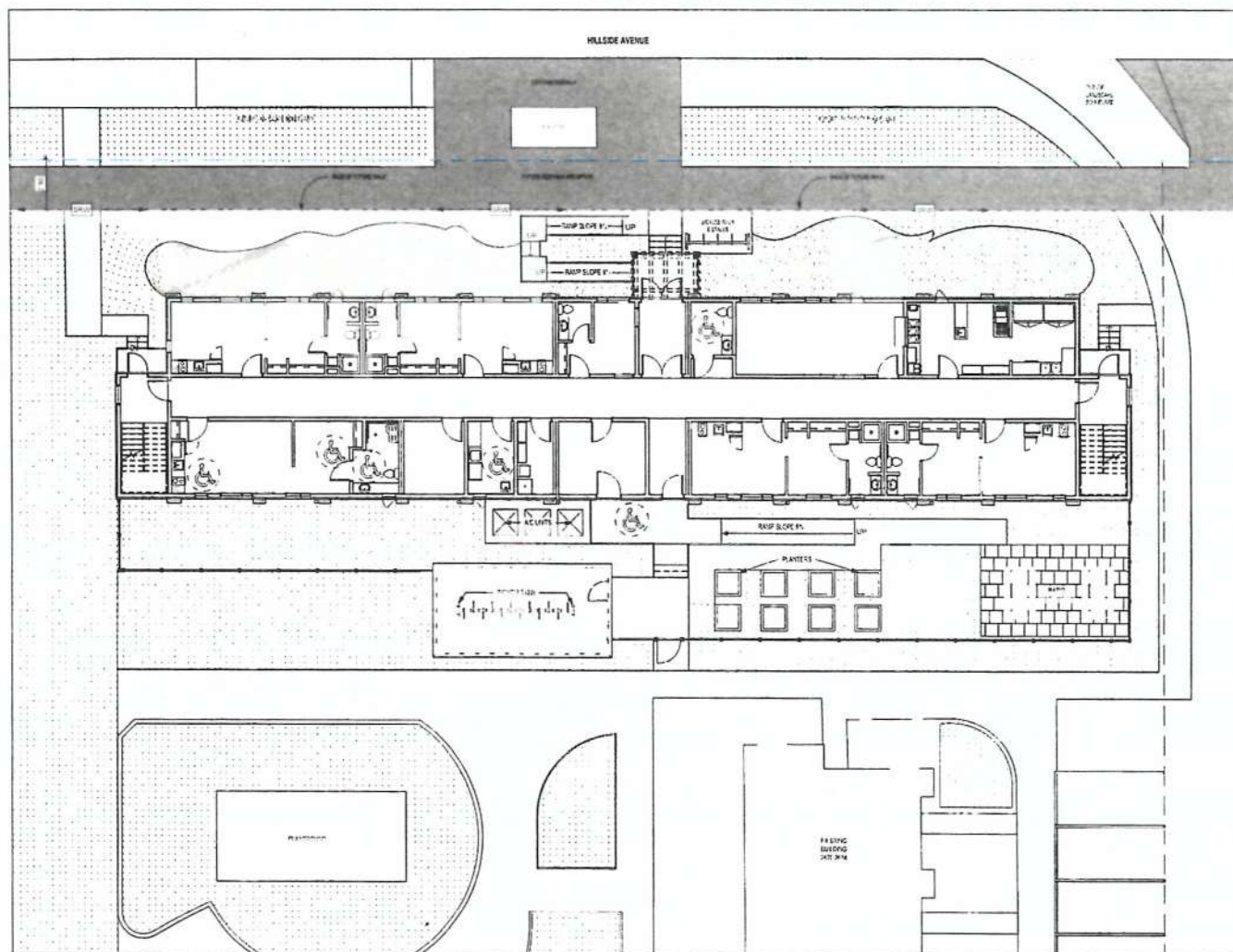
OWNER: 1001 N. LAMAR AVENUE (BUSINESS)
COLUMBIA, MISSISSIPPI
201-351-1047

USE/STATIONING:
SITE AREA: 1001-10
NEW BUILDING FOOTPRINT: 424,823 SF
NEW BUILDING: 1,000,000 SF
TOTAL: 1,424,823 SF
17,000 STALLS & 100,000+ PARKING SPOTS

SITE PLAN LEGEND:

LINE OF UTILITY RIGHT OF WAY	_____
LINE OF SETBACK	_____
LINE OF ADJACENT PAVEMENT	_____
STATION POINT OF DAY-ONE IMPROVEMENT	_____
WOOD PENCE	_____
SOIL TREATMENT BASIN/PAN	
SOO	
REFER TO LANDSCAPE	
PLAYERS	
REFER TO ARCHITECTURE	
HOW POINT TO LAND	
REFER TO LANDSCAPE	

FUTURE IDEAS: 

[illegible]

2 DP - SITE PLAN
DPL SCALE: 1:100



douglas sollows architect inc.

Sigheer based office to ask and visit)

tel 780 944 0006 fax 780 944 0006
e-mail info@hwy.com web www.hwy.com

De vijf eerste draaiingen

Verify all dimensions on site and report all errors and omissions to the Architect. Comply with all Codes and Regulations applicable to the performance of the work.

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or in part without the express written consent of the Architect

1	2018-11-09	REQUEST FOR OP
4	2018-11-08	REQUEST FOR OP
3	2018-11-01	REQUEST FOR OP
2	10-10-1802	REQUEST FOR MODULAR BLADE SYSTEM
1	2018-09-17	REQUEST FOR OP
0	2018-07-27	REQUEST FOR OP

1000000

1

det



VICTORIA EVERGREEN TERRACE

2501 BLANSHARD STREET
VICTORIA, B.C.
V8Y 3W1

drawn by YN, DR, TB	reviewed DS
scale As indicated	approved DS
date 2018/11/03	project no. 2018-10
	drawing title

SITE PLAN

drawing no DP1.0	revision no 5
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douglas sollows architect inc.

Project Location: 2501 Blanshard Street, Victoria, B.C.

Client: BC Housing

Project Name: Victoria Evergreen Terrace

Project Number: 2018-10

Project Date: 2018-11-03

Project Status: Approved

Project Notes: See attached drawings for details.

Project Contact: [Redacted]

Project Address: 2501 Blanshard Street, Victoria, B.C.

Project Phone: [Redacted]

Project Email: [Redacted]

Project Website: [Redacted]

Project Social Media: [Redacted]

Project Description: A multi-unit residential building with a focus on sustainable design and community amenities.

Project Features: Green roof, solar panels, bike storage, and a community room.

Project Goals: To create a high-quality, sustainable living environment for residents.

Project Challenges: Limited site area and budget constraints.

Project Solutions: Innovative design solutions and cost-effective materials.

Project Outcomes: A successful project that met all goals and exceeded expectations.

Project Lessons Learned: The importance of clear communication and collaboration.

Project Next Steps: Finalize construction documents and begin construction.

Project Conclusion: A project that was a great success for all involved.

Project Acknowledgments: Thank you to all who contributed to the success of this project.

Project Credits: [Redacted]

Project Disclaimer: This document is for informational purposes only and does not constitute an offer.

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Project No Guarantee: No guarantee is given for the results of the project.

Project No Endorsement: No endorsement is made for the project or the firm.

Project No Association: No association is made for the project or the firm.

Project No Affiliation: No affiliation is made for the project or the firm.

Project No Partnership: No partnership is made for the project or the firm.

Project No Joint Venture: No joint venture is made for the project or the firm.

Project No Collaboration: No collaboration is made for the project or the firm.

Project No Co-branding: No co-branding is made for the project or the firm.

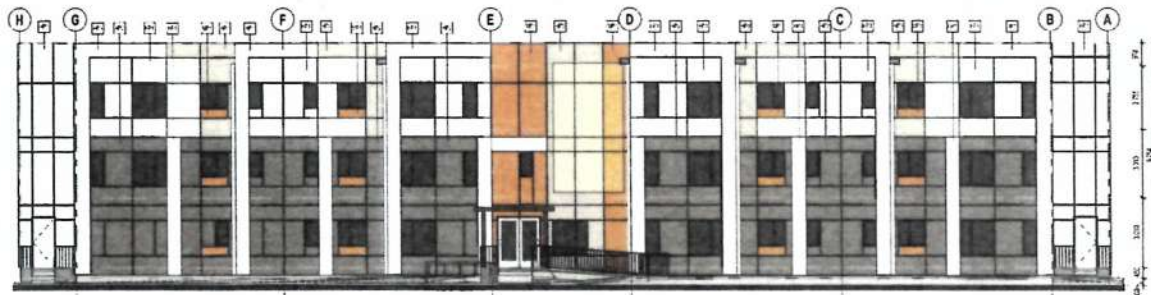
Project No Co-marketing: No co-marketing is made for the project or the firm.

Project No Co-promotion: No co-promotion is made for the project or the firm.

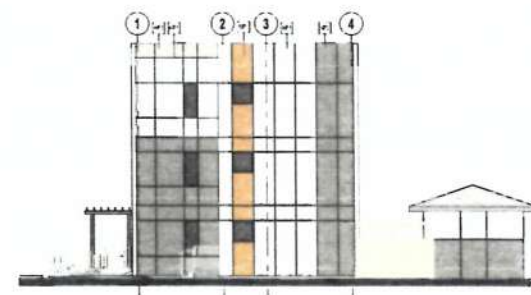
Project No Co-branding: No co-branding is made for the project or the firm.

Project No Co-marketing: No co-marketing is made for the project or the firm.

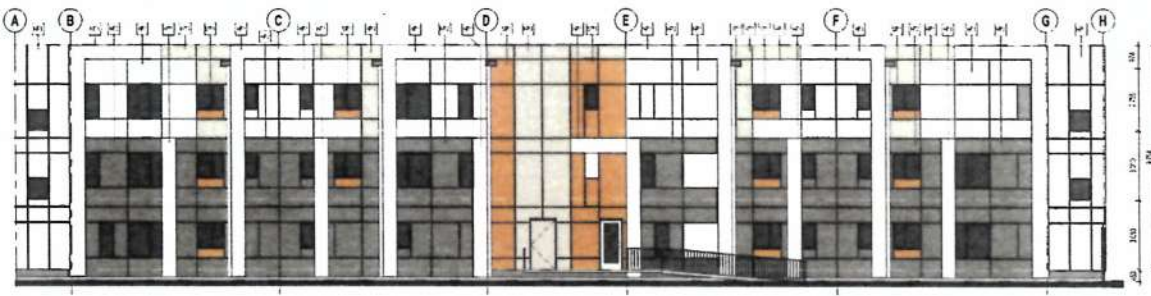
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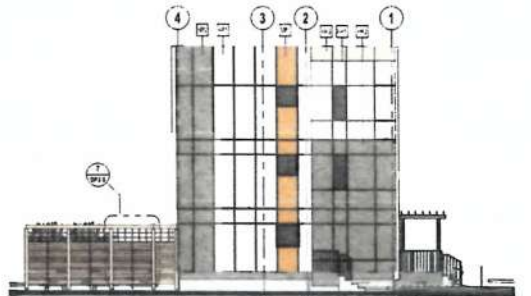
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DP-WEST ELEVATION
SCALE: 1:100

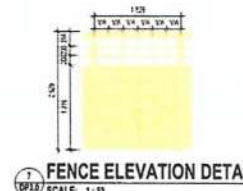


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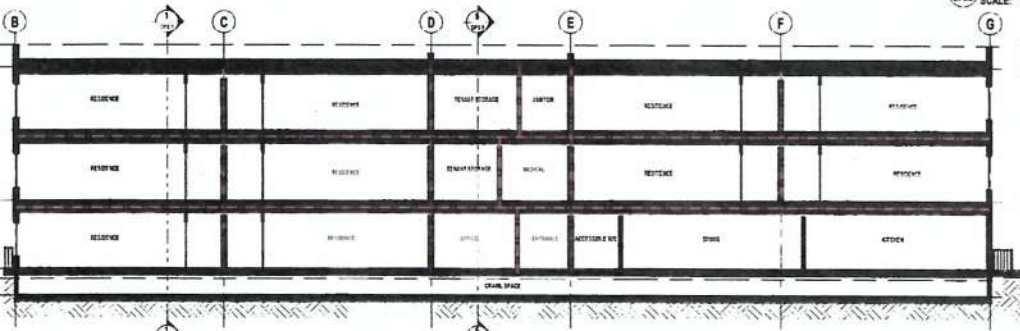


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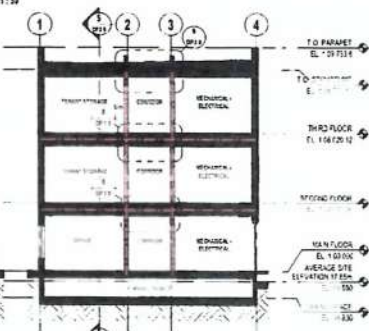
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2	CEMENT ENTRY PANEL, CLADDING, BRICK SHAPE
3	CEMENT ENTRY PANEL, CLADDING, BRICK SHAPE
4	CEMENT ENTRY PANEL, CLADDING, BRICK SHAPE
5	METAL GLASS, METAL, CLADDING



FENCE ELEVATION DETAIL
SCALE: 1:10



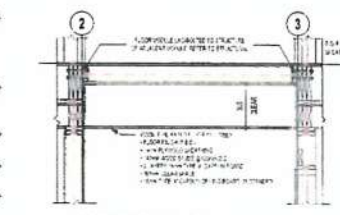
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SCALE: 1:100



BUILDING SECTION 2
SCALE: 1:100



CORRIDOR ROOF MODULE
SCALE: 1:20



CORRIDOR FLOOR MODULE
SCALE: 1:20



VICTORIA EVERGREEN TERRACE

2501 BLANSARD STREET

VICTORIA, B.C.

VBX 3W3

Drawn by: SB, DR, TB

As Indicated

Date: 2018/11/03

Project No: 2018-10

Building Elevations + Sections

DP3.0

4

HILLSIDE AVENUE PERSPECTIVE



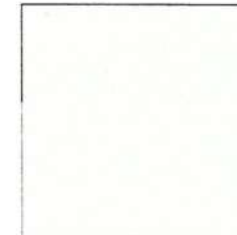
FRONT ENTRANCE PERSPECTIVE



HP1 CEMENT BOARD SIDING
Manufacturer: JAMES HARDIE PANEL
Colour: Arctic White



HP2 CEMENT BOARD SIDING
Manufacturer: JAMES HARDIE PANEL
Colour: Aged Pewter



HP3 CEMENT BOARD SIDING
Manufacturer: JAMES HARDIE PANEL
Colour: Pearl Gray



MP1 METAL PANEL
Manufacturer: VICWEST
Colour: DCX Metallic Copper



douglas sollows architect inc.

address: 2501 Blanshard Street, Victoria, B.C. V8W 3W5

tel: 250.363.0000
fax: 250.363.0001
web: www.douglas-sollows.com

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NO.	DATE	DESCRIPTION
1	2016/11/03	PROPOSED FOR CP
2	2016/11/03	REVISIONS FOR CP
3	2016/11/03	REVISIONS FOR CP
4	2016/11/03	REVISIONS FOR CP
5	2016/11/03	REVISIONS FOR CP
6	2016/11/03	REVISIONS FOR CP

Architect: Douglas Sollows Architect Inc.

Project: Victoria Evergreen Terrace

Address: 2501 Blanshard Street, Victoria, B.C. V8W 3W5

Scale: 1:1

Date: 2016/11/03

Revision: 04

Project No: 2016-10

Drawing Title: PERSPECTIVES & MATERIALS

Project No: 2016-10

Revision: 04

Project No: 2016-10

Revision: 04

Project No: 2016-10

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Project No: 2016-10

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Project No: 2016-10

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Project No: 2016-10

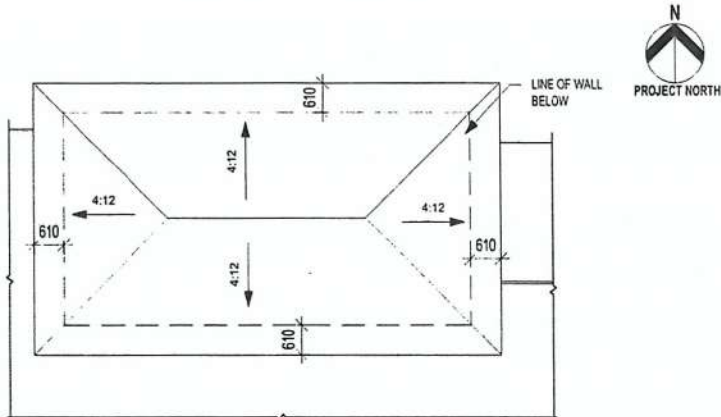
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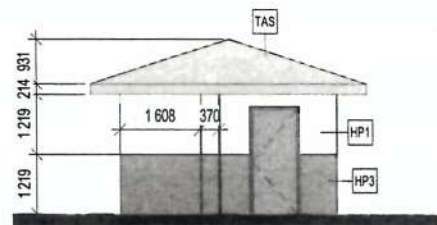
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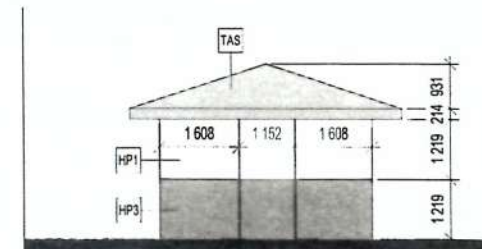
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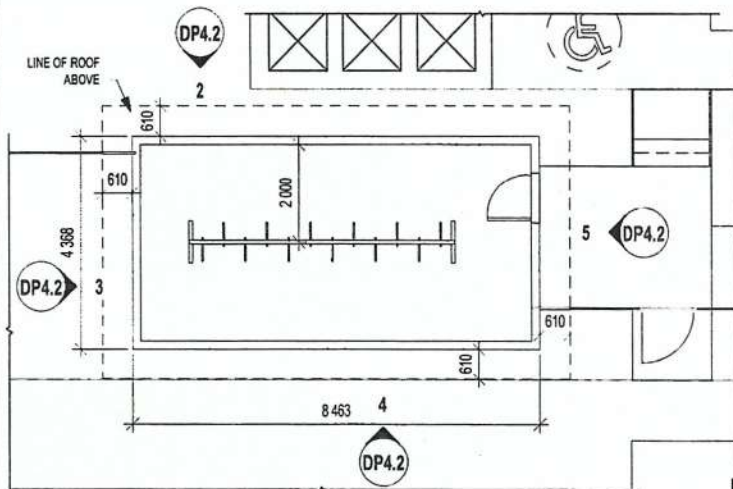
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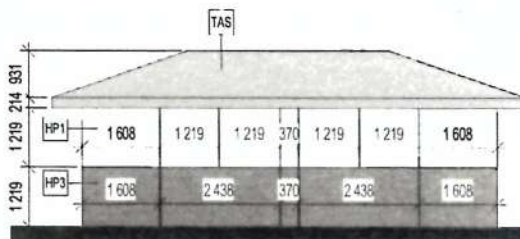
5 BICYCLE SHED EAST ELEVATION
DP4.2 SCALE: 1:100



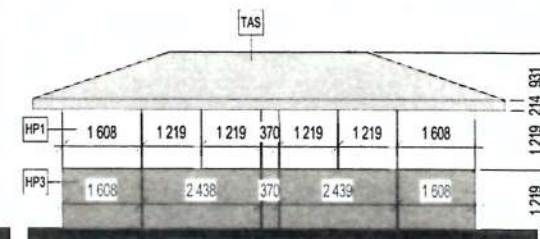
3 BICYCLE SHED WEST ELEVATION
DP4.2 SCALE: 1:100



6 FLOOR PLAN - BICYCLE SHED
DP4.2 SCALE: 1:100



4 BICYCLE SHED SOUTH ELEVATION
DP4.2 SCALE: 1:100



2 BICYCLE SHED NORTH ELEVATION
DP4.2 SCALE: 1:100

KEYNOTES	
TYPE MARK	DESCRIPTION
HP1	CEMENT BOARD PANEL CLADDING - ARCTIC WHITE
HP3	CEMENT BOARD PANEL CLADDING - PEARL GRAY
TAS	TEXTURED ASPHALT SHINGLE

VICTORIA EVERGREEN TERRACE

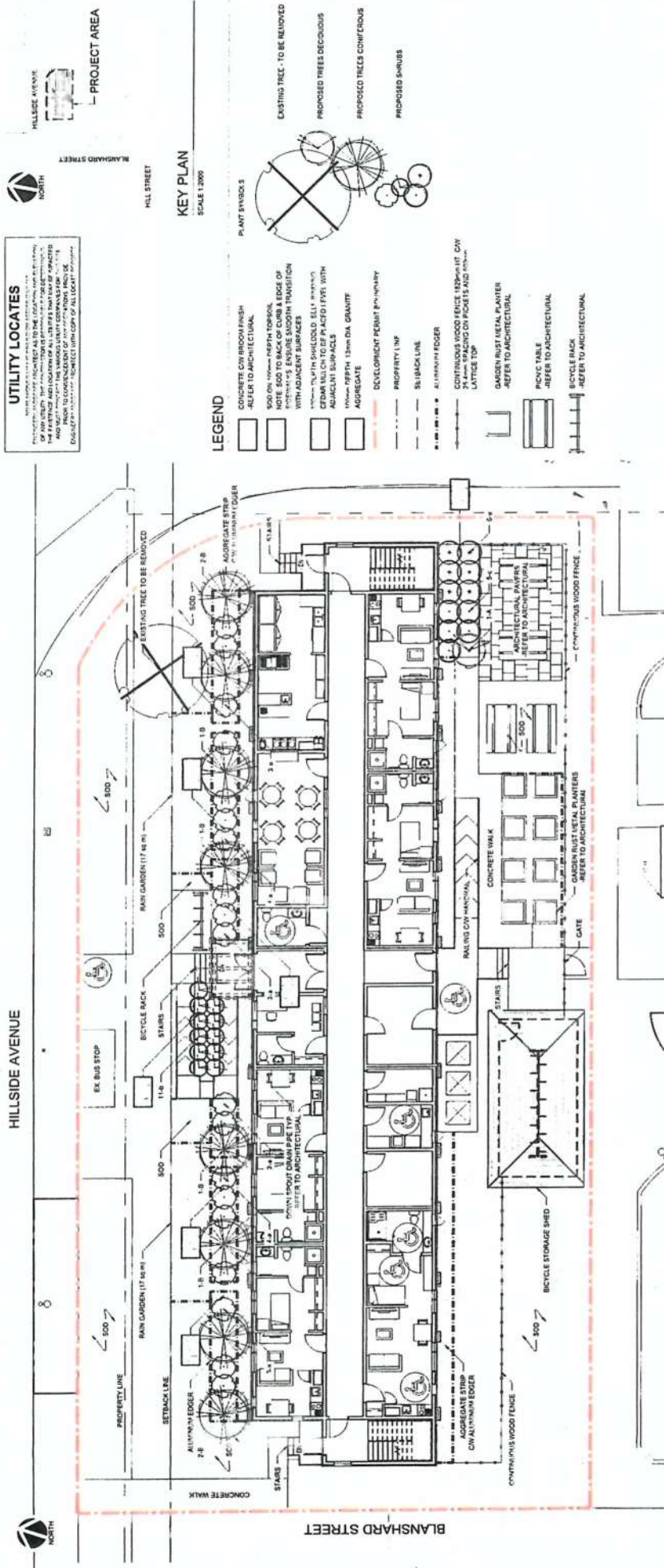
BICYCLE SHED

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drawn by:	revised:	revisions:
SD	DS	
scale:	approved:	
1:100	DS	
date:	project no:	drawing no:
2018/11/08	2018-10	DP4.2
		0



douglas sollans architect inc.



Pamela Martin

From: Public Hearings
Subject: FW: Lack of Adequate Notice and Confusion About "Proposed Changes to 2501 Blanshard St": Development permit variance application
Importance: High

From: Kelly Greenwell
Sent: Thursday, November 22, 2018 10:41 AM
To: Councillors (Councillors@victoria.ca); 'publichearings@victoria.ca'
Cc: 'Tracey Campbell'; nag@quadravillagecc.com; Heidi Hartman; 'John and Rowena'; 'Cheryl Allan'; Corie Aarsen; David Rand; 'David Turner'; 'Ed McClanaghan'; 'Frankie Chao'; 'Hana'; Hussein Dahab; 'Leni Hoover'; 'Riga Godron'; 'Tammy Reid'
Subject: Lack of Adequate Notice and Confusion About "Proposed Changes to 2501 Blanshard St": Development permit variance application

Dear Mayor and Council,

In Monday's mail, we received notice (dated November 9) of a variance application that I believe pertains to the proposed Indigenous Women's modular housing development at Hillside and Blanshard (replacing the burned out units at Evergreen Terrace). This correspondence was opened Tuesday, effectively leaving less than 72 hours to respond and/or make time to attend. Others in Evergreen Terrace have reported that they had not received notice as of Wednesday. This 2 page document is confusing to the point that some in Evergreen Terrace believe that the variance application will lead to redevelopment of the entire Evergreen Terrace housing complex.

We believe that the following contributed to the confusion:

- **The notice is highly technical** and would seem meaningless to most people in all neighbourhoods
- **The map on the notice of variance (attached) does in fact highlight the entire Evergreen Terrace development.** As well, there is **no mention of the Atira/BC Housing 21 unit supported housing project for Indigenous women that has been proposed**
- Atira/BC Housing 21 unit supported housing project for Indigenous women that has been proposed is on the site of Evergreen Terrace units **on Hillside** that burned down
- There is **no sign posted** advising of the proposed Variance Application No.00089 on Blanshard or Hillside

We are concerned that:

- **The variance** to allow for smaller units appears to apply to the entire Evergreen Terrace development and believe that without wider consultation it **should be limited to the site where the Atira/BC Atira/BC Housing 21 unit supported housing project for Indigenous women.**
- Given the postal dispute, **hand delivered notices should go out for a meeting to discuss these variances in January**
- Any **future notices** re: this and other developments **should** be created in a way that **fosters understanding of what is being proposed.** Perhaps a picture of the proposed site could be included in every case.

Thanks for your consideration of what this lack of adequate notice has created

Kelly

Kelly Greenwell, RSW, Executive Director
Quadra Village Community Centre
Downtown Blanshard Advisory Committee (Est. 1974)
901 Kings Rd, Victoria, BC, V8T 1W5

[REDACTED]

www.quadravillagecc.com

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www.facebook.com/QuadraVillage

QVCC wishes to recognize and acknowledge the Esquimalt and Songhees Nations, on whose traditional territories, we live, engage and work

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J. **REPORTS OF COMMITTEES**

J.1 **Committee of the Whole**

J.1.b **Report from the October 4, 2018 COTW Meeting**

J.1.b.j **840 Fort Street - Heritage Designation Application No. 000175
(Harris Green)**

Mayor Helps recused herself from the meeting at 11:57 p.m. due to non-pecuniary conflict of interest as her campaign office is located across the street.

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council approve the designation of the property located at 840 Fort Street as a Municipal Heritage Site, specifically the front facade and remaining sidewalls of the historic building as described in the attached statement of significance, pursuant to Section 611 of the *Local Government Act*, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

F. **LAND USE MATTERS**

F.6 **840 Fort Street - Heritage Designation Application No. 000175 (Harris Green)**

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development for an owner request to designate the exterior façade of the property located at 840 Fort Street.

Mayor Helps recused herself from the meeting at 11:59 a.m. due to non-pecuniary conflict of interest as her campaign office is located across the street.

Committee recessed at 12:00 p.m. and returned at 12:31 p.m.

Councillors Isitt and Lucas were not present at the time the meeting reconvened.

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council approve the designation of the property located at 840 Fort Street as a Municipal Heritage Site, specifically the front facade and remaining sidewalls of the historic building as described in the attached statement of significance, pursuant to Section 611 of the *Local Government Act*, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

the relocation of the entrance from the third to the fourth bay and painting of the exterior brick surface. Character-defining elements include its continuous use as a retail space for almost a century; its location along the Fort Street corridor connecting the downtown core to the Rockland and Jubilee neighbourhoods; its modest, functional, two-storey Edwardian design and detailing; and the sheet metal cornices, cast iron columns, wood frame commercial storefront glazing and proportionally spaced second-storey window openings. The building is currently vacant; however, its original owner, Walter E. Staneland, built the structure to contain his paint shop. The paint company, Mowat-Grant, bought the property in 1946 and continued to operate it as a paint store until 1969, after which Sawyer Sewing Machines moved in and operated a sewing machine sales business until 2005. The Sawyer Building is valued for its connection with Victoria's history as a gateway economy. It is also associated with the career of a prolific and significant local architect named Charles Elwood Watkins, who designed Victoria High School, the Lee Benevolent Society building, the Quadra School and many other schools and institutions. C.E. Watkins designed the 1911 renovation of the building. At the time of construction, Fort Street was an important transit corridor featuring streetcar service from downtown to the Royal Jubilee Hospital.

This proposed designation is associated with a development approved by Council in 2015. The property changed ownership in April 2018. The previous owner obtained a development permit and building permit to redevelop the site with a six-storey rental apartment building featuring ground floor commercial retail space. These approvals remain in effect. The scope of the original permits included significant alterations to the ground floor of the historic building. The new owner intends to redevelop the property in accordance with the approvals; however, following negotiations with the City, the applicant has decided to minimize alterations to the ground floor of the building and rehabilitate the storefront based on its configuration in c1960, which is the date of the earliest known photograph of the site (attached).

Condition/Economic Viability

The building is in fair to good physical condition according to the Heritage Conservation Plan prepared by John Dam & Associates and dated August 1, 2018. The façade has undergone some alterations since its construction, including brick painting, relocation of the entrance and removal of the detailing on bulkheads below the ground floor windows.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan 2012*, which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

- 8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

Areas and Districts - Policies and Actions

- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its September 11, 2018 meeting and was recommended for approval. The Panel made the following motion concerning the application:

"That the Heritage Advisory Panel recommend that Council approve the designation of the façade and remaining portions in the form of character-defining elements."

CONCLUSIONS

This application for the designation of 840 Fort Street as a Municipal Heritage Site is for a building façade that is a surviving representative example of commercial development along Fort Street during the pre-World War One real estate boom of the early 20th century. It is also the work of a significant and prolific local architect. Staff therefore recommend that Council approve Heritage Designation Application No. 000175 for 840 Fort Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000175 for the property located at 840 Fort Street.

Respectfully submitted,



John O'Reilly, MCIP, RPP
Heritage Planner
Sustainable Planning & Community
Development



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

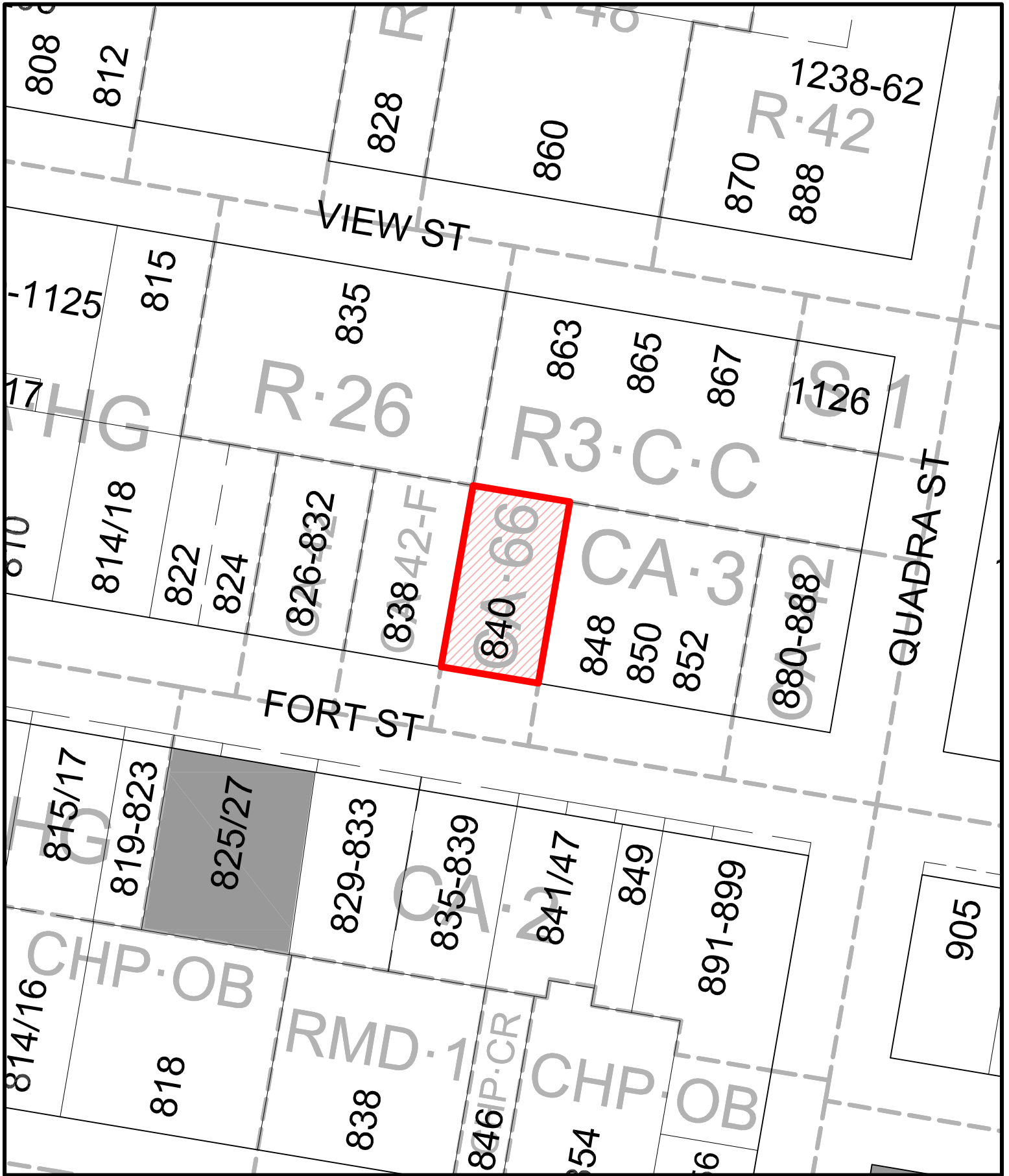
Report accepted and recommended by the City Manager:



Date: Sept. 24/18

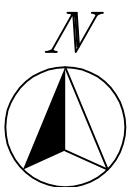
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance, dated August 1, 2018
- Attachment E: Heritage Conservation Plan, dated August 1, 2018
- Attachment F: Letter from the applicant, date stamped May 29, 2018.
- Attachment G: Minutes of the August 14, 2018 Heritage Advisory Panel Meeting
- Attachment H: Minutes of the September 11, 2018 Heritage Advisory Panel Meeting



840 Fort Street

Heritage Designation #00075

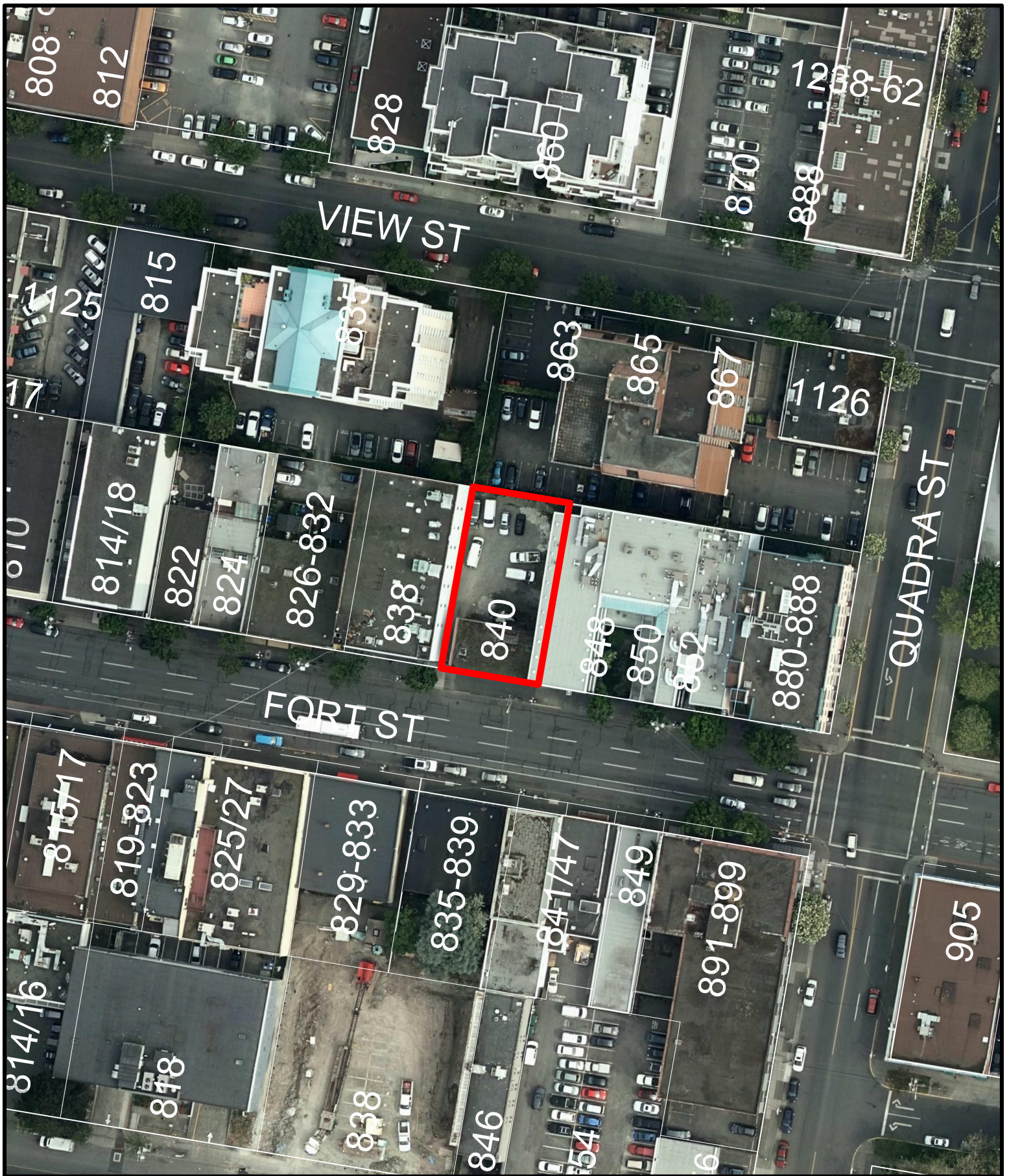


Designated



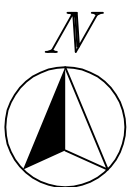
Registered





840 Fort Street

Heritage Designation #00075





840 FORT STREET



840 Fort Street



840 Fort Street



John Dam & Associates
Building Conservation Engineering

250-857-4771
john@jdabc.ca
jdabuildingconservation.ca

Statement of Significance

840 Fort Street

Description

The two-storey, Edwardian façade of the Sawyer Building is a fine representative of the working class, retail zoning indicative of upper Fort Street. Located on the north side of Fort Street near the Quadra Street crossing, its' presence among a collection of old and new buildings reflects the characteristic diversity of development that has been allowed to occur there.

Heritage Value

The Sawyer Building is valued for its mainstay as a commercial building, offering paint and paint supplies to the retail consumer for a period of 60 years and then sewing machines and supplies for the next 35 years. Constructed in 1909, Walter E. Staneland, along with his brother Frank, was preparing to take advantage of the pre-World War 1 real estate boom, providing paints, varnishes, and associated supplies. Two years later, in 1911, Charles Watkins Elwood was commissioned to draft details to set back the front façade. It is believed that this work was commissioned to accommodate the widening of Fort Street. The drawings noted that the present materials of the original façade were to be utilized in the new façade. In 1946, Walter would sell the business and building to Mowat-Grant Ltd. Continuing to operate as a retail store supplying paint and paint supplies, Mowat-Grant would occupy the building until 1969. Sawyer Sewing Machines Ltd. then moved in and provided the building with its' title for the next 35 years. Further alterations to the storefront entrance, including relocating the main entrance, were completed at this time to accommodate the needs of the new enterprise. In the 1970's, the building was subdivided into additional units offering space to a variety of retailers and professional firms. Through the 90's, a variety of non-descript businesses would occupy the space with Sawyer Sewing Machines until 2005 when the building is noted to be vacant.

The location of 840 Fort Street manifests the development of Victoria's gateway economy. Walter Staneland strategically located his building along the arterial commercial and transit corridor of Fort Street that would link traffic flowing from the downtown core to the outlying neighbourhoods of Rockland and Jubilee, taking advantage of the streetcar system that was constructed in the 1890's to service the Royal Jubilee Hospital. Today, the Sawyer Building is located in the transition between the Core Business and Corridor Heritage areas adding to a blend of modest historic and modern buildings that provide a characteristic streetscape that transcends the value of the individual buildings themselves.



The Sawyer Building is an example of a modest, Edwardian, commercial style, typical of the era and location on upper Fort Street. Despite the layers of alteration, restoration and renewal works, the street façade notably retains many of the buildings' original character defining elements including the wood frame, store front glazing with large glass panes beneath multi pane transom windows, the cast iron columns delineating the glazing bays, and the sheet metal cornices providing horizontal definition.

Character Defining Elements

The key elements that define the heritage character of 840 Fort Street and support its' heritage values are:

- Nearly a century of continuous use as commercial retail space
- Location along the heritage corridor of Fort Street connecting the downtown town core to the Rockland and Jubilee neighbourhoods, enhancing the diverse character of the local streetscape.
- Modest, functional, two-storey, Edwardian design and detailing
- Triple, sheet-metal cornices defining the street front facade
- Cast iron columns delineating the storefront glazing
- Wood frame commercial storefront glazing
- Proportionally spaced, second storey window openings



John Dam & Associates
Building Conservation Engineering

840 Fort Street

HERITAGE CONSERVATION PLAN



Prepared for:

Salient (840 Fort) Properties Ltd.
Suite #225 – 209 Carrall Street
Vancouver, British Columbia
V6B 2J2

Prepared by:

John Dam & Associates Inc.
2884 Gorge View Drive
Victoria, British Columbia
V9A 2H9

August 1st, 2018
#1027.003



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1.0	Introduction	1
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6.0	Conclusion	11

1.0 Introduction

840 Fort Street, Victoria – Sawyer Building –Protected by Covenant

The two-storey, Edwardian façade on upper Fort Street reflects in its location, design, and materials, the historic character of Victoria as it evolved through the early 20th century.

At the request of Salient (840 Fort) Properties Ltd. (the Owner), John Dam & Associates (JDA) has been retained to assist with the conservation of the historic façade, providing a Statement of Significance and this Heritage Conservation Plan, for the City of Victoria to consider towards an anticipated Heritage Revitalization Agreement. Contained in this plan is a brief summary on the history and significance of the building, suggested conservation guidelines, and the proposed scope of conservation work including appropriate recommendations.

As part of the Heritage Revitalization Agreement, the Owner intends to designate the building facade.

2.0 History

Prior to the construction of the existing building, the site was already identified, as early as 1901, as a paint works location.

In 1908, a building permit was issued to Staneland Co. Ltd. for a one-storey wood frame structure.

On December 21st, 1909, a permit without an attached architect or builder name was issued for a two-storey wood and brick, store and office building. Strategically located along the Fort Street corridor, Walter E. Staneland and his brother Frank were preparing to take advantage of the pre-World War 1 real estate boom, setting up shop providing paints from England, varnishes from New York, and window glass along with paint and glazier supplies.

Two years later, it is understood that the widening of Fort Street required the local businesses to set back their front façades. In 1911, Charles Watkins Elwood was retained to draft the necessary details. On the drawings, the note 'present materials used for new front' suggests that the façade was simply moved back and not redesigned.

Business remained well enough for Walter to build his residence of 'Ardrossan' at the corner of Fort Street and Richmond Avenue. It was not until after WWII, in 1946, that Walter would sell the business and building to Mowat-Grant Ltd, a subsidiary of Douglas Paint in Vancouver.

Continuing to operate as a retail store supplying paint and paint supplies, Mowat-Grant would occupy the building as a division of the Glidden Co. Ltd through the 60's until 1969, when Sawyer Sewing Machines Ltd. would move in and provide the building with its' common name, the Sawyer Block, for the next 35 years.

Further renovations to the front façade were completed with the purchase of the building by D.W. Sawyer for his new business. The storefront was altered to relocate the main store entrance to the east corner alongside a second entrance that would lead directly to a flight of stairs to the second floor.

In the 1970's, the building was subdivided into 4 units offering space to a variety of retailers and professional firms including Henri's Tailors through the late 70's and early 80's and Victoria Bailiffs through the 80's into the early 90's. Through the 90's a variety of non-descript businesses would occupy the space with Sawyer Sewing Machines until 2005 when the building is noted to be vacant.

Today, the façade is a testament of the conservation of a historic 'building' with original materials and assemblies interwoven with restoration and renewal work utilizing contemporary materials and assemblies to provide the current character of the building. It is this storied faced that will be preserved.

3.0 Statement of Significance

Description

The two-storey, Edwardian façade of the Sawyer Building is a fine representative of the working class, retail zoning indicative of upper Fort Street. Located on the north side of Fort Street near the Quadra Street crossing, its' presence among a collection of old and new buildings reflects the characteristic diversity of development that has been allowed to occur there.

Heritage Value

The Sawyer Building is valued for its mainstay as a commercial building, offering paint and paint supplies to the retail consumer for a period of 60 years and then sewing machines and supplies for the next 35 years. Constructed in 1909, Walter E. Staneland, along with his brother Frank, was preparing to take advantage of the pre-World War 1 real estate boom, providing paints, varnishes, and associated supplies. Two years later, in 1911, Charles Watkins Elwood was commissioned to draft details to set back the front façade. It is believed that this work was commissioned to accommodate the widening of Fort Street. The drawings noted that the present materials of the original façade were to be utilized in the new façade. In 1946, Walter would sell the business and building to Mowat-Grant Ltd. Continuing to operate as a retail store supplying paint and paint supplies, Mowat-Grant would occupy the building until 1969. Sawyer Sewing Machines Ltd. then moved in and provided the building with its' title for the next 35 years. Further alterations to the storefront entrance, including relocating the main entrance, were completed at this time to accommodate the needs of the new enterprise. In the 1970's, the building was subdivided into additional units offering space to a variety of retailers and professional firms. Through the 90's, a variety of non-descript businesses would occupy the space with Sawyer Sewing Machines until 2005 when the building is noted to be vacant.

The location of 840 Fort Street manifests the development of Victoria's gateway economy. Walter Staneland strategically located his building along the arterial commercial and transit corridor of Fort Street that would link traffic flowing from the downtown core to the outlying neighbourhoods of Rockland and Jubilee, taking advantage of the streetcar system that was constructed in the 1890's to service the Royal Jubilee Hospital. Today, the Sawyer Building is located in the transition between the Core Business and Corridor Heritage areas adding to a blend of modest historic and modern buildings that provide a characteristic streetscape that transcends the value of the individual buildings themselves.

The Sawyer Building is an example of a modest, Edwardian, commercial style, typical of the era and location on upper Fort Street. Despite the layers of alteration, restoration and renewal works, the street façade notably retains many of the buildings' original character defining elements including the wood frame, store front glazing with large glass panes beneath multi pane transom windows, the cast iron columns delineating the glazing bays, and the sheet metal cornices providing horizontal definition.

Character Defining Elements

The key elements that define the heritage character of 840 Fort Street and support its' heritage values are:

- Nearly a century of continuous use as commercial retail space
- Location along the heritage corridor of Fort Street connecting the downtown town core to the Rockland and Jubilee neighbourhoods, enhancing the diverse character of the local streetscape.
- Modest, functional, two-storey, Edwardian design and detailing
- Triple, sheet-metal cornices defining the street front facade
- Cast iron columns delineating the storefront glazing
- Wood frame commercial storefront glazing
- Proportionally spaced, second storey window openings

4.0 Terms of Reference

840 Fort Street is an unlisted, though protected by covenant, historic, commercial facade located on upper Fort Street amongst a diverse collection of old and new commercial buildings. It is a fine example of the modest Edwardian masonry building with a double sheet metal cornices above cast iron columns defining the wood frame storefront glazing.

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (second edition) is the primary resource used to determine the appropriate conservation work on such buildings, especially when anticipating adding the building to the community heritage register or designating it as a heritage building. Referring to these guidelines, there are three steps to be taken during the conservation decision-making process: Determine the Primary Treatment, Review the Standards, and Follow the Guidelines.

When determining the primary treatment, there are three courses of action that can be followed overarching the entire conservation project and/or addressing individual assemblies. These courses of action include *Preservation*, *Rehabilitation*, and *Restoration*.

Preservation involves stabilizing and maintaining the existing form of the building or structure and its constituent materials and assemblies. This may include both short term measures to provide necessary protection, or long term measures to minimize long term deterioration.

Rehabilitation entails renewing the building, or particular assembly, to allow for continued, compatible coteremporary use while retaining the historic significance of the place, including all character defining elements. This course of action may also include the replacement of missing historic elements or the sensitive addition of elements compatible in style and character.

Restoration of a historic place would bring the place, or identified assembly, back to a period of time in which it once existed, accurately revealing or recovering missing elements while removing any elements or assemblies that detract from the selected time period representation.

The Standards provide guidance for consideration on any conservation project. A summary of the general standards and additional standards pertaining particularly to rehabilitation and restoration is as follows:

General

1. Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.

4. Recognize each historic place as a physical record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in-kind any extensively deteriorated, or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional - Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from, the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional – Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials, and detailing are based on sufficient physical, documentary and/or oral evidence.

Upon determining the course of action and understanding the standard principles, specific decisions on how to best carry out conservation work can be developed with reference to the guidelines. Separate guidelines are provided for four types of places - Cultural Landscapes, Archaeological Sites, Buildings, and Engineering Works. In addition, there are guidelines for the conservation of materials. However, on any given site, a combination of guidelines is often appropriate. In general, the guidelines follow a series of steps starting with understanding the character-defining elements, documenting these elements, then protecting and maintaining them, and, if necessary, stabilizing, repairing and/or replacing them.

Preservation Briefs

A recommended secondary resource for all conservation projects is the series of Preservation Briefs produced by the US Department of the Interior - National Park Service. These briefs, available online, provide detailed technical guidance on how to best address the deterioration of historic assemblies and materials such as *Roofing* and *Wooden Windows* and improving historic buildings for contemporary use such as, *Improving Energy Efficiency* and *Controlling unwanted Moisture*.

British Columbia Building Code

When completing conservation work on an historic building, important considerations may have to be made to bring the building up to current code standards, particularly when addressing matters of building and life safety. Such considerations may necessitate significant alteration work that may impact that historic character of the building and its character-defining elements. It is important to know the specific requirements of the local government pertaining to the BCBC and how allowable equivalencies can be utilized to meet these requirements.

Energy Efficiency Act

The Energy Efficiency Act was implemented to provide guidance towards improving the energy performance of products sold in BC, including buildings. Though amendments have been enacted to exempt heritage buildings from the Act, it is always recommended that energy efficiency measures be considered, where possible, in conservation work.

Homeowner Protection Act

The Homeowner Protection Act and Regulations, was developed and implemented to improve the quality of residential construction and consumer protection for buyers of new homes. In addition to new homes, this act also applies to residential renovation, with the caveat of two amendments provided to protect the heritage value of new homes: a warranty provider can exclude components of the building, and substantial renovation work has to occur to classify the home as new.

5.0 Conservation Recommendations

The drawings produced by Charles Watkins Elwood provide the earliest evidence of the original appearance of the building with no drawings or photographs pre-dating his proposed alterations. The earliest known photograph of the building is of when it was occupied by Mowat Grant Ltd. The appearance of the building in this photograph suggests alterations were already made including the refinishing of the upper storey and the addition of signs. In 1969, Sawyer Sewing Machines Ltd. would become the primary tenant of the building, altering the storefront while providing it with its historic namesake. In the following years the building would be subdivided into additional units to provide space to multiple commercial and professional enterprises. The building has since been restored to better reflect what it may have originally looked like.

A brief review of the existing building determined that the facade is in fair to good condition. As such, significant renewal works beyond integrating the facade into a new building structure are not planned to be carried out.

5.1 Site

840 Fort Street exists at the south end of a lot on the north side of upper Fort Street. The historic facade contributes significantly to the varied streetscape identified as a character defining element.



Proposal – Preservation

It is intended that the facade as it currently exists will be retained along with a short set back of both side walls.

The redevelopment of the lot is to be undertaken with great care to the preservation of the existing facade maintaining both the historic materials and construction in the current configuration.

5.2 Building

The two-storey building façade constructed of clay brick masonry with sheet metal cornices over wood frame windows is in fair to good condition. Both the design and material of the façade have been identified as character defining.

5.2.1 Exterior Form

The façade is a good example of Edwardian commercial design and materials, relying on simple, material geometry and assembly symmetry for its character defining form.



Proposal – Preservation/Rehabilitation

The masonry wall along with the location and orientation of the primary assemblies will be preserved. The wood frame storefront glazing will be rehabilitated to accommodate improved access from the sidewalk and provide for multiple points of egress.

All rehabilitation work is to be sympathetic to the original design and materials while providing improved features. It is recommended that the storefront glazing utilize wood framing to reflect the historic character of the original retail space.

5.2.2 Exterior Walls

The painted, exterior clay brick walls support three tiers of restored sheet metal cornice. Both the clay brick masonry and sheet metal cornices are identified as a character defining elements, though the cornices are contemporary replicas and not original.



Proposal – Preservation

The existing clay brick façade including short returns on both side elevations as well as the sheet metal cornice are intended to remain unchanged. Any observed deterioration will be repaired using historically sensitive materials and methods.

It is recommended that all work on the exterior walls be minimized, completing renewal work only where necessary. Any restoration work that is undertaken is to be completed with materials that match with the original and existing materials.

5.2.3 Fenestration

The fenestration, excepting the location of the cast iron columns and multi-lite transom windows, is not original to the building. The upper wood frame windows reflect a historic design with historic wood frames but both the drawings by C.W. Elwood and the earliest known photograph of the building show a single lower lite beneath double upper lites. The storefront glazing also shows the main entrance in a central bay and accessed by a flight of steps.



Preservation/Rehabilitation

The cast iron columns and transom glazing will be preserved as they are with new storefront glazing infilled to support improved and additional egress. The main entrance will be restored to its original location though lowered to be at grade. Two additional entrances will provide egress through each side bay. The upper wood framed windows, despite not being original, will be preserved.

It is recommended that all work on the fenestration and trim material be minimized, retaining as much of the original/existing material as possible. The rehabilitation work that is undertaken is to be completed with materials that match with the original and existing materials.

It is recommended that all conservation work be completed by qualified contractors having past experience with the proposed scope of work. In general, retention of as much of the original material as possible is recommended and, where necessary, renewal materials match the appearance and properties of the existing materials.

6.0 Conclusion

It is intended that the current building façade at 840 Fort Street will be primarily preserved with the anticipation of rehabilitation work being limited to the storefront glazing, improving access and increasing egress into the building. This project is looking to designate the finished works on this historic façade, conserving both the heritage building and streetscape of upper Fort Street.

This report was prepared for Salient Projects 2016 Ltd. for the purpose of securing a heritage revitalization agreement on the property at 840 Fort Street. It is not for the use or benefit of, nor may it be relied upon, by any person or entity without written permission of JDA or Salient Projects 2016 Ltd.

It is trusted that the information in this plan satisfies the expectations and requirements of both Salient Projects 2016 Ltd. and the City of Victoria. Please do not hesitate to contact JDA should you have any questions or comments pertaining to this plan and its associated recommendations.

Sincerely,


John Dam, Principal
Building Conservation Engineer
B.A.Sc., M.Sc., P.Eng., CAHP

S A L I E N T

Letter to Mayor and CouncilMay 28th, 2018

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



Dear Mayor Lisa Helps and Members of City Council,

Re: Application for Heritage Designation for the "Sawyer Block" at 840 Fort Street

Salient (840 Fort) Properties Ltd. c/o The Salient Group is pleased to enclose an application accompanying this letter to designate 840 Fort Street as heritage under the City of Victoria's Register of Heritage Properties.

Salient recently acquired this building in April 2018 with both an approved Development Permit and Building Permit to redevelop the existing 2-storey building into a 6-storey rental apartment building with ground floor commercial retail space. Although the property is not formally designated, a heritage covenant has been registered on title that restricts any alteration to the property without approval from Council.

The scope of work permitted by the Development Permit and Building Permit includes the retention of the existing 2-storey facade with significant alterations to this facade to accommodate the approved redevelopment design. Following a series of conversations with the City and design team Salient is revising the proposal, choosing to minimize interventions to the facade.

Salient's revised application proposes to rehabilitate the storefront based on the circa. 1960 configuration.

Historical Criteria

840 Fort represents the eastward expansion of Victoria's commercial precinct and the traditional retail zone of Fort Street. The building was originally constructed in 1908-1909 by Walter E. Staneland to be used as a paint shop. It was sold to Mowat-Grant in 1946 where it continued to operate as a retail paint store until 1969 when Sawyer Sewing Machines moved in, ultimately giving the building its title as the "Sawyer Block" which it has now become commonly known. Generations of the Sawyer family owned and operated the family business in this location for the next 35 years until 2005. It has been vacant since this time. The Sawyer Block has experienced almost a century of continuous commercial retail space, a tradition that Salient intends to carry on within this building.

Architectural Criteria

840 Fort is modest 2-storey Edwardian building designed by Walter E. Staneland and constructed with a wood and brick structure. Defining elements of the original facade include wood frame store front

glazing with large glass panes beneath multi pane transom windows, cast iron columns and sheet metal cornices providing horizontal definition on the south face. Though the building was constructed to the property line at the street, a narrow lane on the west side of the building connected Fort Street to parking behind the building. This breezeway will be retained, featured and will provide the primary access to the homes above.

Integrity

The revised design proposed by Salient reduces the scope of approved alterations to the existing façade. The building façade will be retained in situ and rehabilitated storefronts will be reconstructed in wood based on the circa 1960 configuration, modified with the addition of two points of egress in the historic façade to comply with building code requirements. The exterior clay brick walls will be repaired, repointed and painted. The cornices and parapet will be repaired and seismically retained back to the building structure.

The contemporary addition is complementary to the historic façade, thoughtfully differentiated in details, materiality and pattern.

Although Salient intends to be the long-term owner and operator of this property, a designation of this façade will ensure its distinguishing features are retained and maintained in their historic form for the life of the building, and that the building cannot be demolished or altered without consent of City Council.

Thank you for the opportunity to submit this application to designate 840 Fort as heritage. We look forward to working with City Staff to progressing this application, and to working with the Victoria Civic Heritage Trust team to rehabilitate this historic façade to it's original configuration.

Sincerely,

Salient (840 Fort) Properties Ltd. c/o The Salient Group



Robert Fung
President

cc: Merinda Conley, Senior Heritage Planner

3. **840 Fort Street**
Heritage Designation Application No. 000175

Attendees: Robert Fung, The Salient Group

John O'Reilly provided a brief summary of the application.

Panel Questions and Comments

- The proposal is to restore the building to its 1960 appearance. Is that different than how it looks now? Merinda Conley: The fenestration openings and upper transom windows will remain the same; the structure will have a level, central entry and entries on either side to accommodate the configuration of the six-storey rental development.
- Merinda Conley: The building's character-defining elements (i.e. cast iron columns, upper transom windows, mid and upper cornices, brick, fenestration openings, detailing of the pilasters) will remain and be restored.
- The property is deserving of protection. Will the development proposal come to the Panel? Merinda Conley: The development proposal was approved in 2015.

Ken Johnson left the meeting at 12:20 pm.

A motion was not posed as quorum was lost. Further discussion of the application was adjourned until the September 11, 2018 meeting.

3. **840 Fort Street** **Heritage Designation Application No. 000175**

John O'Reilly provided a brief summary of the application.

Panel Questions and Discussion

- What is planned for this site? John O'Reilly/Merinda Conley: A development permit and building permit for a four-storey addition to the existing building were approved in 2015. A delegated development permit for a slight revision to the upper four storeys was approved in 2018. The storeys will be set back from the façade.
- Is the heritage designation for the façade only? Merinda Conley: Yes; the bylaw can specify part or a portion of the property.
- Was the development permit approved subject to heritage designation? Merinda Conley: No.
- If the building were not designated and the proponent decided to change it, would a new development permit be required? Alison Meyer: Yes, Council approval would be required. Currently, there is a covenant on the building that states that the building must be maintained as shown in the plans in an initial development permit application. Merinda Conley: A covenant protects a building, but heritage designation is the tool to prevent demolition. A heritage designation bylaw is more encompassing than a covenant. For example, the covenant did not prevent the relocation of upper fenestration openings.
- Will the designation include the returns on the cornice line? John O'Reilly: Yes. Therefore, any new building will be stepped back at least 24" like the cornices? John O'Reilly: Yes.
- The building does not merit designation, but does merit retention as part of the streetscape on Fort Street. Designating such buildings undermines the meaning of heritage designation which should be reserved for buildings of greater integrity. This building is a representative example of the commercial architecture of the time and would be best as part of an HCA.
- This façade does not meet the outstanding criteria required for heritage designation. The existing gutted structure is not worthy of designation. Might other buildings be gutted and then brought forward for heritage designation in the future?
- John O'Reilly read the meaning of "heritage value" from the *Local Government Act*. The building has historical value on the streetscape and that is enough to warrant designation.
- Designated buildings do not have to always be exemplary examples; if this were so, there would not be an encompassing view of what was.
- The façade of 728 Yates Street was retained and incorporated into the Era building development. The new building is set back so that the sides of the historic building are visible. This adds architectural flavour to the streetscape. It would be good to see the returns of the cornices and a few feet of wall retained on this building also.
- Heritage designation is simply a legal tool to protect historical buildings so that Council can control alterations and demolition of such buildings. Designated buildings do not have to be particularly significant.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the façade and remaining portions in the form of character-defining elements.

Carried (one opposed)

840 Fort Street- Proposed Designation



840 Fort Street- Proposed Designation



840 Fort Street- Proposed Designation

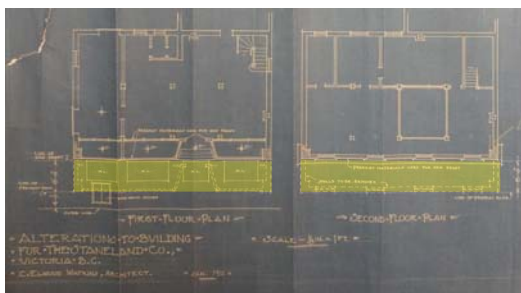


September 27, 2018



September 27, 2018

840 Fort Street- Proposed Designation



- Permit issued for 1-storey frame structure in 1908, followed by a permit for a 2-storey building in 1909 for the Stanland Paint Co.
- The building was altered in 1911 in accordance with designs by architect Charles Elwood Watkins. Alterations appear to have been triggered by a road-widening between 1909 and 1911



1909

1911

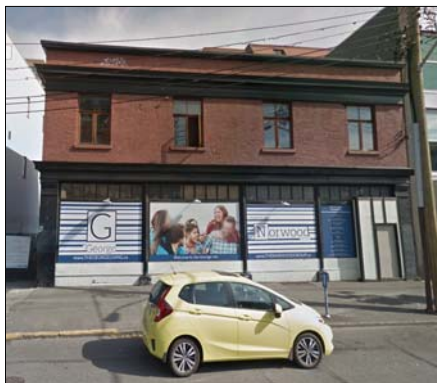
840 Fort Street- The Sawyer Building

- 2-storey Edwardian style building valued for its continuous use as a commercial building and as a representative example of the Edwardian commercial style
- Uses:
 - 1909-1946: Staneland Co. Paint Supplies
 - 1946-1969: Mowat Grant Ltd. Paint Supplies
 - 1969-2005: Sawyer Sewing Machines & Miscellaneous
- Victoria Heritage Thematic Framework: Gateway Economy



Appearance in 1960

840 Fort Street- Proposed Designation



A local government may, by bylaw, designate real property in whole or in part as protected under this section if the local government considers that

(a) the property has **heritage value** or **heritage character**

Test for heritage designation: **Does the property have heritage value or heritage character?**

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area

Heritage Character: the overall effect produced by traits or features which give property or an area a distinctive quality or appearance

(Local Government Act, Schedule- Definitions & Other Interpretation Matters)

840 Fort Street- The Sawyer Building

- **Heritage Value:** Historical worth for association with career of Charles Elwood Watkins, the Fort Street commercial corridor, Staneland Paint Co.. Aesthetic value for Edwardian Commercial design
- **Heritage Character:** Edwardian design & detailing with sheet metal cornices defining floor levels, generously proportioned windows along ground floor and evenly spaced 2nd storey windows
- **Uses:**
 - 1909-1946: Staneland Co. Paint Supplies
 - 1946-1969: Mowat Grant Ltd. Paint Supplies
 - 1969-2005: Sawyer Sewing Machines & Miscellaneous
- Victoria Heritage Thematic Framework: Gateway Economy



840 Fort Street- Proposed Character Defining Elements

- Location along the heritage corridor of Fort Street connecting the downtown core to Rockland and Jubilee neighbourhoods, enhancing the diverse character of the local streetscape
- Modest, functional, two-storey Edwardian design and detailing
- Triple sheet metal cornices defining the street front façade
- Cast iron columns delineating the storefront glazing
- Proportionally spaced, second storey window openings
- Nearly a century of continuous use as a commercial retail space



c. 1960

A BYLAW OF THE CITY OF VICTORIA

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the “HERITAGE DESIGNATION (840 FORT STREET) BYLAW”.
2. The exterior of the building (built 1909), specifically the front façade, remaining sidewalls, and portions of the historic building in the form of character-defining elements, located at 840 Fort Street, legally described as PID 009-368-302, Lot 290, Victoria City, except the southerly 8 feet thereof, is designated to be protected heritage property.

ADOPTED on the _____ day of _____ 2018.

MAYOR

PEARLMAN LINDHOLM

Barristers & Solicitors

DONALD A. FARQUHAR, Q.C.
TIMOTHY A.C. SCHÖBER †
SCOTT W. FARQUHAR †
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SHELLEY A.V. QUINTE**
PARVEEN K. NIJJAR

PLEASE REPLY
✓ VICTORIA OFFICE
___ SIDNEY OFFICE

www.pearlmanlindholm.com

ATTENTION OF: **DAVID A. BUSCH (Local 272)**
E-mail: dbusch@pearlmanlindholm.com
Our File: 75-01-02/ 18-546

September 04, 2018

Mary Doody Jones
435 Kipling Street
Victoria, BC
V8S 3J9

Dear Ms. Jones:

RE: Mr. Alec Johnston's Email of June 21, 2018 to Mr. Christopher Petter about Large Urban Village Designation for 1303 Fairfield Road

Thank you for your request to provide an opinion regarding Mr. Johnston's email to Mr. Petter of June 21, 2018 regarding a Large Urban Village designation for 1303 Fairfield Road.

At issue is the use of the term LUV. A Large Urban Village (LUV) designations carries with a radius effect that generally radiates out 400 meters, as council and the city planners deem appropriate. This radius effect is meant to allow for the more certainty for developers. They know in advance what the long-term vision is for those areas, and an understanding of what building permits may be obtained. It also allows an area to develop as a whole so one does not have conflicting or incompatible uses. This is the purpose of the Official Community Plan (OCP), a document which repeatedly demonstrates the above definition of a LUV.

A traditional reading of Policies 6.20 and 6.21 indicates that an LUV's 400 meter effect will certainly increase the likelihood of densification since properties within it can be easily rezoned to allow for 4 to 6 stories with no setbacks. This densification is both desirable and necessary to create the necessary 'urban village populations' to support vision of services, businesses and transit in the LUV Hub. It is also needed by municipalities to increase their tax base, and provide housing for new residents. Not surprisingly, resignation for increased density is often a concern to those who foresee developments which will fundamentally change the existing character of their streets.

Based upon Mr. Johnson's email, the city of Victoria appears to be suggesting a LUV designation for the property with a 0 meter radius effect. As such the only property on the street which would be able to be built up to four stories would be 1303 Fairfield Road. All the other properties would maintain their existing designations in the OCP. Consequently, no permits could be issued for those properties which was not in keeping with their existing designation in the OCP.

While unusual, it is within the power of the municipality to make a 0m radius designation. The question is "Will the new development be in keeping with the existing character and the future vision of the neighborhood?" Once there is a LUV designation on one property, it will be easier for interested parties to begin an incremental creeping of the radius over neighboring properties.

Mr. Johnson is correct that amending the OCP is the only way that a permit allowing a four-story construction can be issued by the municipality as they cannot adopt zoning bylaws that are inconsistent with the OCP. While such an amendment would only affect the one property, it will none the less begin to change the 'nature and character of the neighborhood' since the new building will be significantly larger than it neighbors.

Mr. Johnston's comment that the "OCP needs to be amended for this site" is correct in that a municipality cannot adopt zoning bylaw which is inconsistent with the OCP", it is also quite disconcerting as it overlooks the fact that the system is meant to function the other way around. Rather than amending the OCP to fit their desired building, the municipality should be ensuring that zoning bylaws remain consistent with the OCP. Council appears to be approving a project, and only then looking to see if it is in keeping with the OCP, and trying to change the OCP retroactively to allow for the needed zoning bylaws. This approach may lead to a patchwork of series of buildings, which may not be in keeping with any long-term plan or vision as the OCP is that long term vision.

Being an election year, I am sure Council understands the anxiety this process is having on the neighborhood which wants to protect its unique characteristics, and will search for a collaborative solution acceptable to all the residents in the neighborhood.

Yours truly,

PEARLMAN LINDHOLM

Per:

DAVID A. BUSCH

*mc

**EMAIL ANSWER OF ALEX JOHNSTON TO CHRIS PETTER AS BASIS OF PAPER:
STATEMENTS ON ONLY ONE BUILDING AFFECTED BY LUV CHANGE**

On Thu, Jun 21, 2018 at 11:25 AM, Alec Johnston <ajohnston@victoria.ca> wrote:
Hello Chris,

Thank you for your continued interest in the proposed development of 1303 Fairfield Road and the Official Community Plan (OCP) policies related to Urban Villages.

Further to the Mayor's comments, staff hope that the information below helps to clarify the proposed development and address your concerns regarding the potential policy implications of changing the land use designation for the property. Should you have any further questions, please feel free to contact me directly.

Best regards,

Alec

Development Application for 1303 Fairfield Road:

Key Point:

The proposed Official Community Plan (OCP) amendment does not mean that the entire Five Points Village will be classified as a "large urban village". The amendment would only apply to 1303 Fairfield to facilitate the proposed development and would not impact other properties in the village or the surrounding area.

Background:

The City is considering a site-specific rezoning for 1303 Fairfield which proposes a four storey building at a density of 1.84:1 floor space ratio (FSR). Currently, the property is designated in the OCP as a "small urban village", which permits only a certain level of density and building height. As this proposal exceeds those levels, the OCP needs to be amended for this site because a municipality cannot adopt zoning bylaws that are inconsistent with the OCP. The only other land use designation category in the OCP that would accommodate a proposal such as this is the "large urban village" designation.

That does not mean that the entire 5-Points Village will be reclassified as a "large urban village", nor does it change the long-term vision for the rest of the village. This amendment would only facilitate a particular development proposal on a specific site. The public will have an opportunity to provide comments to Council on this specific development proposal, if Council decides to advance it for further consideration at a public hearing. If approved, it would only apply to 1303 Fairfield Road.

Note: on May 10th, Council referred the application back to staff and the applicant to address height and massing concerns identified by the neighbourhood and to more adequately address the transition to surrounding properties and to bring a revised application back to a future Committee of the Whole meeting. The applicant is currently working on revisions to address the motion.

We have also heard that there are concerns in the community that the outcomes of this proposal would have consequences due to other policies in the OCP, notably policy 6.20.

Official Community Plan, 2012:

Key Point: Higher density developments are not automatically permitted on all lands within 400m of a village.

Background:

Policy 6.20: Prepare local area plans for James Bay Village, Cook Street Village, Five Points Village, Moss Street Village, Ross Bay Village, Fairfield at Irving Village, Fernwood Village, Haultain Corners Village, Selkirk Village, Burnside at Harriet Village and Quadra at Tolmie Village to support the development of complete Urban Villages, generally focusing on the lands within 400 metres of Village Centres [SEE ALSO SECTION 20 – LOCAL AREA PLANNING AND SECTION 21 – NEIGHBOURHOOD DIRECTIONS].

We understand that some have interpreted this policy to mean that higher density developments will automatically be permitted on all lands within 400m of a village. That is not correct, to clarify, this policy means:

When the OCP was created, it was envisioned that the City would undertake local area planning as a priority in areas anticipated for future growth and change, such as villages and transit corridors, to support sustainable, walkable communities. The intent of policy 6.20 was to define the scope for local area planning processes. For example, instead of creating one neighbourhood plan for all of Burnside, it was envisioned that the City would instead create separate plans for Selkirk Village and the village at Burnside and Harriet, and in each of the plans, future housing needs adjacent to those villages (within 400m) would be considered and be part of those planning process discussions.

Since the OCP was adopted, the City heard the community's desire to continue with the model of having one plan for entire neighbourhoods rather than a series of village or corridor plans. In the Burnside example, one neighbourhood plan was created that includes policies for all of the neighbourhood's villages and adjacent lands. In the case of Fairfield, the draft neighbourhood plan is still underway, so the outcomes of those planning processes have yet to be determined.

Draft Fairfield Neighbourhood Plan:

Key Point:

The draft Fairfield Neighbourhood Plan does not propose to re-classify small urban villages into large urban villages, and it continues to identify the 5 Points Village as a small urban village. The draft plan is not proposing a blanket radius for more intensive development within 400 metres of large or small urban villages.



Council Report For the Meeting of November 8, 2018

To: Council **Date:** November 1, 2018
From: Fraser Work, Director of Engineering and Public Works
Subject: Appointment of Approving Officer

CLOSED MEETING RATIONALE

This report is recommended for a closed meeting because it relates to personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and is authorized pursuant to sections 90(1)(a) of the *Community Charter*.

EXECUTIVE SUMMARY

Under Section 77 (1) and (2) of the *Land Title Act*, Council must appoint a subdivision Approving Officer to carry out the duties pertaining to subdivision as governed by the Act. Since June 2015, the role of subdivision Approving Officer has been undertaken by Mr. Jonathan Tinney and with Mr. Craig Stenberg, Supervisor of the Land Development Section, as the Deputy Approving Officer. With Mr. Tinney leaving the City and Mr. Stenberg moving from Engineering to the Strategic Real Estate division it is necessary to appoint new Approving Officers.

Under Section 77 of the *Land Title Act*, Council may appoint any employee of the City as an Approving Officer. Once appointed by Council, an Approving Officer is the official that is responsible to independently administer provincial statutes and to use the Approving Officer's discretion to make independent decisions regarding subdivision approval. This statutory official has separate and independent jurisdiction from local government and must ensure that subdivisions are in accordance with provincial statutes, regulations and municipal bylaws that regulate subdivision and zoning.

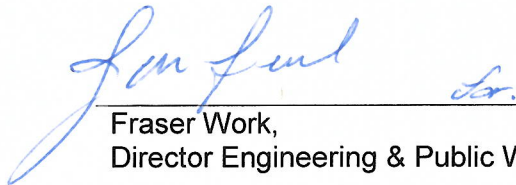
Most local governments appoint more than one employee as Approving Officer by appointing Deputy positions. This provides coverage for vacation, illness and other absences of the designated employee and allows for uninterrupted customer service.

RECOMMENDATION

1. That Council rescind the appointments of Mr. Jonathan Tinney as Approving Officer and Mr. Craig Stenberg as the Deputy Approving Officer for the City of Victoria.
2. That the person in the position of the Director of Sustainable Planning and Community Development be appointed as the Approving Officer of the City of Victoria.
3. That the person in the position of the Assistant Director Engineering be appointed as the Deputy Approving Officer.

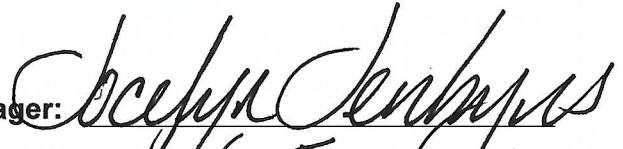
4. That the person in the position of the Supervisor Land Development be appointed as the Deputy Approving Officer.
5. That Council authorize a rise and report of the motion and release of the report at the November 22, 2018 Council Meeting.

Respectfully submitted,


Fraser Work,
Director Engineering & Public Works

Report accepted and recommended by the City Manager:

Date:


Nov 5, 2018



OCT 01 2018

M. N. NG

OCT 10 2018

Her Worship Lisa Helps
Mayor of the City of Victoria
1 Centennial Square
Victoria, British Columbia V8W 1P6

Dear Madam Mayor:

Thank you for your kind words on my recent appointment as Minister of Small Business and Export Promotion.

I am honoured that the Prime Minister has entrusted me with these responsibilities, and I look forward to working with you on the important initiatives pertaining to these files.

In particular, I look forward to helping small businesses innovate and grow, creating quality middle-class jobs in Canada. An important part of this is helping small businesses become export-ready in order to realize the full potential of our international trade relationships.

Once again, thank you for writing, and please accept my best wishes.

Sincerely,

The Honourable Mary Ng, P.C., M.P.

Minister of Canadian Heritage
and Multiculturalism



Ministre du Patrimoine canadien
et du Multiculturalisme

Ottawa, Canada K1A 0M5

Her Worship Lisa Helps
Mayor of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

OCT 03 2018

MAYOR'S OFFICE

OCT 10 2018

Dear Madam Mayor:

Thank you for your letter congratulating me on my appointment as Minister of Canadian Heritage and Multiculturalism and enclosing a copy of *Create Victoria: Arts & Culture Master Plan*. I appreciate your kind words of encouragement and support and your taking the time to inform me about the many arts and culture initiatives in your city.

I was honoured by the Prime Minister's decision to entrust me with the Canadian Heritage and Multiculturalism portfolio, and it is with great enthusiasm that I have accepted this new challenge. I fully intend to support our creative industries and to ensure that Canadian arts and culture are even more accessible to Canadians both at home and abroad.

One of my priorities will be to bring forward an Indigenous Languages Act, co-developed with Indigenous peoples, which will ensure the preservation, promotion and revitalization of First Nations, Inuit and Métis languages. It will be a privilege to support Indigenous peoples in their efforts to increase the use of their languages and strengthen their cultural distinctiveness.

The multiculturalism mandate will also prove to be the ideal occasion for me to showcase diversity, openness and inclusion, as these values are fundamental to a democratic society like ours.

With respect to the development of the building located at 28 Bastion Square as a creative hub, it is my understanding that your office has been in communication with Department of Canadian Heritage representatives. I am also informed that costing estimates and other details relevant to a potential application under the Canada Cultural Spaces Fund are still outstanding.

.../2

I encourage municipal officials to continue their discussions with the Department's Western Regional Office as the project develops. Ms. Erica Tao, Regional Director General, would be pleased to assist your team. She can be reached by telephone at 604-666-2060 or via email at erica.tao@canada.ca. The Department looks forward to further discussions about the development of this interesting project.

Should you wish to follow up directly with my office, feel free to contact Mr. Michel Breau, Director of Operations, by telephone at 819-997-7788 or via email at michel.breau@canada.ca.

With regard to your kind invitation to visit the City of Victoria's local arts, culture and heritage community, please be assured that it has been duly noted. I know that my office has been in touch with yours with the hope of scheduling a meeting while I was in Nanaimo for the Cabinet retreat. Regretfully, it was not possible, but I look forward to taking you up on your offer shortly.

Please accept my best wishes.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

The Honourable Pablo Rodriguez, P.C., M.P.

MAYOR'S OFFICE

NOV 01 2018

Victoria
Brain Injury
Society

EST. 1983



October 16, 2018

City Hall
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Sir or Madam,

Thank you so much for your generous contribution to our non-profit organization, the Victoria Brain Injury Society, for \$8,500.00 to help fund the Victoria Brain Injury Society.

We extend our sincere gratitude for your continued and steadfast support of brain injury survivors through your grant making activity.

This grant will be used to assist us in furthering our programs, events, and society as a whole, which will give us the ability to electronically search client data and pull out commonalities and patterns, as well as provide outcomes and statistics to ensure we are providing the most effective, efficient and pertinent services possible to our clients. This is so critical to our members and the broader community because it allows us to provide our services in a more efficient, effective and collaborative manner.

The overarching goal of our society is to lend a supportive and helping hand to those living with an acquired brain injury and to work with survivors to build their capacity to become actively involved in the broader community once again. The Strategic Plan Grant will allow us to continue this important work.

The Society, our staff and those we advocate for are greatly appreciative of your continued support.

With gratitude,

Lindsay Brooks
Interim Executive Director
Victoria Brain Injury Society

*"We can only be said to be alive in those moments when our
hearts are conscious of our treasures"*

~Thornton Wilder



MAYOR'S OFFICE

Shell Canada Limited
400 - 4th Avenue S.W.
P.O. Box 100, Station M
Calgary, Alberta T2P 2H5
Internet www.shell.ca

October 19, 2018

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

Attention: Mayor Lisa Helps

Dear Ms Helps,

Thank you for your recent letter to the Chief Executive Officer of Royal Dutch Shell. I am responding on behalf of Shell Canada Limited.

Shell has been operating in Canada for over 100 years and employs more than 4,000 people across the country. Our business is providing energy to Canadians and people around the world, and we are one of the few truly integrated oil and gas companies in Canada. We have engaged and will continue to work closely with the Government of Canada to ensure all Canadians realize the benefits of a vital, innovative energy sector.

I would like to share with you the Shell Group's intent to move in step with society towards a lower carbon future, including some of the actions we are taking, both independently and working with others, to achieve this ambition.

Shell's position on climate change has been publicly documented for more than two decades through publications such as our Annual Report and Sustainability Report. We have long recognized the climate challenge and the essential role of energy in sustaining and driving the world's economy, raising living standards and improving lives. There are still over one billion people in the world without safe, reliable access to energy or the basic benefits it provides. With energy demand projected to increase as the world's population continues to grow, society therefore faces a dual challenge of meeting growing demand, while at the same time transitioning to a lower carbon world.

Shell welcomes and strongly supports the goals of the Paris Agreement. We agree on the objective of a transition towards a net-zero emission energy system and a world where temperature increases are limited to less than 2°C. Shell has taken an industry-leading approach in this area, as demonstrated through a number of different actions, such as our support for the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD); and our inclusion of the Company's emissions management performance in our executive annual bonus scorecard. We have also made clear our ambition to reduce the Net Carbon Footprint of the energy products we sell to be in line with society – estimated at halving by 2050 - which will necessitate changing the portfolio of products we sell. This means providing the mix of products our customers need as the energy system evolves.

The Paris Agreement sent a signal: the energy system must change if society intends tackle climate change in a meaningful way. Shell's latest scenario, *Sky* – published in March this year – illustrates a technically possible, but challenging pathway for all of society to achieve the goals agreed in Paris. Over the course of 50 years, *Sky* sees a complete transformation in the way society uses and produces energy. Critically, this scenario relies on a complex combination of mutually reinforcing actions by society, markets and governments. No one organisation or industry or government can achieve this transformation alone. All will face tough choices and everyone has a role to play. While *Sky* is neither a prediction nor Shell's business plan, it offers a potential pathway to meet the goals of Paris and we hope it contributes to the effort to find solutions to this global issue.

In early April we published the Shell Energy Transitions (SET) report which outlines our intent to move towards a lower-carbon future. You can read more about this at: www.shell.com/energytransitionreport.

Although Shell is still primarily an oil and gas company, and we expect global demand for oil and gas to continue to grow, we have invested billions of dollars in a range of low-carbon technologies, including Carbon Capture and Storage (CCS), biofuels, hydrogen, solar, and wind power. In 2016, we established a New Energies business, to better focus these efforts and explore new commercial opportunities. We previously announced our plan to step up our New Energies investment to on average \$1-2 billion per year to 2020. As an example, in June of this year, Shell and Hydrogen Technology & Energy Corporation (HTEC) opened Canada's first retail hydrogen refueling station in Vancouver, the first of three sites that Shell and HTEC plan to open in the city.

As part of our commitment to develop Carbon Capture and Storage technology, our Quest project, launched in 2015 near Edmonton, reduces CO₂ emissions from oil sands operations by more than 1 million tonnes a year – equivalent to taking 250,000 cars off the road. We make our engineering designs for Quest freely available to help other companies develop similar CCS projects at less cost.

More widely, for decades, Shell has called for effective government-led carbon pricing mechanisms, which would incentivise all sectors of industry and consumers to improve energy efficiency and reduce carbon emissions. Shell companies have participated in a wide range of activities in support of such a mechanism, such as the Carbon Pricing Leadership Coalition whose long-term objective is a government-led carbon price throughout the global economy.

These are a few examples of the actions we are taking today, recognising that the global energy transition will span decades, moving at different paces and producing different outcomes in different countries depending on local factors. We welcome efforts toward constructive, collaborative action as we collectively attempt to address this complex global challenge.

If you'd like to learn more about the Shell Group of companies and the active role those companies are playing in a number of places throughout the world, we encourage you to visit our website: www.shell.com, in particular the Energy and innovation and Sustainability pages.

Yours sincerely,



Michael Crothers
President & Country Chair



OCT 22 2018

Her Worship Lisa Helps
Mayor of the City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Helps:

Thank you for your letter of September 17, 2018, addressed to Premier John Horgan, requesting a change in liquor licensing legislation to assist the local government input process. As the Minister responsible for liquor policy, I am pleased to respond.

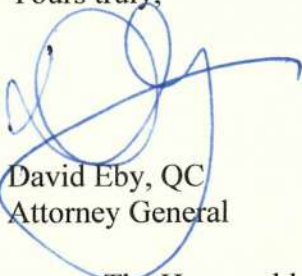
The provincial government will be focusing its resources on assessing the Business Technical Advisory Panel's 24 recommendations to improve the interactions between government and our province's liquor industry. As such, we will not be evaluating other requests for liquor law and policy reform at this time. You can find these recommendations on the Liquor and Cannabis Regulation Branch's (the branch) website here:

www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/liquor-panel

I understand your office has been in contact with the branch. I invite you continue to engage with the branch to determine if there is another way to meet the needs of Victoria Council. I know the branch will be happy to meet with you to discuss local government process.

Thank you for taking the time to share the views of the Victoria City Council.

Yours truly,



David Eby, QC
Attorney General

pc: The Honourable John Horgan



Council Report

For the Meeting of November 22, 2018

To: Council **Date:** November 21, 2018
From: Alison Meyer, Assistant Director Sustainable Planning and Community Development
Subject: Clarification on Interim Inclusive Housing and Density Bonus Negotiations

RECOMMENDATION

That Council direct staff to negotiate for inclusive housing or cash-in-lieu on all strata projects except those in areas designated as Traditional Residential.

BACKGROUND

On September 6, 2018, staff brought forward a draft Inclusive Housing and Density Bonus Policy for Council consideration. The policy identifies strata housing in *specific* OCP designations as being most appropriate for seeking inclusive housing benefits; however, in subsequent member motions, Council directed staff to negotiate for affordability in *all* strata developments until the policy is finalized. Traditional Residential designation was deliberately excluded from the draft policy because seeking onsite affordable housing, or cash in lieu, is not economically viable in most small projects (duplexes, houseplexes, and townhomes). Adding complexity and expense to small projects could also discourage infill housing development.

Staff are seeking clarification from Council on whether staff can request affordability on all new strata projects **except** those located in Traditional Residential areas.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Milburn".

Lindsay Milburn
Senior Planner, Housing Policy

A handwritten signature in black ink, appearing to read "A. Meyer".

Alison Meyer
Assistant Director, Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:

Date:

A large, stylized handwritten signature in black ink, appearing to read "Jocelyn Jenkinson".
A handwritten date in black ink, appearing to read "Nov 22, 2018".

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD NOVEMBER 15, 2018

For the Council meeting of November 22, 2018, the Committee recommends the following:

1. Crystal Pool and Wellness Centre Replacement Project Update

That Council direct staff:

1. To carry forward with the plan for the south west corner of Central Park and report back with plans for consideration of the amenities brought forward by the community with regards to affordable housing, child care, etc., to be looked at in place of the Royal Athletic Park (RAP) parking lot including no net loss of parking.
2. And the Mayor to explore potential funding and partnership opportunities.
3. To put forward the RAP parking lot land as a potential site for affordable housing and a possible pocket park.
4. And the Mayor to have discussion with RG Properties regarding options for redevelopment of the arena parking lot for uses including community recreation and nonmarket housing, and report back to Council on a priority basis.

2. Application for a Permanent Change to Increase Licensed Capacity

That Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of The Churchill, located at 1140 Government Street, to increase licenced capacity from 90 to 127 patrons and staff within existing hours of operation, 11:00 am to 1:00 am Monday through Saturday and 11:00 am to 12:00 am Sunday.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request is not expected be a significant issue.
- b. If the application is approved, the net impact on the community is expected to be positive economically as the approval supports the request of the business and presumably their long term viability as a local business and employer.
- c. The views of residents were solicited via a mail-out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received no letters opposed to, or in support of the application, and also did not receive correspondence from the Downtown Residents Association.
- d. Council recommends the issuance of the license.

And that Council direct staff to provide a report from the Downtown Community Development Coordinator at the November 22, 2018 Council Meeting.

3. 2019-2023 Draft Financial Plan

That Council receive this report for information and further consideration on December 7, 2018.

4. Community Garden Licenses of Occupation

That Council authorize the Mayor and City Clerk to execute new Licences of Occupation for the following existing community gardens, subject to the publication of notices as required by the Community Charter, and with all terms to the satisfaction of the City Solicitor and the Director of Parks, Recreation and Facilities Department:

1. Burnside Allotment Garden (Cecelia Ravine Park, near Napier Lane and Burnside Road East)
2. Neighbourhood Garden of All Sorts (Macdonald Park, adjacent to Niagara St)

5. **Alternate Directors to the Capital Regional District and Capital Regional Hospital District Boards**

That Council appoint Councillors Dubow, Potts, and Thornton-Joe as alternate Directors to the CRD and CRHD Boards.



For the Council Meeting November 22, 2018

Date: November 21, 2018

From: Mayor Helps

Subject: Report to Accompany Committee of the Whole Report of November 15, 2018 re: Crystal Pool

Background

This short report proposes a middle ground and a path forward for Crystal Pool and Wellness Centre replacement project that will keep the pool open during construction, will provide an option for keeping Central Park intact during construction, and will give residents an opportunity to weigh in through referendum on which option to proceed with and seeking the accompanying borrowing authority.

As the staff report outlines, a great deal of work has been put into the current proposal to reconstruct the Crystal Pool in Central Park with a Council approved budget of \$69.4 million. The City has received \$7 million in grants towards this project, \$6 million in gas tax funding and \$1 million from the Canadian Tire Jumpstart Foundation. The City has also done a great deal of relationship building work with the Provincial and Federal governments in anticipation of the Federal-Provincial infrastructure funding, applications for which are due January 23, 2019.

In the past six months the North Park Neighbourhood Association and others have shared in more detail the impact that building the pool in the proposed location would have on their use and enjoyment of the park and their sense of connection and community. They have also suggested that the City could achieve more in that area of town than simply replacing the pool, including, but not limited to, housing, a Welcome Centre for refugees and newcomers, a community centre, a heat recovery option as well as a swimming pool and recreation centre. This would fill a gap in services in the Downtown/Harris Green, North Park and Quadra Hillside Neighbourhoods.

More recently, we have heard again from users of the pool, particularly people with disabilities and people who work with various low-income and marginalized pool users. They stress the importance of the pool to their well-being and quality of life. They strongly support any option that keeps the current facility open during the construction of a new one.

Risks

There are risks to proceeding with the current project as proposed as well as risks of changing course at this time.

The key risk of proceeding with the proposed project is that there is not social licence in the neighbourhood for the City to proceed. In addition to battling with the neighbourhood for the next couple of years – which is a social cost and does not build community - this could be a great financial risk to the project. If we don't secure enough funding from senior levels of government, we would need to hold a referendum. We could risk some neighbourhood residents or the Neighbourhood Association organizing for the "no" side.

The risks to changing course at this time are that we could lose the \$7 million in funding currently proposed for this project. We will also miss the first intake of infrastructure funding from the federal and provincial governments and it is not clear when a second intake would be or how much funding would be allocated for social infrastructure. There is also the reality that construction costs will continue to escalate for every month of delay.

Recommendations

Balancing the risks, the social costs, the financial costs, and the potential of achieving a more comprehensive use of city-owned land in the North Park Neighbourhood, I propose the following recommendation to replace the Committee of the Whole recommendation from November 15, 2018:

That Council directs staff to:

1. Wrap up design development work on the current proposed project (Project A), and not submit an application for the initial intake of the Investing in Canada Funding Program.
2. a.) Ask staff to report back with a scope and budget to develop a plan and budget for citing the facility on the arena parking lot including consideration of the amenity and partnership opportunities roughly outlined in the North Park Neighbourhood Association submission at the Committee Meeting of November 15 2018. (Project B)
b.) Report to Council quarterly on this process.
3. Write to the \$1 and \$6 million funders, respectively, and pursue opportunities for extending the timeline for funding applicability.
4. Continue to work with the federal and provincial governments to pursue options for funding for Project A and Project B (once more clearly defined) including the wider range of funding options and partnerships that may be available for a facility or complex with more amenities than only a swimming pool and recreation centre.

Respectfully Submitted,



Mayor Helps



Council Report

For the Meeting of November 22, 2018

To: Council **Date:** November 22, 2018
From: Alison Meyer, Acting Director, Sustainable Planning and Community Development
Subject: Application for a Permanent Change to increase licensed capacity (116081), The Churchill – Bedford Regency Hotel (The Churchill), 1140 Government Street.

RECOMMENDATION

That Council receive for information, the report from the Downtown Community Development Coordinator related to the subject application.

EXECUTIVE SUMMARY

At the November 15, 2018 Committee of the Whole (COTW) meeting, Council considered a report regarding an application to the Liquor and Cannabis Regulation Branch (LCRB) made by The Churchill, located at 1140 Government Street, to increase the licenced capacity for patrons and staff from 90 to 127 within the existing hours of operation which are, 11:00 am to 1:00 am, Monday through Saturday, and 11:00 am to 12:00 am on Sundays. In its consideration, at the November 22, 2018 Council Meeting, Council directed staff to provide a report from the Downtown Community Development Coordinator.

For Council's consideration, the report prepared by the Downtown Community Development Coordinator in response to the direction is included in this report as Appendix A.

Respectfully submitted,

Ryan Morhart
Manager
Permits & Inspections

Alison Meyer
Acting Director
Sustainable Planning & Community Dev.

Report accepted and recommended by the City Manager:

Date:

Nov 22, 2018

List of Attachments:

- Appendix A: Report from the Downtown Community Development Coordinator

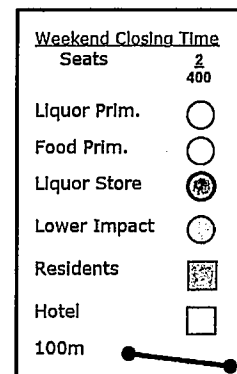
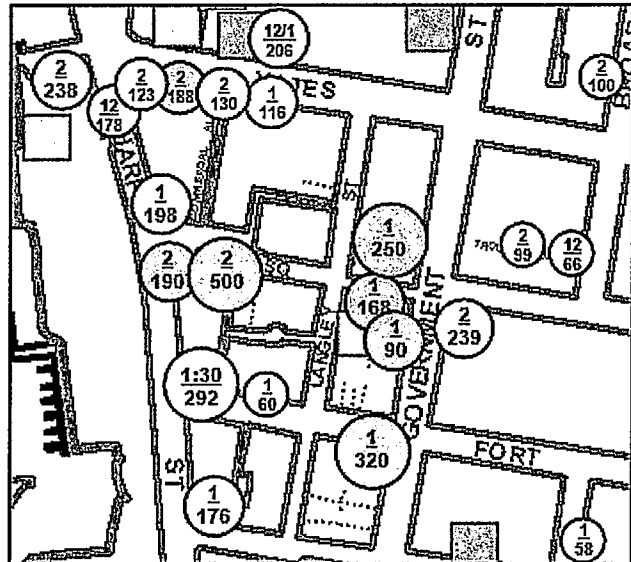
Application for Increased Occupancy Load – Churchill Pub

The applicant has requested an increase of 37 seats to the current 90 seats, which would bring the total number of licensed seats to 127.

There are three liquor licences associated with this location:

1. Liquor Primary – Garricks Head Pub – 168 seats, closing at 1:00am daily
2. Liquor Primary – Churchill Pub – 90 seats, closing at 1:00am daily
3. Food Primary – *currently not in use* – 116 seats closing at 1:00 on weekends

- The late night economy is an important part of visitors' experience and quality of life expectations for many residents, and it contributes directly and indirectly to the local economy.
- This location is in the centre of Victoria's entertainment district where there are a number of bars and restaurants.
- There are no residences in close proximity to the venue.
- Hotel guests are located within the hotel operated by the applicant, and it would be assumed that the applicant does/would address any noise concerns expressed by their guests
- Incremental increases in the number of licensed seats in the downtown occur regularly.
The nearby Upstairs Cabaret recently added 200 seats, for example.
- While usually small, these increases incrementally result in higher numbers of people in the downtown core and a corresponding higher level of disorder and cleaning issues in public space.
- Where there are concentrations of licensed seats, especially where they have common closing times, the effect can be more pronounced (e.g. Strathcona Hotel, lower Yates Street).



Conclusions

1. The additional capacity contributes incrementally to the activity in the downtown and this area in particular. This will grow further should the applicant activate their third liquor licence (116 seats) with the common closing time.
2. The applicant's location is otherwise a sufficient distance from residents to preclude direct impacts from noise from the venue and associated street activity and is therefore not likely of individual concern.

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD NOVEMBER 22, 2018

For the Council meeting of November 22, 2018, the Committee recommends the following:

1. Appointments to Capital Region Housing Corporation

That Council ratifies and confirms the appointment of its current Capital Regional District Representatives to the Capital Region Housing Corporation Board.

2. 205 Simcoe Street - Rezoning Application No. 00653 (James Bay)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00653 for 205 Simcoe Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to an amendment of the existing restrictive covenant to add daycare as one of the permitted uses on the property, executed by the applicant to the satisfaction of City staff.

3. 1402 Douglas Street - Rezoning Application No. 00658 (Downtown)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00658 for 1402 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

That the application be referred to the heritage advisory committee for comment and report be made back to the Committee of the Whole on the proposed provincial policy that would see the windows of the heritage building be made opaque.

4. 926 and 932 Pandora Avenue - Rezoning Application No. 00605 and Development Permit Application No. 000508 (North Park)

Rezoning Application No.00605

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
 - I. ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
 - II. ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.

4. Secure an amenity contribution in the amount of \$614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No.000508

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, 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. 00605, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 30m to 32.34m for a rooftop mechanical room
 - ii. reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

5. Proposed Amendments to the Zoning Regulation Bylaw

1. Amend the R3-1 and R3-2 Zone, Multiple Dwelling District, to clarify that, to achieve the additional site coverage and density outlined in the Zone, motor vehicle parking must be provided in accordance with Schedule C and all motor vehicle parking provided on-site must be located in an enclosed parking space.
2. Amend the R1-A Zone, Rockland Single Family Dwelling District, to amend minor drafting errors relating to underlining.
3. Amend the R1-B-GS4-C1 Zone, Single Family Dwelling with Garden Suite and Limited Commercial Moss Street District, by deleting the "m" after maximum number of storeys.
4. Amend the CA-72 Zone, Fort Street Commercial - Residential District, replacing the word "minimum" with "maximum" as it applies to height.
5. Amend the R-76 Zone, Oak Bay Avenue Multiple Dwelling District, underlining the defined term "lot lines".
6. Amend the R1-S1 Zone, Restricted Small Lot (One Storey) District, and R1-S2 Zone, Restricted Small Lot (Two Storey) District, to address minor drafting errors relating to underlining and the unit of measurement for rear setback requirements.
7. Amend the M2-I Zone, Douglas-Blanshard Industrial District, to remove reference to "work-live" in purpose statement.
8. Amend the definition of "Half Storey" to reference "first storey area" instead of "ground floor area".

6. 2019 Meeting Schedule

That Council approve the 2019 Committee of the Whole and Council meeting schedule attached to this report and make available to the public as required under Section 127 of the *Community Charter*.

7. Board, Committee and Neighbourhood Association Appointments

That Council:

1. Approve all nominations for Council member appointments to boards, committees, and neighbourhood associations listed in Appendix A.
2. Undertake the required public notification regarding the nomination of Councillors Collins, Isitt, Loveday, and Young to the Capital Regional District Regional Water Supply Commission.
3. That Council give consideration to the Acting Mayor schedule on an alphabetical roster rotation basis in accordance with the Council Procedures Bylaw.
4. That Council further consider remaining vacant appointments as noted in this report.
5. To appoint Councillor Dubow as the City representative to the Community Partnership Network, Local Immigration Partnership, Organizing against Racism & Hate.
6. Appoint Councillor Dubow to these bodies for the period of 2019-2020.

8. Adopt and Consistently Apply Definitions of Affordable Housing

That Council:

1. Adopt and consistently apply the definition of affordable housing, as housing where the price does not exceed 30% of the gross annual household income for very-low, low, low to-moderate, and moderate income households. Ensure in rezoning processes where applicants claim to have affordable housing as part of their proposals that this definition is used for the affordable portion of the units and distinguished from housing units that are simply below-market.
2. Direct staff to report on a quarterly basis on:
 - a. the number of non-profit affordable rental housing units created or under construction (distinguishing the number of below market rental housing units, the number of rent geared to income units using BC Housing housing income limits, and number of deep subsidy rental housing units), as well as the number of non-profit affordable home ownership units created or under construction.
 - b. the number of for-profit affordable housing rental units and the number of for profit affordable home ownership units created or under construction.
 - c. the combined number of affordable housing units created or under construction, as well as for which incomes brackets the affordable units are targeted.
3. Direct staff to notify council about the number of affordable units in each rezoning proposal, as well as for which incomes brackets the affordable units are targeted.
4. Direct staff to report back with recommendations on other improvements to processes for data gathering and reporting on affordable housing.
5. To indicate to BC Housing that the City of Victoria welcomes provincial investment to address affordability at different income levels including projects to house low income people and projects funded through the Housing Hub.

9. Frontage Improvements at 149 Montreal Street, James Bay Child Care Society

That the City of Victoria undertake construction of the frontage improvements required for the rezoning application approved at 149 Montreal Street, and that the costs of such improvements be paid by the City from the remaining 2018 budget surplus, to a maximum of \$70,000.

10. Endorsement of the Community Benefits Coalition of BC

That Council endorse the Community Benefits Coalition of BC and directs staff to write to the Coalition advising them of this endorsement and authorizing use of the City's name and logo in the list of Coalition partners.

11. 1240 Yates Street for Extreme Weather Shelter Mats

That the City Owned Building at 1240 Yates which currently houses the My Place Shelter be approved as a Tier 2 location for the Extreme Weather Protocol for the November 2018-April 2019 season with the above listed conditions.

12. Improving Governance and Transparency

That Council:

1. Endorse in principle the following best practices in governance and transparency.
 - 1) Expand the **Council Member Voting and Attendance dashboard** implementation retroactively to the beginning of the Council term, to ensure transparency of the voting record of each Council member on each item of Council and Committee business, adopting the best practice from the City of Vancouver;
 - 2) Publish Council members annual **Financial Disclosure Statements** (submitted according to the requirements of the BC Financial Disclosure Act) online and update these disclosure statements on an annual basis, adopting the best practice from the City of Vancouver;
 - 3) Improve **Proactive Disclosure of Closed Meeting Business**, including decisions made and reports considered by Council, as soon as the need for confidentiality has ceased to exist, adopting the best practice from the City of Vancouver;
 - 4) Publish information on **Council Member Expenses** on a quarterly basis, adopting the best practice from the City of North Vancouver;
 - 5) Continue to publish a **Council Meeting Highlights Report** following Council meetings, to make information on key Council decisions accessible to the general public, affirming the best practice from the City of Victoria;
 - 6) Provide clear and accessible **Summaries of Financial Information** in the municipality's Annual Report and in annual financial planning documents, and provide prominent, easily accessible links to this information on the municipality's website, focusing on clarity and transparency in the presentation of this information to the public.
2. Direct staff to report back to Council with recommendations for the timely implementation of each of these items and include information on any financial implications of implementation.
3. Request that the Mayor, on behalf of the Council, forward these recommendations to member local governments in the Capital Region and Capital Regional District Board, encouraging favourable consideration and action.

13. Natural Assets and the Public Sector Accounting Board

1. That Council endorse the attached policy recommendations with regard to the inclusion of natural assets by the Public Sector Accounting Board.

14. Meeting with Mayor Plante – Montreal, November 30, 2018

That Council authorize the attendance and associated costs for Mayor Helps to attend a meeting with Mayor Plante November 30th 2018.

Appendix A - Victoria City Council Appointments to Boards and Committees

A. External Committees / Boards		
Capital Region Emergency Service Telecommunications (CREST)		
2018-2020	2021-2022	Roles / Responsibilities / Information
Geoff Young	Sharmarke Dubow	<ul style="list-style-type: none"> Governed by the <i>Emergency Communications Corporations Act</i> Provides emergency radio telecommunications for 50 emergency response agencies in BC's capital region
Canadian Capital Cities Organization Board		
2018-2020	2021-2022	Roles / Responsibilities / Information
Marianne Alto Charlayne Thornton-Joe	Jeremy Loveday Geoff Young	<ul style="list-style-type: none"> Representatives from each capital city working together to promote the historic, cultural, economic and symbolic heritage of the capitals in Canada. Representatives from federal, provincial, territorial and municipal public sectors as well as the private sector.
Greater Victoria Harbour Authority - Board Member		
2018-2020	2021-2022	Roles / Responsibilities / Information
Laurel Collins	Sharmarke Dubow	<ul style="list-style-type: none"> The purpose of the GVHA is to manage and develop the harbour assets and operations. To respond to and be reflective of community interests and work in cooperation with the members and other stakeholders. The Board of Directors is comprised of member agencies and their respective nominees.
Greater Victoria Harbour Authority - Member Representative		
2018-2020	2021-2022	Roles / Responsibilities / Information
Ben Isitt	Ben Isitt	<ul style="list-style-type: none"> Each Member is represented by one individual who is chosen by the Member.
Greater Victoria Public Library Board		

2018-2020	2021-2022	Roles / Responsibilities / Information
Jeremy Loveday	Marianne Alto	<ul style="list-style-type: none"> Governed by a Board of Trustees established under the <i>Library Act</i> Make policy within the legislation and regulations to support the GVPLB mission Oversee the GVPLB finances
Tourism Victoria Board of Directors		
2018-2020	2021-2022	Roles / Responsibilities / Information
Jeremy Loveday	Sharmarke Dubow	<ul style="list-style-type: none"> The not-for-profit destination marketing organization working in partnership with more than 900 business members and municipalities in Greater Victoria to promote tourism.
Municipal Insurance Association of British Columbia (MIABC)		
2018-2020	2021-2022	Roles / Responsibilities / Information
Geoff Young	Laurel Collins	<ul style="list-style-type: none"> Provide broad liability insurance coverage needed for member's financial security, stabilize liability insurance costs and offer risk management education
Federation of Canadian Municipalities - Election to Board of Directors		
2018-2020	2021-2022	Roles / Responsibilities / Information
Councillor may seek appointment to FCM		<ul style="list-style-type: none"> Represent the interests of municipalities on policy & program matters that fall within federal jurisdiction There are 8 Directors of the Board representing BC Elections are held at the Annual AGM The Board meets 3 times annually (phone/or in person)

Board of Cemetery Trustees of Greater Victoria		
2018-2020	2021-2022	Roles / Responsibilities / Information
Sarah Potts	Geoff Young	<ul style="list-style-type: none"> Established and governed under the <i>BC Cemetery and Funeral Service Act</i> and the <i>Community Charter</i> Responsible for regulations for the use, operation and management of the property of the Board Oversee the finance of the Board
Greater Victoria Airport Authority - Airport Consultative Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Ben Isitt	Ben Isitt	<ul style="list-style-type: none"> The meetings provide an opportunity for the public to learn more and engage with the Victoria Airport Authority
Greater Victoria Family Court and Youth Justice Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Sharmarke Dubow	Sarah Potts	<ul style="list-style-type: none"> Established under the <i>Provincial Court Act</i> Mandate is to protect youth in the justice system 1 Councillor or public appointee from each 13 municipalities
University of Victoria Liaison		
2018-2020	2021-2022	Roles / Responsibilities / Information
Charlayne Thornton-Joe	Sharmarke Dubow	<ul style="list-style-type: none"> Not clearly defined
Victoria Civic Heritage Trust		
2018-2020	2021-2022	Roles / Responsibilities / Information
Jeremy Loveday Charlayne Thornton-Joe	Marianne Alto Sharmarke Dubow	<ul style="list-style-type: none"> Administers a grant program to assist homeowners with the upkeep and rehabilitation of older homes, on behalf of the City.

Victoria Heritage Foundation		
2018-2020	2021-2022	Roles / Responsibilities / Information
Sarah Potts	Charlayne Thornton-Joe	<ul style="list-style-type: none"> VHF administers the City of Victoria's grant program for heritage properties; Helps support the conservation of the City's heritage houses through house grants, education and public awareness.
Victoria Parks and Recreation Foundation		
2018-2020	2021-2022	Roles / Responsibilities / Information
Charlayne Thornton-Joe	Sarah Potts	<ul style="list-style-type: none"> Its mission is to enhance the parks system, community leisure services, recreation services, public art and education within, but not restricted to, the City of Victoria; To receive and solicit donations and bequests of land, money and in kind gifts and services for an endowment fund and/or special projects. Administer donations and bequests. Hold title to real property that is dedicated to the public.
Victoria Regional Transit Commission – Mayor is standing Member (4 years) / Council nominated candidate is appointed to the Commission by the Province (2 years)		
2018-2020	2021-2022	Roles / Responsibilities / Information
Sharmarke Dubow	Laurel Collins	<ul style="list-style-type: none"> Many decisions regarding transit services and funding in the Victoria region are made by this Commission. Commission members are appointed by the Lieutenant Governor in Council from persons holding elected office. It is responsible for determining route configurations and transit service levels; setting fares, reviewing and making recommendations for the annual operating budget and capital spending and raising the local share of the annual cost of transit service in the region.
Community Action Plan on Discrimination		
2018-2020	2021-2022	Roles / Responsibilities / Information
Marianne Alto Sharmarke Dubow	Sarah Potts Vacant	<ul style="list-style-type: none"> The mandate is to address social and racial profiling in services in Victoria, in particular health and policing.

T'Mexw Treaty Advisory Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Marianne Alto	Marianne Alto	<ul style="list-style-type: none">Coordinates and represents the interests of most Lower Vancouver Island local governments within the CRD representing their needs to the Te'Mexw Treaty negotiations
B. CRD Boards & Committees		
Arts Commission – 4 year appointment if a CRD Director / 2 year appointment if not a CRD Director / Alternates may be nominated		
2018-2020	2021-2022	Roles / Responsibilities / Information
Jeremy Loveday	Jeremy Loveday	<ul style="list-style-type: none">Established as an independent community-based body to provide advice to the CRD on matters relating to the arts service that was established in 2001.Mandate to support arts in the community, public awareness and involvement, creation exhibition and performance of artistic works.The adjudicative body for arts funding programs
Regional Water Supply Commission – 4 year term; appointment pending the completion of public input		
2018-2022		Roles / Responsibilities / Information
Laurel Collins Ben Isitt Jeremy Loveday Geoff Young		<ul style="list-style-type: none">A commission to review any matter relating to the regional water supply service.
Regional Housing Trust Fund Commission		
2018-2020	2021-2022	Roles / Responsibilities / Information
Charlayne Thornton-Joe	Sarah Potts	<ul style="list-style-type: none">A fund that provides capital grants for the acquisition, development and retention of housing.Is a key function of the Regional Housing Affordability Strategy, that helps leverage additional funds from other sources.

Royal and McPherson Theatres Society Advisory Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Jeremy Loveday Geoff Young	Marianne Alto Sharmarke Dubow	<ul style="list-style-type: none"> An advisory role to provide advice to the above Board.
Climate Action Inter-Municipal Task Force		
2018-2020	2021-2022	Roles / Responsibilities / Information
Sarah Potts	Laurel Collins	<ul style="list-style-type: none"> Meets bi-annually Share information, collaborate on projects, review current program deliverables and provide input on the direction of the CRD Climate Action Program
C. City Advisory Bodies		
Art in Public Places Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Charlayne Thornton-Joe	Sarah Potts	<ul style="list-style-type: none"> To advise the City on public art issues and trends relevant to public art initiatives in the City. To advise and consult on specific issues, such as donations and commissions of work. To nominate one of their members and other artists in the community to serve on the selection panel for specific art projects. To determine the type of competition to be held for a particular art project, and review the criteria for selection of the artist and/or artwork, the Call to Artists and the Competition Brief.

Renters' Advisory Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Sharmarke Dubow Jeremy Loveday	Laurel Collins Sarah Potts	<ul style="list-style-type: none"> • To provide advise and recommendation on policies to increase rental housing stock; • Improving conditions and wellbeing for renters; • Strategic priorities relating to renters • The impacts of provincial and federal legislation affecting tenants • Enhancing access and inclusion for renters in developing municipal policy and civic life • Other matters relevant to the interest of renters
South Island Prosperity Project		
2018-2020	2021-2022	Roles / Responsibilities / Information
Lisa Helps	Marianne Alto	<ul style="list-style-type: none"> • A collaboration of private business, local government and post-secondary institutions creating a vehicle for economic development and to diversify the regional economy; • Advise on to best deliver an economic development function to support small businesses.
Urban Food Table		
2018-2020	2021-2022	Roles / Responsibilities / Information
Laurel Collins Ben Isitt	Ben Isitt Jeremy Loveday	<ul style="list-style-type: none"> • To bring together organizations, groups and individuals to work together to support increased urban food production as an important part of developing a healthy, ecological and sustainable food system in Victoria.
City of Victoria Youth Council		
2018-2020	2021-2022	Roles / Responsibilities / Information
Sharmarke Dubow	Jeremy Loveday	<ul style="list-style-type: none"> • A youth group that offers opportunities for civic engagement for youth on issues and initiatives in Victoria • Take action and raise awareness about issues important to youth • Work with Mayor, Council and staff to include youth perspectives in municipal processes and decisions.

Honorary Citizens Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Ben Isitt Charlayne Thornton-Joe	Ben Isitt Charlayne Thornton-Joe	<ul style="list-style-type: none"> • Meet to ensure there are a suitable number of nominations to choose from • Evaluate nominations and makes recommendations to Council • To recognize citizens for their service or achievements and having made an exceptional contribution to the City, who must be living in, or former residents of Victoria
Active Transportation Advisory Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Ben Isitt Geoff Young	Ben Isitt Jeremy Loveday	<ul style="list-style-type: none"> • Provides advice on strategies for promoting mode shift to active transportation, including proposed transportation expenditures; transportation issues and priorities; crosswalk prioritization; the Pedestrian and Cycling Master Plan; Transit issues, priorities and projects and place-making initiative.
Downtown Victoria Business Association		
2018-2020	2021-2022	Roles / Responsibilities / Information
Charlayne Thornton-Joe	Sarah Potts	<ul style="list-style-type: none"> • To be a proactive champion for Victoria's downtown business community, promoting sustainable economic vitality through direct action and advocacy
Island Corridor Foundation Advisory Committee		
2018-2020	2021-2022	Roles / Responsibilities / Information
Appointment by CRD		<ul style="list-style-type: none"> • A collaboration between First Nations and Regional District to protect the Island rail corridor
Canada Day Liaison		
2018-2020	2021-2022	Roles / Responsibilities / Information
Charlayne Thornton-Joe	Charlayne Thornton-Joe	<ul style="list-style-type: none"> • A collaboration between various agencies and stakeholders to produce a Canada Day event downtown

Accessibility Working Group (Advisory Committee)		
2018-2020	2021-2022	Roles / Responsibilities / Information
Jeremy Loveday Sarah Potts	Sarah Potts Vacant	<ul style="list-style-type: none"> • A working group with a term mandate to identify barriers for persons with disabilities; establishing criteria and making recommendations as to how to remove these barriers; working to draft policies and procedures to prevent the creation of barriers in the future; • In January 2017 Council directed that the AWG become an advisory committee with Terms of Reference
City Family		
2018-2020	2021-2022	Roles / Responsibilities / Information
Marianne Alto Lisa Helps Ben Isitt Charlayne Thornton-Joe	Marianne Alto Ben Isitt Sarah Potts	<ul style="list-style-type: none"> • Made up of members of the Songhees and Esquimalt Nations, other urban Indigenous people, the Mayor and select City Council members.
Royal and McPherson Theatres Society		
2018-2020	2021-2022	Roles / Responsibilities / Information
Marianne Alto	Jeremy Loveday	<ul style="list-style-type: none"> • Society founded in 1977 for the purpose of operating the two theatres. • Works to maintain, preserve and further develop the Royal Theatre and McPherson Playhouse by providing governance and management of the organizations' resources.
Acting Mayor		
2018-2022	Roles / Responsibilities / Information	
Determine rotation method	<ul style="list-style-type: none"> • Council must establish a schedule for the appointment of members to fill the office of acting mayor on a rotating basis; • Responsible for acting in the place of the mayor when the mayor is absent or otherwise unable to act, or the office of mayor is vacant; • Has the same powers and duties as the mayor in relation of the applicable matter. 	

Councillor Neighbourhood Liaisons		
Term	Appointees	Roles / Responsibilities / Information
Sarah Potts	Charlayne Thornton-Joe	Burnside Gorge Community Association
Ben Isitt	Jeremy Loveday	Hillside / Quadra Neighbourhood Action Group (downtown Blanshard Advisory Committee)
Charlayne Thornton-Joe	Sarah Potts	Downtown Residents Association
Geoff Young	Ben Isitt	Fairfield Gonzales Community Association
Sharmarke Dubow	Laurel Collins	Fernwood Community Association
Laurel Collins	Marianne Alto	James Bay Neighbourhood Association
Marianne Alto	Charlayne Thornton-Joe	North Jubilee Neighbourhood Association
Vacant	Geoff Young	North Park Neighbourhood Association
Ben Isitt	Jeremy Loveday	Oakland Community Association
None	None	Rockland Neighbourhood Association
Marianne Alto	Charlayne Thornton-Joe	South Jubilee Neighbourhood Association
Jeremy Loveday	Laurel Collins	Victoria West Community Association



Council Report

For the Meeting of November 22, 2018

To: Council **Date:** November 8, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Update Report on Rezoning Application No. 00601 for 1541-1545 Fort Street

RECOMMENDATION

That Council give first and second reading to Zoning Regulation Bylaw Amendment (Bylaw No. 18-118).

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information regarding Rezoning Application No. 00601 for the property located at 1541-1545 Fort Street.

The Committee of the Whole report presented at the June 21, 2018 meeting included the provision of Statutory Right-of-Ways (SRW) of 3.44m off Fort Street and 1.41m off Verrinder Avenue; however, as per the attached letter, the property owner has now indicated he is not willing to provide the SRW at this time.

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

The necessary conditions that would authorize the approval of the Rezoning Application for the property located at 1541-1545 Fort Street have, therefore, been fulfilled. The recommendation provided for Council's consideration would be to advance this application to a Public Hearing.

Respectfully submitted,

Handwritten signature of Michael Angrove in blue ink.

Michael Angrove
Planner
Development Services

Handwritten signature of Andrea Hudson in blue ink.

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Debra Jenkins

Date:

Nov 13, 2018

List of Attachments:

- Attachment A: Committee of the Whole Report dated October 19, 2017
- Attachment B: Minutes from the Council Meeting dated November 9, 2017
- Attachment C: Letter from the property owner dated October 5, 2018



Committee of the Whole Report For the Meeting of November 9, 2017

To: Committee of the Whole **Date:** October 19, 2017

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

Subject: Rezoning Application No. 00601 for 1541-1545 Fort 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. 00601 for 1541-1545 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once Staff receive proof of registration at the Land Titles Survey Authority of an executed Statutory Right-of-Way (SRW) of 3.439m on Fort Street and 1.407m on Verrinder Avenue.

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 1541-1545 Fort Street. The proposal is to rezone from the C1-NM Zone, Neighbourhood (Modified) Shopping District, to a site-specific zone in order to permit the use of storefront cannabis retailer.

The following points were considered in assessing this application:

- the proposal is consistent with the Large Urban Village designation in the *Official Community Plan, 2012*
- the proposal is consistent with the *Rockland Neighbourhood Plan*
- the proposal is consistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there are no schools within 200m or permitted storefront cannabis retailers within 400m.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. The property is zoned C1-NM Zone, Neighbourhood (Modified) Shopping District. 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 the ground floor
- storefront cannabis retailer would be restricted to a maximum floor area of 156m², which is in keeping with the size of the existing operation.

All other requirements within the C1-NM Zone, Neighbourhood (Modified) Shopping District, would remain the same.

Staff have requested a Statutory Right-of-Way (SRW) of 3.439m on Fort Street and 1.407m on Verrinder Avenue to meet future transportation-related needs. If this Application is moved forward to Public Hearing, Staff recommend for Council's consideration that the SRW be made a condition of rezoning.

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 Rezoning Application.

Accessibility Impact Statement

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

Land Use Context

The immediate area is characterized mainly by mixed-use buildings, with commercial on the ground floor with residential on the upper storeys. The broader area is characterized by single-family residential and multi-family residential in the form of apartments and house conversions.

Existing Site Development and Development Potential

The site is presently a two-storey commercial building occupied by three retail units. Under the current C1-NM Zone, Neighbourhood (Modified) Shopping District, the property could be developed for a variety of commercial and commercial-residential uses to a maximum height of 10.7m and a maximum density of 1.0 to 1 floor space ratio.

Community Consultation

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

Calls for Service	2015	2016	2017 (July 24)
Calls to the immediate area	0	2	0
Calls to the block	424	432	191

ANALYSIS

Official Community Plan

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

Local Area Plans

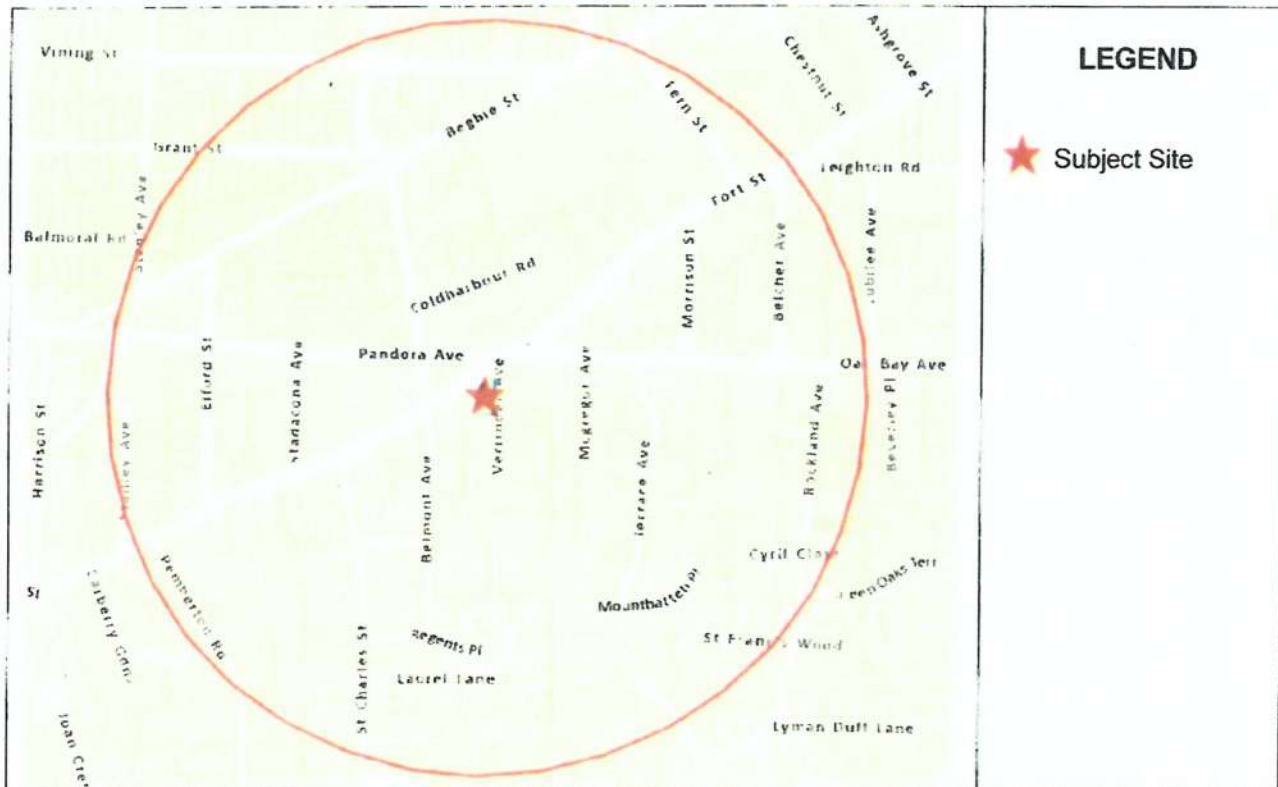
The *Rockland Neighbourhood Plan* envisions no expansion of commercial zoning and to reduce the permitted building height. This property is already zoned for commercial uses, so there is no expansion of commercial zoning occurring through this Rezoning Application.

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 application.

Storefront Cannabis Retailer Rezoning Policy

The Application is consistent with the *Storefront Cannabis Retailer Rezoning Policy* and was one of the sites identified as operating as a storefront cannabis retailer at the time of Council adopting the regulations and policy framework related to cannabis. No schools are within 200m and no permitted storefront cannabis retailers are within 400m of the property.



Regulatory Considerations

The plans show no parking stalls on-site. Previous approvals confirm that the site has non-conforming rights to zero parking stalls.

CONCLUSIONS

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

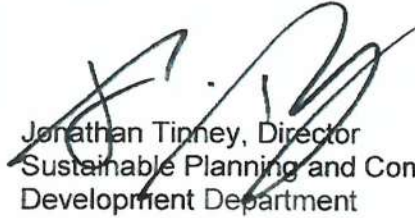
ALTERNATE MOTION

That Council decline Rezoning Application No. 00601 for the property located at 1541-1545 Fort 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:

Nov. 1, 2017

List of Attachments:

- Appendix A – Subject Map
- Appendix B – Aerial Map
- Appendix C – Plans date stamped September 21, 2017
- Appendix D – Letter from applicant to Mayor and Council dated July 7, 2017

"That Council authorize the issuance of Development Permit with Variances Application No. 000462 for 1120, 1124 and 1128 Burdett Avenue, in accordance with:

1. Plans date stamped August 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12m to 13.53m (previously 13.55m)
 - ii. increase the site coverage from 40% to 51.42% (previously 57.06%)
 - iii. reduce the open site space from 50% to 46.58% (previously 42.16%)
 - iv. reduce the minimum required front yard setback from 10.5m to 5.11m for the building (previously 4.51m)
 - v. reduce the east side yard setback from 6.77m to 3.75m for the building, and 2.82m for the parkade stairs
 - vi. reduce the west side yard setback from 6.77m to 4.22m for the building face, 2.22m for the balconies, and nil for the parkade
 - vii. reduce the required residential parking from 1.2 spaces per dwelling unit to 0.8 spaces per dwelling unit (previously 1.02 spaces per dwelling unit).
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way.
5. The Development Permit lapsing two years from the date of this resolution."

That Council write a letter of thanks to the CMHC for the rental construction financing program.

Carried

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

Councillor Young withdrew from the meeting at 11:36 p.m. due to a non-pecuniary conflict of interest with the following item, as a family member lives within 200 meters of the subject property.

6. Development Variance Permit Application No. 00197 for 501-503 Government Street (James Bay)

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00197 for 501-503 Government Street, in accordance with:

1. Plans date stamped August 25, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum commercial floor area from 45m² to 95m².
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

Councillor Young returned to the meeting at 11:37 p.m.

7. Temporary Use Permit Application No. 0005 for 2610 Rock Bay Avenue

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council defer the proposal outlined in Temporary Use Permit with Variance Application No. 00005 for 2610 Rock Bay Avenue until the Public Hearing for Rezoning Application No. 00533 for 603 Gorge Road East.

Carried

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

8. Rezoning Application No. 00601 for 1541-1545 Fort Street (Rockland)

Motion:

It was moved by Councillor Loveday, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00601 for 1541-1545 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once Staff receive proof of registration at the Land Titles Survey Authority of an executed Statutory Right-of-Way (SRW) of 3.439m on Fort Street and 1.407m on Verrinder Avenue.

Carried

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

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PHILIP J. PENNER*
SEAN FINN*
KIRSTEN A. MCGHEE
JOHN MA. SPARKS

PETER VAARTNOU*
JEFFREY BEGGS
EMMA C. THOMAS
ALEC J. YOUNG
BRIAN K. BEITZ

PATRICK C. TRELAWNY*
CLAIRE L. PAGE*
RYAN D.C. GREEN
ZOE E. MARLER

* TERRANCE D. SWAN (RETIRED)

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: ptrelawny@jonesemery.com

WEBSITE: www.jonesemery.com

OUR FILE: 17-1508

October 5, 2018

DELIVERED VIA E-MAIL

Wilson Marshall
200 – 911 Yates Street
Victoria, BC V8V 4X3
Attention: Paul G. Morgan

Dear Sir:

**Re: Lease - 1545 Fort Street, Victoria, BC
From Dr. Cecil Sigal and The Estate of Dr. John Sigal to Victoria's Natural Way Ltd.
Rezoning Application / Statutory Right of Way in favour of the City of Victoria**

I have had an opportunity to review your correspondence of September 18, 2018 with our clients Dr Cecil Sigal and the Estate of Dr. John Sigal.

Since that review, we have received your email of today's date with background communications between your client and the City of Victoria. I have not had an opportunity to review this with our client.

Regardless, I do not believe our client's position will change. The City is making an extremely significant demand in insisting on the Statutory Right of Way. This document:

- gives the City the right to construct a roadway or sidewalk (or maintain an existing road or sidewalk encroachment) on the statutory right of way area, which constitutes a substantial portion of our client's property;
- gives members of the public the unrestricted right to access and travel over that statutory right of way area;
- does not contain any provisions to either indemnify, reduce or limit the liability of our client if a member of the public was injured on the right of way area;
- prevents our client or its tenants in future from utilizing the statutory right of way area in any meaningful way;
- prohibits our client from reconstructing the building on the right of way area in the event that it is damaged or destroyed;
- provides absolutely no benefit or consideration to our client as the registered owner of the property.

From a certain perspective, the City's proposed terms are tantamount to an expropriation of land without compensation to our client. We do not believe this is reasonable or can be justified in the circumstances. The City administration should be well aware that Victoria's Natural Way Ltd. is only a tenant at the property and has no legal control over these matters nor the legal right to provide to the City that which it has requested.

While our client's sympathize with the predicament faced by Victoria's Natural Way Ltd., they are not willing to grant to the City of Victoria these rights. We have advised our client that, contrary to the suggestion made in your September 18th letter, they do not have no a legal obligation to agree to grant such rights pursuant to the terms of the lease agreement.

In the circumstances, we believe that your client should approach the City to discuss more reasonable measures and terms relevant to land use. Please contact me if you have concerns with respect to the above.

Yours truly,

Per:



PATRICK C. TRELAUNY

PCT:am

c: Client (via e-mail)

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2 District, and to rezone land known as 1541-1545 Fort Street from the C1-NM Zone, Neighbourhood (Modified) Shopping District to the C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2 District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1173)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.93 C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.92 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1541-1545 Fort Street, legally described as PID: 008-607-567, Parcel A (DD 378259I), of Lot 23, Section 74, Victoria District, Plan 737 and shown hatched on the attached map, is removed from the C1-NM Zone, Neighbourhood (Modified) Shopping District, and placed in the C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2 District.

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

CITY CLERK

MAYOR

PART 4.93 – C1-N2 ZONE, NEIGHBOURHOOD SHOPPING (CANNABIS) 2 DISTRICT**4.93.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the C1-NM Zone, Neighbourhood (Modified) Shopping District; and
- b. Storefront cannabis retailer provided that only one storefront cannabis retailer is permitted to operate on a single lot.

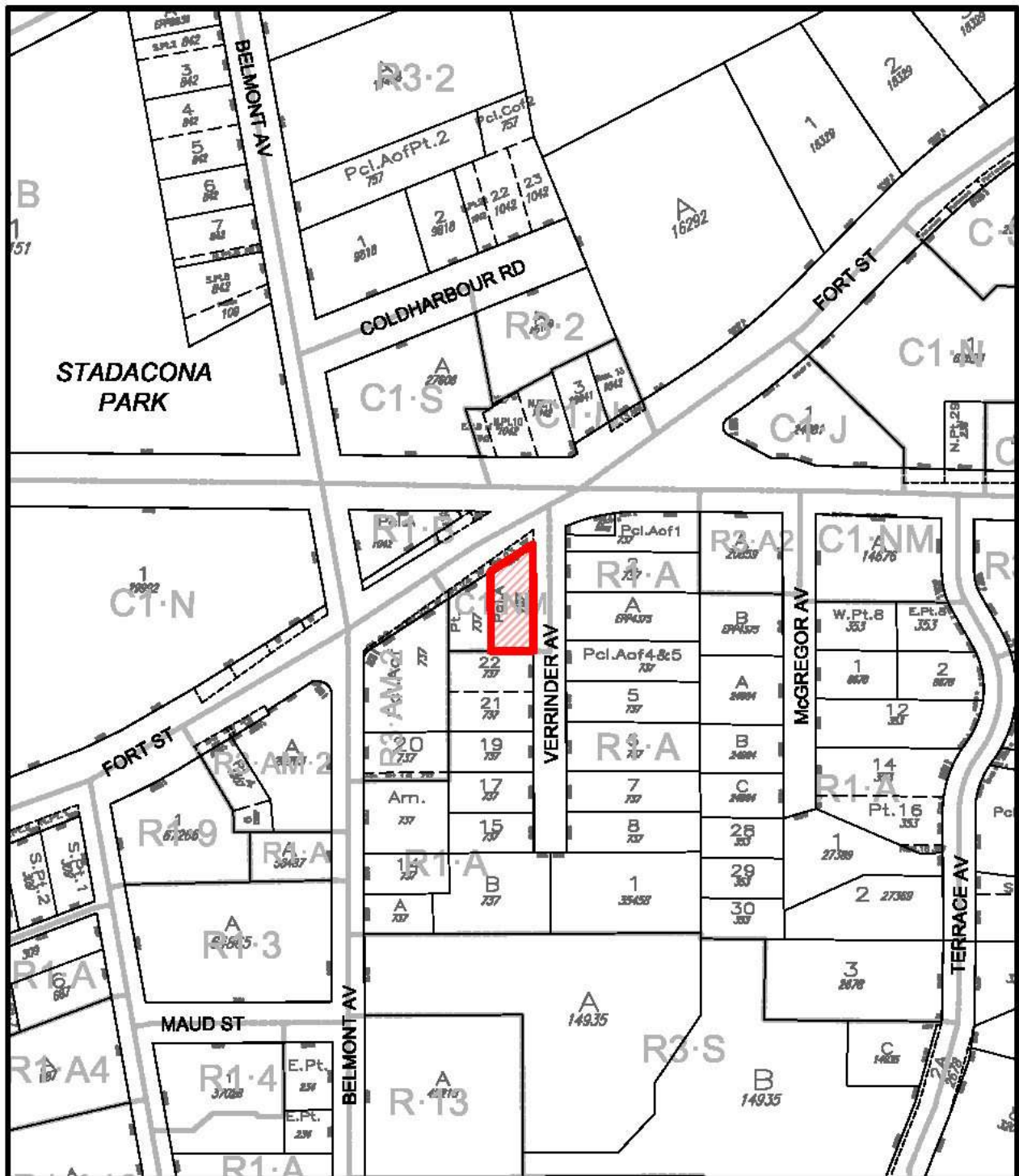
4.93.2 Size & Location of Uses

A storefront cannabis retailer must:

- c. not occupy more than 156m²
- d. be located on the ground floor.

4.93.3 General Regulations

- a. Subject to the regulations in this Part 4.93, the regulations in the C1-NM Zone, Neighbourhood (Modified) Shopping District apply in this Zone.



1541 to 1545 Fort Street
Rezoning No.00601





Council Report

For the Meeting of November 22, 2018

To: Council **Date:** November 8, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Update Report for Rezoning Application No. 00557 for 2616 and 2622-2626 Douglas Street

RECOMMENDATIONS

That Council give first and second reading to Zoning Regulation Bylaw Amendment (Bylaw No. 18-037).

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information regarding Rezoning Application No. 00557 for the property located 2616-2626 Douglas Street. The Statutory Right-of-Way for 1.17m off the rear lane has been submitted for registration with the Land Title and Survey Authority, with a review date of November 23, 2018. A License of Occupation has been completed for the encroachment of the existing building, thus fulfilling the conditions from the Council motion on February 22, 2018 (attached).

Respectfully submitted,

Michael Angrove
Planner
Development Services

L.T

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:

Nov 16, 2018

List of Attachments

- Attachment A: Committee of the Whole Report dated January 4, 2018
- Attachment B: Minutes from the February 8, 2018 Council Meeting
- Attachment C: Council Report dated February 14, 2018
- Attachment D: Minutes from the February 22, 2018 Council Meeting.



Committee of the Whole Report For the Meeting of February 1, 2018

To: Committee of the Whole **Date:** January 4, 2018

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

Subject: Rezoning Application No. 00557 for 2616-2626 Douglas Street

RECOMMENDATION

That Council decline Application No. 00557 for the property located at 2616-2626 Douglas Street.

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 2616-2626 Douglas Street. The proposal is to rezone from the current C1-N Zone, Neighbourhood Shopping 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 Gorge Neighbourhood Plan*
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as it is within 400m of a permitted storefront cannabis retailer.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. 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 the ground floor
- storefront cannabis retailer would be restricted to a maximum floor area of 128m², which is in keeping with the size of the existing operation.

All other requirements within the C1-N Zone, Neighbourhood Shopping District remain the same.

This application was brought forward to the October 19, 2017, Committee of the Whole Meeting at which time Council voted to defer the application until after the Public Hearing for 603 Gorge Road East. The application at 603 Gorge Road East has now been approved following a Public Hearing, and as such, this application for 2616-2626 Douglas Street is being brought back to Committee of the Whole for Council's consideration.

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 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 automotive services including vehicle sales to the north.

Existing Site Development and Development Potential

The site is presently a two-storey building with commercial uses on the ground floor and residential uses on the upper floor.

Under the current C1-N Zone, Neighbourhood Shopping District, the property could be developed for a variety of commercial uses including commercial-residential up to a height of 21.5m and a density of 1.4 to 1.

Community Consultation

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

Calls for Service	2015	2016	2017 (July 24)
Calls to the immediate area	1	2	0
Calls to the block	281	266	133

ANALYSIS

Official Community Plan

The *Official Community Plan* (2012) identifies the property within the General Employment land use designation, within which commercial, including retail, is envisioned.

Local Area Plans

The property is designated as General Employment within the *Burnside Gorge Neighbourhood Plan*. Within this designation, retail uses are supported on the ground floor along arterial roads and areas with high pedestrian activity. This portion of Douglas Street is classified as an arterial road.

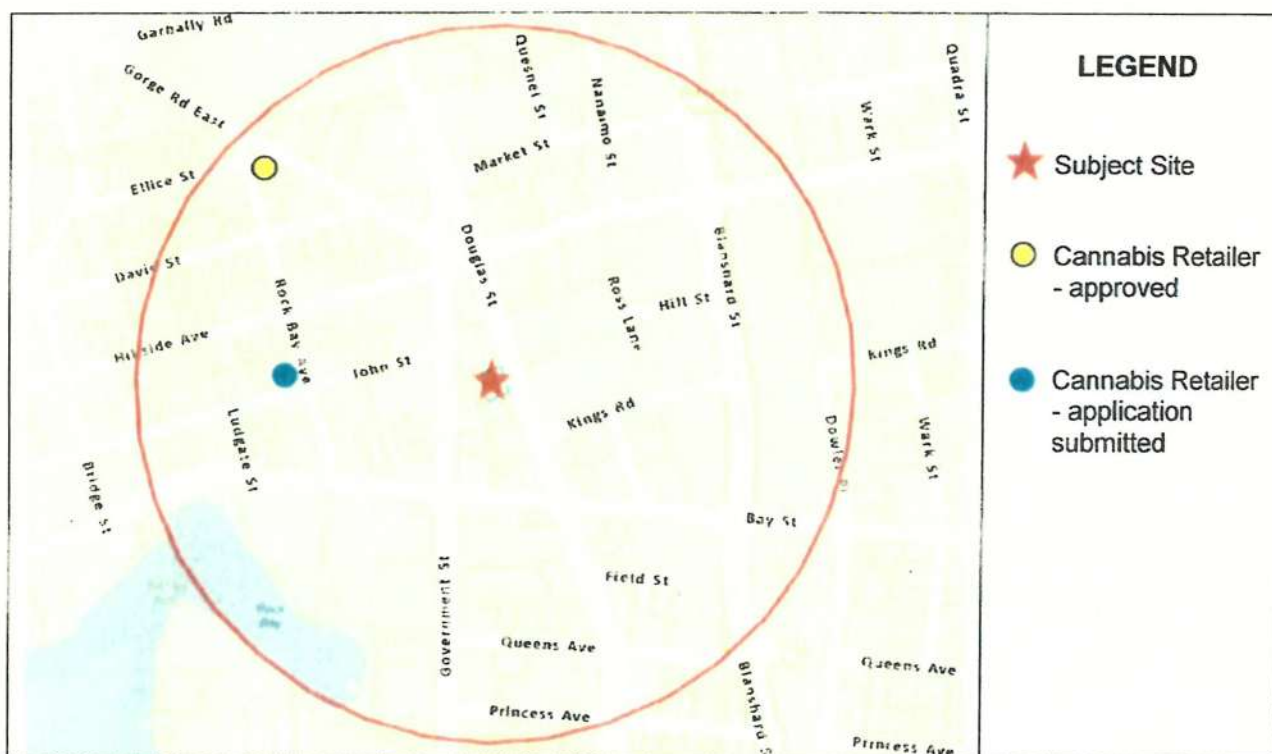
Tree Preservation Bylaw and Urban Forest Master Plan

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

Storefront Cannabis Retailer Rezoning Policy

At the time of submission, this application was consistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there are no storefront cannabis retailers within 200 metres of the property. However, there is a permitted storefront cannabis retailer at 603 Gorge Road East that is approximately 329 metres to the northwest of the subject site. In addition, the application at 2610 Rock Bay Avenue was submitted at an earlier date and is 211m west of the subject site.

No public or independent elementary, secondary or high schools are within 200m of the property. SJ Willis School is approximately 339m away.



Regulatory Considerations

The laneway at the rear of the property is identified as part of the priority AAA bicycle network. The standard right-of-way for a lane is 6.0m. To help achieve this, Staff recommend Council make a Statutory Right-of-Way (SRW) of 1.17m a condition of the Rezoning. Furthermore, a License of Occupation would be required, as the existing building encroaches on the public right-of-way. The alternate motion contains language that would make these two items a requirement in the event that Council chooses to advance the application for further consideration at a Public Hearing.

CONCLUSIONS


This proposal to permit the use of a storefront cannabis retailer is consistent with both the *Official Community Plan* and the *Burnside Gorge Neighbourhood Plan* in accommodating retail uses on arterial roads. The proposal does not have any schools within 200m of the parcel; however, there is a permitted storefront cannabis retailer within 400m of the subject property and is therefore inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*. Staff recommend 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. 00557 for 2616-2626 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, with final approval only considered upon receipt of:


- (1) proof of registration of an executed Statutory Right-of-Way (SRW) of 4.91m on Gorge Road East at the Land Titles Survey Authority; and,
- (2) registration of a license of occupation for the encroachment of the existing building on the public right-of-way.

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: Jan 24, 2018

List of Attachments:

- Appendix A: Subject Map
- Appendix B: Aerial Map
- Appendix C: Plans date stamped September 12, 2017
- Appendix D: Letter from applicant to Mayor and Council

"That Council authorize the issuance of Development Variance Permit Application No. 00201 for 821-827 Broughton Street, in accordance with:

1. Plans date stamped December 20, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the off-street parking requirement from an additional three stalls to nil for the change of use from general office to medical office.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

3. **Rezoning Application No. 00557 for 2616-2626 Douglas Street**

Motion:

It was moved by Councillor Young, seconded by Councillor Lucas, that Council decline Application No. 00557 for the property located at 2616-2626 Douglas Street.

Defeated

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

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00557 for 2616-2626 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, with final approval only considered upon receipt of:

- (1) proof of registration of an executed Statutory Right-of-Way (SRW) of 4.91m on Gorge Road East at the Land Titles Survey Authority; and,
- (2) registration of a license of occupation for the encroachment of the existing building on the public right-of-way.

Carried

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

4. **Temporary Use Permit Application No. 00005 for 2610 Rock Bay Avenue**

Motion:

It was moved by Councillor Coleman, seconded by Councillor Isitt, that Council authorize the issuance of Temporary Use Permit with Variance Application No. 00005 for 2610 Rock Bay, in accordance with:

1. Plans date stamped September 22, 2017
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the parking requirements for retail from 1 stall per 37.5m² to 1 stall per 76m².
3. The Temporary Use Permit lapsing two years from the date of this resolution.
4. That the Temporary Use Permit be subject to the applicant agreeing to post publicly that this is a Temporary Use Permit that will lapse two years from the date of the public hearing, subject to the Director of Planning.

Carried

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



Council Report

For the Meeting of February 22, 2018

To: Council **Date:** February 14, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00557 for 2616-2626 Douglas 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. 00557 for 2616-2626 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, with final approval only considered upon receipt of:

- (1) proof of registration of an executed Statutory Right-of-Way (SRW) of **1.17m off the rear laneway** at the Land Titles Survey Authority; and,
- (2) registration of a license of occupation for the encroachment of the existing building on the public right-of-way.

EXECUTIVE SUMMARY

The purpose of this report is to provide an updated motion for Council's consideration related to the Rezoning Application for the property located at 2616-2626 Douglas Street. On February 8, 2018, Council considered this matter, and voted in favour of the following 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. 00557 for 2616-2626 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, with final approval only considered upon receipt of:

- (1) proof of registration of an executed Statutory Right-of-Way (SRW) of 4.91m on Gorge Road East at the Land Titles Survey Authority; and,
- (2) registration of a license of occupation for the encroachment of the existing building on the public right-of-way.


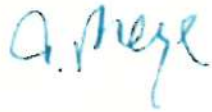
However, there was a mistake in the alternate motion regarding the location of the Statutory Right-of-Way (SRW). The SRW should be 1.17m off the lane, which was outlined in the body of the report, rather than 4.91m off Gorge Road East. This item is identified in bold text in the above Recommendation.

With this updated direction from Council, it is recommended that Council amend the motion from February 8, 2018. The Committee of the Whole Report dated January 4, 2018 is attached for Council's reference.

Respectfully submitted,

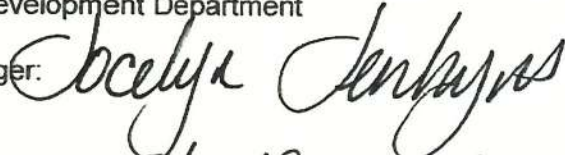


Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Feb 19, 2018

List of Attachments

- Attachment A: Committee of the Whole Report dated January 4, 2018.

2. **Beverly Booth: Short-Term Rental Proposal**

Outlined why Council should exempt "accredited corporate housing providers" from the short-term rental proposal and recognize them as a different industry sector.

3. **Rachelle Keeley: Short-Term Rental Proposal**

Outlined why Council should exempt "accredited corporate housing providers" from the short-term rental proposal and recognize them as a different industry sector.

Mayor Helps returned to the meeting at 11:31 p.m. and assumed the Chair.

Councillor Lucas returned to the meeting at 11:31 p.m.

Councillor Madoff returned to the meeting at 11:31 p.m.

Motion to Refer:

It was moved by Councillor Alto, seconded by Councillor Isitt, that the following items be referred to a Council meeting to be held on March 1, 2018, following the Committee of the Whole meeting:

G - Unfinished Business

2. Letter from the Corporation of the Township of Spallumcheen
3. Letter from the Minister of Transportation and Infrastructure
4. Letter from the Minister of Transportation and Infrastructure
5. Letter from the District of Metchosin
6. Letter from the Minister of Social Development and Poverty Reduction
7. Rise and Reports from Closed Meeting for Information

H – Reports of Committees

- 1.a. Report from the February 15, 2018 COTW Meeting
 1. City Role in Childcare Solutions
 3. 2018 Operational Plan
 4. Fourth Quarter Operational Plan Progress report
 9. Governance – Amendments to the Council Procedures Bylaw and Request to Address Council Policy
 10. Right of Way Improvements on Greenways
- 1.b. Report from the February 22, 2018 COTW Meeting
 1. Advocacy and Local Action for Treatment and Recovery for People with Addictions
 2. Attendance at Association of Vancouver Island and Coastal Communities Conference
 3. Follow-Up on Council Motion Re: Human rights and Non-Discrimination
 10. Sheltering Prohibition in Reeson Park and Quadra Park

J – Bylaws

1. Bylaw for Business Licence Changes

Carried Unanimously

UNFINISHED BUSINESS

1. **Update Report for Rezoning Application No. 00557 for 2616-2626 Douglas Street**

Council received a report providing an updated recommendation for Council's consideration.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Madoff, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development

outlined in Rezoning Application No. 00557 for 2616- 2626 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, with final approval only considered upon receipt of: (1) proof of registration of an executed Statutory Right-of-Way (SRW) of **1.17m off the rear laneway** at the Land Titles Survey Authority; and, (2) registration of a license of occupation for the encroachment of the existing building on the public right-of-way.

Carried Unanimously

REPORTS OF COMMITTEES

1. Committee of the Whole – February 15, 2018

2. Making Victoria City Hall a 'Stigma Free Zone'

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council endorse the idea of City Hall becoming a 'Stigma Free Zone' by taking the necessary steps and participating in an evening mental health awareness event tentatively scheduled for March 20th, 2018.

And That the City of Victoria include awareness of mental health and other perceived stigmas in support of a healthy workplace culture in the corporate learning needs assessment that the Human Resources Department is conducting in 2018 with guidance and contributions from the Stigma-Free Society.

Carried Unanimously

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

Motion:

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

Defeated

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

Motion:

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

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

Carried

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

PART 4.88 – C1-NC ZONE, NEIGHBOURHOOD SHOPPING (CANNABIS) DISTRICT**4.88.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the C1-N Zone, Neighbourhood Shopping District; and
- b. Storefront cannabis retailer provided that only one storefront cannabis retailer is permitted to operate on a single lot.

4.88.2 Size & Location of Uses

A storefront cannabis retailer must:

- a. not occupy more than 128m²; and
- b. be located on the ground floor.

4.88.3 General Regulations

- a. Subject to the regulations in this Part 4.88, the regulations in the C1-N Zone, Neighbourhood Shopping District apply in this Zone.



Council Report

For the Meeting of November 22, 2018

To: Council

Date: November 15, 2018

From: C. Coates, City Clerk

Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1175) No. 18-123

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1175) No. 18-123

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 18-123.

The issue came before Council on November 8, 2018 where the following resolution was approved:

Rezoning Application No. 00657 for 475 Gorge Road East

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,

A blue ink signature of Chris Coates.

Chris Coates
City Clerk

Report accepted and recommended by the City Manager:

A black ink signature of the City Manager.
Date: Nov 16, 2018

List of Attachments:

- Bylaw No. 18-123

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the S-11 Zone, Limited Service (Cannabis 2) District, and to rezone 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.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1175)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 7 – Industrial and Service Zones by adding the following words:

“7.56 S-11 Limited Service (Cannabis 2)”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.55 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 475 Gorge Road East, legally described as PID 003-138-178, Lot A, Section 5, Victoria District, Plan 43288 and shown hatched on the attached map, is removed from the S-1 Zone, Limited Service District, and placed in the S-11 Zone, Limited Service (Cannabis 2) District.

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

CITY CLERK

MAYOR

PART 7.56 – S-11 ZONE, LIMITED SERVICE (CANNABIS 2) DISTRICT**7.56.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the S-1 Zone, Limited Service District; and
- b. Storefront cannabis retailer provided that only one storefront cannabis retailer is permitted to operate on a single lot.

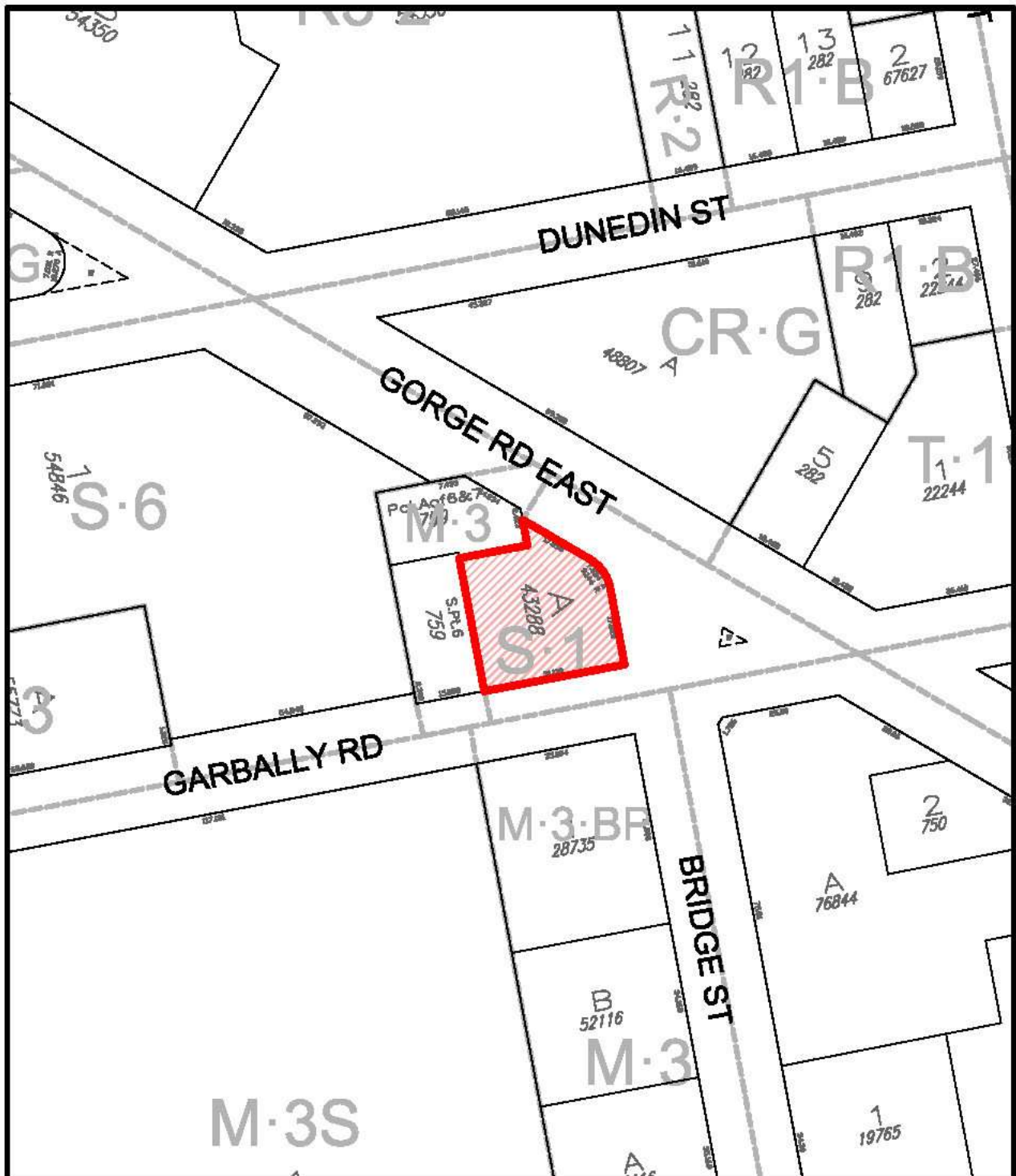
7.56.2 Size & Location of Uses

A storefront cannabis retailer must:

- a. not occupy more than 189m²

7.56.3 General Regulations

- a. Subject to the regulations in this Part 7.56, the regulations in the S-1 Zone, Limited Service District apply in this Zone.



475 Gorge Road East
Rezoning No.00657



**CANNABIS RETAIL STORE LICENSING CONSULTATION POLICY AND FEE BYLAW
A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to establish a process for the City to provide a recommendation to the Provincial Government for a cannabis retail store licence application referral, and to establish fees to recover the City's costs incurred in the course of work on a referral.

Contents

- 1 Title
- 2 Definitions
- 3 Public Consultation Method
- 4 Fees
- 5 Effective Date

Under its statutory powers, including section 33 of the *Cannabis Control and Licensing Act*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "CANNABIS RETAIL STORE LICENSING CONSULTATION POLICY AND FEE BYLAW".

Definitions

- 2 In this Bylaw,

“Act”

means the *Cannabis Control and Licensing Act*;

“City”

means the Corporation of the City of Victoria;

"Council"

means the Council of the Corporation of the City of Victoria;

“general manager”

has the same meaning as under the Act;

“licence”

has the same meaning as under the Act;

“licence application referral”

means a referral to the City by the general manager of an application for the issue, amendment, or renewal of a licence under section 33 of the Act.

Public Consultation Method

- 3 (1) Subject to subsection (4), after receiving a licence application referral the City will
 - (a) notify the neighbourhood association for the area to which the licence application referral relates to; and
 - (b) provide a written notice of the licence application referral to the owners and occupants of the properties located within 100 metres from the property to which the licence application referral relates; and
 - (c) after considering any written responses received, provide to the general manager comments and recommendations on the licence application referral, including Council’s views on the impact of the proposed application on the community.
- (2) The notice referred to in subsection (1) shall be mailed out at least 14 days before Council considers the licence application referral.
- (3) The obligation to give notice under subsection (1) is satisfied if the City made a reasonable effort to mail or otherwise deliver the notice.
- (4) The City shall be under no obligation to provide notice or consider a licence application referral until after it has received
 - (a) confirmation from the general manager that the general manager has made a determination in accordance with section 26(2)(e) of the Act and the applicant has been found to be fit and proper; and
 - (b) the applicant has paid to the City the fees under section 4.

Fees

- 4 For the purpose of recovering the costs, the applicant whose licence application is referred to the City must pay to the City the following fees:
 - (a) a \$750 processing fee; and
 - (b) the City’s actual costs for providing notice under section 3(1).

Effective Date

- 5 This bylaw comes into force on adoption.

READ A FIRST TIME the	8th	day of	November	2018.
READ A SECOND TIME the	8th	day of	November	2018.
READ A THIRD TIME the	8th	day of	November	2018.
ADOPTED on the		day of		2018.

CITY CLERK

MAYOR