



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, December 13, 2018, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

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

Pages

A. APPROVAL OF AGENDA

B. POETRY READING

Poetry Readings by:

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- Youth Poet Laureate - Agartu Ali

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Council is considering an application to rezone the property to allow for the retail sale of cannabis.

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- Motion to give 3rd reading to:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1148) No. 18-037
- Motion to adopt:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1148) No. 18-037

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Council is considering an application to rezone the property to allow for the retail sale of cannabis.

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Council is considering an application to rezone the property to allow for the retail sale of cannabis.

F.3.a Public Hearing & Consideration of Approval

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 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1175) No. 18-123

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G. REQUESTS TO ADDRESS COUNCIL

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***G.2 (WITHDRAWN) Seamus Wolfe: Hillside Library**

G.3 Cathy Byrnell: Roads & Trees

G.4 David Willows: Accessible Parking

G.5 Frances Litman: Urban Forest Management Plan and Tree Preservation Bylaws

***G.6 Rene Gauthier: 1137 Dominion / 737 Bolton / Affordable Housing**

***G.7 Ben Baird: Land Bank Proposal and Condo Development**

Addendum: New Speaker

***G.8 Robin Drader: Oaklands Rise Woonerf**

Addendum: New Speaker

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Addendum: New Speaker

- *G.10 John Farquharson: Brighton Avenue Greenway**
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- *G.11 Elin Kelsey: Oaklands Rise Woonerf**
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- *G.15 Shelley Cardinal: Oaklands Rise Woonerf**
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- *G.16 Robert Tornack: Oaklands Rise Woonerf - Working with City Staff**
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- *G.19 Heather Anne Armstrong: History of Casinos in Victoria, CRD, BC**
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- *G.21 Robert W. E. Laurie: Business Licence**
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H.2 Letter from the Minister of Public Safety and Solicitor General 250

A letter of response dated November 2, 2018, regarding the Public Safety Lifeline Volunteers.

***H.3 Checkout Bag Regulation Bylaw Implementation 252**

Deferred from the December 13, 2018 COTW Meeting.

A report to provide Council with options to address compliance concerns with Checkout Bag Regulation Bylaw, raised by the food service sector and members of the Accessibility Working Group.

***H.4 Indicate to BCLC that Victoria is Not Interested in Hosting a Casino 266**

Deferred from the December 13, 2018 COTW Meeting.

A Motion regarding declining a request from BCLC for Victoria to host a Casino.

***H.5 Requirement for Accessible Parking 271**

Deferred from the December 13, 2018 COTW Meeting.

A motion regarding proposed changes to the building code that will impact accessible parking and requesting staff report to Council on the implications of these changes.

***H.6 Leadership for Climate Action 272**

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I.1.d Report from the December 13, 2018 COTW Meeting

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Addendum: Report

*I.1.d.a Development Permit with Variances Application No. 00054 for 1800 Quadra Street (North Park)

*I.1.d.b Request to Install Commemorative Plaque In Old Town

*I.1.d.c Accessibility Working Group

*I.1.d.d Budget Motions from the December 12, Special COTW

*I.1.d.e Update on Rezoning Application No. 00582 & Development Permit Application No. 00582 & Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street

*I.1.d.f Rezoning Application No. 00668 for 950 Yates Street (Harris Green)

*I.1.d.g Heritage Alteration Permit with Variances Application No. 00005 for 603-607 Pandora Avenue (Downtown)

*I.1.d.h Residential Rental Tenure Zoning Options

*I.1.d.i Victoria Housing Reserve Fund Guidelines Update

*I.1.d.j Bicycle Network - Vancouver Street Design Considerations

*I.1.d.k Funding Options in Support of Land Acquisitions

J. NOTICE OF MOTIONS

K. BYLAWS

*K.1 Bylaw for Official Community Plan and Rezoning Application for 1400 Quadra Street

417

A report recommending:

1st and 2nd readings of: Zoning Bylaw, 2018, Amendment Bylaw (No. 1) No. 18-115
Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 27) No. 18-116
1st, 2nd, and 3rd readings of: Housing Agreement (1400 Quadra Street) Bylaw (2018) No. 18-117

The application is ready to proceed to Public Hearing and proposes to allow for a 14 storey, mixed-use building with ground floor commercial, and purpose built rental above.

Addendum: Report

***K.2 Bylaw for Heritage Designation Application for 1314-1324 Douglas Street 550**

A report recommending:

1st and 2nd readings of: Heritage Designation (1314-1324 Douglas Street)
Bylaw No. 18-109

The application is ready to proceed to Public Hearing and proposes to designate the property located at 1314-1324 Douglas Street, as heritage registered.

Addendum: Report

***K.3 Bylaw for Heritage Designation Application for 645-651 Johnson Street 552**

A report recommending:

1st and 2nd readings of: Heritage Designation (645-651 Johnson Street) Bylaw
No. 18-110

The application is ready to proceed to Public Hearing and proposes to designate the property located at 645-651 Johnson Street, as heritage registered.

Addendum: Report

K.4 Bylaw for Financial Plan 554

1st reading of: Five Year Financial Plan Bylaw, 2019 No. 18-121

The purpose of this this bylaw is to adopt the annual financial plan for the year of 2019.

***K.5 Bylaw for Sanitary Sewer and Stormwater Utilities 562**

Adoption of: Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No. 6) No. 18-098

The purpose of this Bylaw is to increase the stormwater user fee factor rates, CRD sewer consumption charge payable, connection fees, dye tests fees, and

special fees and considerations payable under the *Sanitary Sewer and Stormwater Utilities Bylaw 14-071*.

Addendum: Bylaw

***K.6 Bylaw for Solid Waste Utilities 572**

- **Adoption of:**
 - Solid Waste Bylaw, Amendment Bylaw (No. 7) No. 18-099

The purpose of this Bylaw is to amend the *Solid Waste Bylaw No.12-086* to increase the fees for the collection of solid waste.

Addendum: Bylaw

***K.7 Bylaw for Waterworks Utilities 574**

- **Adoption of:**
 - Waterworks Bylaw, Amendment Bylaw (No. 13) No. 18-100

The purpose of this Bylaw is to increase the connection fees, special fees and consumption charges payable under the *Waterworks Bylaw No. 07-030*.

Addendum: Bylaw

***K.8 Bylaw for Ticket Bylaw Amendment 577**

Adoption of: Ticket Bylaw, Amendment Bylaw (No. 10) No. 18-125

The purpose of this bylaw is to include the new offences created under the *Short-Term Rental Regulation Bylaw No. 18-036*.

Addendum: Bylaw

***K.9 Bylaw for Checkout Bag Regulations 581**

Addendum: New Item

- **1st, 2nd, and 3rd readings of:**
 - Checkout Bag Regulation Bylaw, Amendment Bylaw (No. 2) No. 18-126

The purpose of this Bylaw is to amend the *Checkout Bag Regulation Bylaw* to

exempt businesses from the obligation to charge fees for paper bags provided as part of a drive-through restaurant service and to clarify that the exemption from the bylaw under section 4(1)(c) applies to seafood.

L. CORRESPONDENCE

L.1 Letter from The Honourable Mobina Jaffer, Senator for British Columbia

582

A letter dated October 24, 2018, regarding Bill C-48, the Oil Tanker Moratorium Act.

L.2 Letter from the Minister of Citizens' Services

597

A letter dated November 8, 2018, regarding the City of Victoria's 2018 grant-in-lieu of property tax payment from the Province.

M. NEW BUSINESS

N. QUESTION PERIOD

O. ADJOURNMENT



MINUTES - VICTORIA CITY COUNCIL

June 28, 2018, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

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

STAFF PRESENT: J. Jenkyns - 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, C. Mycroft - Manager of Executive Operations, 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 Coleman

Seconded By Councillor Alto

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

B. POETRY READING

The Poet Laureate, Yvonne Blomer read a poem titled "Slow to Change".

C. READING OF MINUTES

Moved By Councillor Alto

Seconded By Councillor Coleman

That the following minutes be adopted:

1. Minutes from the daytime meeting held March 15, 2018
2. Minutes from the daytime meeting held May 10, 2018
3. Minutes from the daytime meeting held May 24, 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 Ric Houle: The smell of Lush soaps drifting to the patio at Bard and Banker; Getting more money to Ska Fest; Opening of the coffee and genderfied donuts beside Van City would function better with a more co-op style shop and cafe

Outlined concerns relating to his topic, and had Michelle Katerina speak on the issue of affordable housing.

D.2 Jordan Reichert: BC SPCA Recommendation to Ban Horse Carriages

Outlined why Council should take action regarding the BC SPCA's recommendations to ban horse carriages from Victoria city streets.

D.3 Chris Zmuda: Negligent of City Hall

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

D.4 David Budd: BCSPCA Recommendations

Outlined why Council should consider the recommendations outlined by the BC SPCA.

D.5 Yvonne Mendel: Topaz Park Improvement Plan

Outlined why Council should start the planning of phase 2 of Topaz Park plan in 2019, instead of 2021.

D.6 Mary Doody Jones: Need for Council to Hear Our Concerns About the Process

Outlined concerns relating to the public consultation process of the Fairfield Neighbourhood Plan.

E. PROCLAMATIONS

E.1 "Pride Week" - July 1 to 8, 2018

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

That the following proclamation be endorsed:

1. "Pride Week" - July 1 to 8, 2018

CARRIED UNANIMOUSLY

F. PUBLIC AND STATUTORY HEARINGS

F.1 Rezoning Application No. 00612 and Development Permit with Variances Application No. 00053 for 63 Boyd Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1151) No. 18-049:

To rezone the land known as 63 Boyd Street from the R-2 Zone, Two Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to permit the land being used for two small lot single family dwellings.

Development Permit with Variances Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 63 Boyd Street, in Development Permit Area 15A: Intensive Residential Small Lot for the purposes of approving the exterior design and finishes for the small lot house as well as landscaping. Variances on the new Zone, R1-S2 Zone, Restricted Small Lot (Two Storey) District are requested.

F.1.a Public Hearing & Consideration of Approval:

Michael Angrove (Planner): *Advised that the application is to rezone the land known as 63 Boyd Street to the R1-S2 Zone, Restricted Small Lot (Two Storey) District to create two small lots by rezoning the land.*

Mayor Helps opened the public hearing at 7:01 p.m.

Guillaume LaChance (Applicant): Provided information regarding the application.

Kariann Aarup (Niagara Street): Expressed support for the application, as additional neighbours is a positive aspect and due to the positive consultation that was undertaken.

Mayor Helps closed the public hearing at 7:14 p.m.

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

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

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

CARRIED UNANIMOUSLY

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted:**

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

CARRIED UNANIMOUSLY

Moved By Councillor Lucas
Seconded By Councillor Thornton-Joe

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. 00053, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00612 for 63 Boyd Street, in accordance with:

1. Plans date stamped February 28, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

1. Reduce the side yard setback (south west) for an accessory building from 0.6m to 0.0m
2. Increase the maximum height of from 7.5m to 8.03m

Proposed Lot B

1. Reduce the side yard setback (north east) for an accessory building from .06m to 0.0m.
2. Increase the maximum height from 7.5m to 8.03m
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

F.2 Temporary Use Permit Application No. 00011 for 1120-1126 Hillside Avenue

Councillor Thornton-Joe withdrew from the meeting at 7:15 p.m. due to a non-pecuniary conflict of interest with the following item, as a friend owns a business across the street.

Temporary Use Permit Application No. 00011:

The Council of the City of Victoria will consider issuing a Temporary Use Permit for the land known as 1120-1126 Hillside Avenue, in Development Permit Area 16 – General Form and Character, for purposes of permitting commercial uses within the existing building.

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

Michael Angrove (Planner): *Advised that the application is to allow commercial uses within the existing property.*

Mayor Helps opened the opportunity for public comment at 7:17 p.m.

Evan Peterson (Applicant): Provided information regarding the application.

JoAnn Knowle (Vista Heights): Expressed concerns relating to the application, if the type of commercial use is broad.

Council discussed the following:

- *Whether a covenant could be placed on the property to ensure the type of commercial use.*

Mayor Helps closed the opportunity for public comment at 7:31 p.m.

Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council authorize the issuance of Temporary Use Permit Application No. 00011 for 1120-1126 Hillside Avenue, in accordance with:

1. Plans date stamped March 9, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements; and
3. The Temporary Use Permit lapsing three years from the date of this resolution.

Council discussed the following:

- *Whether a covenant to ensure the type of business is necessary.*

Amendment:

Moved By Mayor Helps
Seconded By Councillor Madoff

That a point four be added as follows:

4. That the Temporary Use Permit be issued upon registration of a covenant to limit the use of the space to a furniture store and that the covenant be satisfactory to the Director of Planning.

Amendment to the amendment:

Moved By Mayor Helps
Seconded By Councillor Madoff

That point four be amended to the following wording:

4. That the Temporary Use Permit limit the retail use to that of a furniture store.

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

OPPOSED (2): Councillor Isitt, and Councillor Young

CARRIED (6 to 2)

On the amendment:

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

OPPOSED (2): Councillor Isitt, and Councillor Young

CARRIED (6 to 2)

On the main motion as amended:

That Council authorize the issuance of Temporary Use Permit Application No. 00011 for 1120-1126 Hillside Avenue, in accordance with:

1. Plans date stamped March 9, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements; and
3. The Temporary Use Permit lapsing three years from the date of this resolution.
4. That the Temporary Use Permit limit the retail use to that of a furniture store.

CARRIED UNANIMOUSLY

Councillor Thornton-Joe returned to the meeting at 7:40 p.m.

F.3 Rezoning Application No. 00573 and Development Permit with Variances Application No. 000504 for 2816 Shelbourne Street

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

To rezone the land known as 2816 Shelbourne Street from the R1-B Zone, Single Family Dwelling District, to the RT Zone, Traditional Residential Attached Dwelling District, to permit a five unit townhouse development.

Development Permit with Variances Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 2816 Shelbourne Street, in Development Permit Area 7A - Corridors for the purposes of approving the exterior design and finishes for a five unit townhouse development, and approving landscaping.

F.3.a Public Hearing & Consideration of Approval

Michael Angrove (Planner): *Advised that the application is to rezone the land known as 2816 Shelbourne Street to the RT Zone, Traditional Residential Attached Dwelling District to permit the construction of a five unit townhouse development.*

Mayor Helps opened the public hearing at 7:42 p.m.

Shaun Wedick and Russ Collins (Applicants): Provided information regarding the application.

Duncan Haw (Resident): Expressed support for the application as it will be a good fit for the corridor.

Kent Schnasky (Ryan Street): Expressed concerns relating to the application due to a lack of parking.

Mayor Helps closed the public hearing at 7:53 p.m.

Moved By Councillor Alto
Seconded By Councillor Loveday

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

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

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Loveday

That the following bylaw **be adopted:**

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

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Loveday

That Council authorize the issuance of Development Permit with Variances Application No. 000504 for 2816 Shelbourne Street in accordance with:

1. Plans date stamped May 8, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements except for the following variances:
 - a. Reduce the front setback from 10.7m to 8.38m
 - b. Reduce the rear setback from 4.0m to 2.25m
 - c. Reduce the north side yard setback from 4.0m to 3.77m
 - d. Reduce the south side yard setback from 4.0m to 3.35m
 - e. Reduce the parking from 8 stalls with one visitor stall to 5 stalls with no visitor stalls
 - f. Reduce the site area from 920m² to 741.05m²
 - g. Reduce the lot width from 20.0m to 19.71m
 - h. Increase the number of dwelling units in an attached dwelling from 4 to 5.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F.4 Amendment to Schedules 2, 3, and 4 of the 2018 Financial Plan

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

Susanne Thompson (Director of Finance): *Advised that the amendments to schedules 2, 3, and 4, of the Financial Plan are to:*

- *Increase the Engineering and Public Works operating expenditures by \$50,000 and decrease the General Government operating expenditures by \$50,000 for the removal, storage and reinstallation of various City assets on Laurel Point federal lands*

- *Increase the Cecelia Ravine Park Capital Project budget by \$600,000 with funding from the Parks and Greenways Acquisition Reserve*
- *To add \$3.1 million for the Environmental Remediation at Laurel Point Park Capital Project with funding from the Tax Sale Lands Reserve*

Mayor Helps opened the opportunity for public comment at 8:01 p.m.

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

Mayor Helps closed the opportunity for public comment at 8:02 p.m.

Moved By Councillor Coleman

Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted**:

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

CARRIED UNANIMOUSLY

F.5 2017 Annual Report

F.5.a Opportunity for Public Comment & Consideration of Approval

Bill Eisenhauer (Head of Engagement): *Advised that the Annual Report provides a summary of the 2017 financial and operational activities for the City of Victoria. The report contains achievements, departmental reports, the audited financial statements as well as other financial and statistical information to assist citizens in understanding the City of Victoria's performance in 2017.*

Mayor Helps opened the opportunity for public comment at 8:04 p.m.

Mary Doody Jones: *Questioned where the Annual Report records the number of trees that are removed in the City.*

Thomas Souliere, Director of Parks, Recreation, and Facilities advised that on page 28 of the Annual Report there is a summary for the total number of trees removed and planted within the City.

Mayor Helps closed the opportunity for public comment at 8:06 p.m.

Moved By Councillor Coleman

Seconded By Councillor Lucas

That Council approve the 2017 Annual Report.

CARRIED UNANIMOUSLY

G. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Madoff
Seconded By Councillor Coleman

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

G.1 Sean Kahil: Consultation Process with Respect to Park Changes

Outlined why Council should create a single plan for the Crystal Pool as well as Central Park, which would involve a consultation process that addresses the interests pool users, park users, local residents, and the general public.

G.2 Scott Chapman: Preservation of Gonzales Hill Park and Gary Oak Ecosystem

Outlined why Council should acquire the lot at 1980 Fairfield Place, in order to preserve Gonzales Hill Park and the Gary Oak ecosystem.

G.3 Sheila Protti: 1980 Fairfield Place, Gonzales Hill

Outlined why Council should acquire the lot at 1980 Fairfield Place, in order to preserve Gonzales Hill Park and the Gary Oak ecosystem.

G.4 Donna Friedlander: Horse Carriages in Victoria

Outlined why Council should install signage on horse-carriage routes, improve access to Beacon Hill Park, and include operators in discussions regarding the City's transportation plans.

G.5 Kate Clark: Horse Carriages in Victoria

Outlined why Council should not ban horse drawn carriages.

G.6 Christine Beattie: Horse Drawn Carriage Tours

Outlined why Council should not ban horse drawn carriages.

G.7 Will Clinging: Carriage Horses in Victoria

Outlined why Council should not ban horse drawn carriages.

G.8 Kirin Rogers: Support of Horse Carriage Industry

Outlined why Council should not ban horse drawn carriages.

G.9 Tom Walker: Carriage Industry and Cruise Ship Passengers

Outlined why Council should not ban horse drawn carriages.

H. UNFINISHED BUSINESS

H.1 Letter from the Minister of Health

Moved By Councillor Alto
Seconded By Councillor Coleman

That the correspondence dated May 30, 2018 from the Minister of Health be received for information.

CARRIED UNANIMOUSLY

H.2 Letter from the President of Union of British Columbia Municipalities (UBCM)

Moved By Councillor Alto

Seconded By Councillor Loveday

That the correspondence dated May 30, 2018 from the President of the Union of British Columbia Municipalities be received for information.

CARRIED UNANIMOUSLY

H.3 Letters from the Ministry and Minister of Health

Moved By Councillor Coleman

Seconded By Councillor Alto

That the correspondence dated June 12 and 13, 2018 from the Ministry and Minister of Health be received for information.

CARRIED UNANIMOUSLY

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the June 21, 2018 COTW Meeting

I.1.a.a 1202-1214 Wharf Street - Rezoning Application No. 00647 (Downtown)

Moved By Councillor Madoff

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. 00647 for 1202-1214 Wharf Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date be set.

CARRIED UNANIMOUSLY

I.1.a.b Support for Bid to Host 55+ B.C. Games in 2020, 2021 or 2022

Moved By Councillor Coleman

Seconded By Councillor Alto

That Council:

1. Direct staff to work with the greater Victoria Sport Tourism Commission to apply for the right to host the 2020, 2021, or 2022 55+ B.C. Games; and
2. Approve in-kind support of up to \$55,000, should the bid be successful, with funds from the budget surplus for the year prior to hosting the Games.

CARRIED UNANIMOUSLY

I.1.a.c Implementation of Summit Park Management Plan: McNair Trail

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council provide direction to staff to include an allocation in the 2019 draft Financial Plan for improvements to the McNair to Summit Park, consistent with the implementation timeline adopted in the Summit Park Management Plan.

CARRIED UNANIMOUSLY

I.1.a.d Vehicle for Hire Bylaw for Rickshaws

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

That Council direct staff to amend Section 17(2) in the Vehicles for Hire Bylaw to increase the maximum capacity for rickshaws from 2 persons to 3 adults and one child, or 2 adults and 2 children.

CARRIED UNANIMOUSLY

I.1.a.e Greater Victoria Harbour Authority

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

That Council receive the presentation from the GVHA for information.

CARRIED UNANIMOUSLY

I.1.a.f 356-360 Bay Street and 2520 Turner Street - Rezoning and Development Variance Permit Application No. 00604 (Burnside)

Moved By Councillor Coleman

Seconded By Councillor Isitt

Rezoning Application No. 00604

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00604 for 356-360 Bay Street and 2520 Turner Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once:

1. Staff receive revised plans illustrating the retail area as approximately 25% of the total floor area of the unit.
2. Staff receive proof of registration at the Land Titles Survey Authority of a registered Statutory Right-of-Way (SRW) of 4.91m on Bay Street.

Development Variance Permit Application No. 00604

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 a Development Variance Permit Application for 356-360 Bay Street and 2520 Turner Street, in accordance with:

1. Revised plans with a reduced retail floor area.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the vehicle parking requirement for a storefront cannabis retailer from 1 stall per 37.5m² to 1 stall per 93m².
3. The Development Permit lapsing two years from the date of this resolution."

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.a.g Topaz Park Improvement Plan

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council approve the Park Improvement Plan for Topaz Park, as described in Attachment A.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the motion be amended by adding the following:

That staff report back at the next Quarterly Update on the option of expediting the planning phases 1 and 2 for completion as soon as possible.

Amendment to the amendment:

Moved By Mayor Helps

Seconded By Councillor Alto

That the amendment be amended by adding "as part of the 2019 budget process", after "that staff report back".

Council discussed the following:

- *That the amendment is unnecessary, as staff would already be reporting back at that time.*

DEFEATED UNANIMOUSLY

Amendment to the amendment:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the amendment be amended by replacing the word "planning" with "detailed design".

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved By Mayor Helps

Seconded By Councillor Isitt

That the amendment be amended by adding the following:
"and indicate to Council what elements of the 2018 work plan would not be able to be completed as a result of this".

CARRIED UNANIMOUSLY

On the amendment:

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Thornton-Joe

That the dog park in Topaz Park be renamed "Chase Dog Park" after the service dog, Chase, who worked in the Police Department in the 1990's.

Mayor Helps ruled the motion out of order, and requested that it be brought to Council through a notice of motion.

On the main motion as amended:

1. That Council approve the Park Improvement Plan for Topaz Park, as described in Attachment A.
2. That staff report back at the next Quarterly Update on the option of expediting the detailed design phases 1 and 2 for completion as soon as possible, and indicate to Council what elements of the 2018 work plan would not be able to be completed as a result of this.

CARRIED UNANIMOUSLY

I.1.a.h Permissive Exemption Policy - Parking Lots

Moved By Councillor Madoff
Seconded By Councillor Coleman

That Council receive this report for information.

CARRIED UNANIMOUSLY

I.1.a.i Development Cost Charges Review - Consultation Results

Moved By Councillor Coleman
Seconded By Councillor Alto

That Council direct staff to:

1. Transfer the development cost charges balances of \$3,502,413.97 and \$1,468,723.95 set aside for Parks Acquisition and Parks Development into the new Development Cost Charges Parks and Acquisition Reserve.

CARRIED UNANIMOUSLY

I.1.a.j Emergency Management Program Funding

Moved By Councillor Coleman
Seconded By Councillor Alto

That Council received this report for information.

CARRIED UNANIMOUSLY

I.1.b Report from the June 28, 2018 COTW Meeting

I.1.b.a Bastion Square Market Licence Renewal

Moved By Councillor Lucas
Seconded By Councillor Coleman

That Council authorize the Mayor and Corporate Administrator to sign a three year agreement between the City and the Bastion Square Revitalization Association for the operation of the Bastion Square Public Market.

CARRIED UNANIMOUSLY

I.1.b.b Funding for Extended Hours for Our Place

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council allocate \$25,000 from contingency to partner with BC Housing and Island Health to increase the hours and services for Our Place to match winter hours until March 31st, 2019 and that a meeting be held between the City, BC Housing and Island Health and others to determine long term solutions.

CARRIED UNANIMOUSLY

I.1.b.c Protection of Ecologically and Culturally Significant Areas

Moved By Councillor Isitt
Seconded By Councillor Alto

That Council direct staff to:

1. Prepare an amendment to the Parks Regulation Bylaw to add Coffin Island to the areas covered in section 16A of the bylaw;
2. Work with the Esquimalt and Songhees First Nations on potential signage relating to ecologically and culturally significant areas within the municipal parks and greenspace system in the City of Victoria: and
3. Report back to Council following the receipt of advice from the City Family on potential additional tools to increase protection for ecologically and culturally significant areas within the municipal parks and greenspace system.

CARRIED UNANIMOUSLY

I.1.b.d Letter from the President of the Union of BC Municipalities – Motions Arising

Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council request that the Mayor write, on behalf of Council, to the federal Minister of Finance and Minister Duclos, requesting that consideration be given to the resolution "A2 Encouraging the Use of Residential Property for Housing" adopted by delegates at the 2017 Union of BC Municipalities convention, and requesting that particular attention be given to the option of phasing in the

Capital Gains Tax exemption for primary residences that increases over time to encourage residential occupancy and discourage speculation.

That the text of the resolution "Encouraging the Use of Residential Property for Housing" be included in the letter to the Minister;

And that the letter to the Minister be copied to the federal Minister of Infrastructure and Communities, the provincial Minister of Finance, the President of the Union of BC Municipalities, the Executive Director of the Union of BC Municipalities, and Members of Parliament representing constituencies on Vancouver Island.

CARRIED UNANIMOUSLY

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council request that the Mayor write, on behalf of Council, to the provincial Minister of Forests, Lands, Natural Resource Operations and Rural Development, expressing concern over the Ministry's response to UBCM Resolution "B36 Optimizing Community Benefits of Forest Resources", with particular attention to ongoing liquidation of the Old-Growth rainforests of Vancouver Island, which compromises the long-term integrity of ecological systems, detracts from recreational opportunities for residents of Victoria and other Vancouver Island communities, and undermines current and future economic development opportunities in the tourism sector;

That the letter to the Minister also express concern over the ongoing export of raw logs from Vancouver Island, which undermines opportunities for employment and revenues in the value-added wood products sector;

That the text of the resolution "Optimizing Community Benefits of Forest Resources" be included in the letter to the Minister;

And that the letter to the Minister be copied to Members of the Legislative Assembly.

CARRIED UNANIMOUSLY

I.1.b.e Advocacy for Adequate and Appropriate Support Services with Housing

Moved By Councillor Isitt

Seconded By Councillor Alto

That Council endorse the following resolution and request that the Mayor forward a copy, on behalf of Council, to the Minister of Social Development and Poverty Reduction, copying the Premier of British Columbia, the Minister Responsible for Housing, the Minister of Health, the Minister of Mental Health and Addictions, and Members of the Legislative Assembly representing constituencies within the Capital Regional District.

Resolution: Provision of Adequate and Appropriate Support Services with Housing

WHEREAS the Housing First model combines the provision of appropriate support services with access to safe, secure housing;

AND WHEREAS inadequate support services are currently creating strains within the supportive housing system in the Capital Region and elsewhere in British Columbia, compromising the housing security, health and wellbeing of residents, while undermining the capacity of housing providers to provide safe, secure and respectful housing;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia provide adequate and appropriate support services in conjunction with housing, developed and delivered through meaningful and respectful engagement with residents, to advance housing security and improve health and wellbeing.

CARRIED UNANIMOUSLY

I.1.b.f 930 Fort Street - Update Report: Rezoning Application No. 00593 & Development Permit Application No. 000502 (Downtown)

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00593

That Council direct staff to:

1. Prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00593 for 930 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.
2. Secure an amenity contribution in the new zone in accordance with the City of Victoria Density Bonus Policy in the amount \$270,675.74 allocated to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%).

Development Permit with Variance Application No. 000502

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. 00593, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000502 for 930 Fort Street, in accordance with:

1. Plans date stamped June 8, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - ii. reduce the number of parking stalls to 27.
3. Proof of a fully executed car share agreement that includes the purchase of 62 car share memberships and \$100 driving credit for each of the memberships to the satisfaction of the Director of Engineering and Public Works.
4. Registration of a covenant on the property's title to secure 62 car share memberships and \$100 of driving credit for each of the memberships, to the satisfaction, of the Director of Sustainable Planning and Community Development and in a form satisfactory to the City Solicitor
5. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.b.g 1663 Oakland Avenue - Rezoning Application No. 00594 & Development Permit No. 00594 (Oaklands)

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council direct staff to work with the applicant to create a design more in keeping with the small lot design guidelines and the form and character of the rest of the street.

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.h 1139 Chapman Street – Rezoning Application No. 00624 & Development Permit with Variance Application No. 00624 (Oaklands)

Moved By Councillor Madoff

Seconded By Councillor Coleman

Rezoning Application No. 00624

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00624 for 1139 Chapman 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 receipt of an executed Statutory Right-of-Way (SRW) of 1.17m along the lane, to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variance Application No. 00624

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. 00624, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00624 for 1139 Chapman Street, in accordance with:

1. Plans date stamped May 28, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the maximum floor area for the first and second storeys from 280.0m² to 362.13m².
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.b.i 1501-1503 Haultain Street - Development Permit with Variances Application No. 00066 (Oaklands)

Moved By Councillor Lucas

Seconded By Councillor Coleman

That, subject to the preparation and execution of legal agreements to secure the car share memberships, 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 Variance Application No. 00066 for 1501 and 1503 Haultain Street in accordance with:

1. Plans date stamped May 22, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only

- iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
- iv. Decrease the required number of parking spaces from 14 to 3.
- 3. The applicant provide one electric bicycles for use by the residents in the building.
- 4. Label all materials on the elevation plans and provide plans for the proposed gate to be installed adjacent to the staircase on the north side of the building to the satisfaction of the Director of Sustainable Planning and Community Development.
- 5. The Development Permit lapsing two years from the date of this resolution.
- 6. Request that the applicant provide a car share vehicle in a nearby on street parking space."

Motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Young

That the motion be referred back to staff to work with the applicant on concerns raised by nearby residents.

Amendment:

Moved By Councillor Madoff

Seconded By Councillor Isitt

That the motion to refer be amended by adding the following: "and the Advisory Design Panel".

CARRIED UNANIMOUSLY

On the motion to refer as amended:

That the motion be referred back to staff to work with applicant to work on concerns raised by nearby residents and the Advisory Design Panel.

FOR (4): Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Young
OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, and Councillor Thornton-Joe

DEFEATED (4 to 5)

On the main motion:

That, subject to the preparation and execution of legal agreements to secure the car share memberships, 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 Variance Application No. 00066 for 1501 and 1503 Haultain Street in accordance with:

1. Plans date stamped May 22, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. The applicant provide one electric bicycles for use by the residents in the building.
4. Label all materials on the elevation plans and provide plans for the proposed gate to be installed adjacent to the staircase on the north side of the building to the satisfaction of the Director of Sustainable Planning and Community Development.
5. The Development Permit lapsing two years from the date of this resolution.
6. Request that the applicant provide a car share vehicle in a nearby on street parking space."

Amendment:

Moved By Mayor Helps
Seconded By Councillor Alto

That the motion be amended by adding a point seven, as follows:

7. That the applicant be requested to provide an electric bicycle per unit.

CARRIED UNANIMOUSLY

On the main motion as amended:

That, subject to the preparation and execution of legal agreements to secure the car share memberships, 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 Variance Application No. 00066 for 1501 and 1503 Haultain Street in accordance with:

1. Plans date stamped May 22, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. The applicant provide one electric bicycles for use by the residents in the building.
4. Label all materials on the elevation plans and provide plans for the proposed gate to be installed adjacent to the staircase on the north side of the building to the satisfaction of the Director of Sustainable Planning and Community Development.
5. The Development Permit lapsing two years from the date of this resolution.
6. Request that the applicant provide a car share vehicle in a nearby on street parking space.
7. That the applicant be requested to provide an electric bicycle per unit.”

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)

I.1.b.j Revised Zoning Bylaw 2018

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

That Council give first and second reading of Zoning Bylaw 2018 (Bylaw No. 18-072) and schedule a public hearing.

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

That Council direct staff to re-examine the issue of minimum unit sizes in the downtown including the impact on liveability.

CARRIED UNANIMOUSLY

K. BYLAWS

K.1 Bylaw for Rezoning, Development Permit with Variances No. 00582 and Heritage Alteration Permit with Variances Application No. 00007 for 224 Superior Street

Moved By Councillor Lucas

Seconded By Councillor Coleman

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1141) No. 18-019

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

OPPOSED (1): Councillor Madoff

CARRIED (8 to 1)

Moved By Councillor Lucas

Seconded By Councillor Coleman

Development Permit with Variance Application No. 00582

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped April 23, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. Reduce the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows.
3. That prior to issuance of the Development Permit with Variance, the City receive confirmation of registration of a Statutory Right-of-Way (SRW) of 2.41m on Superior Street, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

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

OPPOSED (1): Councillor Madoff

CARRIED (8 to 1)

Moved By Councillor Lucas

Seconded By Councillor Coleman

Heritage Alteration Permit with Variances Application No. 00007

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing Heritage Designated house at 224 Superior Street, in accordance with:

1. Plans date stamped April 23, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Reduce the side yard setback from 3.65m to 1.20m
 - ii. Reduce the rear yard setback from 4.0m to 1.36m
 - iii. Allow parking in the front yard
 - iv. Increase the site coverage from 30.0% to 35.09%
3. That prior to issuance of the Heritage Alteration Permit with Variances, the City receive confirmation of registration of a Statutory Right-of-Way (SRW) of 2.41m on Superior Street, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

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

OPPOSED (1): Councillor Madoff

CARRIED (8 to 1)

K.2 Bylaw for Official Community Plan and Rezoning Application No. 00562 for 3025 Douglas Street

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

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

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 22) No. 18-005
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1134) No. 18-004

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

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

1. Housing Agreement (3025 Douglas Street) Bylaw (2018) No. 18-006

CARRIED UNANIMOUSLY

Moved By Councillor Lucas
Seconded By Councillor Alto

Development Variance Permit Application No. 00198

Following consideration of the Rezoning Application No. 00562, that Council consider this updated motion with respect to Development Variance Permit Application No. 00198:

"That Council authorize the issuance of Development Variance Permit Application No. 00198 for 3025 Douglas Street, in accordance with:

1. Plans date stamped August 3, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces for residential uses from 62 to 28
 - ii. reduce the required number of visitor parking spaces from 3 to 0
 - iii. reduce the required number of parking for commercial and industrial uses from 18 to 0
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

K.3 Bylaw for Rezoning Application No. 00614 for 3103 Washington Avenue

Moved By Councillor Madoff

Seconded By Councillor Lucas

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1146) No. 18-031

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.5 Bylaw for Development Cost Charges Amendment

Moved By Councillor Alto

Seconded By Councillor Lucas

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

1. Development Cost Charges Bylaw, Amendment Bylaw (No. 1) No. 18-078

CARRIED UNANIMOUSLY

K.6 Bylaw for Reserve Fund

Moved By Councillor Coleman

Seconded By Councillor Lucas

That Council approve the amended Reserve Fund Policy that includes the Park Furnishing Dedication Reserve Fund.

CARRIED UNANIMOUSLY

Moved By Councillor Coleman
Seconded By Councillor Thornton-Joe

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

1. Reserve Fund Bylaw, Amendment Bylaw (No. 1) No. 18-080.

CARRIED UNANIMOUSLY

L. CORRESPONDENCE

L.1 Letter from the Mayor and Fire Chief of the Corporation of the District of Oak Bay

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the correspondence dated June 5, 2018 from the Mayor and Fire Chief of the Corporation of the District of Oak Bay be received for information.

CARRIED UNANIMOUSLY

L.2 Letters from the Minister of Municipal Affairs and Housing and from the Premier

Moved By Mayor Helps
Seconded By Councillor Alto

Write back to both the Minister of Municipal Affairs and Housing and the Premier to thank them for the opportunity but that as the Capital City with easy access, we would like to free up the time for colleagues in other municipalities.

CARRIED UNANIMOUSLY

M. NEW BUSINESS

M.1 1417 May Street. Reconsideration of Rezoning and Development Permit with Variances Application

Moved By Mayor Helps
Seconded By Councillor Loveday

That Council rescind its decision with regard to third reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013, and direct staff to convene a new public hearing that follows all the regular public hearing requirements (advertising, mailout, etc.).

Council discussed the following:

- *The supportability of this type of gentle density.*
- *That net zero energy buildings would help the City meet their climate commitments.*
- *Whether changes to the design would make the application more supportable.*

Amendment:

Moved By Councillor Loveday
Seconded By Councillor Young

That the motion be amended by striking the following wording:
"direct staff to convene a new public hearing that follows all the regular public hearing requirements (advertising, mailout, etc.)."

and replacing it with the following:
"refer this proposal back to staff for more work on design."

Amendment to the amendment:

Moved By Mayor Helps
Seconded By Councillor Thornton-Joe

That the amendment be amended by adding the following:
"and return the matter to Council."

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved By Mayor Helps
Seconded By Councillor Isitt

That the amendment be amended by adding the following:
"based on comments made at the Public Hearing".

CARRIED UNANIMOUSLY

On the amendment:
CARRIED UNANIMOUSLY

Motion as Amended:

That Council rescind its decision with regard to third reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013, and refer this proposal back to staff for more work on design based on the comments made at the public hearing and return the matter to Council.

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)

N. QUESTION PERIOD

A question period was held.

O. **ADJOURNMENT**

Moved By Councillor Alto
Seconded By Councillor Coleman

That the Council meeting adjourn.

TIME: 10:01 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

August 9, 2018, 9:00 A.M.

COUNCIL CHAMBERS

CITY HALL, #1 CENTENNIAL SQUARE, VICTORIA, BC

To be held immediately following the Committee of the Whole Meeting

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

ABSENT: Councillor Lucas

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, J. Tinney - Director of Sustainable Planning & Community Development, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, T. Zworski - City Solicitor, P. Rantucci - Head of Strategic Real Estate, R. Carroll - Manager, Real Estate, J. O'Connor - Manager of Financial Planning, S. Stern - Land Development Technologist, C. Moffatt - Assistant City Solicitor, H. McKeil - Housing Planner, J. Paul - Assistant Director of Engineering & Public Works, B. Dellebuur - Assistant Director of Transportation

A. **CONVENE COUNCIL MEETING**

C. **CLOSED MEETING**

Moved By Councillor Coleman

Seconded By Councillor Young

MOTION TO CLOSE THE AUGUST 9, 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)(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

D. APPROVAL OF CLOSED AGENDA

Moved By Councillor Madoff

Seconded By Councillor Coleman

That the closed agenda be approved.

Moved By Councillor Madoff

Seconded By Councillor Coleman

Amendment:

That the agenda be amended to move the Employee Relations item to the end of the agenda.

CARRIED UNANIMOUSLY

on the main motion as amended:

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Land

Council received a confidential report dated August 2, 2018 from the Head of Strategic Real Estate regarding a land item.

The discussion was recorded and kept confidential.

Councillor Isitt joined the meeting at 12:36 pm.

Councillor Isitt left the meeting at 12:54 pm.

Councillor Isitt joined the meeting at 12:58 pm.

H.2 Employee Relations

Council received a confidential report dated August 9, 2018, from the Head of Human Resources and the City Clerk regarding an employee relations item.

The discussion and motion were recorded and kept confidential.

H.3 Legal Advice

Council received a confidential verbal overview regarding legal advice.

The discussion was recorded and kept confidential.

H.3 Legal Advice

Council received a confidential verbal overview regarding legal advice.

All staff except the City Manager and the Head of Human Resources were excused from the meeting at 1:48 p.m.

H.5 Employee Relations

Council received an update from the City Manager and Head of Strategic Human Resources regarding an employee relations matter.

J. ADJOURNMENT

Moved By Councillor Alto

Seconded By Councillor Coleman

That the Closed Council Meeting be adjourned at 2:31 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

November 8, 2018, 2:58 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 Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, Councillor Collins

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, A. Hudson - Assistant Director of Community Planning, C. Mycroft - Manager of Executive Operations, K. Sidhu - Committee Secretary

A. CONVENE COUNCIL MEETING

B. CLOSED MEETING

Moved By Councillor Isitt

Seconded By Councillor Collins

MOTION TO CLOSE THE NOVEMBER 8, 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)(a) 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;

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)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

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

CARRIED UNANIMOUSLY

C. APPROVAL OF CLOSED AGENDA

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the agenda from November 8, 2018 meeting be adopted.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Moved By Councillor Loveday

Seconded By Councillor Alto

That the following items be approved without further debate

B.1 Minutes from the closed meeting held September 20, 2018.

Moved By Councillor Loveday

Seconded By Councillor Alto

That the minutes from the September 20, 2018 Closed Council meeting be adopted.

CARRIED UNANIMOUSLY

E.5 Appointment

Moved By Councillor Loveday

Seconded By Councillor Alto

Council received a closed report regarding an appointment.

The discussion and motion were recorded and kept confidential.

CARRIED UNANIMOUSLY

E.6 Law Enforcement

Moved By Councillor Loveday

Seconded By Councillor Alto

Council received a closed report regarding law enforcement.

The discussion and motion were recorded and kept confidential.

CARRIED UNANIMOUSLY

E. NEW BUSINESS

E.1 Land

Council received a closed report regarding a land item.

The discussion and motion were recorded and kept confidential.

E.2 Legal Advice

Council received a closed report regarding legal advice.

The discussion and motion were recorded and kept confidential.

E.3 Land

Council received a closed report regarding a land item.

The discussion and motion were recorded and kept confidential.

E.4 Appointment

Council received a closed report regarding an appointment.

The discussion and motion were recorded and kept confidential.

G. ADJOURNMENT

Moved By Councillor Loveday

Seconded By Councillor Alto

That the Closed Council Meeting be adjourned at 4:21 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

Dec 13, 2018

Tree Protection

Requests to Victoria Mayor & Council to be made during Lisa Gordon's delegation

Thank you for including tree protection in your 2019-2022 draft strategic plan.

You have demonstrated your support for the urban forest by including: a) Review Tree Preservation Bylaw, b) Implement the 2013 UFMP and c) asking staff to report back on options for increasing parks planning staff resources for coordinating the UFMP implementation.

I have some additional suggestions to more clearly define your commitment to the urban forest.

I request that you amend the draft strategic plan operational priority about heritage as follows:

Current draft: Heritage Conservation and Heritage Designation

Proposed amendment: Designation and conservation of natural and built heritage

I request the 2019 (and future) budget provide for implementation of the 2013 UFMP and strengthening of the 2005 Tree Protection Bylaw, including bylaw enforcement.

I also request that Mayor & Council consider the following six actions:

- Assign current staff to conduct an immediate inventory of significant trees, perhaps starting with a public nomination process like Saanich does. Knowing the number and location of significant trees will root the bylaw review process in reality.
- Set neighbourhood-based targets for increasing Victoria's tree canopy and assign staff with urban forest canopy expertise to participate in the local area planning process as part of your climate adaptation plan.

- Budget for a permanent staff position starting in 2019 to review the bylaw and implement the 2013 UFMP. Give this position the authority to work with all three departments making decisions affecting trees: engineering, planning and parks. Depending what options staff bring you in their response to your recent request, you might reconsider whether Parks is the best base for this multi-departmental responsibility. The development department has more staff working directly with landowners and has ability to recover DCCs and to request amenity contributions to do, or pay for, that work.
- Provide greater transparency to the public by reporting annually on a) permits approved and denied for tree removal by size, species and location, b) species and locations of new trees planted (not including those on rooftops or in containers), and c) annual canopy loss / gain by neighbourhood.
- Learn from other jurisdictions about financial incentives for tree protection on private land. UBCM has endorsed a program the BC Land Trust Alliance calls CTIP (Conservation Tax Incentive Program)
<https://ltabc.ca/programs/tax-incentive-program/>
<http://www.highlands.ca/AgendaCenter/ViewFile/Item/2863?fileID=3055>
- Convene an Urban Forest Steering Committee / Advisory Group to support the above tasks. The group could assist with a review of best practices in other jurisdictions, including financial incentives to private landowners. I would happily serve on this group and know others willing to serve, with love.

Pamela Martin

From: Council Secretary
Subject: FW: Hollywood north walk of Fame

To Whom it may Concern

As Hollywood North continues to grow, so do the celebrities who are bringing it to life. To start with, the "Hollywood North Walk of Fame Society" will work with city hall in the placing of star symbols on the sidewalks of Victoria. It is our goal that as more celebrities are commemorated for their work, and our project grows, another walk of fame will be added in Vancouver.

We have spoken with sponsors and have a short list of stars to launch with. We ask for your support and sponsorship for this. We expect an addition to tourism and a growth in interest in their genres.

All talent agencies will be advised, as will the business community. This is not directed solely at film, TV or musicians. It is also an opportunity for writers, visual artists and even athletes. Our board of directors, and our consultant, Louie Lawless, will work together in selecting star locations and recipients. Although there are requirements for receiving a star, we are designing the process to be as inexpensive as possible.

Meetings with Neighbourhood Advisors have been conducted successfully with our currently developed concept. These advisors included Michael Hill, Gary Pemberton and Kimberley Stratford. The Vancouver Island Film Commission has been informed and are awaiting more information from us. Local radio and TV stations will also be consulted on the matter for advertising.

The symbol will be a 3' X 3' outline of Vancouver Island with the name and star inside, plus a small symbol of the line they are in. Westerone and C & C Cutting have been consulted on equipment and supplies for the project. Those awarded will be featured in the media, and will receive a small plaque to keep. A brief bio and video will be provided on our society's web site. We hope that you will appreciate and work with us on our vision.

Thank you for your
consideration.

Sincerely,
Jon Ede

Pamela Martin

Subject: FW: for your consideration
Attachments: travel display 2.jpg; travel display.jpg

I am writing you in hopes for help and support for this cause.

I would like to display my memorial exhibit on the Johnson Street bridge walkway or Topaz park for a week or two.

I made this display to place on my back fence in Comox. It is a visual memorial of the overdose crisis happening in Canada. Since it's been on display, the response has been overwhelming for such a small community. People have been knocking on my door with thanks and stories of their own. Ribbons, thank you notes and cards have been left anonymously. I've had TV, radio and newspaper coverage and many others have travelled to see the display. All of this made me realize the significance of this visual display and that it must travel across the country starting with Courtenay.

Each tiny piece of yarn represents some one's child who died in 2017 of overdose in Canada, approximately 4000. The flags, over 100, are hand painted and reflect a fraction of the names available at the time of making them, majority of names Comox Valley. The empty white flags with tiny hearts are the number of people expected to die of overdose this week in BC alone. There is an interactive part, where people are invited to tie a purple ribbon with the name of someone who has died or are currently suffering; over 150 ribbons have been tied thus far. Attached are two professional banner proofs. The hearts are also interactive for people to write in loved one names of those who have died. Enclosed are pictures of original display, still on my fence and the display for travelling.

This display in full is approx, 120 ft long, but can be reduced to 70 ft. It is more powerful in full length. I have a video but am unable to send it. This may work. <https://www.facebook.com/judith.conway.378/videos/10157897313734325/?t=12>

The large majority affected and dying from this opioid crisis are shrouded by silence, stigma and shame. Over 88% of people died alone in homes. In Canada, as of recent, it is now the number one cause of men 39 and under. World wide numbers of overdose deaths have tripled since 2013 and as the opioid crisis worsens it is actually lowering life expectancy in Canada.

Our son Matthew Yvon Conway died of Fentanyl overdose on November 5, 2017. Matthew was a strong, hardworking, loving young man. He was a fitness trainer and managed a gym up until the day he died. Matthew is like so many suffering and dying daily.

We are in a crisis. Awareness, conversation and action is needed. This display is powerful and informative yet peaceful. Community support would be greatly appreciated to continue increasing awareness.

Johnson street bridge walkway or Topaz park have ample room for this display, easy accessibility, not a traffic hazard and would show the city of Victoria are engaged in this crisis that effects their community and Canada wide.

It's too late for the ones lost but never too late to save those suffering in silence...

For your consideration

Judith Conway





“NATIONAL HOMELESS PERSONS’ MEMORIAL DAY”

- WHEREAS** *December 21 is the first day of winter and the longest night of the year; and*
- WHEREAS** *the winter poses severe hardship for homeless, unsheltered and inadequately housed low-income women, men and children in Victoria; and*
- WHEREAS** *stigma towards people who are homeless in our community undermines homeless persons' efforts to fully participate in our community; and*
- WHEREAS** *reducing homelessness contributes to a better quality of life and a safer community for everyone; and*
- WHEREAS** *local, regional and national research has shown that adequate housing and a range of support services are integral to successful health promotion, and the well-being of individuals, families and the community; and*
- WHEREAS** *people who experience homelessness have poorer health, shorter life expectancy and often lack access to health services; and*
- WHEREAS** *in Article 25(1) of its Universal Declaration of Human Rights the United Nations has affirmed that housing is a human right; and*
- WHEREAS** *December 21 has been designated National Homeless Persons' Memorial Day by the US National Coalition for the Homeless, and is so recognized by cities around the world; and*
- WHEREAS** *December 21 falls within traditional seasons of generosity and sharing; and in these seasons of generosity Victoria residents are disposed to commit themselves to promoting compassion and concern for all our brothers and sisters, especially those who are homeless; and*
- WHEREAS** *the spirit of these traditional holiday seasons encourages charitable giving and provides an opportunity for a renewed commitment to end homelessness; and*
- WHEREAS** *in remembering those who have died on the streets, the cause of ending homelessness is kept urgent, as is Victoria's collective commitment to preventing any such deaths in the future; and*
- BE IT RESOLVED** *in recognition of the people who have died homeless in and around Victoria, that Victoria City Council hereby asks all our residents to take a moment of silence in remembrance on December 21st; and*
- BE IT FURTHER RESOLVED** *that Victoria City Council encourages our residents to support and participate in all local efforts to eliminate homelessness in our community.*

NOW, THEREFORE I do hereby proclaim December 21, 2018 as **“HOMELESS PERSONS’ MEMORIAL DAY”** on the **HOMELAND** of the Lekwungen speaking **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 13th day of December Two Thousand and Eighteen.

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

**Sponsored By: Victoria Committee to End
Homelessness and Councillor Marianne
Alto**

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



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.*

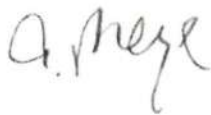
However, there was a mistake in the alternate motion regarding the location of the Statutory Right-of-Way (SRW). The SRW should be 1.17m off the lane, which was outlined in the body of the report, rather than 4.91m off Gorge Road East. This item is identified in bold text in the above Recommendation.

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,

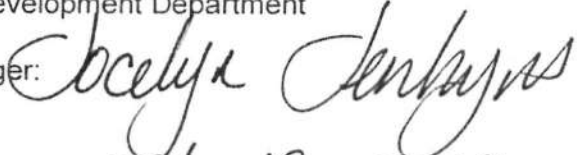


Michael Angrove
Planner
Development Services



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.



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.

ALTERNATE MOTION

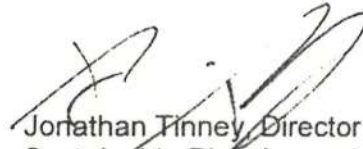
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00557 for 2616-2626 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council 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,

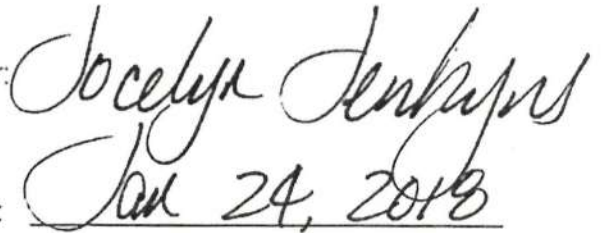


Michael Angrove
Planner
Development Services



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

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. LAND USE MATTERS

4.1 Rezoning Application No. 00557 for 2616-2626 Douglas Street (Burnside Gorge)

Committee received a report dated January 4, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for the proposal to rezone the property located at 2616-2626 Douglas Street from the current zone to a site specific zone in order to allow for the retail sale of cannabis.

Motion: It was moved by Councillor Lucas, seconded by Councillor Thornton-Joe, which Council decline Application No. 00557 for the property located at 2616-2626 Douglas Street.

Committee discussed:

- The applicant being considered under the policy that existed at the time of their application.

CARRIED 18/COTW

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



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.

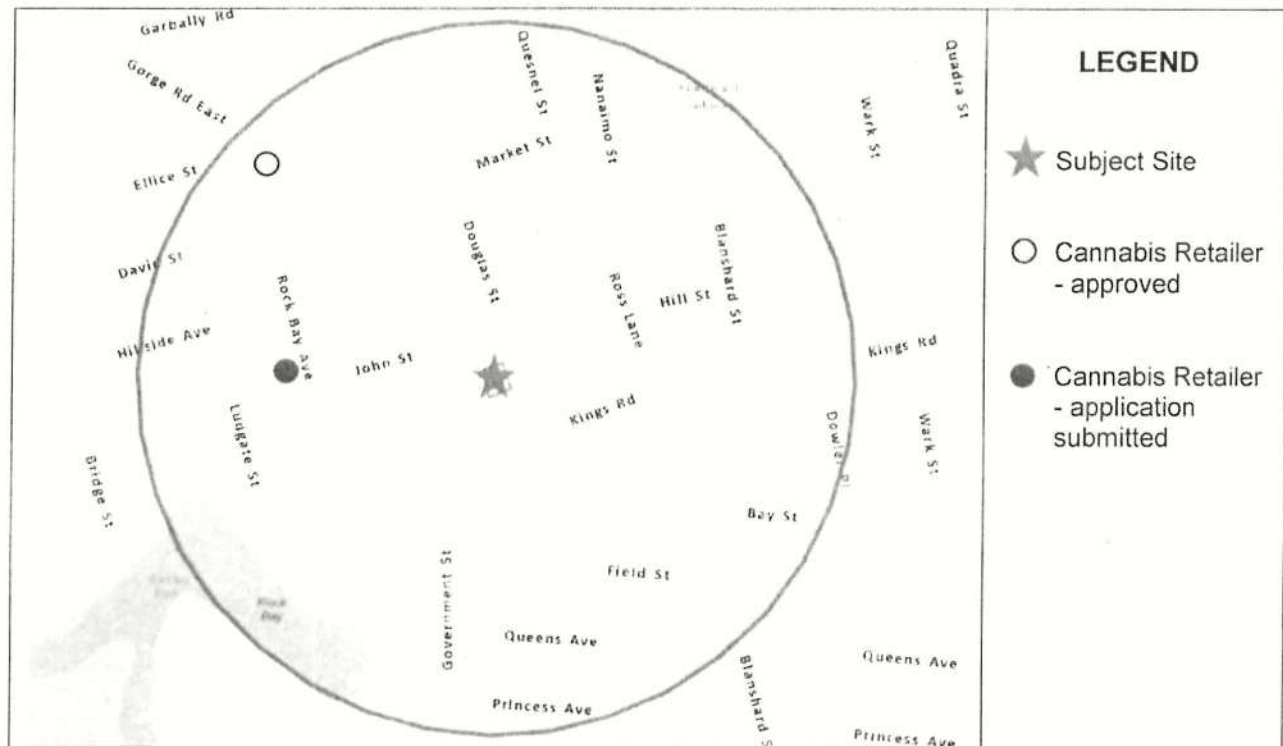
Tree Preservation Bylaw and Urban Forest Master Plan

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

Mayor and Council
#1 Centennial SQ Victoria BC
V8W 1P6

To Mayor and Council

Letter to council Fivestar Medicinal Dispensary Ltd Licence Application

At Five Star Medicinal Dispensary we are located at 2622 Douglas Street Victoria B.C. Our goal is to provide affordable safe access to qualified individuals with a motto that is "patients over profits". Located in the Tangs Pagoda building we have kept all exterior facia the same and intend to going into the future. The proximity to other storefront cannabis retailers and schools exceeds over 500m so we comply with city regulations.

In addition to conforming to the storefront cannabis retailer policy we have made sure that we have complied with all the given guidelines. Five Star Medicinal Dispensary hours of operation are 11 am-7pm Monday-Sunday. All signs have been changed and product warnings are displayed prominently.

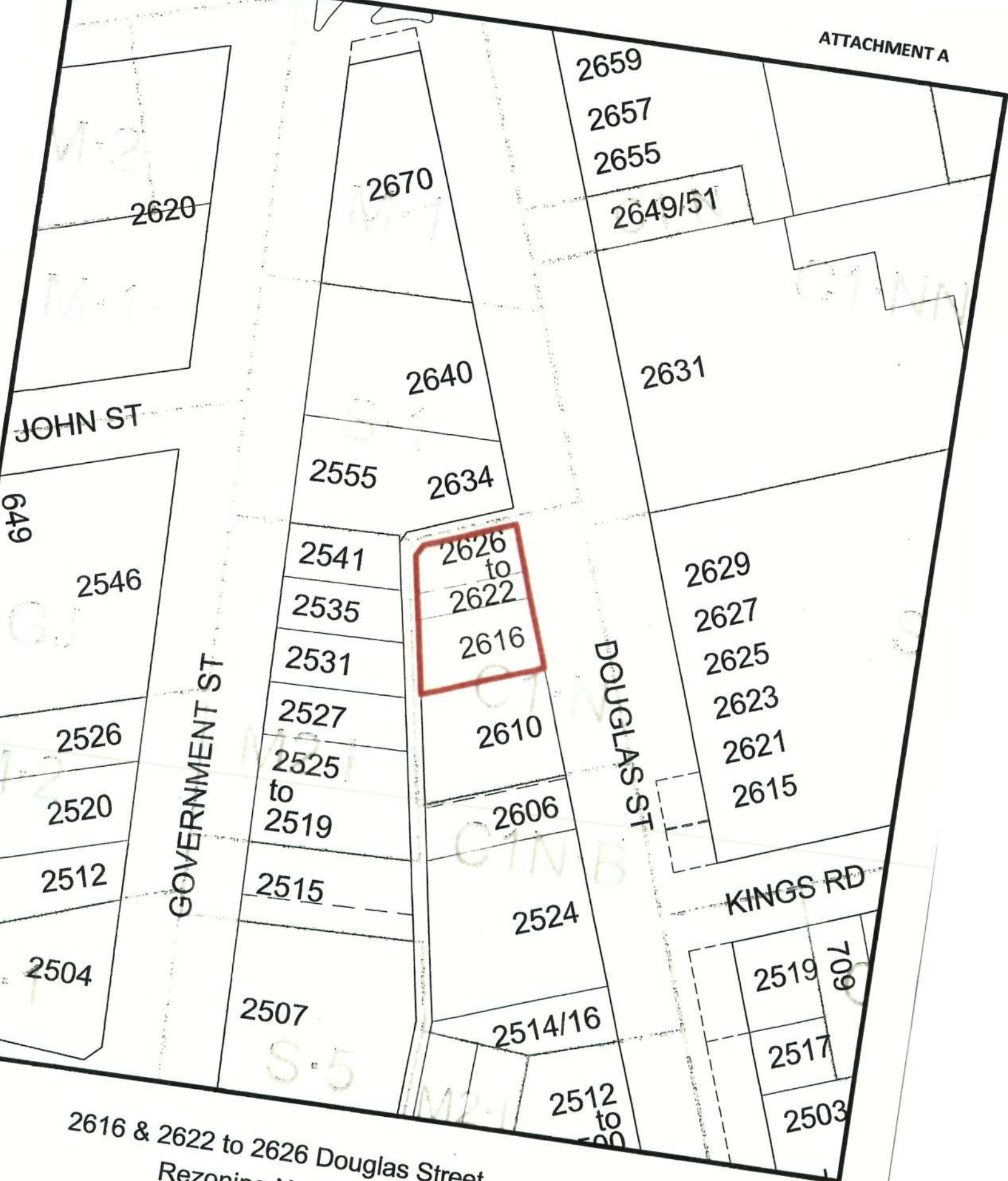
Five Star Medicinal donates a small portion of profits to charity and are working together with other clubs on donation initiatives such as a food drive for the Mustard Seed Food Bank. As we grow we will continue to give back to our community as it means alot to us. We have a low carbon footprint and we ensure that we keep an enviromently friendly atmosphere.

We always operate in a community friendly manner when it comes to our neighborhood, we have great relationships with all our neighbors. The upkeep of our building is one of our main priorites and will continue to be as we strive to improve this part of downtown. We have minimal foot traffic and again we are only open 11am-7pm which limits activity for residents of our neighborhood.

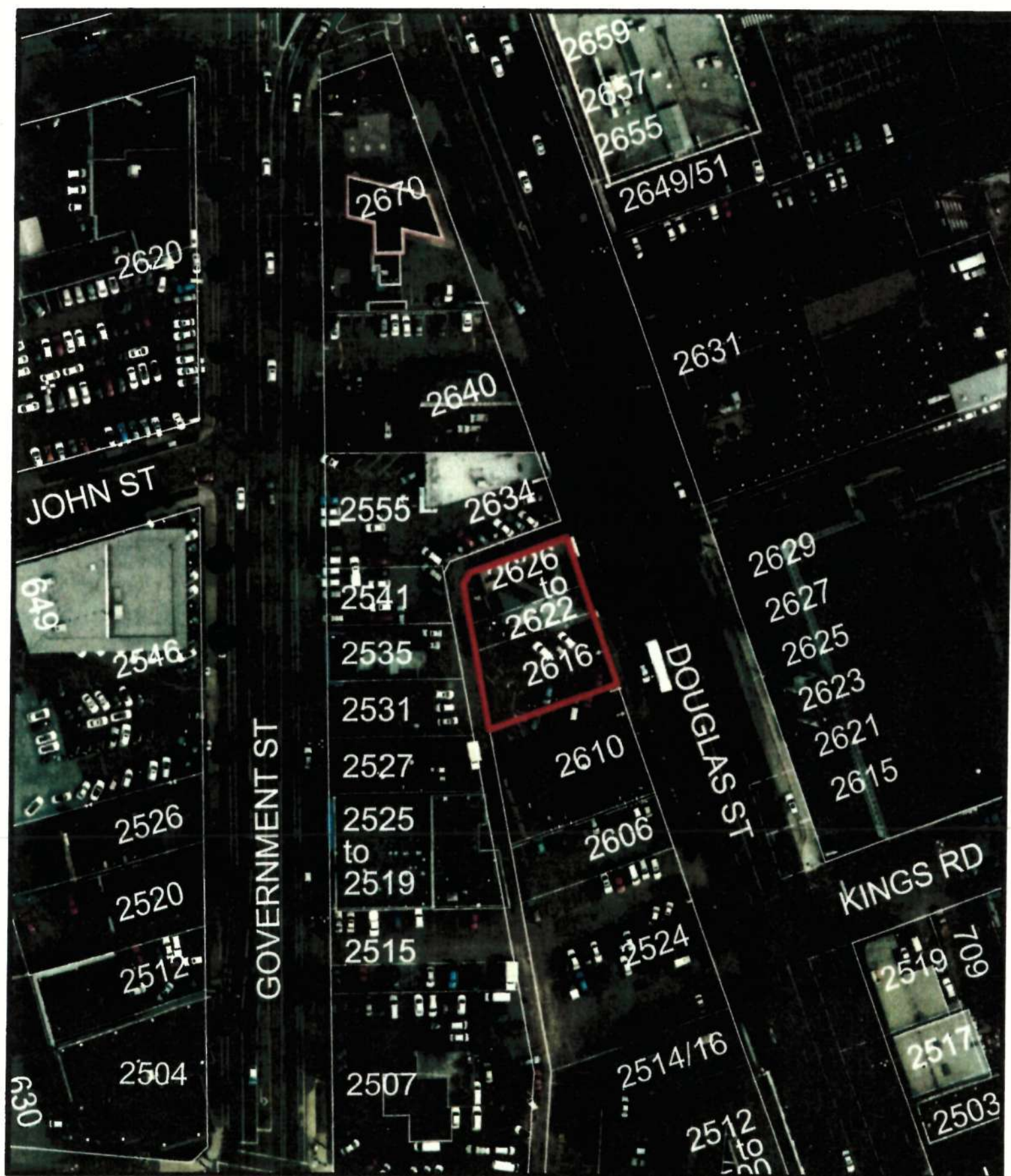
Five star medicinal is I believe exceeding all security and safety requirements as will be evident in our security plan done together with the Commisionaires. We have implemented many CPTED recomendated security features and have addressed all four of the CPTED principles some of which include window bars, alarms, pannic buttons as well as design of the location. Staff and community safety are one of our number one priorities and always will be. All products come with warnings and are kept secure at all times.

Five Star Medicinal Dispensary LTD would like to thank council for their time and consideration, we hope to build a great relationship with the City of Victoria.

Brandon Rounds/Erich Weiss owner Fivestar Medicinal Dispensary Ltd



2616 & 2622 to 2626 Douglas Street
Rezoning No.00557



2616 & 2622 to 2626 Douglas Street
Rezoning No.00557

City of Vietnam

SEP 12 2011

Planning & Development of a public transport system

LIST OF DRAWINGS

- Regulated Fire Hydrant
- Curb
- Property Lines
- Time Limited Parking
- No Stopping
- Tree

ARCHITECTURAL

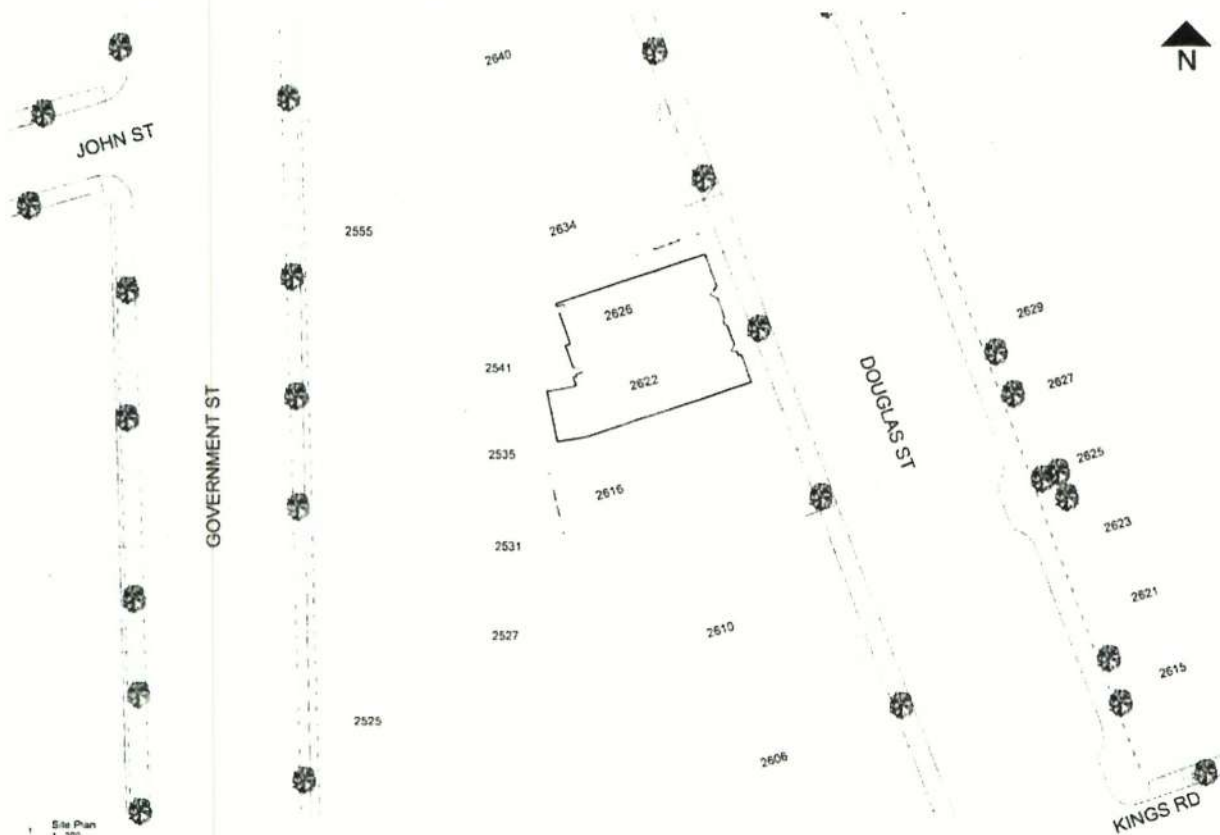
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|-------|---|
| A-000 | Drawing List, Legend, Code Review, Project Information
Table & Site Plan |
| A-001 | Site Plan |
| A-002 | Existing Main Floor Plans |
| A-003 | Existing Upper Floor Plans |
| A-004 | Exterior Photos |
| A-005 | 200m Radius Map |

PROJECT INFORMATION TABLE

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Zone (Existing)	C1-N
Site Area (sq.m)	412.4 sq.m
Unit Floor Area (sq.m)	127.6 sq.m
Parking Stalls (Number on Site)	Street Parking Only
Bicycle Parking Number (Class 1 and 2)	Class 1: 0, Class 2: 0

CODE REVIEW

[illegible]

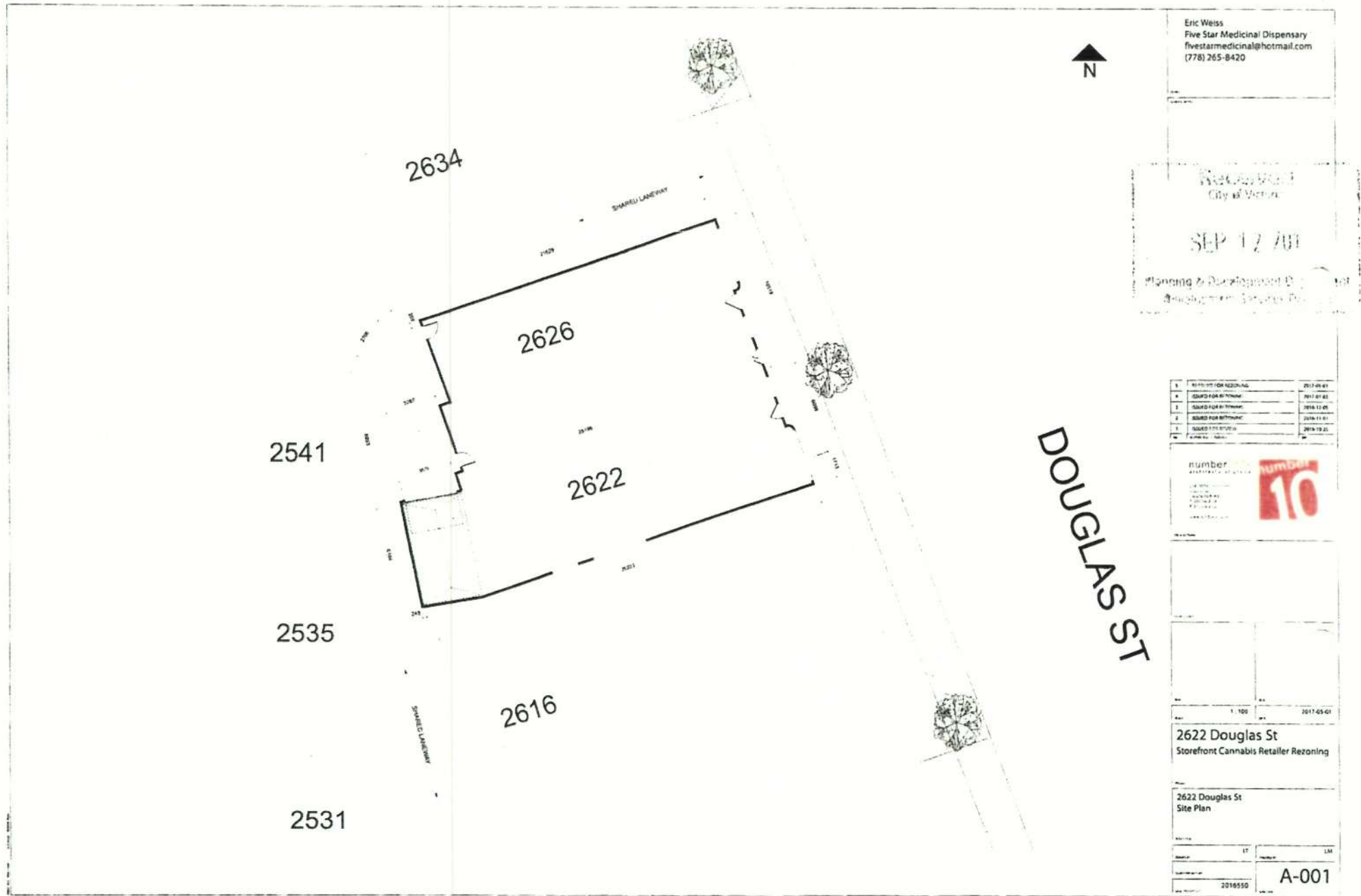
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334	ISSUED FOR RETURN	2249-2250
335	ISSUED FOR RETURN	2250-2251
336	ISSUED FOR RETURN	2251-2252
337	ISSUED FOR RETURN	2252-2253
338	ISSUED FOR RETURN	2253-2254
339	ISSUED FOR RETURN	2254-2255
340	ISSUED FOR RETURN	2255-2256
341	ISSUED FOR RETURN	2256-2257
342	ISSUED FOR RETURN	2257-2258
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344	ISSUED FOR RETURN	2259-2260
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346	ISSUED FOR RETURN	2261-2262
347	ISSUED FOR RETURN	2262-2263
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349	ISSUED FOR RETURN	2264-2265
350	ISSUED FOR RETURN	2265-2266
351	ISSUED FOR RETURN	2266-2267
352	ISSUED FOR RETURN	2267-2268
353	ISSUED FOR RETURN	2268-2269
354	ISSUED FOR RETURN	2269-2270
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2622 Douglas St
Storefront Cannabis Retailer Rezoning

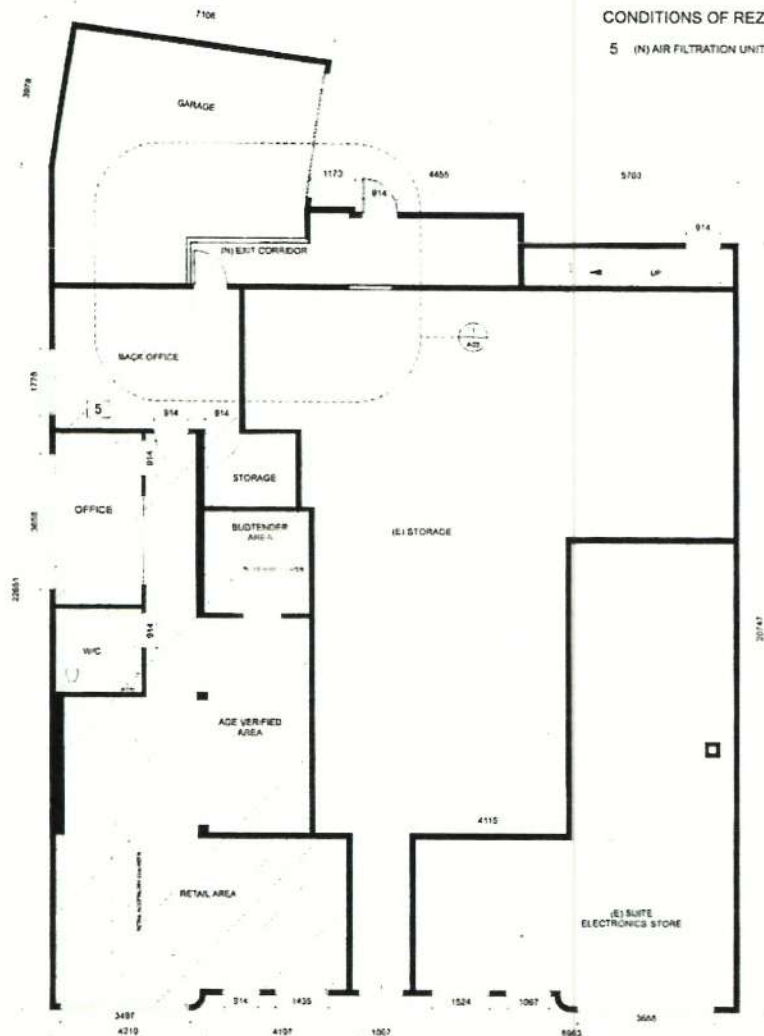
2622 Douglas St
Drawing List, Legend,
Code Review, Project Information Table.
Overall Site Plan

DATE	BT	DATE	LT
2016555		A-000	

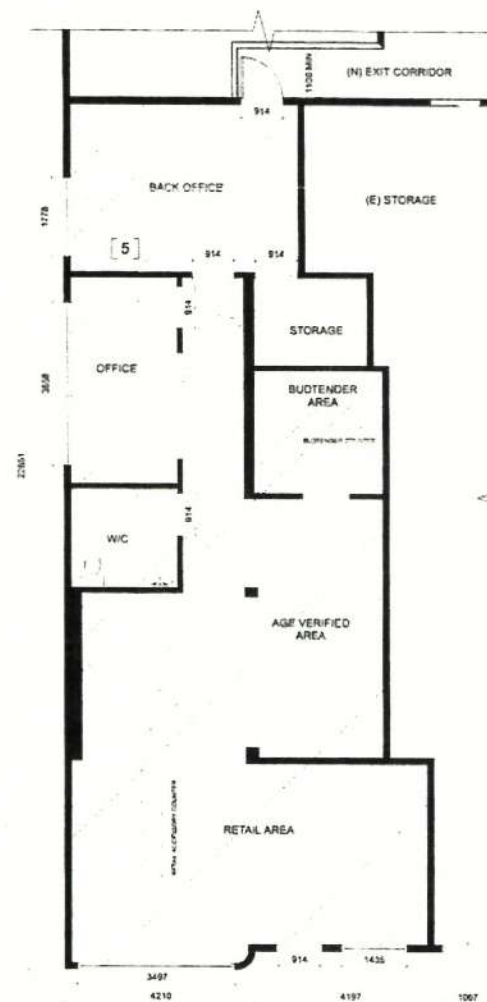




5 (N) AIR FILTRATION UNIT



TOTAL FLOOR AREA OF MAIN FLOOR = 363.12 sq.m

Existing Main Floor Plan
 2 60

TOTAL FLOOR AREA OF REZONING APPLICATION = 127.6 sq m

2. Existing Area of Rezoning Application

1	SHAW'S SIDE BURNER	2017-01
4	SQUAD FOR BIRTHDAY	2017-01
1	SQUAD FOR BIRTHDAY	2016-12
2	SQUAD FOR BIRTHDAY	2016-11
1	SQUAD FOR BIRTHDAY	2016-10



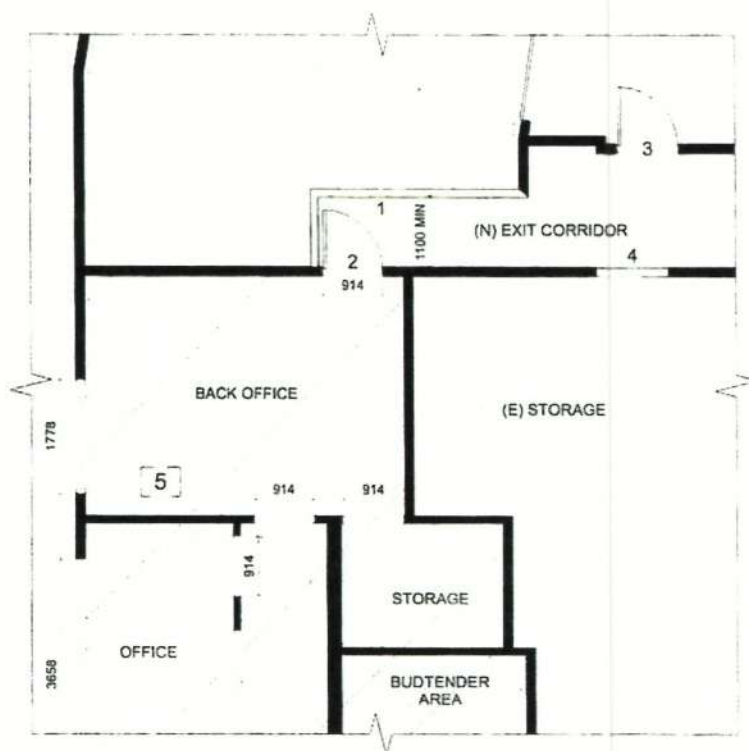
As Shown	2017-05
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2622 Douglas St
Storefront Cannabis Retailer Rezoning

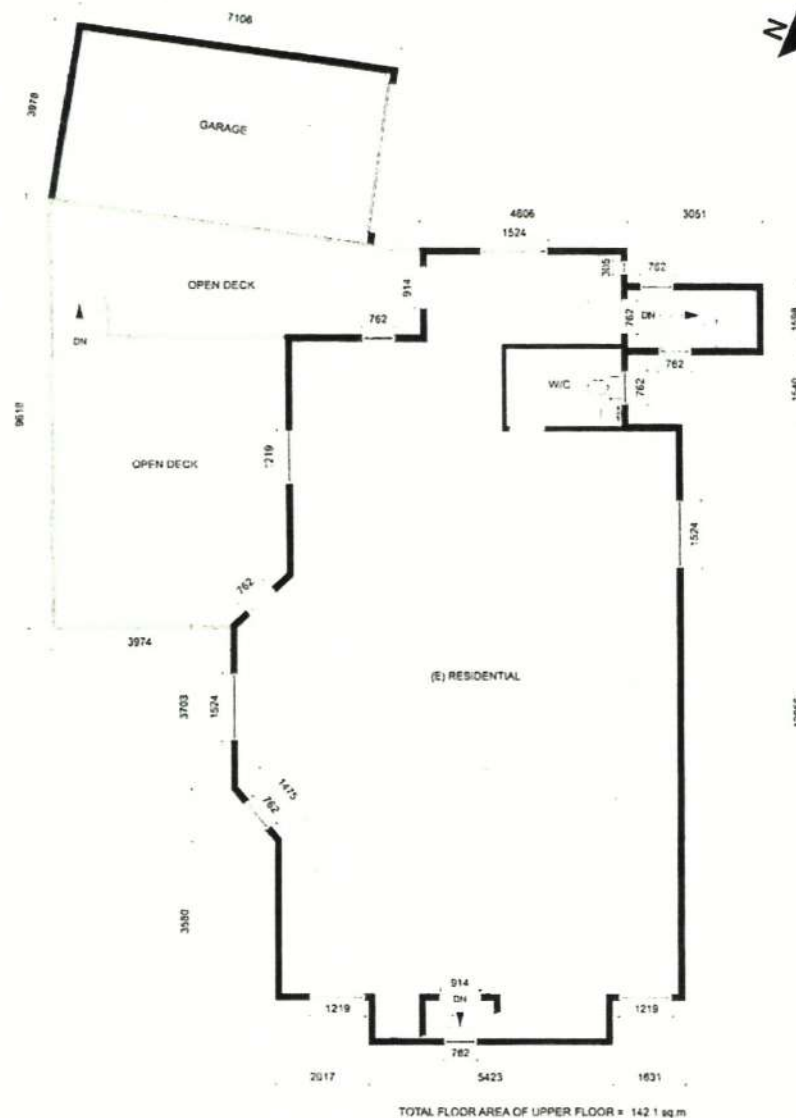
2622 Douglas St
Existing Main Floor Plans

2016550 A-002

- 1 ADD (N) SECOND EXIT FROM (E) SUITE
CONSTRUCT 45MIN FIRE SEPARATION TO SEPARATE (N)
EXIT CORRIDOR FROM (E) GARAGE
- 2 ADD (N) 914MM 20MIN FIRE RATED DOOR BETWEEN (E)
BACK OFFICE & (N) EXIT CORRIDOR
- 3 MODIFY SWING OF (E) GARAGE TO ALLOW (E) EXIT
DOOR TO SWING IN THE PATH OF TRAVEL
- 4 INFILL (E) OPENING INTO (E) STORAGE WITH 45MIN FIRE
SEPARATION TO SEPARATE (E) EXIT CORRIDOR FROM
(E) STORAGE
- 5 (N) AIR FILTRATION UNIT



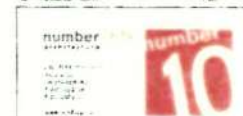
Existing Area of Rezoning Application
1-35



2 Existing Upper Floor Plan
1 10

Planning & Development Department
 8-6090 - Planning Division

1	ISSUED FOR RETURN	2016-01-01
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3	ISSUED FOR RETURN	2016-01-01
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5	ISSUED FOR RETURN	2016-01-01
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7	ISSUED FOR RETURN	2016-01-01
8	ISSUED FOR RETURN	2016-01-01
9	ISSUED FOR RETURN	2016-01-01
10	ISSUED FOR RETURN	2016-01-01



2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
Existing Upper Floor Plans

ST	LM
2016150	A-003

Eric Weiss
Five Star Medicinal Dispensary
fivestarmedical@hotmail.com
(778) 265-8420



1 Entrance on Douglas - East East of Building



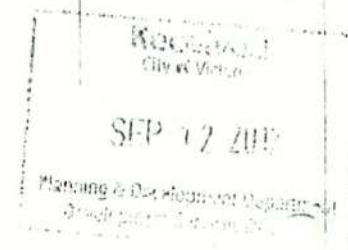
2 Entrance on Douglas - East Face of Building



3 South Face of Building



4 West Face of Building



1	REQUIRED FOR REZONING	2017-01-01
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3	REQUIRED FOR REZONING	2018-12-01
4	REQUIRED FOR REZONING	2018-11-01
5	REQUIRED FOR REZONING	2018-12-01



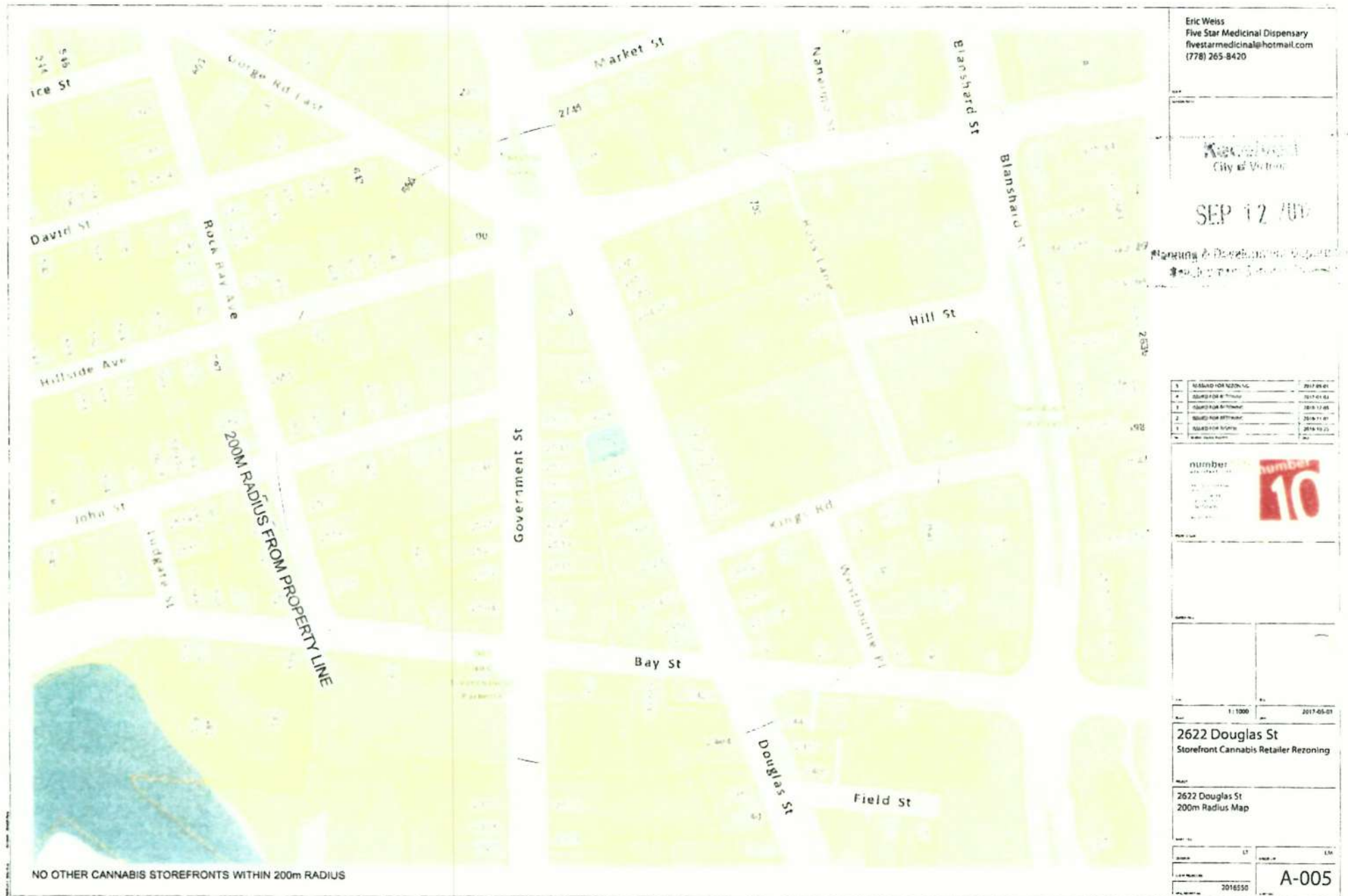
Next To Scale 2017-01-01

2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
Exterior Photos

2018950

A-004



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City of Victoria

SEP 12 2017

Planning & Development Department
2622 Douglas St
200m Radius Map

1	ISSUED FOR REVIEW	2017-05-01
2	ISSUED FOR REVIEW	2017-05-01
3	ISSUED FOR REVIEW	2017-05-01
4	ISSUED FOR REVIEW	2017-05-01
5	ISSUED FOR REVIEW	2017-05-01
6	ISSUED FOR REVIEW	2017-05-01
7	ISSUED FOR REVIEW	2017-05-01
8	ISSUED FOR REVIEW	2017-05-01
9	ISSUED FOR REVIEW	2017-05-01
10	ISSUED FOR REVIEW	2017-05-01

number 10

1:1000 2017-05-01

2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
200m Radius Map

A-005

Handout to Council – February 8, 2018
Request for Reconsideration of Committee of the Whole Recommendation to Council
Re Application No 00557 for 2616-2626 Douglas Street

I am asking that Council look again at Five Star Medical Dispensary's application for rezoning because I believe it has not yet had the chance to consider this application fairly.

A bit about us:

- There are no schools within 200 m of the property.
- The area is zoned and designated for commercial, retail uses.
- And most uses in the area are office, commercial and car sales.
- The dispensary began operating in April of 2016, before the City's zoning bylaw was passed.
- Service calls to law enforcement to our block have actually dropped while we have been operating [see staff report page 3 of 5].
- We have been having a positive impact in our neighbourhood.
- From a land use viewpoint, we are in an appropriate place.

What happened to us:

- We submitted our application January 6, 2017, and were consistent with the *Storefront Cannabis Retailer Rezoning Policy* at the time.
- Our application didn't come forward until October 19, 2017 and it was deferred in favour of 603 Gorge Road East.
- There was no reason for that. At the time there was no conflict between the applications. It was arbitrary, but because of what happened next, it became very unfair.
- October 27, 2017 the City's policy was amended to change 200 m from another dispensary to 400m.
- So now that our application has finally come forward, the Staff report's only reason for refusing our application to go to a public hearing is that 603 Gorge Road East was approved and is within 400 m of our location.
- According to Google maps, 603 Gorge Road East is 400 m away from 2622 Douglas (our storefront).

Handout to Council – February 8, 2018
Request for Reconsideration of Committee of the Whole Recommendation to Council
Re Application No 00557 for 2616-2626 Douglas Street

- This means that Council can vary the distance on a site-specific basis.
- The reason it should do so in this case is that the store fronts that are actually in use at both 603 Gorge Road and 2262 Douglas are actually 400m apart.
- This means the intent of the policy is met.
- Policies are not the same as zoning. You have the express ability to vary this one for application specific factors. This has to include preventing unfairness.

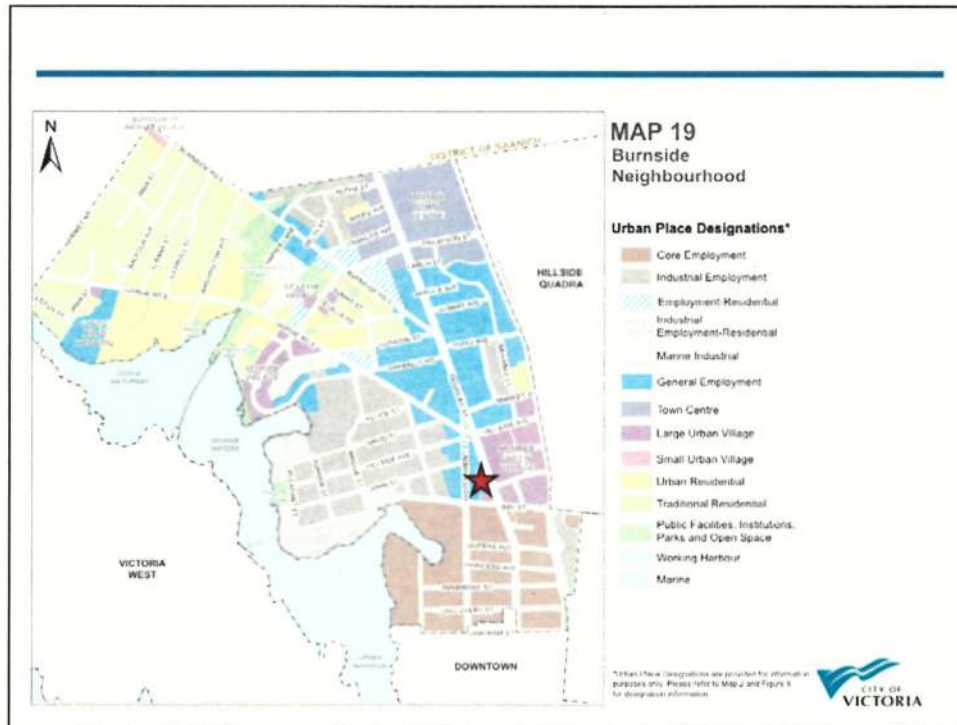
Summary of factors that support this project going forward:

- The only negative in the staff report is the 400 m;
- We are 400m from store front to store front, meaning this will not open the flood gates for other dispensaries who are not that close to meeting the standard;
- The 400 m requirement was not in force when our application came on for hearing, or when it was deferred;
- We would have spoken against the deferral if we had known it would be used against us later. This is another compelling reason why this will not apply to every dispensary but is unique to us.
- It is a hardship to the business and us as individuals to try to find a new location in an increasingly competitive market.
- We have worked with the City to meet its requirements and the application is a strong one from a land use perspective. We have passed every inspection for compliance.

Rezoning Application for 2616-2626 Douglas Street







REPORTS OF COMMITTEES

3. Committee of the Whole – October 19, 2017

3. Rezoning Application No. 00557 for 2616-2626 Douglas Street

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that Council defer the proposed development outlined in Rezoning Application No. 00557 for 2616-2626 Douglas Street until after the Public Hearing for Rezoning Application No. 00533 for 603 Gorge Road East.

Carried Unanimously

3. CONSENT AGENDA

3.5 Rezoning Application No. 00557 for 2616-2626 Douglas Street

Committee received a report dated October 5, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow for the retail sale of cannabis.

Motion: It was moved by Councillor Alto, seconded by Councillor Loveday, that Council defer the proposed development outlined in Rezoning Application No. 00557 for 2616-2626 Douglas Street until after the Public Hearing for Rezoning Application.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of October 19, 2017

To: Committee of the Whole **Date:** October 5, 2017

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

Subject: Rezoning Application No. 00557 for 2616-2626 Douglas Street

RECOMMENDATION

That Council defer the proposed development outlined in Rezoning Application No. 00557 for 2616-2626 Douglas Street until after the Public Hearing for Rezoning Application No. 00533 for 603 Gorge Road East.

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 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 currently consistent with the *Storefront Cannabis Retailer Rezoning Policy*; however, it is within 400m of an existing storefront cannabis retailer (603 Gorge Road East), which is scheduled for a Public Hearing on December 14, 2017.

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.

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.

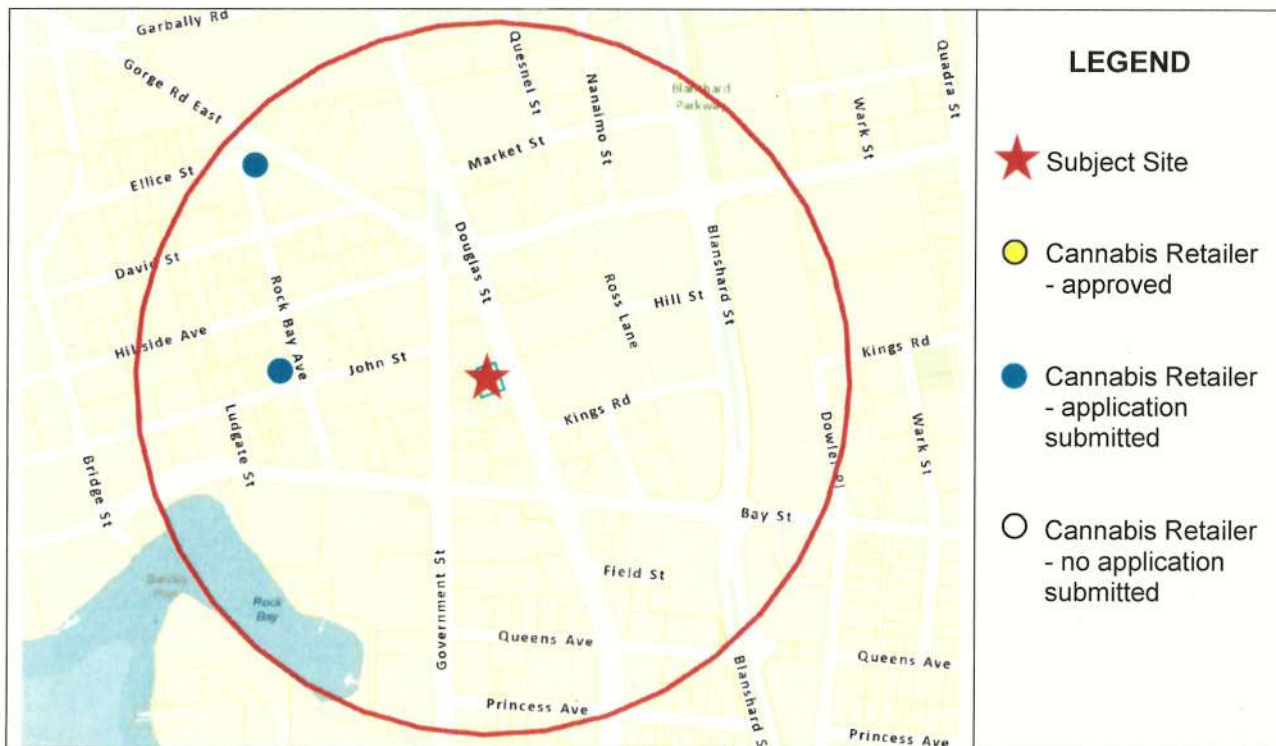
Tree Preservation Bylaw and Urban Forest Master Plan

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 are two storefront cannabis retailers within 400 metres of the property, which is inconsistent with the updated policy. While neither of those applications are permitted (formally approved by Council through a rezoning process), the application for an existing storefront cannabis retailer at 603 Gorge Road East was submitted at an earlier date, is scheduled for a December 14, 2017 Public Hearing, and 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, but at the time of writing this report, Staff were still awaiting revised plans.

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 will be required, as the existing building encroaches on the public right-of-way.

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, this application was received after the application for a storefront cannabis retailer at 603 Gorge Road East, and as per the *Storefront Cannabis Retailer Rezoning Policy*, retailers should be a distance of 400m from another retailer. Upon approval of one application, the other would be in violation of the policy. Staff recommend Council consider deferring this application until after the Public Hearing for 603 Gorge Road East.

ALTERNATE MOTIONS

(1) Decline

That Council decline Application No. 00557 for the property located at 2616-2626 Douglas Street.

(2) Advance to a Public Hearing

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:

- a. 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,
- b. registration of a license of occupation for the encroachment of the existing building on the public right-of-way.

Respectfully submitted,

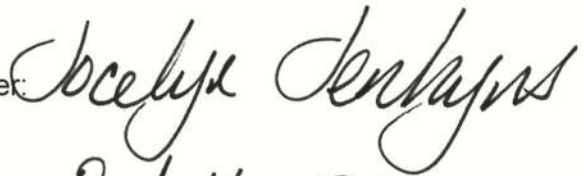


Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

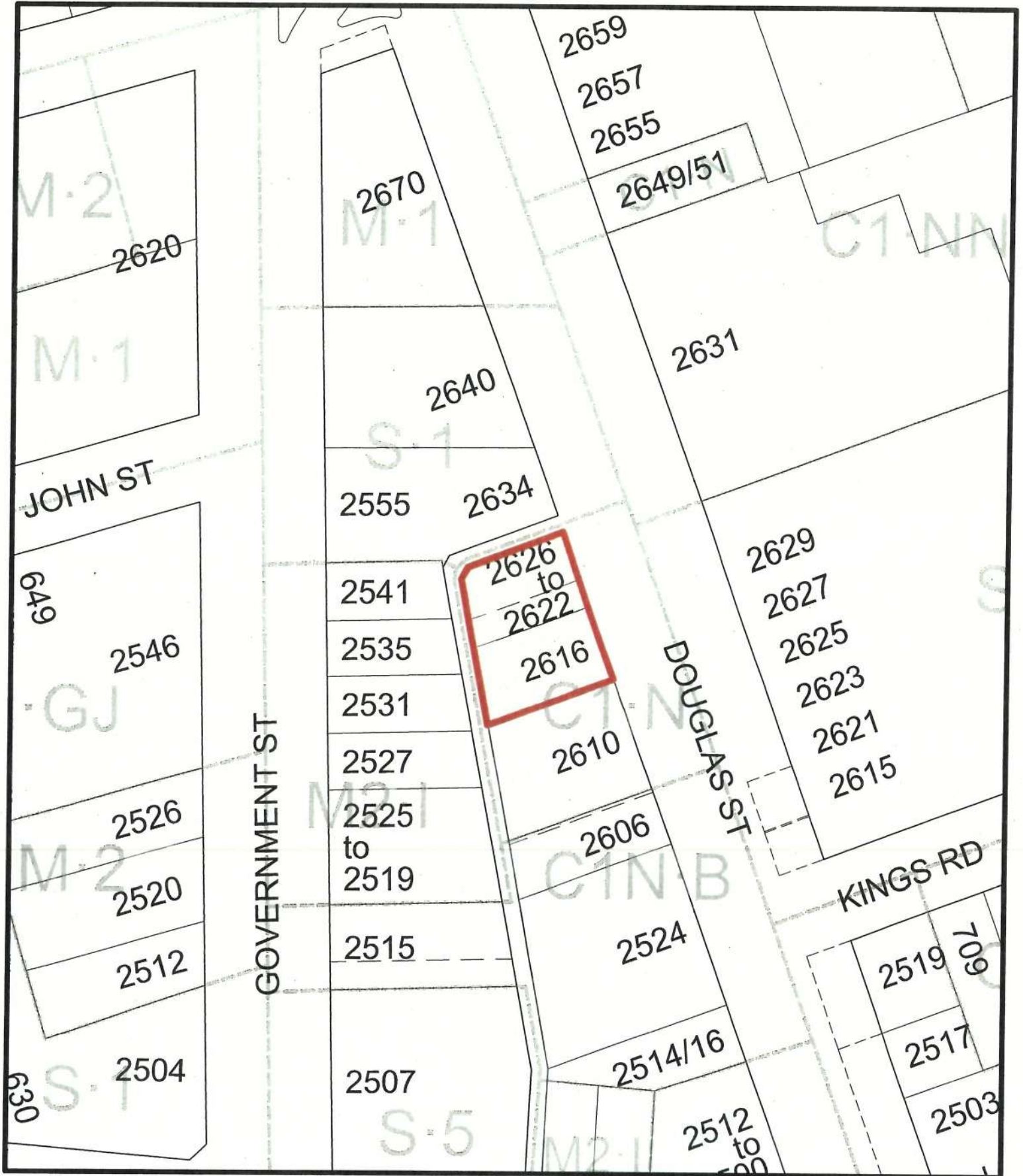


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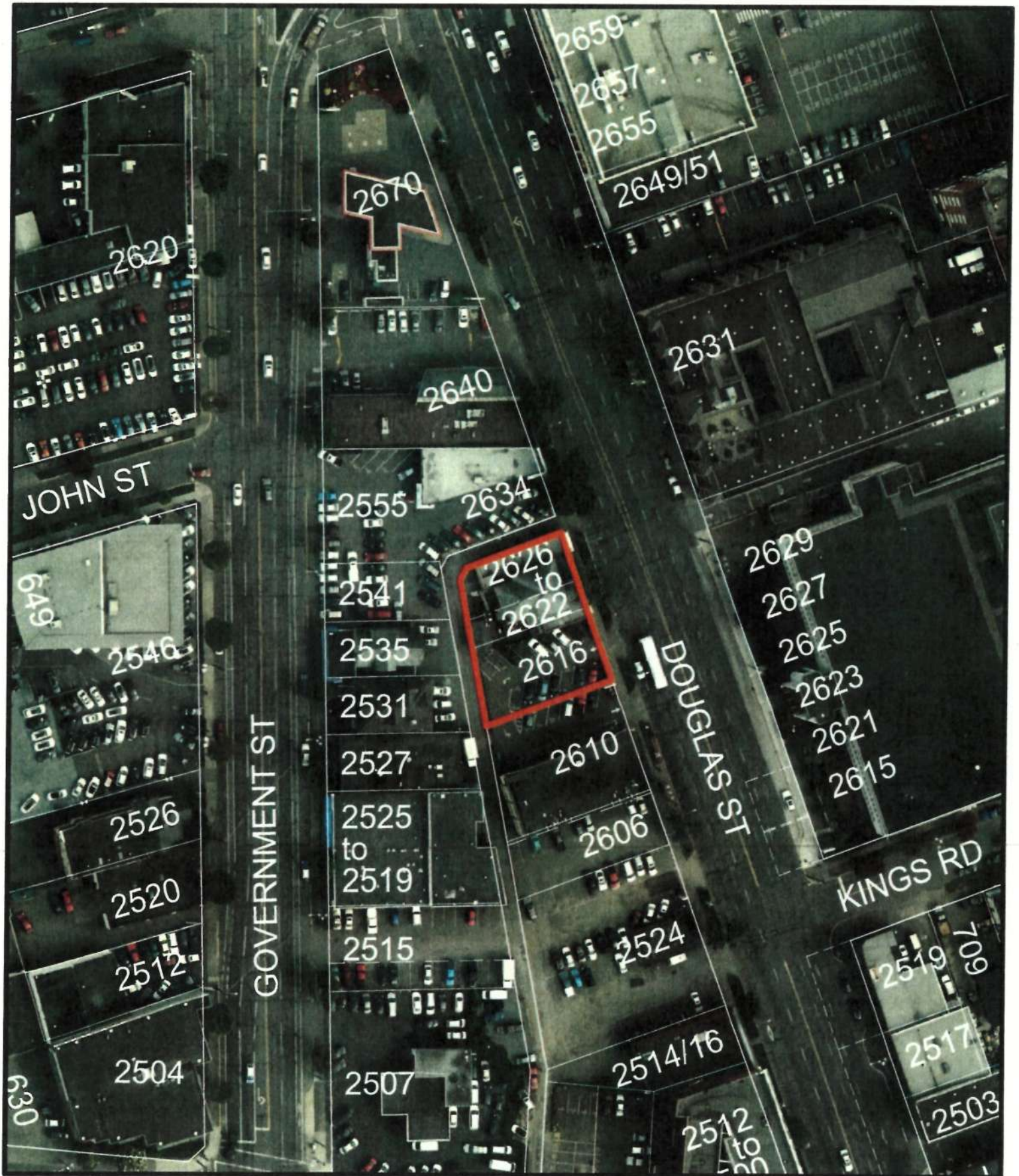
Oct 11, 2017

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



2616 & 2622 to 2626 Douglas Street
Rezoning No.00557



2616 & 2622 to 2626 Douglas Street
Rezoning No.00557

FIVE STAR MEDICINAL DISPENSARY, 2622 DOUGLAS STREET

Eric Weiss
Five Star Medicinal Dispensary
fivestarmedicinal@hotmail.com
(778) 265-8420

LEGEND

- Regulated Fire Hydrant
- Curb
- Property Lines
- Time Limited Parking
- No Stopping
- Tree

LIST OF DRAWINGS

ARCHITECTURAL

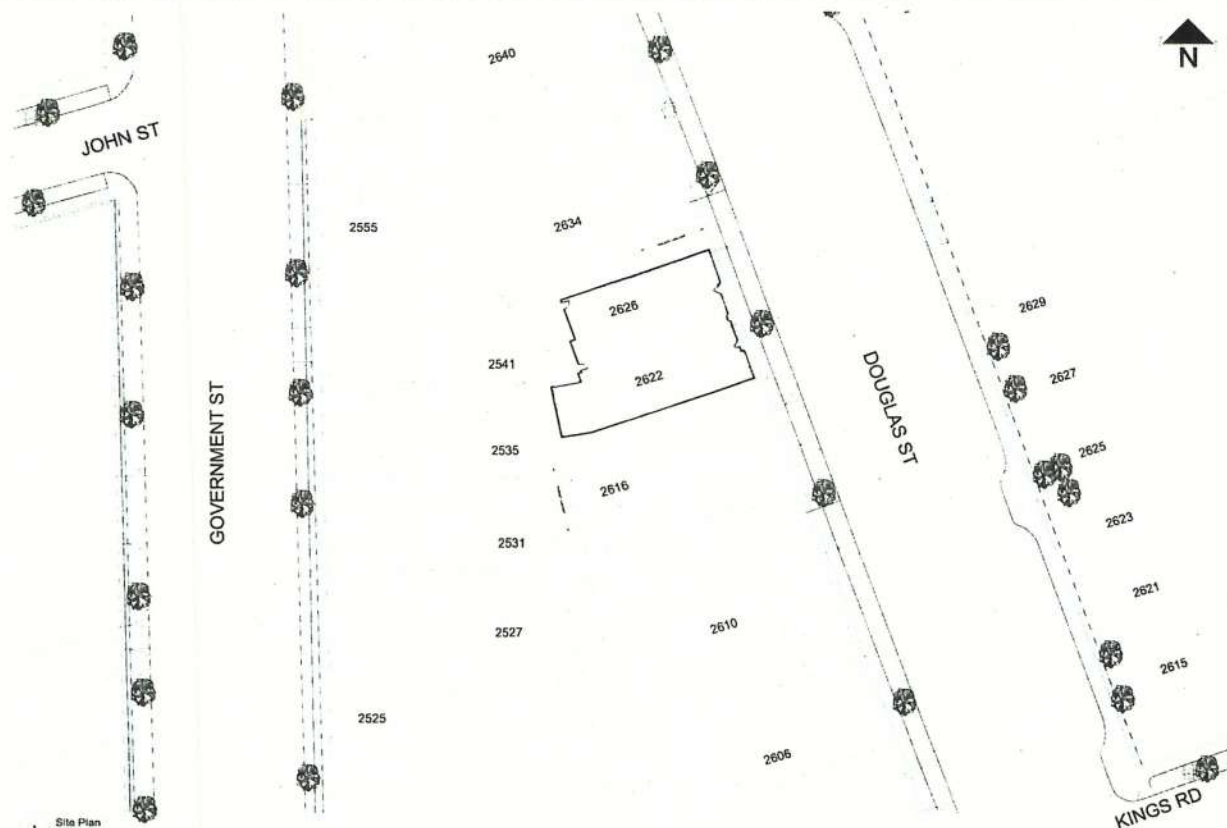
- | | |
|-------|---|
| A-000 | Drawing List, Legend, Code Review, Project Information
Table & Site Plan |
| A-001 | Site Plan |
| A-002 | Existing Main Floor Plans |
| A-003 | Existing Upper Floor Plans |
| A-004 | Exterior Photos |
| A-005 | 200m Radius Map |

PROJECT INFORMATION TABLE

PROJECT INFORMATION TABLE

Zone (Existing)	C1-N
Site Area (sq.m)	412.4 sq.m
Unit Floor Area (sq.m)	127.6 sq.m
Parking Stalls (Number on Site)	Street Parking Only
Bicycle Parking Number (Class 1 and 2)	Class 1: 0, Class 2: 0

CODE REVIEW

[illegible]

1	ISSUED FOR RETURN	2017-05-01
4	ISSUED FOR RETURN	2017-01-01
3	ISSUED FOR RETURN	2016-12-01
2	ISSUED FOR RETURN	2016-11-01
1	ISSUED FOR RETURN	2016-10-01

numberTEN
architecture of a city

400 West 10th Street
Portland, OR 97204
503.228.1000
www.number10.com

Monday 24th

As Noted	2017-05
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2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
Drawing List, Legend,
Code Review, Project Information Table,
Overall Site Plan

LT	
2016550	A-000

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(778) 265-8420



Received
City of Victoria

SEP 12 2017

Planning & Development Department
Development Services Division

5	ISSUED FOR REVIEW	2017-05-01
4	ISSUED FOR REVIEW	2017-01-03
3	ISSUED FOR REVIEW	2016-12-08
2	ISSUED FOR REVIEW	2016-11-01
1	ISSUED FOR REVIEW	2016-10-25

numberTEN
number
10

DATE	2017-05-01
TIME	As Noted
DATE	2017-05-01

2622 Douglas St
Storefront Cannabis Retailer Rezoning

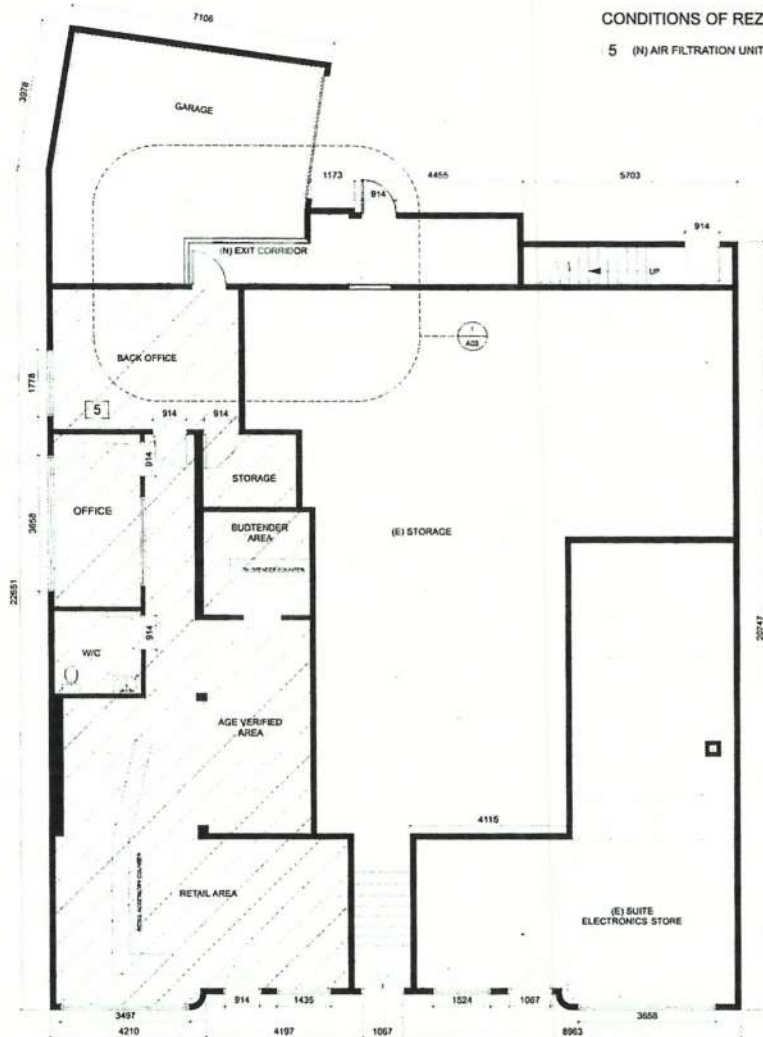
2622 Douglas St
Existing Main Floor Plans

DATE	2016-10-25
TIME	As Noted
DATE	2016-10-25

A-002

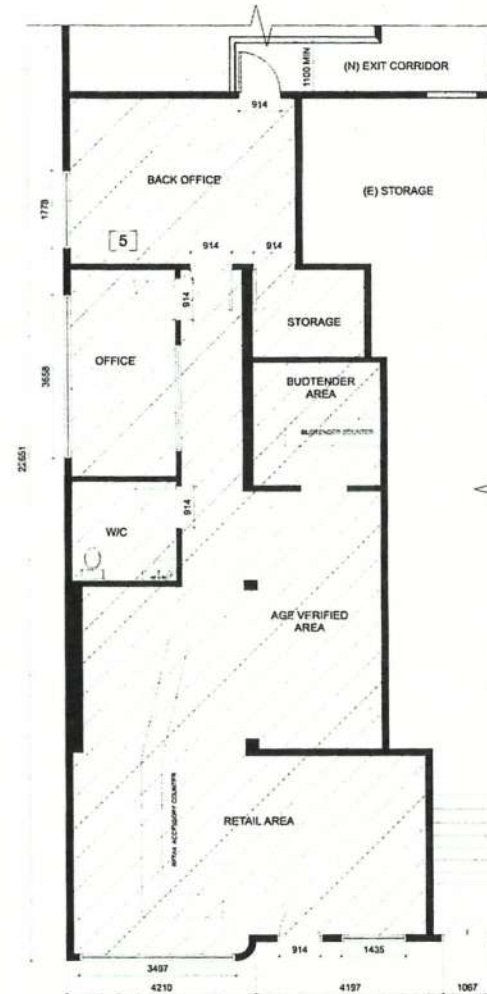
CONDITIONS OF REZONING

5 (N) AIR FILTRATION UNIT



TOTAL FLOOR AREA OF MAIN FLOOR = 363.12 sq.m

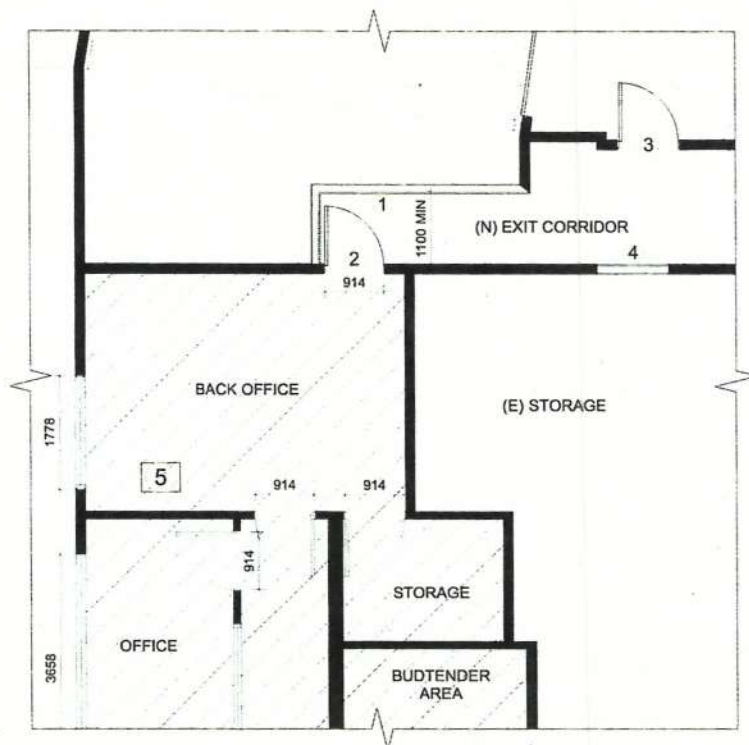
1 Existing Main Floor Plan
1:60



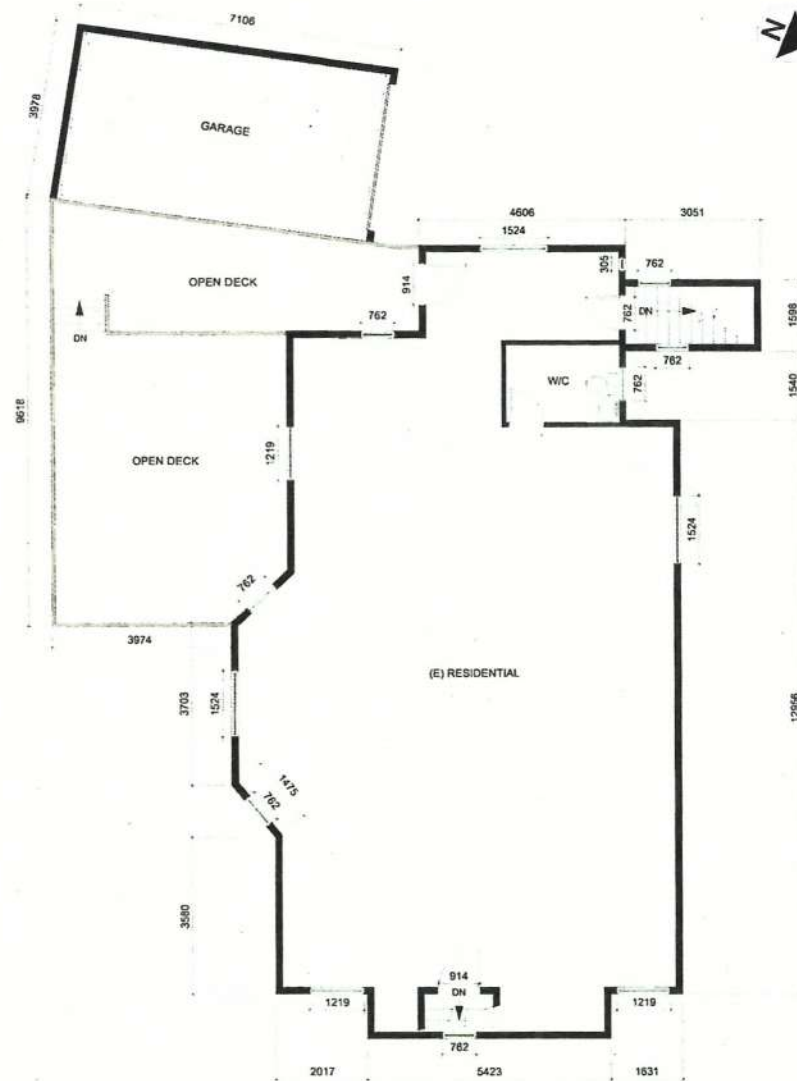
TOTAL FLOOR AREA OF REZONING APPLICATION = 127.6 sq.m

2 Existing Area of Rezoning Application
1:50

- 1 ADD (N) SECOND EXIT FROM (E) SUITE
CONSTRUCT 45MIN FIRE SEPARATION TO SEPARATE (N)
EXIT CORRIDOR FROM (E) GARAGE
- 2 ADD (N) 914MM 20MIN FIRE RATED DOOR BETWEEN (E)
BACK OFFICE & (N) EXIT CORRIDOR
- 3 MODIFY SWING OF (E) GARAGE TO ALLOW (E) EXIT
DOOR TO SWING INTO THE PATH OF TRAVEL
- 4 INFILL (E) OPENING INTO (E) STORAGE WITH 45MIN FIRE
SEPARATION TO SEPARATE (E) EXIT CORRIDOR FROM
(E) STORAGE
- 5 (N) AIR FILTRATION UNIT



1 Existing Area of Rezoning Application
1:35



TOTAL FLOOR AREA OF UPPER FLOOR = 142.1 sq.m

2 Existing Upper Floor Plan
1:50

Planning & Development Department
Development Services Division

5	ISSUED FOR REZONING	2017-09-01
4	ISSUED FOR REZONING	2017-01-01
3	ISSUED FOR REZONING	2016-12-01
2	ISSUED FOR REZONING	2016-11-01
1	ISSUED FOR REVIEW	2016-10-01

numberTEN
architectural group

2100 15th Avenue
Suite 100
Berkeley, CA 94704
Tel: 415.841.1010
Fax: 415.841.1011
www.number10.org

2622 Douglas St
Storefront Cannabis Retailer Rezoning

Existing Upper Floor Plans

A-003

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Received
City of Victoria

SEP 12 2017

Planning & Development Department
Development Services Division



1 Entrance on Douglas - East East of Building



2 Entrance on Douglas - East Face of Building



3 South Face of Building



4 West Face of Building

1	ISSUED FOR REVIEW	2017-05-01
4	ISSUED FOR REVIEW	2017-01-01
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1	ISSUED FOR REVIEW	2016-10-25

number **TEN** number **10**

2017-05-01

2017-05-01

2017-05-01

2017-05-01

Not To Scale

2017-05-01

2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
Exterior Photos

2016550

A-004



NO OTHER CANNABIS STOREFRONTS WITHIN 200m RADIUS

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Received
City of Victoria

SEP 12 2017

Planning & Development Department
Development Services Bureau

5	RECEIVED FOR REZONING	2017-05-01
4	ISSUED FOR REZONING	2017-01-03
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2	ISSUED FOR REZONING	2016-11-01
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0	FILED FOR REVIEW	2016-10-25



Scale	1:1000	Date	2017-05-01
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2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
200m Radius Map

Project No.	2016550	Map No.	A-005
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Mayor and Council
#1 Centennial SQ Victoria BC
V8W 1P6

To Mayor and Council

Letter to council Fivestar Medicinal Dispensary Ltd Licence Application

At Five Star Medicinal Dispensary we are located at 2622 Douglas Street Victoria B.C. Our goal is to provide affordable safe access to qualified individuals with a motto that is "patients over profits". Located in the Tangs Pagoda building we have kept all exterior facia the same and intend to going into the future. The proximity to other storefront cannabis retailers and schools exceeds over 500m so we comply with city regulations.

In addition to conforming to the storefront cannabis retailer policy we have made sure that we have complied with all the given guidelines. Five Star Medicinal Dispensary hours of operation are 11 am-7pm Monday-Sunday. All signs have been changed and product warnings are displayed prominently.

Five Star Medicinal donates a small portion of profits to charity and are working together with other clubs on donation initiatives such as a food drive for the Mustard Seed Food Bank. As we grow we will continue to give back to our community as it means alot to us. We have a low carbon footprint and we ensure that we keep an enviromently friendly atmosphere.

We always operate in a community friendly manner when it comes to our neighborhood, we have great relationships with all our neighbors. The upkeep of our building is one of our main priorities and will continue to be as we strive to improve this part of downtown. We have minimal foot traffic and again we are only open 11am-7pm which limits activity for residents of our neighborhood.

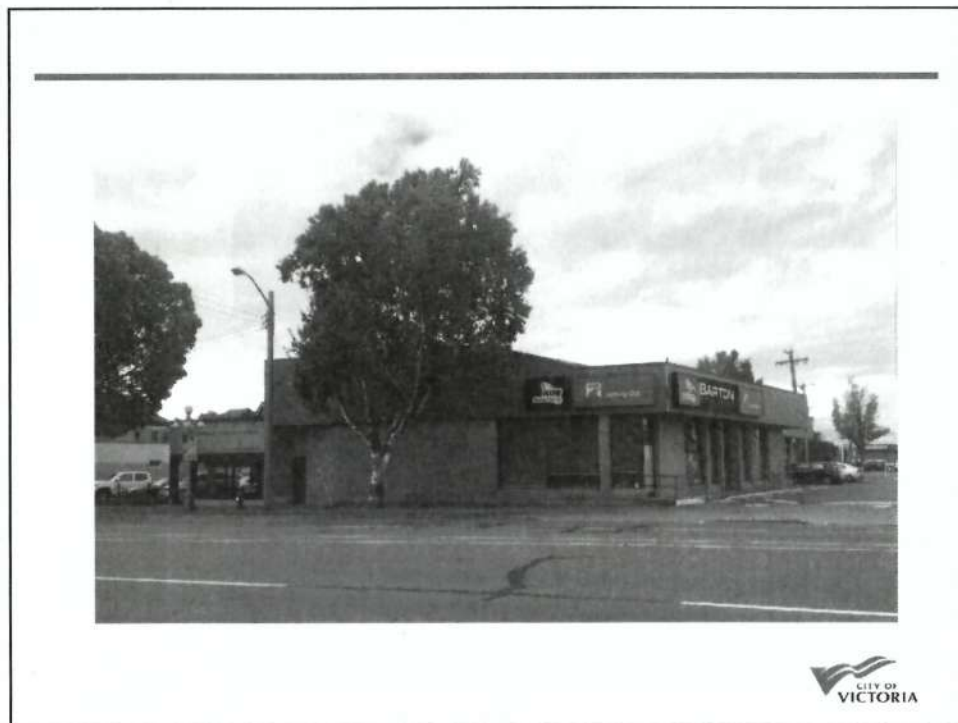
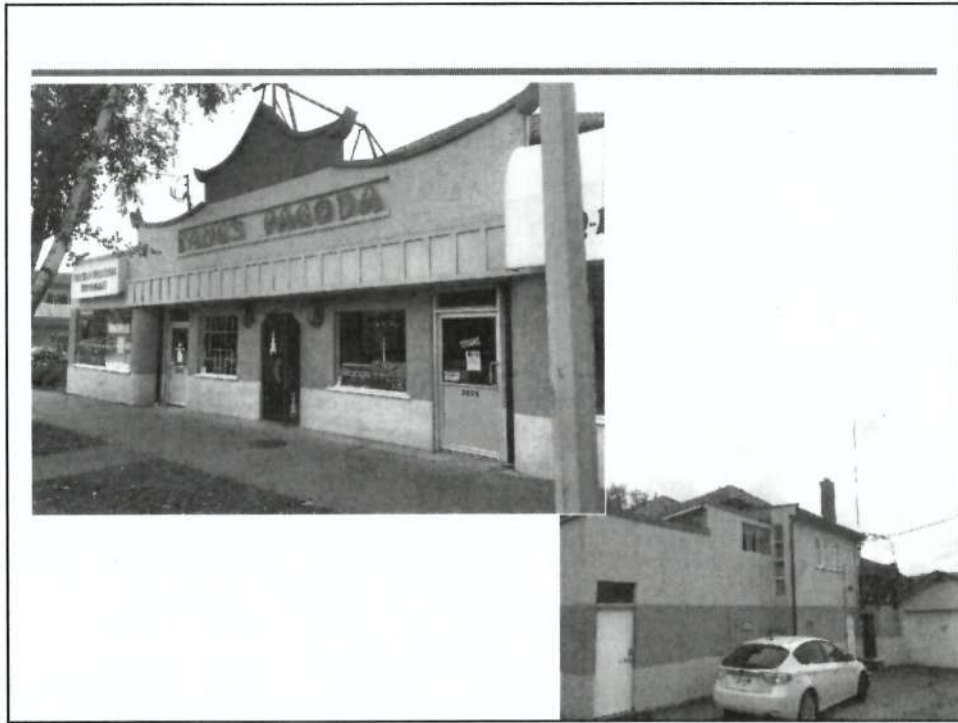
Five star medicinal is I believe exceeding all security and safety requirements as will be evident in our security plan done together with the Commisionaires. We have implemented many CPTED recomend security features and have addressed all four of the CPTED principles some of which include window bars, alarms, pannic buttons as well as design of the location. Staff and community safety are one of our number one priorities and always will be. All products come with warnings and are kept secure at all times.

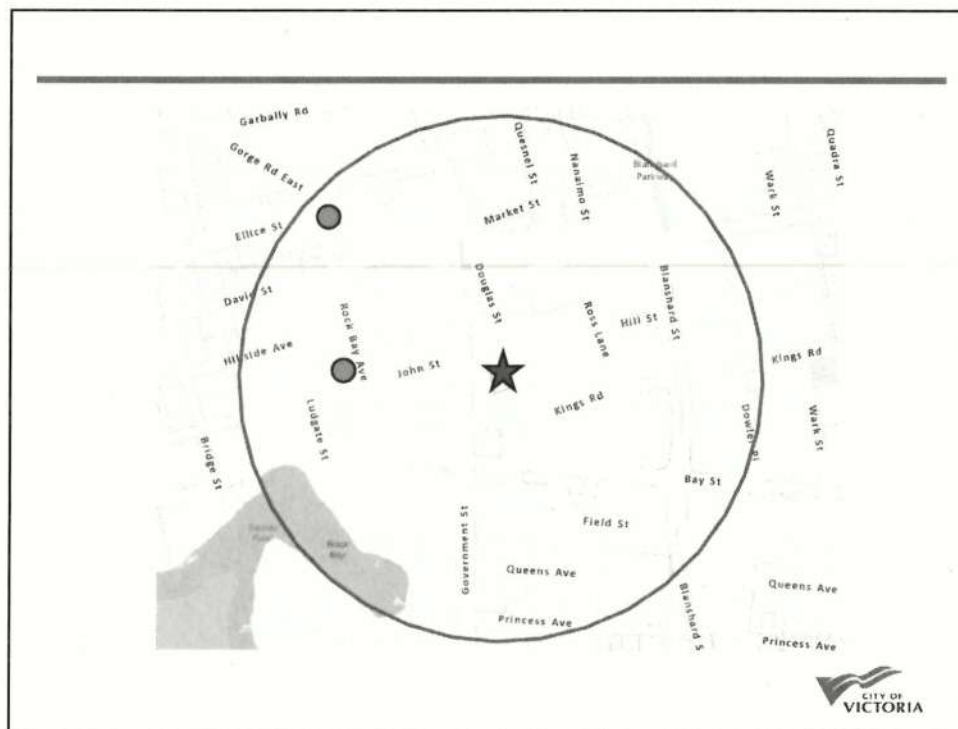
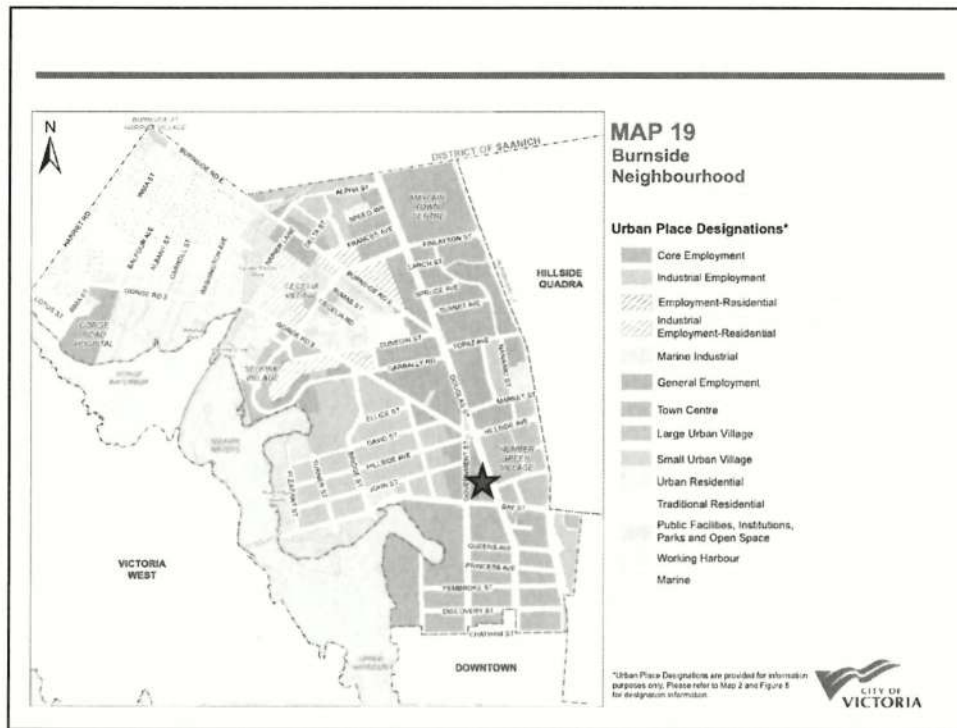
Five Star Medicinal Dispensary LTD would like to thank council for their time and consideration, we hope to build a great relationship with the City of Victoria.

Brandon Rounds/Erich Weiss owner Fivestar Medicinal Dispensary ltd

Rezoning Application for 2616-2626 Douglas Street







Pamela Martin

From: Andrew Watson [REDACTED]
Sent: December 7, 2018 8:06 PM
To: Public Hearings
Subject: Re: Zoning Regulation Bylaw, Amendment Bylaw (1148) No.18-037

I am opposed to the development of Cannabis district at this location. As the father of a young daughter I do not believe that this establishment will be beneficial for the neighbourhood. When the dispensary was open, it was source of friction, and vandalism and the police were called several times. At several times people were verbally abusive. Where I see cannabis stores open, such as at 695 Alpha St, I also see dangerous driving going in and out of the parking lot. To re-iterate I do not think this store is appropriate for this neighbourhood.

Thank you,

Andrew Watson

2500 Douglas St.

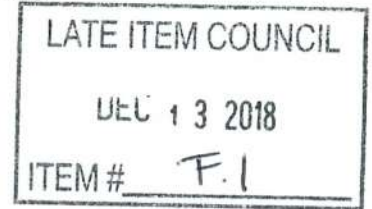
Victoria BC

Handout to Council – February 8, 2018
Request for Reconsideration of Committee of the Whole Recommendation to Council
Re Application No 00557 for 2616-2626 Douglas Street

I am asking that Council look again at Five Star Medical Dispensary's application for rezoning because I believe it has not yet had the chance to consider this application fairly.

A bit about us:

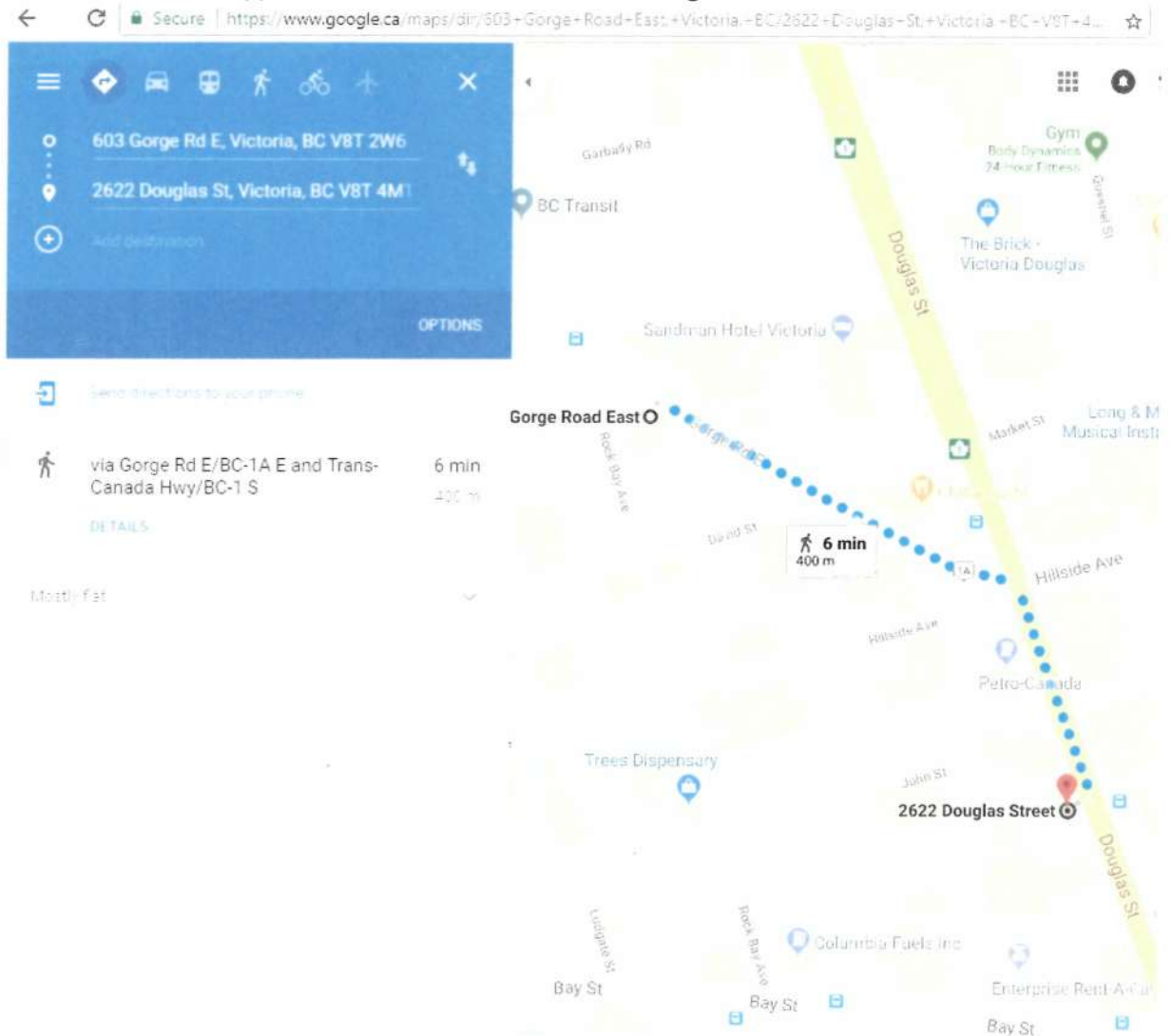
- There are no schools within 200 m of the property.
- The area is zoned and designated for commercial, retail uses.
- And most uses in the area are office, commercial and car sales.
- The dispensary began operating in April of 2016, before the City's zoning bylaw was passed.
- Service calls to law enforcement to our block have actually dropped while we have been operating [see staff report page 3 of 5].
- We have been having a positive impact in our neighbourhood.
- From a land use viewpoint, we are in an appropriate place.



What happened to us:

- We submitted our application January 6, 2017, and were consistent with the *Storefront Cannabis Retailer Rezoning Policy* at the time.
- Our application didn't come forward until October 19, 2017 and it was deferred in favour of 603 Gorge Road East.
- There was no reason for that. At the time there was no conflict between the applications. It was arbitrary, but because of what happened next, it became very unfair.
- October 27, 2017 the City's policy was amended to change 200 m from another dispensary to 400m.
- So now that our application has finally come forward, the Staff report's only reason for refusing our application to go to a public hearing is that 603 Gorge Road East was approved and is within 400 m of our location.
- According to Google maps, 603 Gorge Road East is 400 m away from 2622 Douglas (our storefront).

**Request for Reconsideration of Committee of the Whole Recommendation to Council
Re Application No 00557 for 2616-2626 Douglas Street**



- This means that it actually does meet the policy, or else is very, very close depending on where the measurement is taken from. I don't have the ability to remeasure what staff has presented, but I accept it might be a little closer than 400 m if you go from a part of the property that isn't in use by us, or by 603 Gorge Road.

The Storefront Cannabis Retailer Rezoning Policy:

- The policy Part C, section 3 is as follows:

This Policy does not limit Council from considering variances to the separation distances noted in (2) based on circumstances related to a specific application.

Handout to Council – February 8, 2018
Request for Reconsideration of Committee of the Whole Recommendation to Council
Re Application No 00557 for 2616-2626 Douglas Street

- This means that Council can vary the distance on a site-specific basis.
- The reason it should do so in this case is that the store fronts that are actually in use at both 603 Gorge Road and 2262 Douglas are actually 400m apart.
- This means the intent of the policy is met.
- Policies are not the same as zoning. You have the express ability to vary this one for application specific factors. This has to include preventing unfairness.

Summary of factors that support this project going forward:

- The only negative in the staff report is the 400 m;
- We are 400m from store front to store front, meaning this will not open the flood gates for other dispensaries who are not that close to meeting the standard;
- The 400 m requirement was not in force when our application came on for hearing, or when it was deferred;
- We would have spoken against the deferral if we had known it would be used against us later. This is another compelling reason why this will not apply to every dispensary but is unique to us.
- It is a hardship to the business and us as individuals to try to find a new location in an increasingly competitive market.
- We have worked with the City to meet its requirements and the application is a strong one from a land use perspective. We have passed every inspection for compliance.

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-NC Zone, Neighbourhood Shopping (Cannabis) District, and to rezone lands known as 2616 & 2622-2626 Douglas Street from the C1-N Zone, Neighbourhood Shopping District to the C1-NC Zone, Neighbourhood Shopping (Cannabis) District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1148)”.
- 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:

“4.88 C1-NC, Neighbourhood Shopping (Cannabis)”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.87 the provisions contained in Schedule 1 of this Bylaw.

- 4 The lands known as 2616 & 2622-2626 Douglas Street, legally described as:

PID: 009-312-935, Parcel A (DD 86701I) of Lots 11 and 12, Section 4, Victoria District, Plan 162

PID: 009-312-986, the Northerly 25.5 Feet of Lot 12, Section 4, Victoria District, Plan 162

PID: 009-312-978, Lot 13, Section 4, Victoria District, Plan 162

and shown hatched on the attached map, are removed from the C1-N Zone, Neighbourhood Shopping District, and placed in the C1-NC Zone, Neighbourhood Shopping (Cannabis) District.

READ A FIRST TIME the **22nd** day of **November** 2018

READ A SECOND TIME the **22nd** 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 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.

REPORTS OF COMMITTEES

3. **Committee of the Whole – November 9, 2017**

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

4.4 Rezoning Application No. 00601 for 1541-1545 Fort Street (Rockland)

Committee received a report dated October 19, 2017, from the Director of Sustainable Planning and Community Development regarding the application for rezoning of the property located at 1541-1545 Fort Street to a site specific zone in order to permit the use of storefront cannabis retailer.

Councillor Thornton-Joe withdrew from the meeting at 9:52 am and returned at 9:53 am

Committee discussed:

- Whether correspondence has been received for this application.
- Concerns with the CALUC letter not being included in the agenda package.

Motion: It was moved by Councillor Isitt, seconded by Councillor Coleman, 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 UNANIMOUSLY 17/COTW

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

Motion: It was moved by Mayor Helps, seconded by Councillor Isitt, that the agenda be amended, so that Item No. 8 be heard before Item No. 7.

CARRIED UNANIMOUSLY 17/COTW



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.

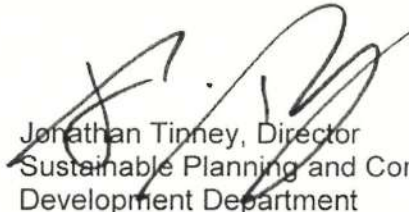
Storefront Cannabis Retailer Rezoning Policy

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.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

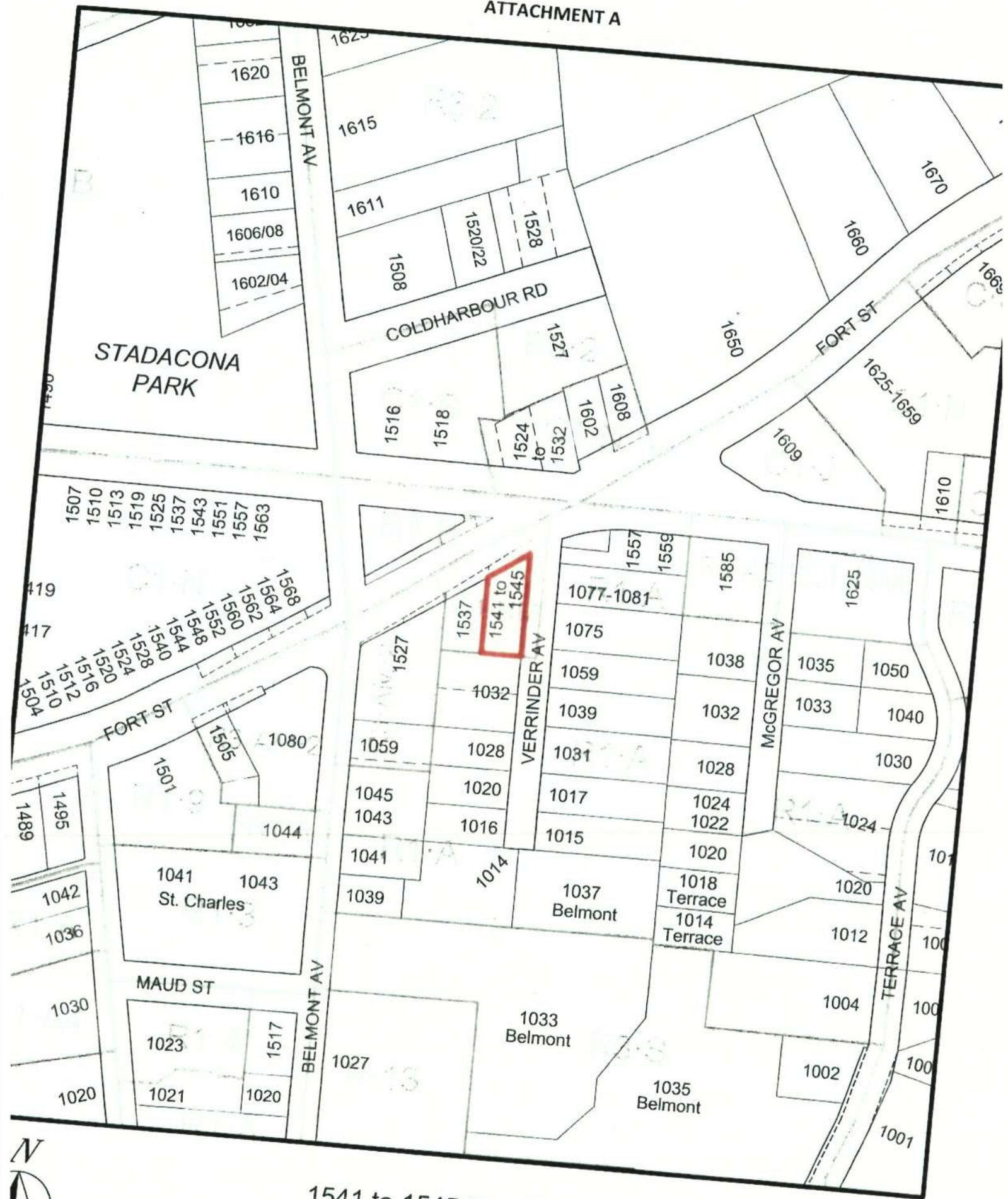


Date: Nov. 1, 2017

List of Attachments:

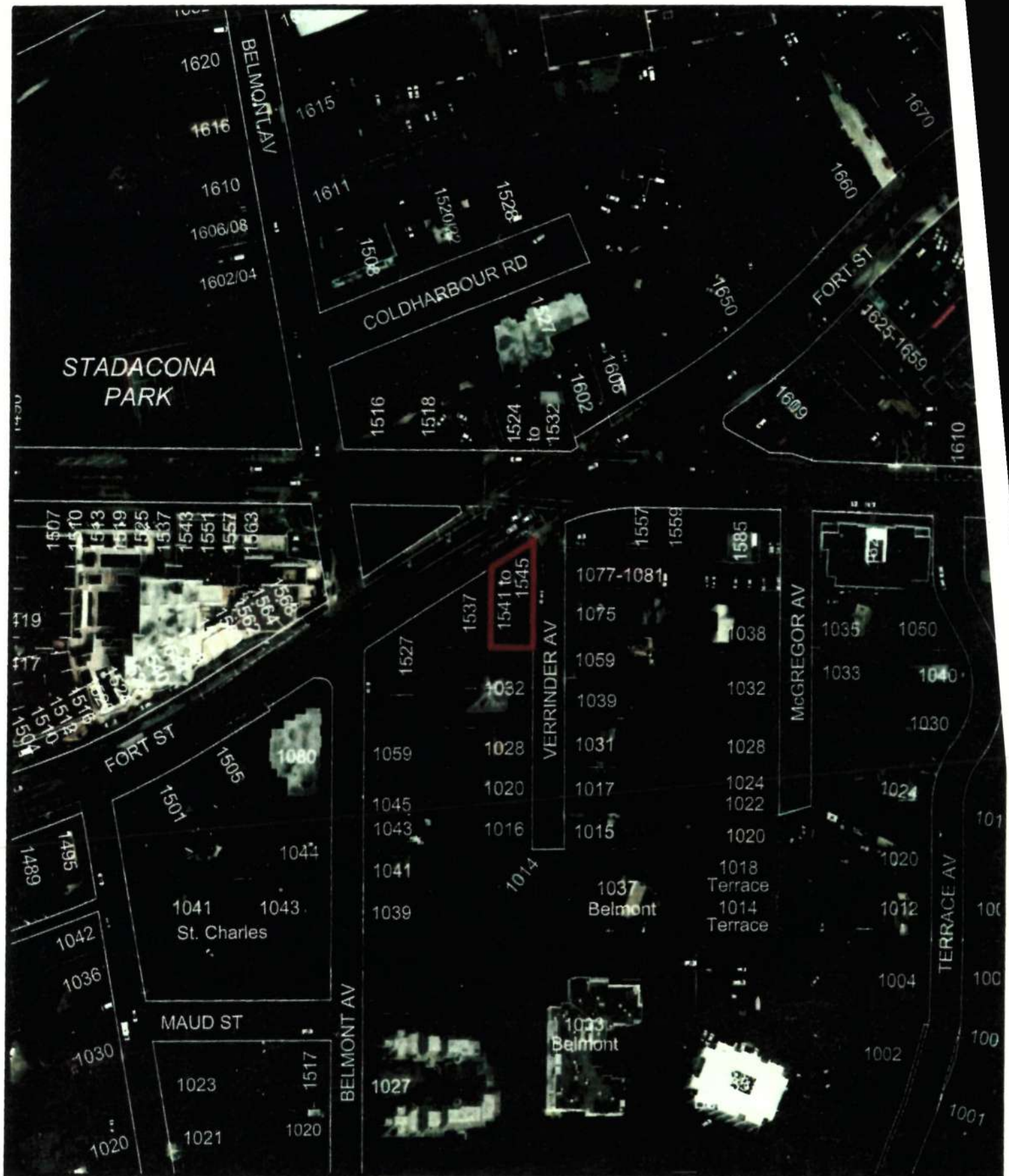
- Appendix A – Subject Map
- Appendix B – Aerial Map
- Appendix C – Plans date stamped September 21, 2017
- Appendix D – Letter from applicant to Mayor and Council dated July 7, 2017

ATTACHMENT A



1541 to 1545 Fort Street
Rezoning No.00601





1541 to 1545 Fort Street
Rezoning No. 00004



Rezoning to

VICTORIA'S NATURAL WAY DISPENSARY, 1545 FORT STREET

Alex Robb
Victoria's Natural Way Dispensary
(778) 265-5036

CODE REVIEW

1	2012 British Columbia Building Code - Table 1000	Page 5	Reference
2	Address	1545 Fort Street	
3	Project Description	1545 Fort Street	
4	Project Location	1545 Fort Street	
5	Classification of Building	Class 1 - Single Detached	1.1.2.1
6	Site Area (sq.m)	561.2 sq.m	1.1.2.1
7	Unit Floor Area (sq.m)	155.5 sq.m	1.1.2.1
8	Parking Stalls (Number on Site)	0	1.1.2.1
9	Bicycle Parking Number	1	1.1.2.1
10	Number of Trees	14121.221	1.1.2.1
11	Number of Trees to be Preserved	222.76	1.1.2.1
12	Number of Trees to be Planted	222.76	1.1.2.1
13	Number of Trees to be Removed	222.76	1.1.2.1
14	Number of Trees to be Preserved	222.76	1.1.2.1
15	Number of Trees to be Planted	222.76	1.1.2.1
16	Number of Trees to be Removed	222.76	1.1.2.1
17	Number of Trees to be Preserved	222.76	1.1.2.1
18	Number of Trees to be Planted	222.76	1.1.2.1
19	Number of Trees to be Removed	222.76	1.1.2.1
20	Number of Trees to be Preserved	222.76	1.1.2.1
21	Number of Trees to be Planted	222.76	1.1.2.1
22	Number of Trees to be Removed	222.76	1.1.2.1
23	Number of Trees to be Preserved	222.76	1.1.2.1
24	Number of Trees to be Planted	222.76	1.1.2.1
25	Number of Trees to be Removed	222.76	1.1.2.1
26	Number of Trees to be Preserved	222.76	1.1.2.1
27	Number of Trees to be Planted	222.76	1.1.2.1
28	Number of Trees to be Removed	222.76	1.1.2.1
29	Number of Trees to be Preserved	222.76	1.1.2.1
30	Number of Trees to be Planted	222.76	1.1.2.1
31	Number of Trees to be Removed	222.76	1.1.2.1
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34	Number of Trees to be Removed	222.76	1.1.2.1
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37	Number of Trees to be Removed	222.76	1.1.2.1
38	Number of Trees to be Preserved	222.76	1.1.2.1
39	Number of Trees to be Planted	222.76	1.1.2.1
40	Number of Trees to be Removed	222.76	1.1.2.1
41	Number of Trees to be Preserved	222.76	1.1.2.1
42	Number of Trees to be Planted	222.76	1.1.2.1
43	Number of Trees to be Removed	222.76	1.1.2.1
44	Number of Trees to be Preserved	222.76	1.1.2.1
45	Number of Trees to be Planted	222.76	1.1.2.1
46	Number of Trees to be Removed	222.76	1.1.2.1
47	Number of Trees to be Preserved	222.76	1.1.2.1
48	Number of Trees to be Planted	222.76	1.1.2.1
49	Number of Trees to be Removed	222.76	1.1.2.1
50	Number of Trees to be Preserved	222.76	1.1.2.1
51	Number of Trees to be Planted	222.76	1.1.2.1
52	Number of Trees to be Removed	222.76	1.1.2.1
53	Number of Trees to be Preserved	222.76	1.1.2.1
54	Number of Trees to be Planted	222.76	1.1.2.1
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57	Number of Trees to be Planted	222.76	1.1.2.1
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59	Number of Trees to be Preserved	222.76	1.1.2.1
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64	Number of Trees to be Removed	222.76	1.1.2.1
65	Number of Trees to be Preserved	222.76	1.1.2.1
66	Number of Trees to be Planted	222.76	1.1.2.1
67	Number of Trees to be Removed	222.76	1.1.2.1
68	Number of Trees to be Preserved	222.76	1.1.2.1
69	Number of Trees to be Planted	222.76	1.1.2.1
70	Number of Trees to be Removed	222.76	1.1.2.1
71	Number of Trees to be Preserved	222.76	1.1.2.1
72	Number of Trees to be Planted	222.76	1.1.2.1
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78	Number of Trees to be Planted	222.76	1.1.2.1
79	Number of Trees to be Removed	222.76	1.1.2.1
80	Number of Trees to be Preserved	222.76	1.1.2.1
81	Number of Trees to be Planted	222.76	1.1.2.1
82	Number of Trees to be Removed	222.76	1.1.2.1
83	Number of Trees to be Preserved	222.76	1.1.2.1
84	Number of Trees to be Planted	222.76	1.1.2.1
85	Number of Trees to be Removed	222.76	1.1.2.1
86	Number of Trees to be Preserved	222.76	1.1.2.1
87	Number of Trees to be Planted	222.76	1.1.2.1
88	Number of Trees to be Removed	222.76	1.1.2.1
89	Number of Trees to be Preserved	222.76	1.1.2.1
90	Number of Trees to be Planted	222.76	1.1.2.1
91	Number of Trees to be Removed	222.76	1.1.2.1
92	Number of Trees to be Preserved	222.76	1.1.2.1
93	Number of Trees to be Planted	222.76	1.1.2.1
94	Number of Trees to be Removed	222.76	1.1.2.1
95	Number of Trees to be Preserved	222.76	1.1.2.1
96	Number of Trees to be Planted	222.76	1.1.2.1
97	Number of Trees to be Removed	222.76	1.1.2.1
98	Number of Trees to be Preserved	222.76	1.1.2.1
99	Number of Trees to be Planted	222.76	1.1.2.1
100	Number of Trees to be Removed	222.76	1.1.2.1

LIST OF DRAWINGS

ARCHITECTURAL

- A-000 Drawing List, Legend, Code Review, Project Information Table & Site Plan
- A-001 Site Plan
- A-002 Overall Building Plan, First Floor Plan, Second Floor Plan
- A-003 Exterior Photos
- A-004 200m Radius Map

PROJECT INFORMATION TABLE

PROJECT INFORMATION TABLE	
Zone (Existing)	C1-NM
Site Area (sq.m)	561.2 sq.m
Unit Floor Area (sq.m)	155.5 sq.m
Parking Stalls (Number on Site)	0
Bicycle Parking Number	1

Parking Calculation - Schedule C

Site has nonconforming rights to zero parking stalls.
C1-NM: Neighborhood (Modified) Shopping District
1 stall per 200 sq.m gross floor area
Gross floor area = 148.1 sq.m
148.1 sq.m / 200 sq.m = 0.74
Required Base Rate = 1 Stall

CITY OF VICTORIA

RECEIVED

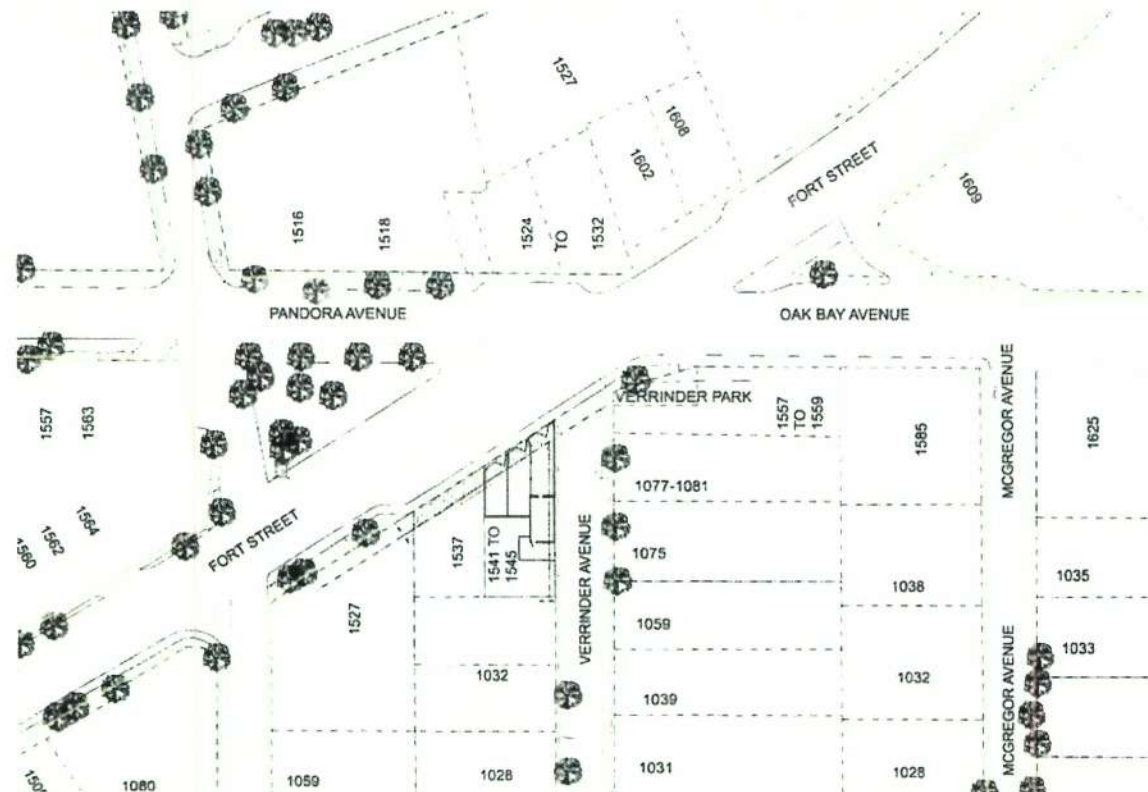
DEEMED

OCT 20 2017

SEP 21 2017

LEGEND

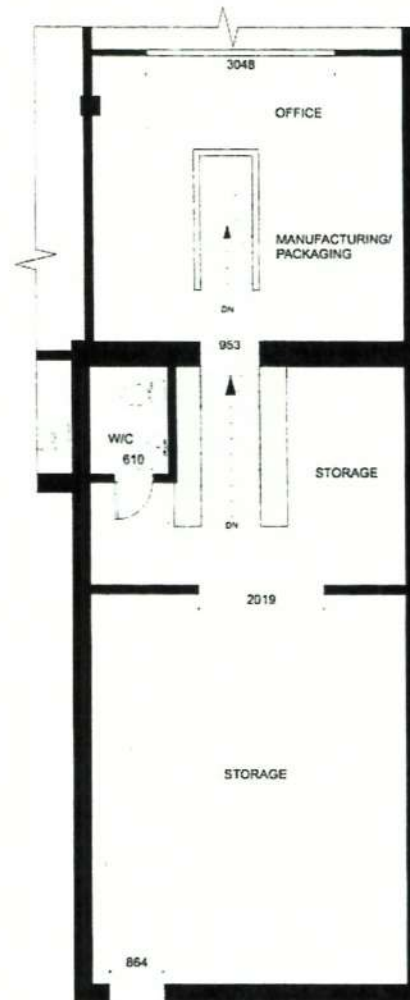
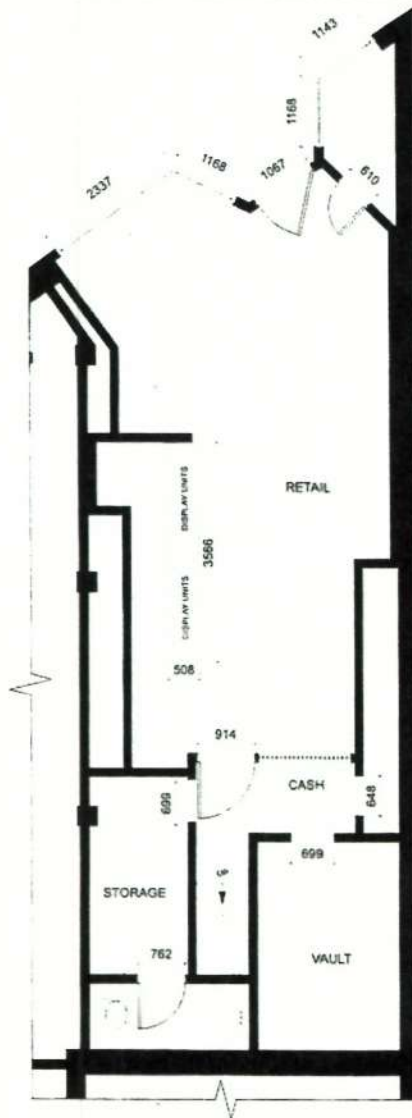
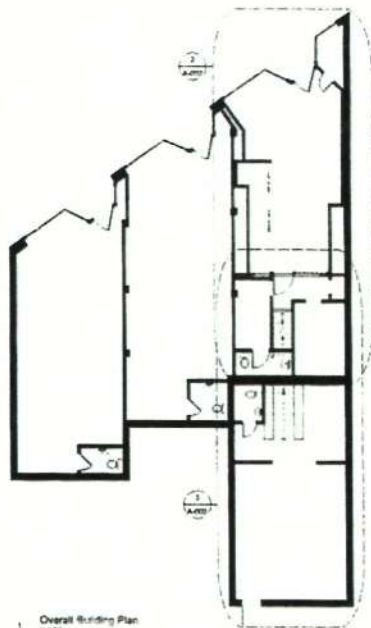
- Unregulated Fire Hydrant
- Curb
- Property Lines
- Time Limited Parking
- No Stopping
- Unrestricted Parking
- Residential Parking
- Surveyed Tree
- Bike Parking



Site Plan
1:200

1	PROJECT INFORMATION TABLE	2017-08-20
2	LEGEND	2017-08-20
3	CODE REVIEW	2017-08-20
4	PROJECT INFORMATION TABLE	2017-08-20
5	LEGEND	2017-08-20
6	CODE REVIEW	2017-08-20
7	PROJECT INFORMATION TABLE	2017-08-20
8	LEGEND	2017-08-20
9	CODE REVIEW	2017-08-20
10	PROJECT INFORMATION TABLE	2017-08-20
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ATTACHMENT C



Alex Robb
Victoria's Natural Way Dispensary
(778) 265-5036

Rec-Alex
City of Victoria
SEP 21 2017
Planning & Development Department
Development Services Division

1. PREPARED FOR: 2017-08-29
2. REVIEWED FOR: 2017-08-29
3. APPROVED FOR: 2017-08-29

number
10

1545 Fort Street
Storefront Cannabis Retailer Rezoning

Overall Building Plan
First Floor Plan
Second Floor Plan

2017-08-29

1545 Fort Street
Storefront Cannabis Retailer Rezoning

Overall Building Plan
First Floor Plan
Second Floor Plan

2017-08-29

2017-08-29

2017-08-29

A-002



Alex Robb
Victoria's Natural Way Dispensary
(778) 265-5036



1 Exterior Photo - North Face of Building



2 Exterior Photo - Front Entrance

Received
City of Victoria
SEP 21 2017
Planning & Development
Development Services Division



3 Exterior Photo - East Face of Building



4 Exterior Photo - South Face of Building



5 Exterior Photo - South Face of Building

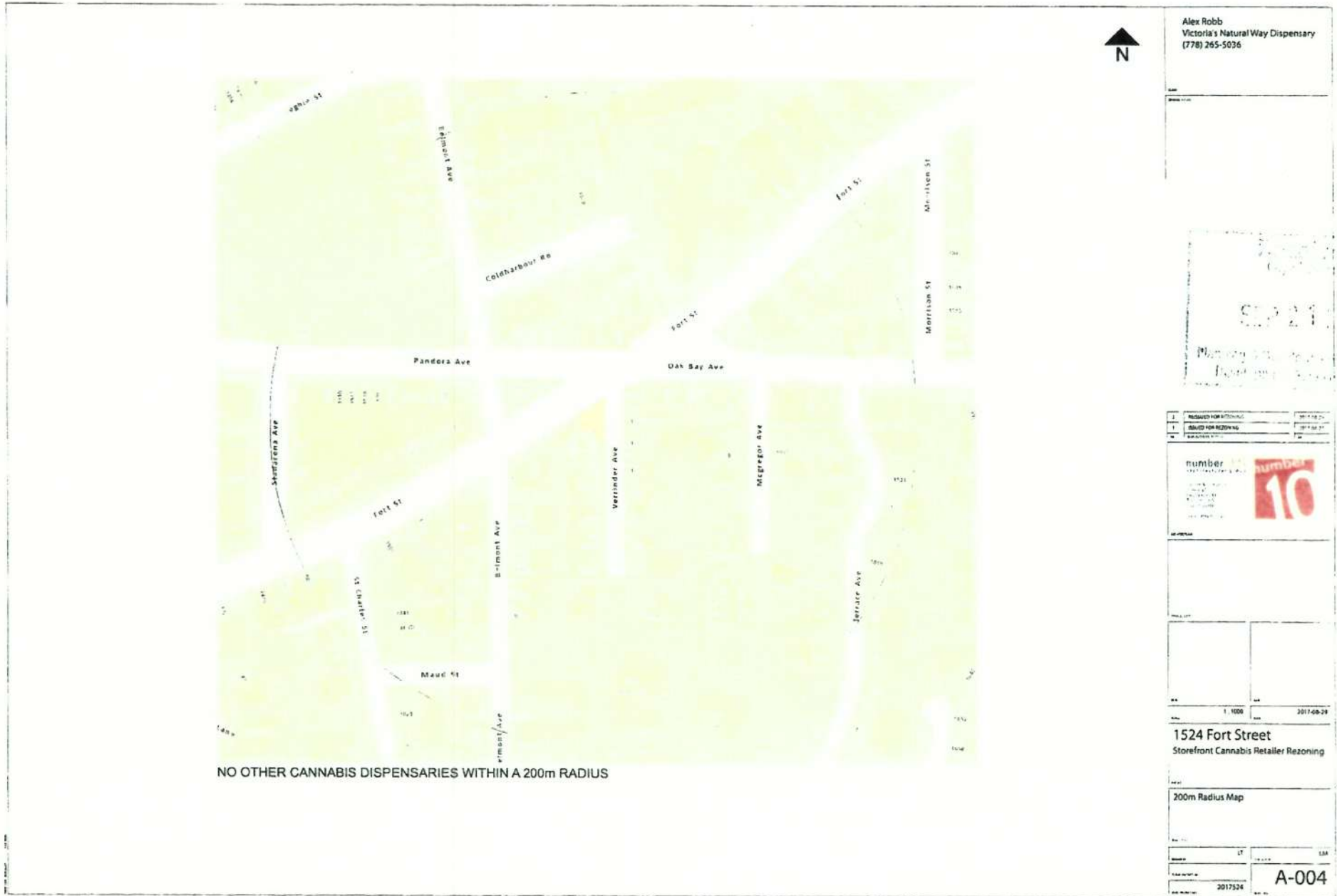
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1545 Fort Street
Storefront Cannabis Retailer Rezoning

Exterior Photos	
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2017524	A-003





To: Mayor Lisa Helps and members of Victoria City Council

From: Alex Robb, Community Liaison for Victoria's Natural Way

Date: July 7, 2017

Subject: Rezoning for Cannabis related business for 1545 Fort Street

Dear Mayor and City Council,

It is my honour to be submitting this letter along with our completed application for rezoning for cannabis-related business for the property at 1545 Fort Street.

Description of Proposal

The property at 1545 Fort Street is located in the Large Urban Village designation of Stadacona Village, at the corner of the area known as the Oak Bay Junction. Victoria's Natural Way began operating this medical cannabis storefront in May of 2015. It was the first dispensary in the neighbourhood and has proudly served the neighbourhood by providing affordable cannabis products, educating clientele about the use of cannabis as a medicine, and providing advice to medical cannabis users in the area on safe and effective methods of consumption and appropriate dosing of cannabis.

The location does not fall within any 200m radius surrounding a school or community centres, and there are no cannabis retail stores within a 400m radius of the storefront.

City Policy

This rezoning application conforms to the City's Cannabis Storefront Rezoning Policy in every way. It is appropriately zoned and has adequate parking, and no public nuisance is created by its operation. The location of the medical cannabis storefront in this area has made the streets safer by putting more "eyes on the street" at this busy intersection, and increased foot traffic which has benefited neighbouring businesses.

Project Benefits and Amenities

The economic, environmental, and social benefits of this project are numerous. Cannabis is an emerging sustainable industry on Vancouver Island. The regulation of this business sector in Victoria is likely to stimulate the local economy, making Victoria a hub of this emerging regulated and taxed business activity in the city and so help transition this industry toward a better regulated marketplace. The cannabis industry on Vancouver Island contributes significantly to the economy and offers quality, high-paying employment for Victoria's younger population, many of whom are highly educated (especially in the field of alternative healthcare), and dedicated to improving society, but unable to find secure employment in their field.

Victoria's Natural Way has sought to promote education about cannabis as a medicine, adjunct therapy for terminal illness, alternative to opioid pain management, and harm reduction tool, by offering educational workshops in our own storefront and at other venues across town

Neighbourhood

The proposed development contributes significantly to neighbourhood vibrancy by sponsoring and promoting arts and culture events in the neighbourhood, and providing space and funding for harm reduction and community health initiatives. The proximity of the dispensary to the region of Oak Bay has made our services accessible to residents of that region seeking medicinal cannabis products and so who may work downtown and park at the parkade.

Impacts

This storefront on Fort Street aspires to offer a "boutique" medical cannabis retail experience, it is bright and spacious, and well-appointed with plants and artwork that harkens to BC's outdoor spaces. After rezoning and licensing we intend to invest further in the design and aesthetic of this store in order to change the public mind about the image of the cannabis industry. The space will be plant-filled, wood laden, and present an earthy aesthetic that is pleasing to walk-by traffic, and complements the visual appeal of the neighbourhood. We mitigate negative neighbourhood impact by maintaining air filtration systems and strictly prohibiting consumption of cannabis on site or in the vicinity of the storefront.

Design and Development Permit Guidelines

The current site of 1545 Fort Street has a C1-NM zoning which allows for the use of the premises for retail sales. This proposal does not require any development or building additions as the building already meets guidelines.

Safety and security

Victoria's Natural Way presence in the area has contributed to the safety and security of the neighbourhood and may contribute to a decrease in overnight petty crime in the immediate area. The increased foot traffic in the area as a result of operation of the business has attracted customers to other nearby businesses, and our staff have maintained the area surrounding the business clean, and free of litter, and other refuse, and have safely removed used syringes from the area near the storefront. Our 24-hour high definition camera system can be used to provide information on crimes that may happen in the neighbourhood after hours.

The large windows make clear what is happening inside the storefront, and the location on a busy intersection makes the location less likely to be targeted by criminals seeking to break-in or rob the location. The entrance area is visible, well-lit, and monitored by security cameras and motion sensors. Third party alarm and fire monitoring is provided by Price's Alarm, and security camera footage is maintained for 30 days on a secure server.

Transportation

This rezoning applications meets the parking standards set out in schedule C. The site of 1545 Fort Street has a zoning of C1-NM, and sufficient parking for the use is afforded at the rear of the property. Additionally, bicycle parking for employees is afforded inside the store.

Heritage

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

Thank you for your consideration and for your efforts to bring about regulation to this business sector in Victoria.

All best wishes,

Alex Robb

Community Liaison, Victoria's Natural Way

Pamela Martin

From: Deryk Houston <[REDACTED]>
Sent: December 5, 2018 8:04 AM
To: Public Hearings
Cc: 'Elizabeth Wellburn'
Subject: Fort street cannabis store at Verrinder avenue

RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118: To rezone the 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, to permit a storefront cannabis retailer.

We have lived at 1016 Verrinder avenue for thirty year and my wife and I have serious issues with the cannabis store located on the corner of Fort and Verrinder avenue.

We have noticed a number of people, some quite young, hanging around the street, apparently waiting for their friend or contact to go into the store at 1541-1545 to buy cannabis products and share with them.

There is the feeling that the neighbourhood is spiralling into a less desirable area and for that reason we are considering selling our house and moving to a community that does not support this kind establishment.

Thank you for your time.

Deryk houston
[REDACTED]

1016 Verrinder avenue, Victoria BC V8S 3T7

Pamela Martin

From: Ted Meyers [REDACTED]
Sent: December 5, 2018 2:38 PM
To: Public Hearings
Subject: C1-NM Zone amendment (Cannabis)

Sirs:

Please register my firm "NO!" against this proposed amendment.
We do not need a pot shop in this area.

Sincerely,
E. C. Meyers,
1518 Pandora Ave.

Pamela Martin

From: Scott Landles [REDACTED]
Sent: December 5, 2018 11:02 PM
To: Public Hearings
Subject: Zoning Regulation Bylaw Amendment

I am in full support of rezoning to a c1-n2 zone. I reside at 1545 Pandora Ave, Victoria, BC V8R 6R1
I would prefer my e-mail address not be made public.

Pamela Martin

From: West Graydon [REDACTED]
Sent: December 7, 2018 1:17 PM
To: Public Hearings
Subject: Proposed changes to 1541-1544 Fort St

We are in favor of the change to permit a cannabis store front

Norma and West Graydon
1518 Pandora Ave Suite 309
Victoria BC

Pamela Martin

From: Eleanor [REDACTED]
Sent: December 9, 2018 11:32 AM
To: Public Hearings
Subject: C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2

To the City Council: RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118: To rezone the 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, to permit a storefront cannabis retailer.

I have lived on Verrinder Avenue for almost 50 years. I have seen many alterations to the Oak Bay Junction, each one making entry and exit of the street more hazardous. I believe the legalization of marijuana for recreational purposes will increase the business of the existing cannabis retailer at the corner of Fort and Verrinder; the current proposal to rezone the location will bring more cars looking for parking and add to the already crowded and difficult traffic movement onto and off this cul-de-sac.

There is no turn-around on the street and the three awkward public parking spaces beside the cannabis store essentially make Verrinder into a one-lane road. In addition, the "driveway design" entry has become a place where people stand around to smoke and talk, oblivious that they are blocking a public road. There is no sidewalk on Verrinder Avenue except for a 100' stretch on the east side and residents and their children must walk in the narrow roadway. The road itself is in disrepair; it is a collection of potholes and fissures and is a deteriorating surface on which to walk or drive.

The complexity of the X-shaped Oak Bay Junction and the lack of parking in the area make it a poor location for a business with heavy in-and-out traffic as may be expected at a now legalized and busier cannabis retailer.

Sincerely,

Eleanor Eastick, 1017 Verrinder Avenue

Pamela Martin

From: Elizabeth Wellburn [REDACTED]
Sent: December 9, 2018 8:19 PM
To: Public Hearings
Subject: RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118:

RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118: To rezone the 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, to permit a storefront cannabis retailer.

I am a resident of Verrinder Avenue (I live at 1016 Verrinder), and I have serious concerns about the zoning for the cannabis shop at the corner of Fort Street and Verrinder Avenue.

Apart from the sad fact that underage people loiter in the area, waiting for someone to make a purchase for them (something that I suppose happens at all cannabis shops, no matter what their location), there are other serious safety concerns.

I believe that any store of this nature should be made to provide adequate parking on their own property or be in a commercial rather than a residential location. Although Fort Street is commercial, the shop itself has a large wall on Verrinder that encourages people to turn a sharp corner to attempt to park there.

The intersection is notoriously difficult to navigate and pedestrians often don't expect cars to be turning onto Verrinder. Those of us who live there know to be especially careful but customers for the cannabis store may be making a dangerous snap decision about the turn.

Once such cars get on to Verrinder and realize there is no parking, it means extra traffic coming up a badly-paved street that is really more like a driveway and basically only accommodates a single vehicle. Certainly this leads to an increased potential for accidents -- especially worrying because it is a street where children live.

I truly hope you will have a closer look at this area before you make your decision, and listen to what the neighbours have to say.

Sincerely,

Elizabeth Wellburn
[REDACTED]

1016 Verrinder avenue, Victoria BC V8S 3T7

Pamela Martin

From: Melinda jackman [REDACTED]
Sent: December 11, 2018 2:16 PM
To: Public Hearings
Subject: New Zone - C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2District - Input from Melinda Jackman and Don Stewart 1028 Verrinder Ave., Victoria BC V8S 3T7

We have lived on Verrinder Avenue for 15 years. The ingress and egress on Verrinder Ave. and Fort St., with its restricted right hand turn only”, has been challenging and indeed a safety concern for years. The proposal to rezone the corner of Verrinder and Fort St. to support a Cannabis retail location will serve only to exacerbate an already dangerous traffic pattern.

We have experienced the effects of a cannabis retail outlet for the past year. There has been a substantial increase in traffic driving up and down Verrinder Ave. searching for parking. Because Verrinder is a Cul-de-sac and with parking only on one side of the street - these cars, trucks and suv's are constantly using driveways as roundabouts. Often driving over rock work and gardens as the turning is very tight and takes practice to properly maneuver. Further, they have no hesitation in parking on our street, which is designated “Residential Only”. I have seen cannabis customers parking in the middle of the street and also facing the wrong way, with no concern that they are on a residential street. “They are only going to be a couple of minutes”.

With the zone change and legalization of cannabis this retail storefront will only become busier. The parking is creating safety concerns on the street already. There simply is not enough parking spaces available for this kind of cash and carry operation. There are 5 spots on Fort in front of four retailers - one being a convenience store. The three or four available spots adjacent to the retail building on Verrinder are used by workers or residents in the area, who park for the day. Cannabis customers are constantly trying to squeeze themselves into these spots, often hanging out past the last parking space; creating a traffic and safety hazard for Verrinder's residents and Fort St. cyclists.

We have 11 children on our very short street; one aged 10 the remainder under 6. There has been an increase in careless and congested traffic patterns since the cannabis location opened. With legalization It will only get worse. There are no sidewalks on the street and this is putting the kids at much more risk.

Environmentally, we notice many cannabis customers loitering at the bottom of the street to smoke. This area is littered with butts, plastics, wrappers and there is graffiti on the side of the building.

We have experienced how a legalization of a cannabis storefront will negatively affect our street and our families first hand. We are not in support of a zoning change to allow a cannabis storefront at this location.

Melinda Jackman
Donald Stewart

Pamela Martin

From: [REDACTED]
Sent: December 12, 2018 10:19 AM
To: Public Hearings
Subject: 1541 to 1545 Fort Street (Rezoning No. 00601)

Dear City of Victoria Council members,

Our property is nearly adjacent to the property proposed for rezoning, and we are against this change.

We feel cannabis sales have no place in our family-oriented neighbourhood, especially in such close proximity to our park and playground (Stadacona Park), which we feel would most definitely be negatively impacted by this proposed change.

Thank you,

Kelly and Joshua Mitchell
207 - 1419 Stadacona Ave., Victoria

Pamela Martin

From: Angus Henderson [REDACTED]
Sent: December 11, 2018 10:35 PM
To: Public Hearings
Subject: Rezoning 1541-1545 Fort Street

Dear Sir or Madam

I wish to register my opposition to the proposed rezoning to allow further cannabis related retail activity at 1541-1545 Fort Street.

As a nearby resident with young children I would be concerned that this would be a negative influence on them and generally work against the aim of attracting families to live in more central areas of our city. There are many things this neighbourhood needs before a cannabis dispensary. The type of activity does not in my opinion coincide with the OCP large town centre for Stadacona area as it will put off other more useful businesses from setting up, either as they are priced out of the rent or the wish to avoid the negative associations with such a neighbour.

Cannabis stores will inevitably attract customers from a wide geographic area and is best suited to more anonymous town centres eg Hillside and Mayfair, in addition to downtown. These areas have better transport connections and the inclusion of new controversial businesses is less noticeable, given their low residential populations.

Yours faithfully
Angus Henderson

Please withhold name and address
1020 McGregor Avenue
[REDACTED]

Sent from a mobile device.

From: Sharon Buckingham [REDACTED]
Sent: December 11, 2018 8:27 PM
To: Public Hearings
Subject: Fwd: New Zone - C1-N2 Zone, Neighbourhood Shopping (Cannabis) 2District - Input from Sharon Buckingham 1020 Verrinder Ave., Victoria BC V8S 3T7

I am not in agreement with the proposed zone change to incorporate a cannabis storefront on the corner of Fort St. and Verrinder Ave. The ingress and egress on Verrinder, with its restricted right hand turn only", has been challenging and indeed a safety concern for years. The proposal to rezone the corner of Verrinder and Fort St. to support a Cannabis retail location will serve only to exacerbate an already dangerous traffic pattern.

We have experienced the effects of a cannabis retail outlet for the past year. There has been a substantial increase in traffic driving up and down Verrinder Ave. searching for parking. Because Verrinder is a Cul-de-sac and with parking only on one side of the street - these cars, trucks and suv's are constantly using driveways as roundabouts. Often driving over rock work and gardens as the turning is very tight and takes practice to properly maneuver. Further, they have no hesitation in parking on our street, which is designated "Residential Only". I have seen cannabis customers parking in the middle of the street and also facing the wrong way, with no concern that they are on a residential street. "They are only going to be a couple of minutes".

With the zone change and legalization of cannabis this retail storefront will only become busier. This parking challenge has already created safety concerns on the street. There simply is not enough parking spaces available for this kind of cash and carry business. There are 5 spots on Fort in front of four retailers - one being a convenience store. The three or four available spots adjacent to the retail building on Verrinder are used by workers or residents in the area, who park for the day. Cannabis customers are constantly trying to squeeze themselves into these spots, often hanging out past the last parking space; creating a traffic and safety hazard for Verrinder's residents and Fort St. cyclists. Or worse, parking in our very limited "Residential Only" spaces.

There are 11 children on our very short street; one aged 10 the remainder under 6. There has been an increase in careless and congested traffic patterns since the cannabis location opened. With legalization It will only get worse. There are no sidewalks on the street and this is putting the kids at much greater risk.

Environmentally, I've noticed many cannabis customers loitering at the bottom of the street to smoke. This area is littered with butts, plastics, wrappers and there is often graffiti on the side of the building.

I have experienced how the legalization of a cannabis storefront will negatively affect our street and our families first hand. I am not in support of a zoning change to allow a cannabis storefront at this location.

Sharon Buckingham

Pamela Martin

From: David Van Egmond [REDACTED]
Sent: December 11, 2018 8:01 PM
To: Public Hearings
Subject: Zoning regulation bylaw amendment (No.1173) No.18-118

To whom this may concern ;

We are residents of Verrinder Avenue , we purchased our home more than 10 years ago . We are opposed to the rezoning of the property at 1541-1545 Fort St. to allow for cannabis retail. We feel that this is not a good fit for our very family oriented neighbourhood . Although this property does front on Fort street , it also very much affects the Verrinder Avenue residents which is a family oriented neighbourhood with many small children . This shop is at the corner of Verrinder Avenue and it is the gate way into our neighbourhood . Many children also pass by this area on their way to and from Central Middle school . For this reason alone we feel that this re-zoning application is not conducive with our neighbourhood , but there are other reasons also. We understand the rational behind not allowing these shops to set up near schools , we feel that this same rule should also apply to residential areas with children. Verrinder Avenue is a small short street that has no exit , all traffic that enters from Fort street also must again exit onto Fort Street making our street a turn around for many who enter it and unnecessarily busy . We have also noticed a significant amount of loitering (smoking tobacco and cannabis use by staff and customers) on our street particularly at the entrance from Fort St. , but this issue also extends up our street for the first 50 meters or so. Although graffiti on the buildings at our street intersection has always been a bit of an issue we have also noticed an increase to this problem . This is not a very warm and friendly invitation for our friends and visitors as they enter onto Verrinder Ave.

Our family also owns and operates the adjacent art and used furniture shop for the past 10 years and we feel it has also adversely affected this business and has definitely changed the dynamics and the vibe of that corner in a negative way . We are concerned about the future of our business because we understand that our shop will also be rezoned with the same zoning bylaw .

Verrinder Avenue is in a unique situation that is different from most other rezoning requests for the sale of cannabis , this business is not in a busy retail area but at the corner of a residential street , this must be strongly considered by council in their decision.

I urge council if they haven't already done so, to please check into the concerns and issues that we and our neighbours have brought forth by visiting our neighbourhood , before making a final decision to this re-zoning request .

Sincerely David and Ruth Van Egmond

1031 Verrinder Avenue

Input regarding proposed changes to 1541-1545 Fort Street: rezoning to C1-N2 Zone (Cannabis)

From: Susan Evans
1015 Verrinder Avenue
Victoria BC

I have lived on Verrinder since 2011 and experienced a growing number of issues with traffic and parking since the opening of the Medicinal Marijuana Dispensary. Following are my concerns regarding the rezoning proposal.

Location – complex and busy intersection

Although the address for the cannabis shop is on Fort Street, the storefront borders on Verrinder and the store is often accessed via Verrinder, our residential street. Customers, staff and deliveries all use our street extensively which has changed Verrinder from a quiet, non-busy avenue into a hub of pedestrian and vehicle activity.

Verrinder Avenue is an extremely unique intersection – it can only be accessed from Fort Street at the junction where Fort street branches off in two directions – Oak Bay Avenue and Fort/Cadboro Bay. It is a very challenging traffic intersection with traffic coming from several different directions.

Traffic coming from Verrinder can only turn right onto Oak Bay Avenue and you can only access Verrinder by travelling east in Fort and turning right onto Verrinder. There are no left turns from any direction.

There are many traffic infractions taking place daily as non-residents try to negotiate this unfamiliar intersection. The neighbourhood has applied to city repeatedly for a solution to this tricky traffic situation which has only gotten worse due to increased traffic to this busy cannabis dispensary.

Parking and traffic-more than this little street can handle

Verrinder Avenue is a tiny, narrow, dead end street that only has room for one car to pass. There is no parking on one side and residential parking on the other side. There is no outlet so if you come up the street, you have to turn around and go back down into a forced right-hand turn onto Fort St. There are no sidewalks on the residential portion of Verrinder making increased traffic dangerous for pedestrians.

Parking and traffic are a real concern for homeowners and we have brought this to the city's attention in the past.

There are approximately 5 parking spaces in front of the retail stores on Fort Street at this corner. These spots are one-hour spots and must serve all four storefronts. There is space for three cars at the side of the building on Verrinder however there is no time limit on these so they are usually taken up for the entire day by people employed by business' in the area. That means greater traffic on Verrinder as customers drive up and down the street looking for parking. Most of our driveways had become de facto turnabouts as cars get to the top of the hill and realize not only can't they park, but they can't get through and must turn around and go back.

Given our unusual street traffic situation we feel that it is extremely unfair to add more pressure to our little street.

Residential Neighbourhood with Families with Children trying to navigate a busy street

Verrinder Avenue is a quiet residential street. It is home to a number of families with small children. Given the lack of sidewalks and narrow roadway children are walking on the road, alongside the increased traffic unfamiliar with our street.

Legalized Cannabis storefront means more traffic

Currently this location is a busy medicinal cannabis outlet. With the legalization of cannabis, this will now become an even busier retail outlet and our street can't handle the increased traffic.

Litter and smoking affect our street

We find that many customers and store staff stand at the bottom of the street or sit on a rock wall located at the end of the street to smoke cigarettes and the street is littered with butts.

We also see people standing behind the building smoking cannabis and sitting in their cars smoking cannabis—there appears to be product use taking place at the store location.

Garbage has increased exponentially since the Cannabis store has opened—discarded packaging and beverage containers, bags, newspapers etc. now litter the bottom of the street.

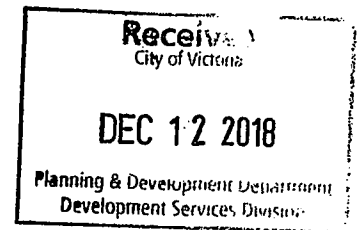
Good Neighbours

There doesn't appear to be any effort on the part of the store staff to manage the litter, the smoking, the cigarette butts or the loitering which doesn't make them very thoughtful neighbours.

We have given the store a considerable trial run and the residents of Verrinder Avenue are not supportive of a zoning change to allow cannabis sales at this location because of the impact to our street through increased traffic, parking challenges and pedestrian safety.

Regarding proposed changes to 1541-1545 Fort Street
Rezoning to C1-N2 Zone

From: Steven and Amber Rumpel
1059 Verrinder Avenue
Victoria BC V8S 3T8



To Whom It May Concern:

Our family of five, including three young children, have been residents on Verrinder Avenue for the past 9 years. During this time, we have enjoyed a quiet, dead-end street where neighbours convene and are social with one another.

Generally, while we are not unsupportive of having new businesses move into the area, we are challenged by the contributions – or lack thereof – that this business has made to our quiet community and the lack of support from the City of Victoria in addressing our concerns expressed by the residents of Verrinder Avenue over the past number of years.

For many years, residents of Verrinder Avenue have lobbied and pleaded with the City of Victoria to address the illegal turns that are made literally dozens of times an hour throughout the day as vehicles travel down Fort St. and turn on to Oak Bay Avenue. This includes failure to stop when turning on a red light, making turns from the middle lane, etc. Further, residents of Verrinder Avenue have sought support from the City to address the fact that Verrinder Avenue has very little sidewalk space forcing residents to walk on the road down the street. One issue the City has addressed is transitioning the majority of the street to residential only parking.

Since a cannabis shop has moved into the neighbourhood, we have noticed a significant increase to these challenges. To our knowledge, neither the current cannabis store nor the City of Victoria has taken any active steps to address any of these long-standing issues.

The current storefront – for the cannabis store and the plaza generally – lacks adequate parking. Since the cannabis shop has moved in and grown its customer base, there has been a significant increase in traffic on Verrinder Avenue, including a number of vehicles that park illegally throughout the street on a short-term basis as patrons of the store. Compounding this, the extended hours of the store have extended these challenges into the evening creating issues for Verrinder residents.

Over the years, our street has been challenged with the amount of graffiti that is tagged on to the plaza complex. While this is of no fault of the current tenants of the retail complex, it has been our observation that this has increased in magnitude over recent months, as has the accumulation of litter, debris and loitering from consumers of the cannabis shop. Further, we frequently observe individuals connected with the cannabis

shop, either employees or patrons, who are smoking in the vicinity of the store. Generally, this has impacted the quiet, dead-end street nature of Verrinder Avenue. While not necessarily the fault of the storeowners or its employees, we are all neighbours in this community – whether businesses or residents – and we have failed to observe any proactive efforts on the part of the cannabis shop to contribute to the quality of the neighbourhood.

We – and I think, generally, residents of Verrinder Avenue – wish to continue to reside on a dead-end street that is safe for our children, respectful of our neighbours, respectful of traffic laws, and contributes to the quality of life for members in the community. In general, we have not observed similar commitments from either the City of Victoria or the current cannabis retail store in these efforts.

The current storefront has had a lengthy trial period and, generally, our experience with the aspects noted herein (traffic, parking, loitering, debris) has been less than what we would describe as neighbourly. Each of these concerns has the capacity to be addressed. As residents of Verrinder Avenue and joint members of this community, it is unclear to us why neither the City of Victoria nor the current cannabis store appear to take a proactive role in contributing to our collective positive community experience.

Sincerely,

Steven & Amber Rumpel

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	22nd	day of	November	2018
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READ A SECOND TIME the	22nd	day of	November	2018
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Public hearing held on the		day of		2018
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READ A THIRD TIME the		day of		2018
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ADOPTED on the		day of		2018
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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.

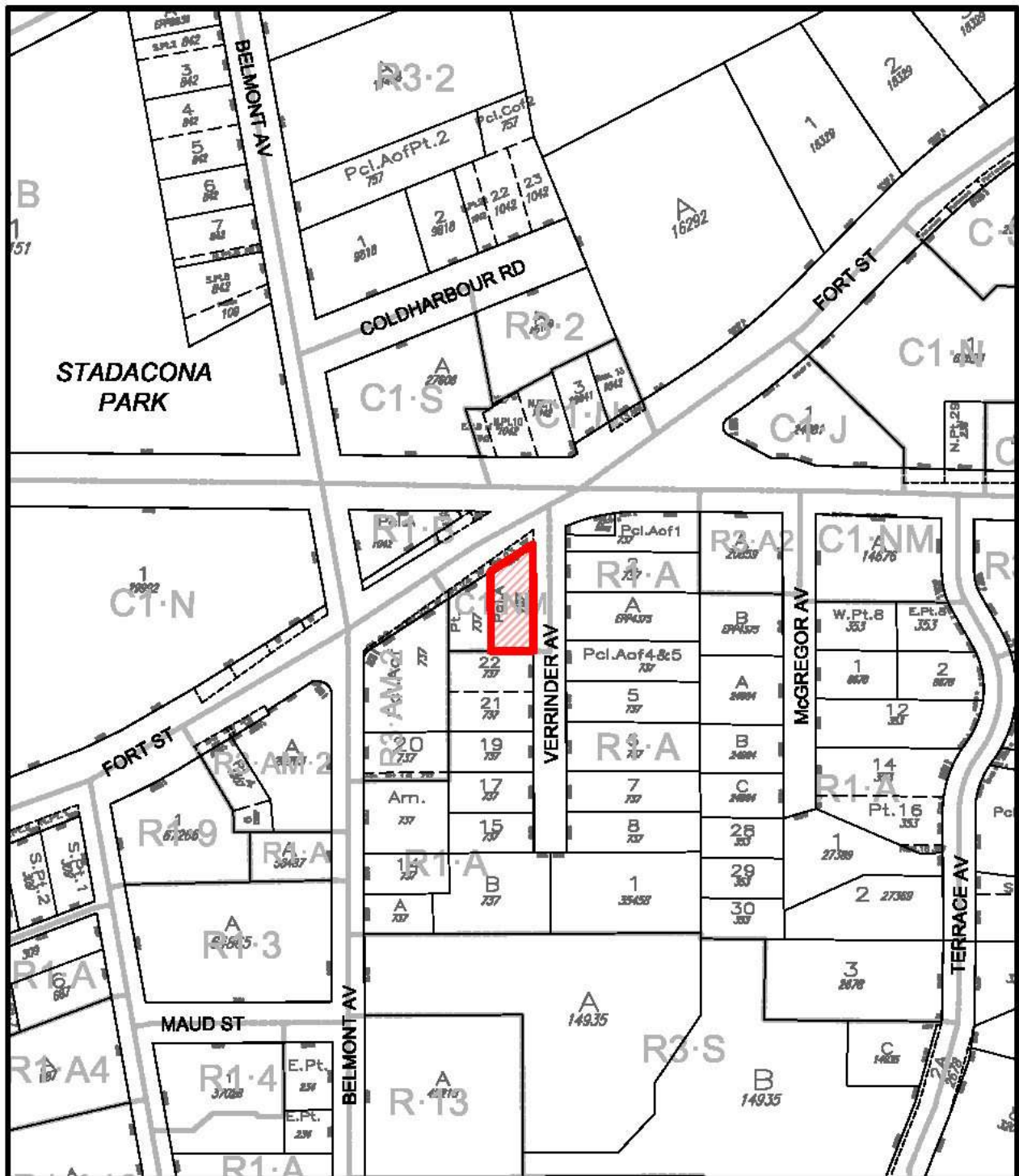
4.93.2 Size & Location of Uses

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



I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the November 8, 2018 COTW Meeting

**I.1.a.c 475 Gorge Road East - Rezoning Application No. 00657
(Burnside)**

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. 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.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (7 to 2)

F.1 475 Gorge Road East - Rezoning Application No. 00657 (Burnside)

Committee received a report dated October 25, 2018 from the Acting Director of Sustainable Planning and Community Development proposing to allow for the retail sale of cannabis in an existing building.

Committee discussed:

- *buildings in the surrounding areas of property*
- *concerns with the policy of distances between the dispensaries*
- *procedural fairness with the application*

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

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

FOR (2): Councillor Thornton-Joe, and Councillor Young

OPPOSED (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

DEFEATED (2 to 7)

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. 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.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (7 to 2)



Committee of the Whole Report For the Meeting of November 8, 2018

To: Committee of the Whole **Date:** October 25, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00657 for 475 Gorge Road East

RECOMMENDATION

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

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 475 Gorge Road East. The proposal is to rezone from the current S-1 Zone, Limited Service District, to a site-specific zone in order to allow for the retail sale of cannabis.

The following points were considered in assessing this Application:

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

BACKGROUND

Description of Proposal

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

standard zone are being proposed and would be accommodated in the new zone:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to a maximum floor area of 189m².

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

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

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

Existing Site Development and Development Potential

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

Relevant History

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

Community Consultation

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

ANALYSIS

Official Community Plan

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

Local Area Plans

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

Tree Preservation Bylaw and Urban Forest Master Plan

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

Storefront Cannabis Retailer Rezoning Policy

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



CONCLUSIONS

The proposal is consistent with both the OCP and the *Burnside Gorge Neighbourhood Plan* in terms of encouraging retail uses at street level; however, the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there is a permitted storefront cannabis retailer within 400m the subject property. Therefore, staff recommend that Council consider declining this Application.

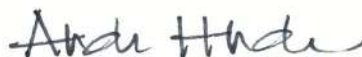
ALTERNATE MOTION

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

Respectfully submitted,



Michael Angrove
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 2, 2018

List of Attachments:

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



ATTACHMENT A

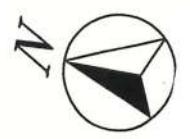
DUNEDIN ST

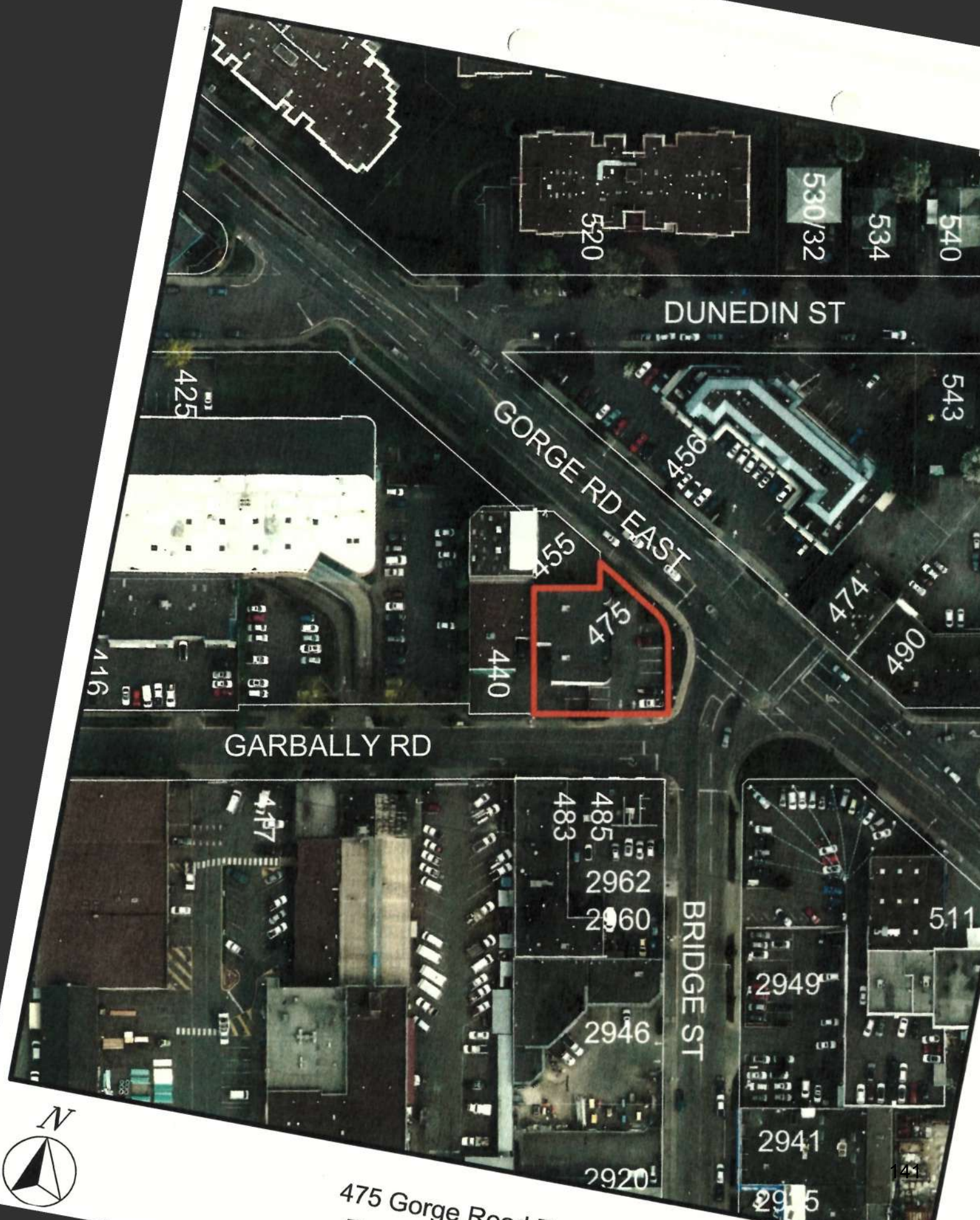
GORGE RD EAST

GARBALLY RD

BRIDGE ST

475 Gorge Road East
Rezoning No.00657





475 Gorge Rd East

Rezoning to

THE GREEN HART, 475 GORGE ROAD

LEGEND

- Regulated Fire Hydrant
- Curb
- Property Lines
- Residential Parking
- Time Limited Parking
- No Stopping
- Bike Rack
- Tree

LIST OF DRAWINGS

ARCHITECTURAL

- A-000 Drawing List, Legend, Code Review, Project Information Table & Site Plan
- A-001 Site Plan
- A-002 Existing Floor Plan
- A-003 Exterior Photos
- A-004 400m Radius Map

PROJECT INFORMATION TABLE

PROJECT INFORMATION TABLE	
Zone (Existing)	S-1
Site Area (sq.m)	886.2 sq.m
Unit Floor Area (sq.m)	188.1 sq.m
Parking Stalls (Number on Site)	1 Loading, 13 On Site
Bicycle Parking Number (Class 1 and 2)	Class 1:4, Class 2:0

Parking Calculation - Schedule C

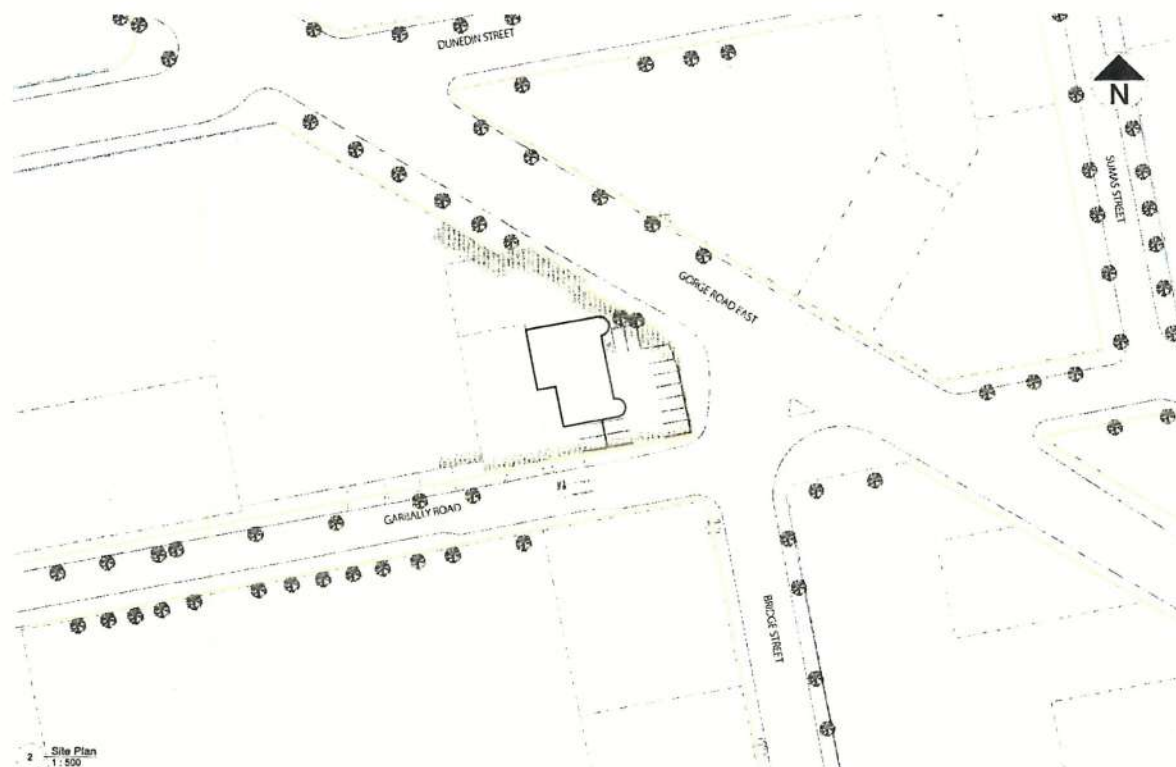
C4 - Retail Stores - 1 space per 37.5 sq.m gross floor area
Gross Floor Area (Retail) - 153.3 sq.m
153.3 sq.m / 37.5 sq.m = 4.1

C5 - Other Offices - 1 space per 65 sq.m gross floor area
Gross Floor Area (Office) - 17.5 sq.m
17.5 sq.m / 65 sq.m = 0.3

Required Parking Stalls - 5 Stalls

CODE REVIEW

Item	2012 British Columbia Building Code, Data Matrix	Part 3	BCBC 2012 Reference
1	Address: 475 Gorge Road, Victoria, BC		
2	Legal Description: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
3	Project Description: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
4	Classification of Building: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
5	Fire-Rating Area: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
6	Floor Area: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
7	Occupant Load: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
8	Number of Stories: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
9	Number of Stories Facing: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
10	Summed: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
11	Group 1, up to 2 stories: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
12	Location of Entry: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
13	Minor Changes: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		
14	Accessible Washroom: 100' x 100' x 100' x 100' (100' x 100' x 100' x 100')		



2 Site Plan
1:500

1 ISSUED FOR REZONING 2018-07-20

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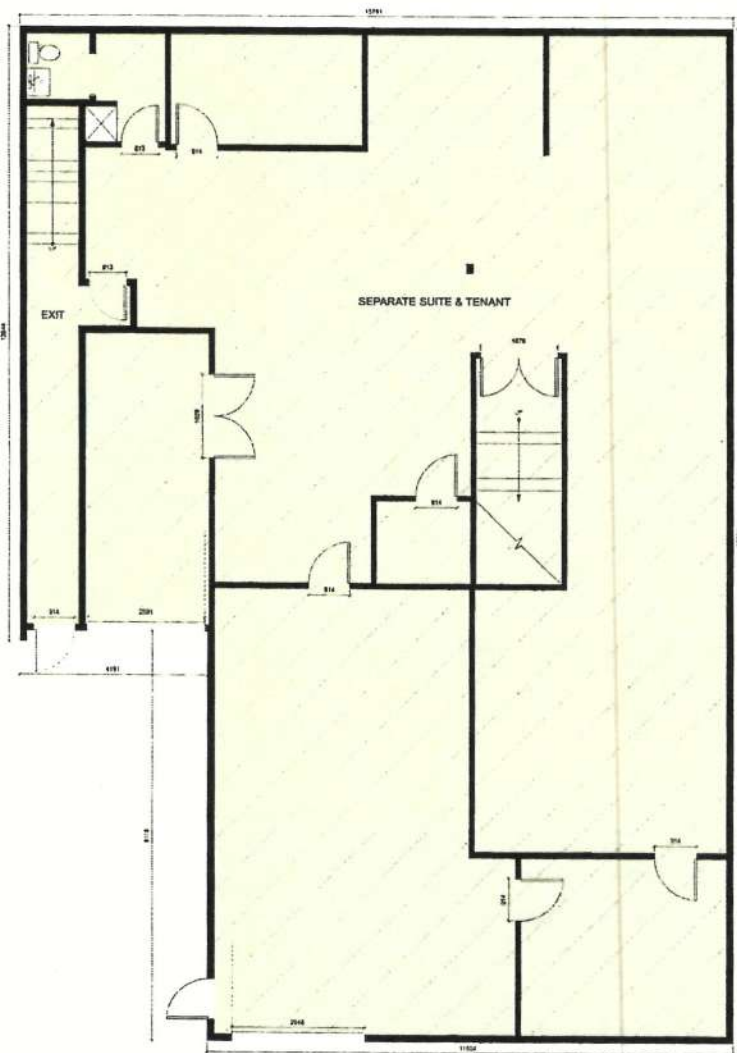
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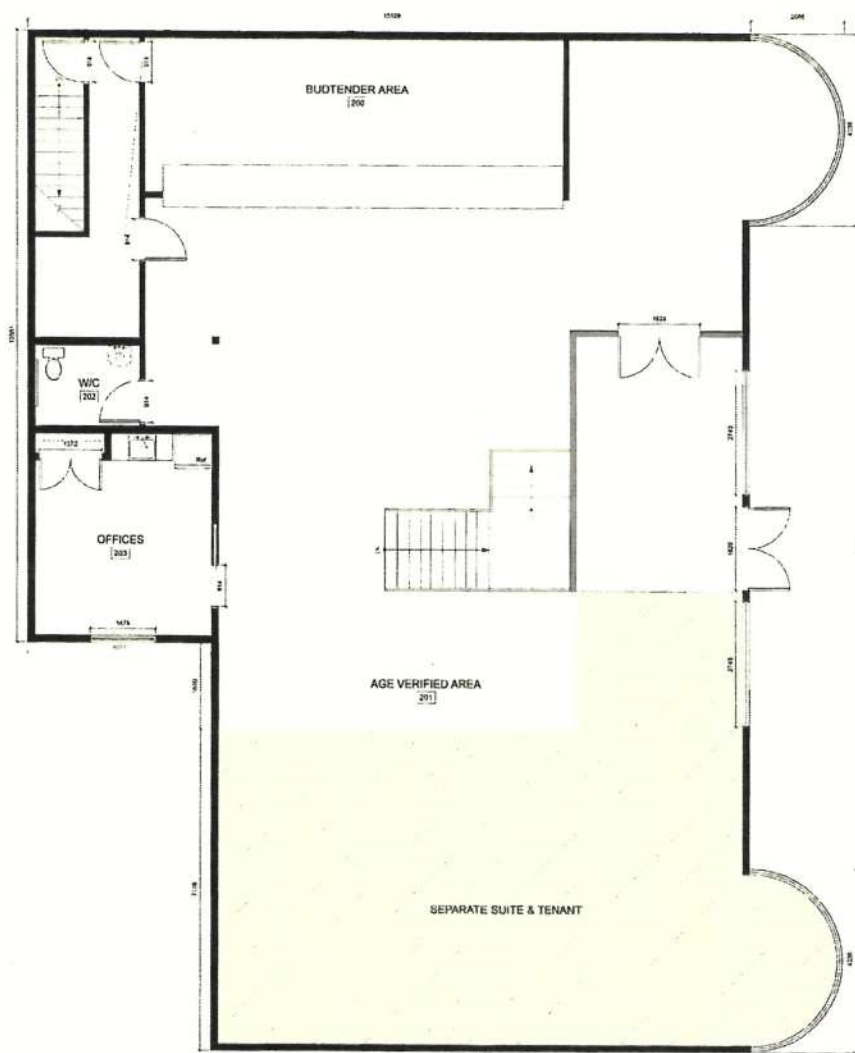
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1 Lower Level Plan



2 Ground Level Plan

1. ISSUED FOR RETROWING		2018-07-20
2. REVIEWED BY		REV
numberTEN number 10 278 PROSPECTING 400-777-7777 400-777-7777		
1:50 2018-07-20		
The Green Hart Storefront Cannabis Retailer Rezoning 475 Gorge Road Victoria, BC V8T 2L1		
Floor Plans		
DATE	LT	LM
		A-002



1 Exterior Photo - East Face



2 Exterior Photo - East Face

DONATION BOX HAS BEEN REMOVED
BIKE RACK (4 SPOTS) HAS BEEN INSTALLED



3 Exterior Photo - South Face



4 Exterior Photo - South/East Face



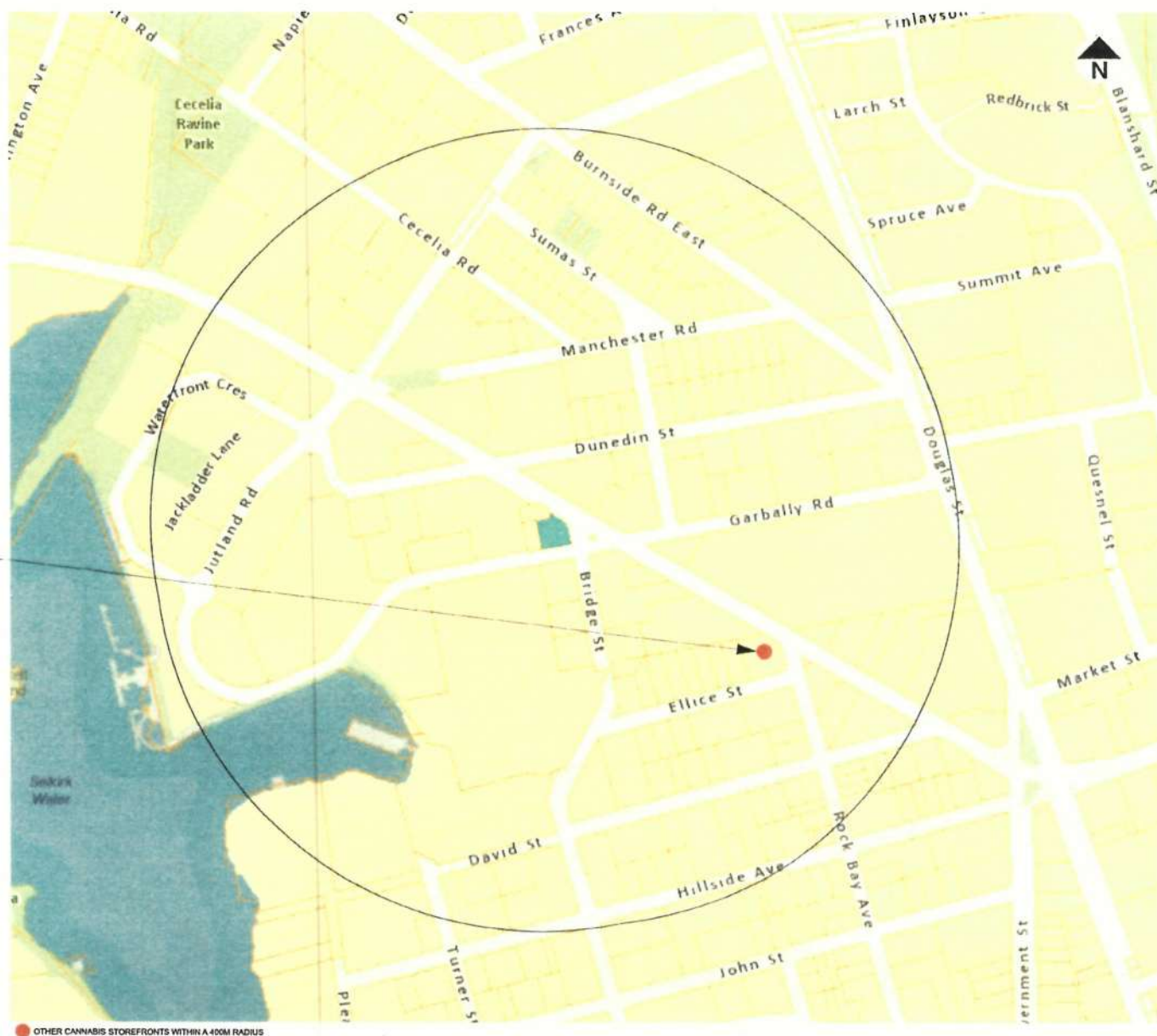
5 Exterior Photo - North Face



6 Exterior Photo - North Face

1		RESID FOR REZONING		2018-07-20	
numberTEN number 10					
THE GREEN HART 475 GORGE ROAD VICTORIA, BC V8T 2L1 TEL: 250-363-1111 FAX: 250-363-1112 WWW.GREENHART.CA					
The Green Hart Storefront Cannabis Retailer Rezoning 475 Gorge Road Victoria, BC V8T 2L1					
Exterior Photos					
A-003					

Gorge Medijuana Dispensary
603 Gorge Road West



1 ISSUED FOR REZONING		2018-07-20
numberTEN		number 10
<p>25% of the total population of the city of Victoria is over 65 years of age.</p>		
<p>2018-07-20</p>		
<p>The Green Hart Storefront Cannabis Retailer Rezoning 475 Gorge Road Victoria, BC V8T 2L1</p>		
<p>400m Radius Plan</p>		
DATE	BY	DATE
2018-07-20		
<p>A-004</p>		

July 25, 2018

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

RE: REZONING APPLICATION FOR 475 GORGE RD EAST

Dear Mayor Helps and Council,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regards,

Sean Pettifer

Enclosures

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

1. **Public Hearing**

Rezoning Application No. 00535

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

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

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

Existing Zone: S-1 Zone, Limited Service District

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

2. **Public Hearing**

Rezoning Application No. 00533

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

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

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

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

Jim Handy (Senior 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 7:24 p.m.

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

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

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

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

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

3. **Bylaw Approval for 603 Gorge Road East**

Motion:

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

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

Council discussed the following:

- *The supportability of the application due to its small footprint and the appropriateness of a cannabis150 storefront in relation to other medical storefront retailers.*

4. **Bylaw Approval for 475 Gorge Road East**

Motion:

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

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

Council discussed the following:

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

Defeated

For: Councillors Alto, Isitt, and Loveday

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

REQUESTS TO ADDRESS COUNCIL

Motion:

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

Carried Unanimously

1. **Aleksandar Milojevic: World Accordion and Tango Festival**

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

2. **Chris Marks: 3198 Quadra Street**

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

3. **Dani Cee: Mental Health and Alternatives to Police**

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

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

Councillor Loveday assumed the Chair in her absence.

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

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

4. **Beverly Booth: Short-Term Rental Proposal**

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

5. **Rachelle Keeley: Short-Term Rental Proposal**

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

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

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

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

March 23, 2018

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

Dear Erin & team,

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

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

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

Sincerely,



Suzanne Cole
Executive Director

DISABLED RIGHTS ALLIANCE

A Non-Government Organization

9-3015 Jutland Rd

Victoria, British Columbia

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

June 20, 2018

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

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

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

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

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

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

Thank you for taking the time to hear our request.

Respectfully,



Steven Palmer

President of Disabled Rights Alliance

Business Name: MALIBU AUTOMOTIVE
Business Address: 2905 BRIDGE ST
Manager/Owner Name: JOHN NEELY MANAGER.

To Whom it May Concern:

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

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


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

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

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

Thank you.

Sincerely,



Manager/Owner

Business Name:

Business Address:

Manager/Owner Name:

Tenor Tile Ltd
3-416 Garbally Rd
Victoria BC V8T 2K1

To Whom it May Concern:

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

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Thank you.

Sincerely,

Manager/Owner



WEI TU

A big support!

Business Name:

Business Address:

Manager/Owner Name:

MOTTO INN
680 GAMBAY RD
Victoria BC

To Whom it May Concern:

VST2K2

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

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Thank you.

Sincerely,

Manager/Owner



Business Name: Winks #16791
Business Address: 290-2950 Douglas St.
Manager/Owner Name:

Yunsheng Hou

To Whom it May Concern:

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Thank you.

Sincerely,

Yunsheng Hou
Manager/Owner

Business Name: Dentex Paintless dent Removal
Business Address: #4 625 Hillside Ave
Manager/Owner Name: Colin Vogat

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Business Name: Bows & Arrows Coffee
Business Address: 483 Garbally
Manager/Owner Name: Dave Peltz

To Whom it May Concern:

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Thank you.

Sincerely,

D. Peltz

Manager/Owner

Business Name:
Business Address:
Manager/Owner Name:

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Dave Alex



ECS ELECTRICAL CABLE SUPPLY LTD.

THE INDUSTRY'S MOST TRUSTED CABLE SUPPLY COMPANY

Dave Alex
Branch Manager

404 Barbally Road, Victoria, BC Canada V8T 2K1



Business Name:

Trotter Marine

Business Address:

370 Gorge Rd East

Manager/Owner Name:

Campbell Thomson

To Whom it May Concern:

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

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Thank you.

Sincerely,



Manager/Owner

Business Name: Jeannie's Cafe
Business Address: 24150 Jutland Rd.
Manager/Owner Name: Jeannie's Cafe
Jeannie Stubbbs

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Jeannie Stubbbs

Business Name: CAR WASH

Business Address: 628 GORGE ROAD EAST

Manager/Owner Name: J. Haida

To Whom it May Concern:

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Thank you.

Sincerely,

Manager/Owner

Business Name: LIQUIDATION FURNITURE
Business Address: 589-A BAY ST.
Manager/Owner Name: JEFF GORDON

To Whom it May Concern:

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

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

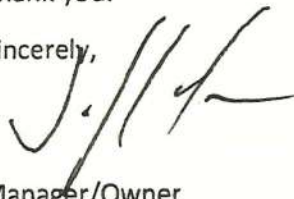
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Thank you.

Sincerely,



Manager/Owner

Business Name: Delhi
Business Address: 105-2504 Government St
Manager/Owner Name: Baljeet Samra

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Business Name: *The Scotsman Motel*
Business Address: *490 Gorge Rd. East*
Manager/Owner Name: *Lissa Carwithen - Manager.*

To Whom it May Concern:

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

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Thank you.

Sincerely,


Manager/Owner

Business Name:

Business Address:

Manager/Owner Name:

Columbia Industrial,
612 Barclay Road, Victoria.
Solon Houghton

To Whom it May Concern:

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

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Thank you.

Sincerely,


Manager/Owner

Business Name: Van Isle Auto Brokers
Business Address: 510 Gorge rd east
Manager/Owner Name: Mark Walk

To Whom it May Concern:

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Thank you.

Sincerely,

Manager/Owner

Mark Walk

Business Name: FASTENER FORCE ONE RESOURCES LTD
Business Address: 625 HILLSIDE AVE #8
Manager/Owner Name: WILLIAM PRATHER



To Whom it May Concern:

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

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

Thank you.

Sincerely,

Manager/Owner

Business Name: CB's Autotech
Business Address: 2804 ROCK BAY AVE VICTORIA, BC. V8T4S1
Manager/Owner Name: MCOLE KOWALL

To Whom it May Concern:

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

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Thank you.

Sincerely,



Manager/Owner

Business Name: **PETZ**
Business Address: **2740 ROCKBAU**
Manager/Owner Name: **DANNE WESTLEY**



To Whom it May Concern:

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

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Thank you.

Sincerely,

Manager/Owner

Business Name: *Successful Visions Group Inc*
Business Address: *2550 Rock Bay Ave*
Manager/Owner Name: *MANAN AT*

To Whom it May Concern:

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

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

Thank you.

Sincerely,

Manager/Owner

To Mayor Lisa Helps and fellow council members"

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

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

Thank you

Patricia Morgan

Pat Morgan
July 18, 2018



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

We, the undersigned, in support of The Green Hart Health And Wellness Inc. Cannabis Dispensary, respectfully request that that the City Of Victoria reconsider and reassess the application for 475 Gorge Road East to be rezoned to permit a storefront cannabis retailer.

Full Name (Printed)	Address	Signature
Mike West	642 Kenneth street	[Signature]
PATRICIA MORGAN	252 GORGE RD. EAST	[Signature]
Gerrit McLean	403 Tenahue Rd.	[Signature]
Wesley Lavan	411 Scotia St.	[Signature]
HANA Dalton-Thompson	252 Gorge Rd EAST	[Signature]
Daniel Myers	312-129 Gorge Rd East	[Signature]
Chin Cole	105-344 Goldstream Ave	[Signature]
Charlette Kneale	3-3456 Turnstone Dr.	[Signature]
Kevin Brctrl	3-3456 Turnstone Dr.	[Signature]
Cellana Molzan	2480 Setchfield Ave.	[Signature]
Sara Rutherford	530 Leaside Ave.	[Signature]
Delchille Hobson	11-400 Connors Place	[Signature]
Rose Rixson	939 Scotia St	[Signature]
Robin Loring	11260 Gord St	[Signature]
PAULEY POLSON	1040 Telmic Ave	[Signature]
Evon Fairweather	124 Gorge Road	[Signature]
Dina Belusic	311-57 Gorge Rd East	[Signature]
Neal Stephens	2871 Lakeland Rd.	[Signature]
DEOREEN MCCULLOUGH	2890 Canyon Park Dr.	[Signature]
Debbie Cole	130 Gorge Rd E	[Signature]
Debbie Cole	9349 Village Way, Sidney	[Signature]
Debbie Cole	125-344 Goldstream Ave	[Signature]
Debbie Cole	2622 Sunderland Rd	[Signature]
Debbie Cole	2848 Colquhoun Ave	[Signature]
Debbie Cole	69-405 Gorge Rd West	[Signature]
Debbie Cole	4174 Glenford Ave	[Signature]
Debbie Cole	Suit 3 52nd Series Street	[Signature]
Debbie Cole	1540 Pinner St. Victoria	[Signature]
Debbie Cole	794 JASMINE AVE	[Signature]
Debbie Cole	7387 Seabrook Rd.	[Signature]
Debbie Cole	243 Gorge Rd East	[Signature]
Debbie Cole	2402 Setchfield	[Signature]
Debbie Cole	3354 Sewell rd	[Signature]
Debbie Cole	306 Cambridge Rd. St.	[Signature]
Debbie Cole	194 Obed Ave	[Signature]



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

We, the undersigned, in support of The Green Hart Health And Wellness Inc. Cannabis Dispensary, respectfully request that the City Of Victoria reconsider and reassess the application for 475 Gorge Road East to be rezoned to permit a storefront cannabis retailer.

Full Name (Printed)	Address	Signature
Sherri Upton	389 Seaspray Dr.	Sherri Upton
ESSIE MARISSETTE	626 Gorge Road East	ESSIE MARISSETTE
Michelle Luge	3411 BR ROAD, VICTORIA	Michelle Luge
Gyrsan Marlele	4138 North Rd	Gyrsan Marlele
LEE STANIKS	1719 Motta Rd Shawnigan Ck.	LEE STANIKS
BRENDA LANE	3272 KENWOOD PL. VICTORIA	BRENDA LANE
LOREANE ROBERTS	2713 SHAVLET PLACE	LOREANE ROBERTS
Michael King	2902 Washington Ave Victor	Michael King
Colin Bell	55 Bay St	Colin Bell
Keith Culley	109 Wilson	Keith Culley
Pamela Guhr	321 Wilson ST	Pamela Guhr
Kerze Rosene	4285 Ponderosa Crescent	Kerze Rosene
PAUL MORRIS	#416-1061 FORT St.	PAUL MORRIS
SIG E HAWKINS	4025 Island Dr Victoria	SIG E HAWKINS
Jander Raappana	2831 Knolly Pine Rd Victoria	Jander Raappana
Tyler J Hamilton	855 Leslie drive Victoria	Tyler J Hamilton
John Miller	123 Superior St. Victoria BC	John Miller
Tommy Cardinal	102 822 Esquimalt RD	Tommy Cardinal
Jayne Russell	302-217 Gorge Rd VIC	Jayne Russell
Brett Carmichael	1166 Roy Road	Brett Carmichael
Shirley Creamer	257 Gorge Rd E	Shirley Creamer
Jill Sauer	740 Tranho Lane Victoria BC.	Jill Sauer
Samuel Tatroff	#413- Gorge Rd	Samuel Tatroff
Jayna Bateman	10110 FIFTH ST., SIDNEY	Jayna Bateman
Cheryl Tompkins	648 Grandison. Rd Langford	Cheryl Tompkins
RORY QUINN	1069 TOLLANCE AVE	RORY QUINN
Michelle Roseblade	534 tariff St Victoria BC	Michelle Roseblade
JUSTIN VOW	1315 Spirit Rd Victoria	JUSTIN VOW
Lisa Senge	3550 Cherrybrook Rd-Victoria	Lisa Senge
Barbara O'Gibson	#308 - 215 Gorge Rd. E. Victoria	Barbara O'Gibson
CRISTINA MASSE	4501-736 Haddon Ave - VICTORIA	CRISTINA MASSE
ELISSA O'BRYEN	2556 WENTWORTH RD.	ELISSA O'BRYEN
Johanna Sandstrom	4173 Brentwood St VIC V8Z 4L9	Johanna Sandstrom
Simon Pettifer	2740 ASQUITH ST	Simon Pettifer
BRYAN VAN OOSTEN	2940 HURRIET RD	BRYAN VAN OOSTEN
Kevin K. Kiehl	3371 LEXINGTON RD.	Kevin K. Kiehl
JIM HARRISON	312-2050 White Birch Rd Sidney	JIM HARRISON
Erika B		Erika B



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

We, the undersigned, in support of The Green Hart Health And Wellness Inc. Cannabis Dispensary, respectfully request that that the City Of Victoria reconsider and reassess the application for 475 Gorge Road East to be rezoned to permit a storefront cannabis retailer.

Full Name (Printed)	Address	Signature
Correen Kardinal	918 Garthland place west	Correen Kardinal
Christopher Clifford	218 Garthland Pl W	Chris Clifford
Graham Dubois	3053 Westridge Pl	Graham Dubois
DONNA WILSON	40 Kingsway South Inner.	Donna Wilson
Sherry Thompson	157 Gorge Rd East	Sherry Thompson
Nick Lerik	254 Gorge Rd East	Nick Lerik
Lindsay Murdoch	711 Dominion Rd	Lindsay Murdoch
Tyler Blomgren	Saanich	Tyler Blomgren
Chris McNeely	Wassenaar Saanich	Chris McNeely
SHERRI	Saanich	Sherry Thompson
Shannon Gregg	3983 Wolf St.	Shannon Gregg
Pat Grayhurst	3983 Wolf St.	Pat Grayhurst
Ben van Schulmamm	2980 #5 Jutland Rd	Ben van Schulmamm
Alexandra Hodson	#103-252 Gorge Rd East	Alexandra Hodson
William Allen	4-558 Sumas St	William Allen
Chris Olson	2715 Cameron Taggart	Chris Olson
Natalia Lobo	1267 Walnut St	Natalia Lobo
Grady Barker	1267 Walnut St	Grady Barker
Paul Holmes	#14-740 Wilson St.	PAUL HOLMES
Jayne Sheavys	41-740 Wilson St	Jayne Sheavys
Corina York	2591 Rainville Road	Corina York
GREG MCINNIS	7078 E SAANICH RD	GREG MCINNIS
Cherie Nowell	904 Sioux Place	Cherie Nowell
William Bath	8-379 White Rd	William Bath
Matthew Dobbs	1410 Fort St.	Matthew Dobbs
Greg Brimmer	213 Ganges Ave	Greg Brimmer
John A. McInnes	2890 Inez Dr, Victoria	John A. McInnes
Aura Anderson	888 Adelaide Ave	Aura Anderson
Kevin Kiehl	3351 LEXTON RD.	Kevin Kiehl
Brianna Percy	4150 Craighflower RD	Brianna Percy
Katie Dale	131 Gorge East	Katie Dale
CHRIS ROSS	131 GORGE EAST	Chris Ross
Ivan Creamer	253 Gorge Rd E	Ivan Creamer
Sam	904-250 DOUGLAS ST.	Sam



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

We, the undersigned, in support of The Green Hart Health And Wellness Inc. Cannabis Dispensary, respectfully request that that the City Of Victoria reconsider and reassess the application for 475 Gorge Road East to be rezoned to permit a storefront cannabis retailer.

Full Name (Printed)	Address	Signature
Carol Gibson	10202 149 th St Saicel	[Signature]
William Holmbeck	3049 TILLCUM RD -	[Signature]
Sandra Page	3317 LINERICK RD - Duncan	[Signature]
Aran Schmitt	246 Gorge Rd. E	[Signature]
Steve Anst	3456 Turnstone Dr.	[Signature]
MAURICE STEVENOT	1219 JUNO ST. VEC.	[Signature]
Ken Sarauer	990 Loch Glen Place	[Signature]
M.L. GUILMAULT	5912 GEMINI DR.	[Signature]
S. Gilbert	219 Gorge Rd	[Signature]
Rin Robert		[Signature]
Charlie Weststrand	2911 Sacke Lake Rd	[Signature]
Andy Danil	Duncan, BC	[Signature]
Damon Adams	534 Juned. 1 St	[Signature]
Debbie Cole	344 Goldstream	[Signature]
Gregson	3971 Lexington	[Signature]
Michael Bowles	39243 gorge RD E	[Signature]
Adam West	H. 636 Hannah Rd	[Signature]
GUILLIUME LACORTE	3621 quadra ST.	[Signature]
Allan Cheaney	39 Kingham Pl.	[Signature]
Kelin Kruger	129 Gorge Rd East	[Signature]
C. Jacobs	440 Gorge Rd East	[Signature]
Jana Borel	2733 Cadman Plc	[Signature]
Mark Stephenson	2733 Cadman Plc	[Signature]
Shauna Taylor	881 Crown Valley	[Signature]
Orly Draves	1040 Tolmie Ave.	[Signature]
Rosanna Desjardins	26 Nivelle Terr. St. Albert, AB	[Signature]
JOSEPH J WHITE	866 CRAIGFLOWER RD	[Signature]
Jim Baynes	3331 Hatley Drive	[Signature]
Elise Kivantes	208-464 Lampson St	[Signature]
Hannah Tromph	2736 Bqrth St.	[Signature]
Ethan Rolfe	4274 Glenford Ave.	[Signature]
Scott Burman	560 Duddon	[Signature]
Justin Peetham	526 Head Street	[Signature]
Grellana Molzan	2480 setchfield ave.	[Signature]

4A per street.



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Pat Anderson	2893 Ashely Rd	Pat Anderson
Nathan Alexander	2828 Rock Bay Ave	Nathan Alexander
Barbara Eckman	986 Weaver Pl	Barbara Eckman
Mike Gabriel	909 Pembroke	Mike Gabriel
Cara Dorman	1040 Talmie	Cara Dorman
Scott Gold	545 Manchester Rd	Scott Gold
Ashley Penner	525 Sumas Street	Ashley Penner
Nathan Laroque	2922 Donald St	Nathan Laroque
Tyler LeBreton	2923 Donald St	Tyler LeBreton
Stewart MacLean	2832 Gairgowan Road	Stewart MacLean
Lyle Legerton	2922 Donald	Lyle Legerton
Joey Sharkey	#107 831 Ellice St	Joey Sharkey
Sheri	659 Kestrel	Sheri
Kassia DeSouza	2141 Sandown Rd	Kassia DeSouza
Tyler Pettigrew	3772 Tillicum Rd	Tyler Pettigrew
Jeremy Berger	1467 Union Rd	Jeremy Berger
Jason Wiggins	950 Edge Pl	Jason Wiggins
Ashley Rindell	926 Edge Pl	Ashley Rindell
Paul Gumbley	2811 Parkview Drive	Paul Gumbley
LorAnne Camp	252 Gorge Road East	LorAnne Camp
Ariel Adair	365 Gorge Rd Levee Rd	Ariel Adair
Valma Sampson	680 Gorge Rd	Valma Sampson
Tina Weatherell	627 B Kelly Rd	Tina Weatherell
Daiton Miles	2387 122 Dr	Daiton Miles
Kaija Klassen	2827 Pickford Rd.	Kaija Klassen
Tony Gilbert	846 122 Dr	Tony Gilbert
Brett Hawthorth	846 Weir Rd	Brett Hawthorth
Stephen Palmer	9-3015 Tutland Rd V8T2T1	Stephen Palmer
Greg McInnis	9898 EAST SAANICH RD-501	Greg McInnis
Kevin Kiehl	5321 Luxton Rd.	Kevin Kiehl
Carlton Aspinwall	3767 Duke Rd	Carlton Aspinwall
Tony Van Wyk	1165 GARDEN CATE DRIVE	Tony Van Wyk
Tirone Babcock	338 112-179 Wilson St V8B1C	Tirone Babcock



The Green Hart Health and Wellness Inc.

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Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Mathew Daryl Smith	401 Obed Avenue.	Mathew Smith
Frick Skinner	377 Kinslingbury Lane	Frick
Edith DeBorja	11 Foxwood Dr. Pt. Rd	Edith DeBorja
Damon Joe	1630 McRae Ave	Damon Joe
Lex Bronec	2188 Gorman Pl	Lex Bronec
Richard Doyle	1198 Maria Park Dr.	Richard Doyle
Jordan Parranco	541 Langview Drive	Jordan Parranco
Nicholas Cavallaro	603 Phelps	Nicholas Cavallaro
Kristen Malinger	133 Gorge	Kristen Malinger
Anneli Rostek	2887 Austin Av	Anneli Rostek
Clara Curran	3943 Quadra Street	Clara Curran
Bramson Giles	5444 Austin Ave	Bramson Giles
Sheryl Dehaet	37570 Cedarcroft Dr.	Sheryl Dehaet
Sheryl Boyd	250 Gorge Pl. W	Sheryl Boyd
Gibbie Powell	904 S. Oak Pl	Gibbie Powell
Cherie Farrow	490 Gorge Rd E	Cherie Farrow
Loa Peterson	4145 Interurban Rd.	Loa Peterson
Nick Peterson	3049 Albion Street	Nick Peterson
Cornel Farrow	17215 113th Ave. AB	Cornel Farrow
Roberto Gonzalez	3041 Talisman Rd	Roberto Gonzalez
Monica Jones	412 Craigflower	Monica Jones
ERIN MONTELEONE	493 Thetis Crest Victoria	ERIN MONTELEONE
Doug Baker	40 EAGLE LAKE	Doug Baker
Carleen Kardynal	918 Garthland place west	Carleen Kardynal
Christopher Clifford	918 Garthland place west	Christopher Clifford
Chris Lines	2806 Montego DR	Chris Lines
Colt Jorge	3377 Piper rd.	Colt Jorge
Scott Sanderburg	260 Michigan St.	Scott Sanderburg
Deborah Lake	105 344 Goldstream Ave	Deborah Lake
Op Hardy	#150 Gorge Rd #360	Op Hardy
William	2871 Millbrook Rd Victoria	William
Gellana Melzan	2480 setchfield ave	Gellana Melzan
Paul Fuller	157 Gorge Road East	Paul Fuller
Gordon R. Portice	306-246 Gorge Rd East	Gordon R. Portice



The Green Hart Health and Wellness Inc.

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Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Christina Nordstrom	3170 Anders Rd	[Signature]
Michelle Westlake	408 Michigan St	[Signature]
Jim Baynes	3331 Matley Drive	[Signature]
Bill Brooks	9906 - RESTHAVEN DR, SIONEN	[Signature]
Shea Morgan	3023 Metchoss Rd	[Signature]
Ben King-Eagles	984 McKenzie Ave	[Signature]
Melanie Winter	740 Travino Ln	[Signature]
Jenn Baker	2891 Craigowan Rd	[Signature]
Ila Meens	2831 KMA St. Victoria BC	[Signature]
Karima Essa	197 O'Bad Ave. Victoria BC	[Signature]
Georgie Hewitt	Gorge Rd Victoria BC	[Signature]
Jane Crosswell	Gorge Rd Victoria BC	[Signature]
William Viorre	3621 Quadra St	[Signature]
Sara Lynn Myles	3378 Radiant Way	[Signature]
Vanessa Conliffe	251 Chestalview Dr. Victoria	[Signature]
Tollie Carter	105 Atkins Rd.	[Signature]
Cherie Nowell	904 Sioux Pl	[Signature]
Ken Sarau	990 Loch Glen Langford	[Signature]
Andrew Greenly	880 Vernon Ave	[Signature]
PETER FOSTER	507 - 365 WATERFRONT CRESCENT	[Signature]
Justin Hall	2318 Selwyn Rd	[Signature]
Breanna Fairlie	#40 1506 ADMIRALS RD	[Signature]
Mike Cook	1170 Greenwood Ave	[Signature]
Chanelle Kneak	3-3456 turnstone Dr	[Signature]
GARRY YEOMANS	1234 - BASIN AVE	[Signature]
Richard Hehl	157 Gorge Rd E	[Signature]
Dan Gent	356 Old Island Hwy	[Signature]
315TH	21 YAMATE STATION	[Signature]
W. Leong	2438 Jackson Rd.	[Signature]
J. Buddel-7	1075 - Linden Ave	[Signature]
Gellana Moran	2480 setchfield ave.	[Signature]
NICK RED	2559 JUANINE DRIVE	[Signature]
Rae Whitesell	663 Goldstream Langford	[Signature]
Ingrid Stelmack	507 - 370 WATERFRONT CRES VICTORIA	[Signature]
Adam Trimm	219 Gorge Rd	[Signature]



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Raymond Tessier	534 Dunedin St. Victoria	[Signature]
Rachel Brichnell	3109 Anthebus Crescent	[Signature]
Adam Mickelson	10501 Prevost Rd.	[Signature]
Sam Chikara	663 Esplanade Rd.	[Signature]
RELIGIOUS ART	809 GLADDA AVE.	[Signature]
Wendy Hewitt	658 Pine St Vic BC	[Signature]
ROGER VANDERMEYER	467 WALTER AVE	[Signature]
Leith Bechermaise	2717 Peatt Rd	[Signature]
Jaysaw Quisley	7048 West Coast Rd	[Signature]
John Campbell	548 Northcott Ave	[Signature]
William Allen	4-558 Sumas	[Signature]
Gary Bowman	4678 Elk Lake Rd.	[Signature]
Phil Ziegenfuss	999 Premier	[Signature]
Steve Hill	3450 Turnstone dr	[Signature]
Ferhen Stone	4425 Forbidden Plateau, Courtenay, BC	[Signature]
DELGROSSI	914 PANDORA	[Signature]
Shane Routhier	1044 Tillicum Rd, Victoria BC	[Signature]
Melinda DeGroot	1046 Tillicum Rd	[Signature]
Lindsay Banyanga	3641 Bridgeport Pl Victoria	[Signature]
Hana Barton-Thompson	252 Gorge Rd East	[Signature]
Kelly Healey	824 WALKER	[Signature]
Don Brister	1242 Woodway	[Signature]
POD PATINGABER	4116-250 GORGE RD EAST	[Signature]
Eric Caudle	827 Selkirk Ave Victoria, BC	[Signature]
KEANAN HADJARI	700 ILMONSON AVE	[Signature]
Jonathan Fuller	24020 West Secaucus.	[Signature]
Mike Givert	575 Sumas St. vic. bc	[Signature]
Tia Frank	2941 Albina St	[Signature]
Kevin Price	1516 Belmont ave	[Signature]
MIKE CAMPION	221 SPAR ST SURREY	[Signature]
Carleigh Baker	2891 Craigowan Rd Victoria BC	[Signature]
MARTIN STARR	7400 GLENVIEW AVE VIC BC	[Signature]
Erica	3444 Goldstream	[Signature]
TERESA MIDBO	110 MADDOCK AVE.	[Signature]



The Green Hart Health and Wellness Inc.

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Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
AELYN TISLEY	207-215 Gorge Rd E.	Aelyn Tisley
DEBBIE CROOKES	3334 KEATS RD	Debbie Crookes
SARAH DICK	300 C Quadra St	Sarah Dick
Heather Curle	1-109 9818 54th ave	Heather Curle
Diana Brathwaite	535 Sumas St.	Diana Brathwaite
ROD BLOTHORN	2834 CROSSING CROS	Rod Blathorn
Lain Taylor	593 Fulton Terrace	Lain Taylor
RIK O'BRIEN	1559 SAWYER RD	Rik O'Brien
SASH MASTERS	1359 GEORGE RD	Sash Masters
LAJ JONES	735 Inissie Drive	Laj Jones
Correen Kardynal	918 Barthland place west	Correen Kardynal
CHRISTOPHER CARR	918 Barthland place west	Christopher Carr
DAVE CARRER	4116 SCOKE RD	Dave Carrer
Sue Hugel	2779 Stanta Rd.	Sue Hugel
Robert Beutrand	801 2779 Stewart Rd.	Robert Beutrand
Shari	654 Kestrel ridge	Shari
Russ Hughes	1051 Colville	Russ Hughes
JOE STRICKLAND	277 METAFORD AV.	Joe Strickland
M.A. KING	3147 WHAPPELLE	M.A. King
Steve Mills	545 Danovun Ave	Steve Mills
Nicole Cadioux	127 Rockcliffe Pl	Nicole Cadioux
BRIAN TUCKER	898 SEVEN OAKS Rd - VICTORIA	Brian Tucker
Correen Kardynal	918 Barthland place west	Correen Kardynal
CHRISTOPHER CARR	918 Barthland place west	Christopher Carr
Joan Daphnee	407-1445 Fort St Victoria, BC	Joan Daphnee
Julia Barge	3576 Columel Ave Victoria, BC	Julia Barge
Deniss Leonovich	3576 Columel Ave Victoria BC	Deniss Leonovich
Barbara Russell	2055A White Birch Rd.	Barbara Russell
Shirley Marshall	2055A WHITE BIRCH RD.	Shirley Marshall
Shirley Marshall	632 Gorge east	Shirley Marshall
MAJORS	4060 Gorge Pl.	MAJORS



The Green Hart Health and Wellness Inc.

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Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Cathy Van Wyk	1165 Gordon Gate Drive	Cathy Van Wyk
Anneli Raskski	2887 Austin Av.	Anneli Raskski
J. Hayes	6839 Quartz Dr.	J. Hayes
UNA RAFEIRO	3447 Ambrosia Cr Vic	UNA RAFEIRO
Scott Tucker	3447 Ambrosia Vic	Scott Tucker
Candice MacIntyre	1171 Natures Gate Vic BC	Candice MacIntyre
Cherie Dorell	904 Sioux Pl	Cherie Dorell
BLAIR MERRIMAN	440 G ORGE RD EST APT 48	BLAIR MERRIMAN
OWEN DRAIN	1190 KESGAVAN CR.	OWEN DRAIN
RACHEL F WILSON	3413 MARY ANNE CR.	RACHEL F WILSON
MARWYNNE EDWARDS	3413 MARY ANNE CR.	MARWYNNE EDWARDS
Christopher Clifton	918 Garthland place west	Christopher Clifton
Mike & Chris Malone	918 Garthland place west	Mike & Chris Malone
Ben Burnett-Forest	856 Sunridge Valley Dr.	Ben Burnett-Forest
Jack Britford	611 Mary St.	Jack Britford
KEA Pertris	1445 Craigflower	KEA Pertris
MAIA GARLAND	1703-2365 LAM CIR V8N 6K9	MAIA GARLAND
Donna Pearson	102-3210 Jackson Rd V8B 0S5	Donna Pearson
Donella Thompson	6017 Lantz Rd V8A 1S4	Donella Thompson
Pearl Caddell	#1 park ave. N.Y.N.Y	Pearl Caddell
Wayne Lewis	2188 Strathmore Rd.	Wayne Lewis
Kevin Kiehl	403-565 Manchester Rd. Victoria	Kevin Kiehl
Ed Schastka	3313 Luxton Rd.	Ed Schastka
KELLY HEFFART	922 Walken St	KELLY HEFFART
Rob Coleman	C-2002 Chambers St. Victoria	Rob Coleman
Rob Coleman	276 SKAAT, in type 15L	Rob Coleman
Steven Hall	226 SKAAT, in type 15L	Steven Hall
Marcus Leleski	835 Esquimalt Rd	Marcus Leleski
SHARON LEBRON	835 Esquimalt Rd	SHARON LEBRON
BLAIR KEMP	VICTORIA ELDER	BLAIR KEMP
D. Cae	VICTORIA BC	D. Cae
Don Carson	Victoria B.C	Don Carson
	866 Gayflower. Victoria	

September 20, 2018

Dear Mayor and Council,

Re: Rezoning Application REZ00657 for 475 Gorge Road East



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

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

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

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

I appreciate the opportunity to comment.

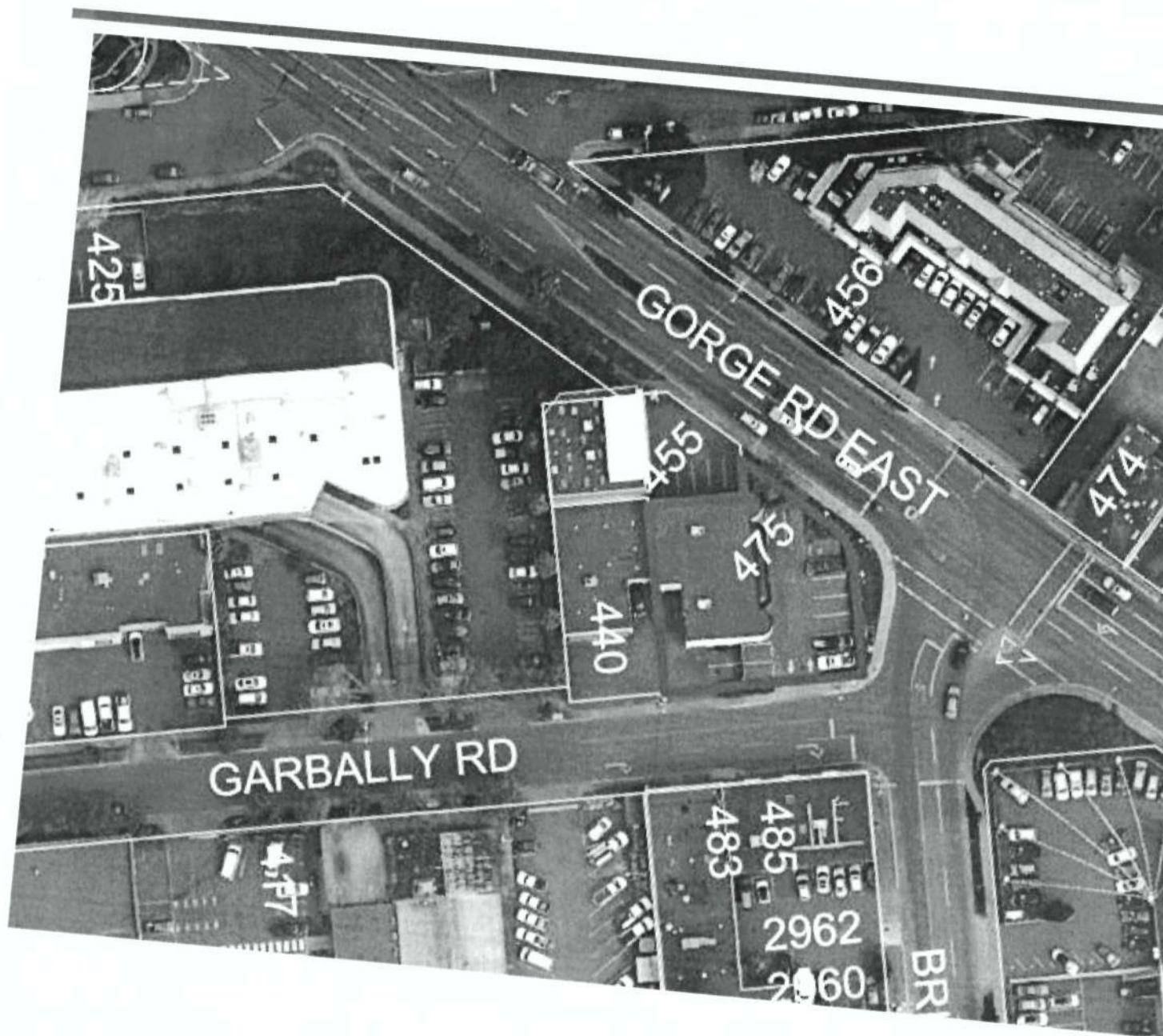
Respectfully,

A handwritten signature in black ink, appearing to read "Avery Stetski".

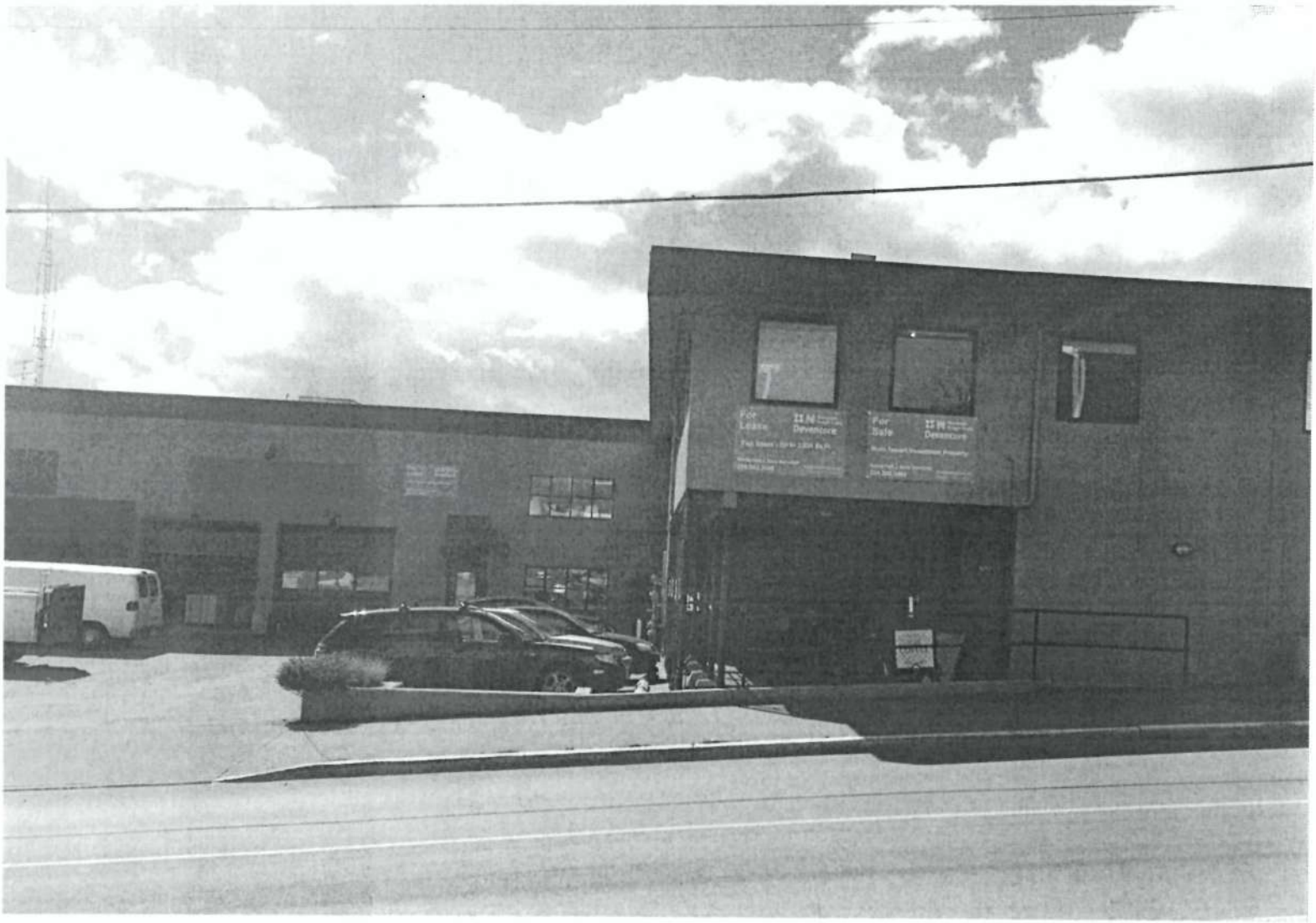
Avery Stetski

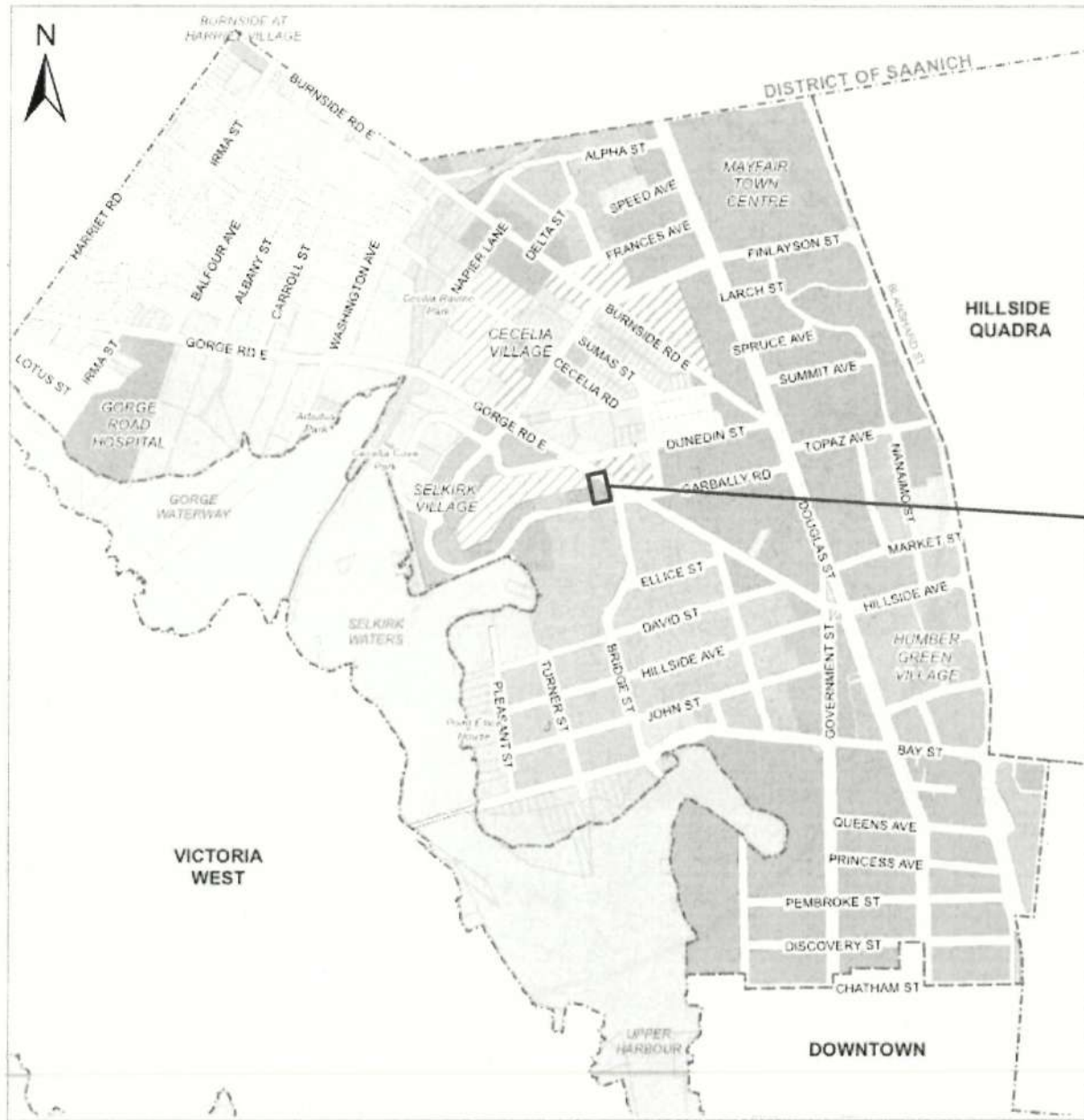
Cc: Erin Drew, The Green Hart

Rezoning Application for 475 Gorge Road East









MAP 19 Burnside Neighbourhood

Urban Place Design.

- Core Employment
- Industrial Employr
- Employment-Resi
- Industrial Employment-Resi
- Marine Industrial
- General Employm
- Town Centre
- Large Urban Villag
- Small Urban Villag
- Urban Residential
- Traditional Reside
- Public Facilities, Ir
- Parks and Open S
- Working Harbour
- Marine

*Urban Place Designations are provi
purposes only. Please refer to Map 2
for designation information.





Committee
of the Whole

NOV 08 2018

Late Item# F.1

Committee of the Whole Report
For the Meeting of November 8, 2018

To: Committee of the Whole **Date:** November 7, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: **Cover Report for Correspondence Received for Rezoning Application**
No. 00657 for 475 Gorge Road East

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

On November 7, 2018, staff received late correspondence from the lawyer of the applicant for Rezoning Application No. 00567 at 475 Gorge Road East. The letter is provided to Council as an attachment for Council's information.

This letter outlines the process of a previous storefront cannabis retailer rezoning application from the point of view of the Applicant. It should be noted that the prior rezoning process is not a relevant consideration for the current application before Committee of the Whole on November 8, 2018. In addition, staff have noted a number of factual inaccuracies in the attached letter. However, given both the lateness by which the correspondence was received and that it contains information that is not relevant to Council's consideration of the current rezoning, staff have not prepared a detailed response. Should Council require a more detailed response to the letter, staff can provide a written response at Council's request.

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 7, 2018

List of Attachments:

- Attachment A: Letter from Applicant's lawyer received November 7, 2018.

7 November 2018

File #15161



Barristers & Solicitors

TELEPHONE

250 381 4040

604 569 0654

888 381 8555

FACSIMILE

250 388 9406

604 687 8996

EMAIL

LAWYERS@SLL.CA

Reply to: Albert Berns
Westshore Office
Phone ext. 2533
berns@SLL.ca

Legal Assistant: Leah Seal
Phone ext. 2535
leah@SLL.ca

City of Victoria
Architecture and Planning Department
1 Centennial Square
Victoria, BC V8W 1P6

Via email: mangrove@victoria.ca

Attention: Michael Angrove

Dear Sir:

RE: *Green Hart Health & Wellness – Application Set for Committee of the Whole:
November 8, 2018 475 Gorge Road*

VICTORIA

SUITE 300

736 BROUGHTON STREET

VICTORIA

BRITISH COLUMBIA

CANADA V8W 1E1

VANCOUVER

SUITE 510

938 HOWE STREET

VANCOUVER

BRITISH COLUMBIA

CANADA V6Z 1N9

WESTSHORE

SUITE 103

2849 PEATT ROAD

LANGFORD

BRITISH COLUMBIA

CANADA V9B 3V5

SOOKE

6689 SOOKE ROAD

(DIRECT CORRESPONDENCE
TO VICTORIA OFFICE)

Thank you for the opportunity to meet with yourself, Ms. Moffatt, and our client on October 11, 2018 at the City of Victoria offices. At that time, we were invited to forward a letter for consideration by the Committee of the Whole for the upcoming hearing of the Application. There are a number of factors we draw to the Committee's attention for their consideration.

1. Our clients business is a medical marijuana dispensary serving patients for years without any incidences requiring police action. When the City of Victoria first enacted the Storefront Cannabis Retailer Rezoning policy in 2016 our client's storefront cannabis business was at a distance more than 200 metres from another storefront retailer; a requirement of the policy. Our client made application for rezoning and was scheduled for a first public hearing in August, 2017, however, the City of Victoria on its own accord removed the application from the hearing list indicating that it would go forward on a subsequent date. We note that had the hearing proceeded on the August 10th, 2017 date, it would have been only several weeks after the City of Victoria had changed its policy regarding the distance between cannabis retailers and long after the rezoning application had been deposited with the City of Victoria.
2. Our client has paid business license fees and after its initial rezoning application was voted against, was then fined by the City of Victoria for operating in violation of the cannabis storefront policy and has paid all of those fines. Our client has also delivered numerous documents of support from the neighbourhood indicating that it is a good corporate citizen revealing that its operation in its present location is supported by the community.
3. As a condition of the rezoning application and only three weeks prior to the initially scheduled meeting of the Committee of the Whole on August 10th 2017,

city staff indicated it required the SRW prior to the meeting. This requirement appeared to be caused by the difficulties the City was having on an unrelated application. To further complicate matters City staff provided our client with the improper template for the registration of an SRW.


4. City Staff advised the next date for hearing was tentatively scheduled for November 9th, 2017.
5. The improper template for SRW registration caused undue delay in bringing the matter on for hearing. On July 25th, the City solicitor identified that staff had sent the wrong template SRW and indicated a new template would be sent in the next couple of weeks. Previous counsel for our client communicated with Mr. Angrove and Ms. Moffat extensively to obtain the right template for execution and approval. This took months to resolve as City staff was on holidays and unavailable to respond as well further condition of the SRW being identified, including need for a survey. Well into November City were still reviewing the SRW.
6. The November hearing date was subsequently withdrawn for the reason that there were too many applications; it was subsequently scheduled for December 7th, however it was not heard until December 14th, where it was defeated and didn't reach third reading.
7. We also note that the SRW was registered on title on December 5th, 2017, prior to the rezoning application being heard. This remains on title despite the fact that the rezoning application was denied.
8. There are a number of storefront cannabis operations within the City of Victoria that are operating in proximity less than 400 metres to one another and that a number of these applications were approved even though they were contrary to City about distances between operations. There are at least nine that have been approved. Ultimately, and for reasons unknown to the writer, the rezoning application was heard in December, 2017, and was narrowly defeated in a vote. We do note that a neighbouring storefront cannabis operation was granted rezoning its location at 603 Gorge Road.

We thank you for the opportunity to consider this historical narrative in your considerations.

Yours truly,

**STEVENSON LUCHIES
& LEGH**

Per:


Albert Berns (Law Corporation)

AB/gh

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	22nd	day of	November	2018
READ A SECOND TIME the	22nd	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 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.

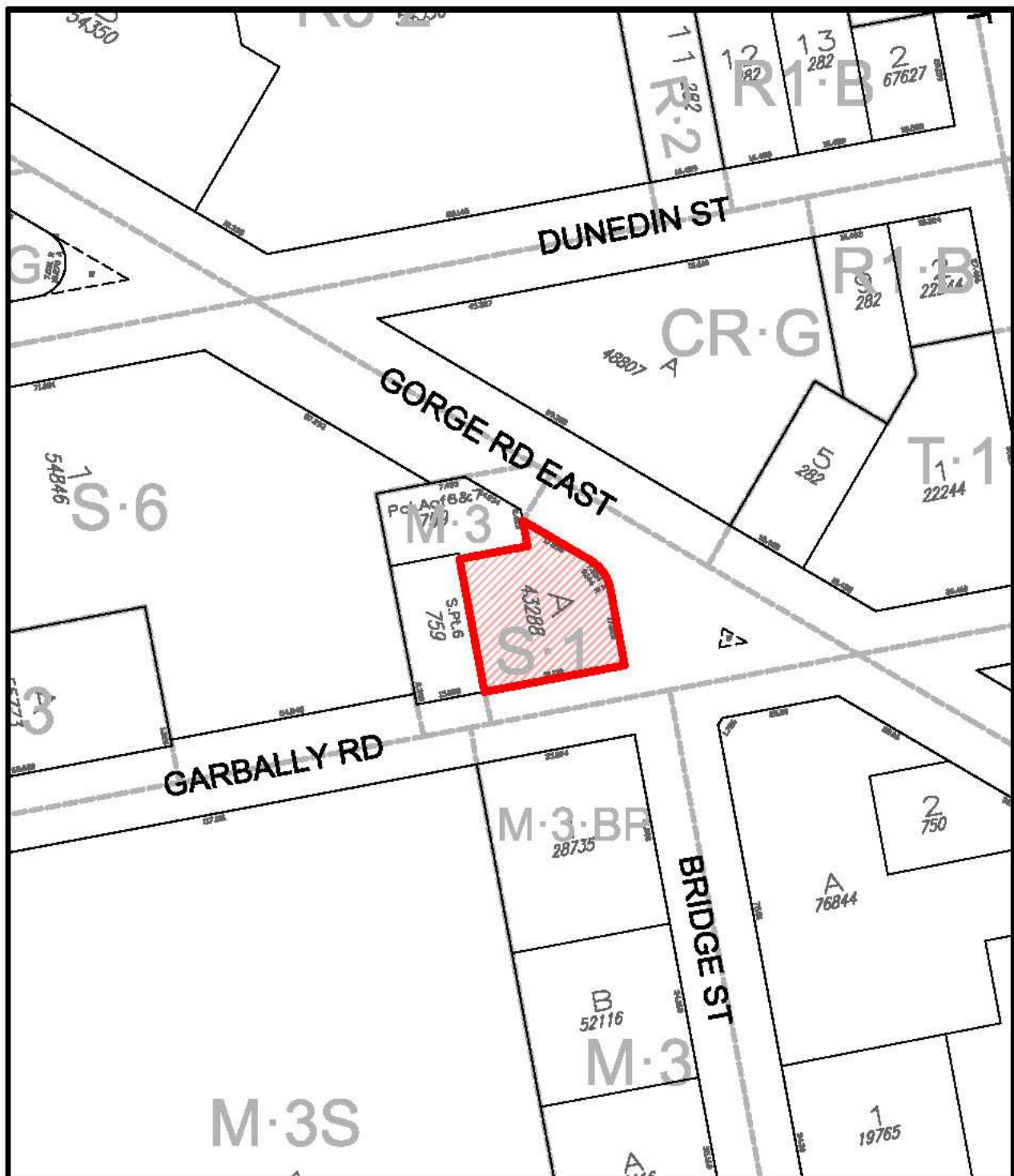
7.56.2 Size & Location of Uses

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



I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the November 8, 2018 COTW Meeting

**I.1.a.d 1300 Yates Street - Development Variance Permit Application
No. 00209 (Fernwood)**

Moved By Councillor Thornton-Joe

Seconded By Councillor Young

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 Variance Permit Application No. 00209 for 1300 Yates Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 1. reduce vehicle parking stalls from 78 to 57;
 2. reduce visitor vehicle parking stalls from 8 to nil.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F.3 1300 Yates Street - Development Variance Permit Application No. 00209 (Fernwood)

Committee received a report dated October 25, 2018 from the Acting Director of Sustainable Planning and Community Development proposing to convert an existing amenity space on the fifth floor into an additional residential unit.

Moved By Councillor Thornton-Joe
Seconded By Councillor Collins

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 Variance Permit Application No. 00209 for 1300 Yates Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce vehicle parking stalls from 78 to 57;
 - ii. reduce visitor vehicle parking stalls from 8 to nil.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of November 8, 2018

To: Committee of the Whole **Date:** October 25, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Development Variance Permit Application No. 00209 for 1300 Yates 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 Variance Permit Application No. 00209 for 1300 Yates Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce vehicle parking stalls from 78 to 57;
 - ii. reduce visitor vehicle parking stalls from 8 to nil.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* 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 1300 Yates Street. The proposal is to convert an existing amenity space on the fifth floor into an additional residential unit. The variances are related to reducing the vehicle parking stalls from 78 to 57 and reducing the visitor parking stalls from 8 to 0.

The following points were considered in assessing this Application:

- the proposal is consistent with the *Official Community Plan* as it upgrades and regenerates the existing rental housing stock
- the vehicle parking variances would reduce the number of resident stalls from 78 to 57 and the visitor stalls from 8 to 0. This variance is considered supportable as it represents

the current parking configuration on-site and a Parking Review Summary conducted by Bunt & Associates confirms that the current number of stalls is adequate.

BACKGROUND

Description of Proposal

The proposal is to convert an existing amenity space on the fifth floor into an additional residential unit, which triggers two parking variances. The proposed variances are to reduce the vehicle parking stalls from 78 to 57 and reduce the visitor parking stalls from 8 to 0.

Sustainability Features

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

Active Transportation Impacts

The Application proposes a new four-stall bicycle rack, which supports active transportation.

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.

Existing Site Development and Development Potential

The site is presently a five-storey rental apartment building. Under the current R3-2 Zone, Multiple Dwelling District, the property could be developed as multi-unit residential at a maximum density of 1.6 to 1 Floor Space Ratio (FSR) and a maximum height of 22m.

Data Table

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

Zoning Criteria	Proposal	Zone Standard R3-2
Site area (m ²) – minimum	4272.35	920.00
Unit floor area (m ²) – minimum	54.00	33.00
Density (Floor Space Ratio) – maximum	1.20	1.20
Total floor area (m ²) – maximum	5114.00	5138.88
Height (m) – maximum	10.80	18.50

Zoning Criteria	Proposal	Zone Standard R3-2
Storeys – maximum	5	N/A
Vehicle parking – minimum		
Vehicle parking	57 *	78
Visitor parking included in the overall units	0 *	8
Bicycle parking stalls – minimum		
Long term	0	0 (legally non-conforming)
Short term	4	0 (legally non-conforming)

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on March 9, 2018, the Application was referred for a 30-day comment period to the Fernwood 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

Official Community Plan

The proposal for additional rental units within the rental apartment building is consistent with the *Official Community Plan (OCP, 2012)*, which supports housing diversity, rental housing choice and the ongoing upgrade and regeneration of the City's rental housing stock. Parking management includes the addition of one stall to offset the new unit and the addition of a bicycle rack to support active transportation.

Local Area Plans

The Fernwood Neighbourhood Plan notes that apartments should be contained to the Eastern Approaches, within which this property is located. However, the Plan does not speak to parking variances.

Tree Preservation Bylaw and Urban Forest Master Plan

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

Regulatory Considerations

The applicant is requesting to reduce the required parking from 78 to 57 stalls. Under Schedule C, the parking requirement is 86 stalls; however, previous approvals for the site permitted 77 stalls. The addition of one unit would require a one vehicle stall increase for a total of 78 stalls required; however, it would appear that 77 stalls under previous approvals were never built and the current configuration is for 56 stalls. The applicant is proposing the addition of one stall to offset the new unit for a total of 57 stalls, which would still be 21 stalls below the required 78 stalls. To help offset the anticipated parking shortfall for this development and to incentivize reduced vehicle ownership and active transportation, the applicant has agreed to provide a four-stall bicycle rack on-site. In addition, a Parking Review Summary (attached) dated September 22, 2017 has been provided by the applicant, which demonstrates that the expected parking demand is lower than the number of stalls provided. Therefore, the parking variance for vehicle stalls and visitor stalls may be warranted.

CONCLUSIONS

The site has been functioning with a reduced parking allotment, below the standard established in Schedule C, for a number of years. The Parking Review Summary has shown that there is enough parking on-site to satisfy the demand, and the provision of one stall offsets the new unit being created. Finally, the applicant is providing a bicycle rack on-site to further reduce vehicle demand. Therefore, staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00209 for the property located at 1300 Yates Street.

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:

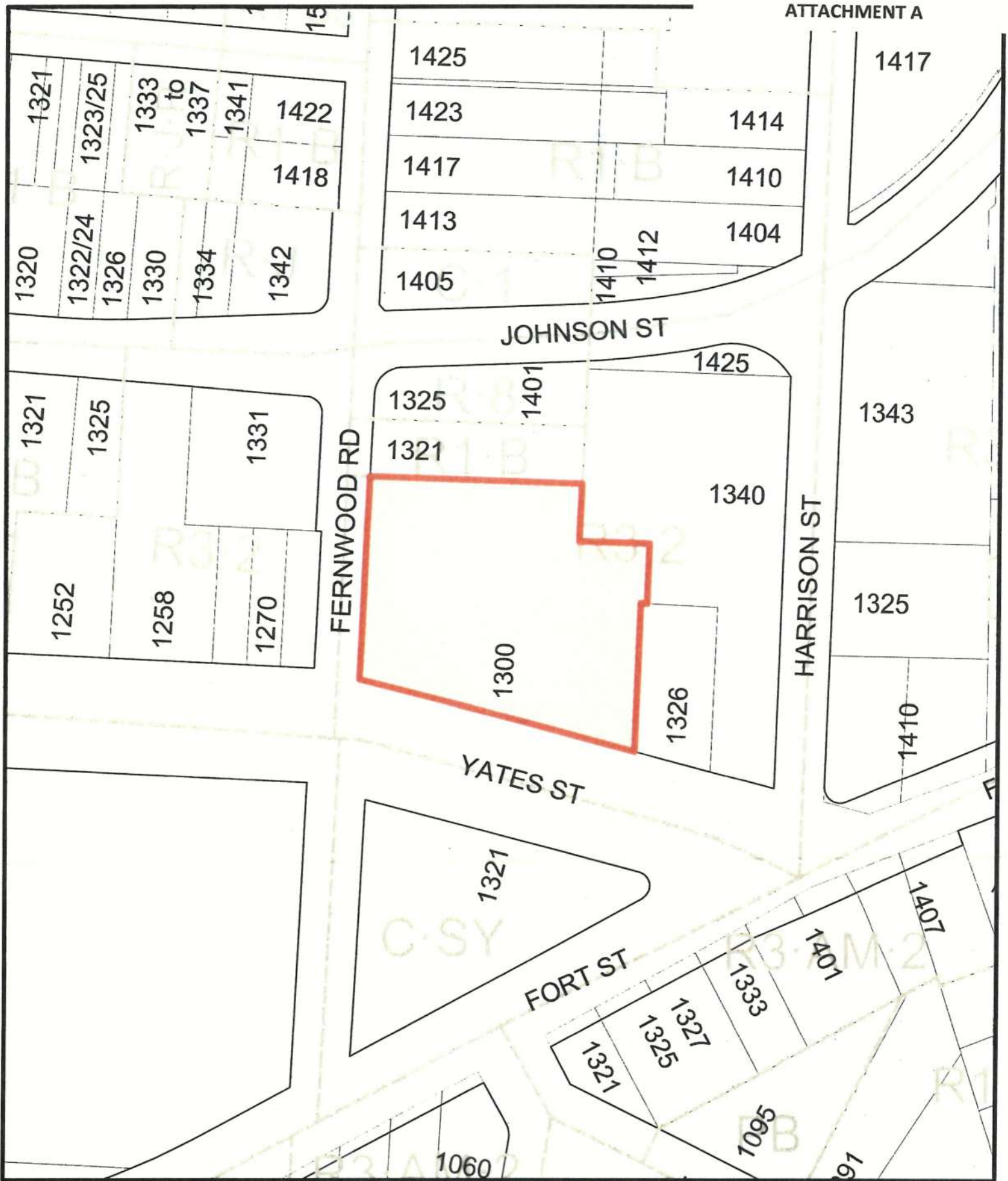


Date:

Nov 2, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 17, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 27, 2018
- Attachment E: Parking Review Summary dated September 22, 2017.



1300 Yates Street
Development Variance Permit #00209



204
CITY OF
VICTORIA



PROJECT ADDRESS 1300 YATES STREET
VICTORIA BRITISH COLUMBIA
V8Z 1S2

LEGAL DESCRIPTION LOT A
PLAN 1913
SECTION 14 VICTORIA

BUILDING CODE REVIEW

THE LATEST VERSION OF BRITISH COLUMBIA'S BUILDING ACT & REGULATION APPLIES TO THIS PROJECT

CLASSIFICATION BY MAJOR OCCUPANCY (ART 3.1.2)
Residential, Multiple Dwelling Occupancy
B-1000 (Three or more units in a building group) C- RESIDENTIAL OCCUPANCY

NON COMBUSTIBLE CONSTRUCTION (ART 3.1.3)
1. The exterior walls of the building shall be non-combustible and shall be protected by fire-resistance rated construction.

FIRE SEPARATION AND CLOSURES (ART 3.1.4)
PENETRATION OF FIRE SEPARATION AND FIRE RATED ASSEMBLIES (ART 3.1.4)
ANY FIRE SEPARATION (PARTITION WALL AND FLOOR) IS CONTINUOUS AND HAS A FIRE RATED RESISTANCE
ANY PENETRATION OF SEPARATION WILL BE PROPERLY INSTALLED AND PROTECTED

FIRE WALLS (ART 3.1.10)
EXTERIOR FIRE WALLS ARE CONTINUOUS

OCCUPANT LOAD (ART 3.1.17.3)
BASED ON OCCUPANT LOAD 2 PERSONS PER SLEEPING UNIT
TOTAL OCCUPANT LOAD 175 PERSONS

PROPOSED OCCUPANT LOAD 2 PERSONS PER SLEEPING UNIT
TOTAL OCCUPANT LOAD 175 PERSONS

RESIDENTIAL OCCUPANCY (ART 3.2.4)

SUITS OF RESIDENTIAL OCCUPANCY ARE SEPARATED FROM EACH OTHER AND THE ALTERNATE USE OF THE BUILDING BY A FIRE SEPARATION HAVING A FIRE RESISTANCE RATING NOT LESS THAN 1 HOUR (3.2.4.2)

TRAVEL DISTANCE (ART 3.4.2.3)

EVERY FLUOR AREA INTENDED FOR OCCUPANCY IS SERVED BY 3 EXITS (ART 3.4.2.1.1)
MINIMUM TRAVEL DISTANCE FOR AT LEAST 1 EXIT IS 30 M

EXIT CAPACITY CALCULATIONS (ART 3.4.2.3)

	OCCUPANT LOAD	MINIMUM DOOR WIDTH	EXIT DOOR AGGREGATED WIDTH
PENTHOUSE	2	245 mm	110 mm
4TH FLOOR	45	456 mm	2050 mm
3RD FLOOR	45	282 mm	2100 mm
GROUND FLOOR	34	282 mm	2100 mm

PROJECT STATISTICS

INFORMATION TABLE	NOTES
ZONING (EXISTING)	R32 ZONE - MULTIPLE DWELLING DISTRICT
SITE AREA (M ²)	421.00 M ²
TOTAL FLOOR AREA (M ²)	4127.5 - 5114.0 M ²
FLOOR SPACE RATIO	1.2 (CALCULATED)
SITE COVERAGE	107.8% (107.8% - 11.0% (EXISTING))
OPEN SITE SPACE	1130.0 M ² (EXISTING)
HEIGHT OF BUILDING	AVERAGE 10.8 M (BASED ON 5)
NUMBER OF STOREYS	5
PARKING STALLS ON SITE	25 EXISTING STALLS
PROPOSED STALLS	57 PROPOSED STALLS
BICYCLE STORAGE	1 BICYCLE SPACE REQUIRED

BUILDING SETBACK	NOTES
FRONT YARD	SEE EXISTING SITE PLAN
REAR YARD	SEE EXISTING SITE PLAN
SIDE YARD	SEE EXISTING SITE PLAN
SIDE YARD	SEE EXISTING SITE PLAN

RESIDENTIAL USE DETAILS	NOTES
TOTAL OF UNITS	57 PROPOSED
EXISTING UNIT COUNT	25 EXISTING
TOTAL RESIDENTIAL FLOOR AREA	4127.5 M ²
EXISTING UNIT COUNT	25 EXISTING
PROPOSED UNIT COUNT	57 PROPOSED
TOTAL UNIT COUNT	82 TOTAL

NOTE: PROJECT STATISTICS ARE BASED ON THE BUILDING PERMIT APPLICATION

1300 YATES STREET

VICTORIA, BRITISH COLUMBIA

RESIDENTIAL PENTHOUSE UNIT

PROJECT DESCRIPTION

THE BUILDING IS A 5-STOREY APARTMENT BUILDING IS A 5-STOREY WOOD STRUCTURE AND IS NOT UNIMPROVED. THE BUILDING WAS CONSTRUCTED BETWEEN 1965 AND 1970

THE EXISTING BUILDING DIMENSIONS ARE LENGTH 10.1 M, WIDTH 26.5 M AND HEIGHT 44.1 M

THE DEVELOPMENT PERMIT FROM 1965 INCLUDED 10 PROPOSED STALLS. THE EXISTING LOT WAS NOT BUILT AS PER THE PERMIT, RESULTING IN 25 PROPOSED STALLS ON SITE

NO CHANGES TO THE EXISTING ACCESS PATHS OF TRAVEL EXISTING EXITS OR NUMBER OF EXITS WILL BE MADE

NO CHANGES TO EXISTING WALLS AND FLOORS BETWEEN UNITS

NO CHANGES TO EXISTING STRUCTURE

SUBJECT UNIT
PENTHOUSE 101

AREA
TOTAL AREA OF SCOPE OF WORK 34.6 M²
TOTAL AREA OF BUILDING 3114.0 M²

MINOR VARIANCE

REQUEST TO VARY:

A. TO VARY EXISTING BUILDING STALL COUNT TO A RATIO OF 0.74
B. AND TO INCREASE THE TOTAL COUNT OF 36 STALLS WITH EXISTING STALLS
C. AND TO INCREASE THE TOTAL COUNT OF 36 STALLS WITH EXISTING STALLS
D. AND TO INCREASE THE TOTAL COUNT OF 36 STALLS WITH EXISTING STALLS

EXISTING STALL COUNT: 25
PROPOSED STALL COUNT: 57



PROJECT TEAM

CLIENT

PRIMER INVESTMENTS
101 185 WEST BRUNSWICK
VICTORIA BRITISH COLUMBIA
V8Z 1S2

PROJECT MANAGER: DAVE BROWN

1 604 833 8351

E. DAVE BROWN@PRIMERINVESTMENTS.COM

PROJECT MANAGER

INTERPROPERTYSOLUTIONS

PROJECT MANAGER: BRYAN HOPKINS

1 604 240 5045

E. BRYAN@INTERPROPERTYSOLUTIONS.COM

ARCHITECT

INTERPROPERTYSOLUTIONS
101 185 WEST BRUNSWICK
VICTORIA BRITISH COLUMBIA
V8Z 1S2

PROJECT MANAGER: J. ROBERT

1 604 833 8351

E. J. ROBERT@INTERPROPERTYSOLUTIONS.COM

LIST OF DRAWINGS

ARCHITECTURAL	DESCRIPTION	DATE	STATUS
A-000	PROJECT INFORMATION LIST OF UNITS	2018	ISSUED
A-010	SITE PLAN ORIGINAL	2018	ISSUED
A-011	PROPOSED SPECIFICATIONS	2018	ISSUED
A-012	TECHNICAL SPECIFICATIONS	2018	ISSUED
A-100	EXISTING PLAN, DEMOLITION PLAN, CONSTRUCTION PLAN, PLUMBING/ELECTRICAL PLAN	2018	ISSUED

UNIT NUMBER	FLOOR AREA	UNIT NUMBER	FLOOR AREA
101	34m ²	303	34m ²
102	33m ²	304	37m ²
103	34m ²	305	37m ²
104	31m ²	306	37m ²
105	37m ²	307	43m ²
106	37m ²	308	37m ²
107	43m ²	309	37m ²
108	37m ²	310	37m ²
109	37m ²	311	37m ²
110	37m ²	312	37m ²
111	37m ²	313	37m ²
112	37m ²	314	37m ²
113	37m ²	315	37m ²
114	37m ²	316	37m ²
115	37m ²	317	37m ²
116	37m ²	318	37m ²
201	37m ²	319	37m ²
202	37m ²	320	37m ²
203	37m ²	401	37m ²
204	37m ²	402	37m ²
205	37m ²	403	37m ²
206	37m ²	404	37m ²
207	37m ²	405	37m ²
208	37m ²	406	37m ²
209	37m ²	407	37m ²
210	37m ²	408	37m ²
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212	37m ²	410	37m ²
213	37m ²	411	37m ²
214	37m ²	412	37m ²
215	37m ²	413	37m ²
216	37m ²	414	37m ²
217	37m ²	415	37m ²
218	37m ²	416	37m ²
219	37m ²	417	37m ²
220	37m ²	418	37m ²
221	37m ²	419	37m ²
222	37m ²	420	37m ²

Received
City of Victoria

SEP 17 2018

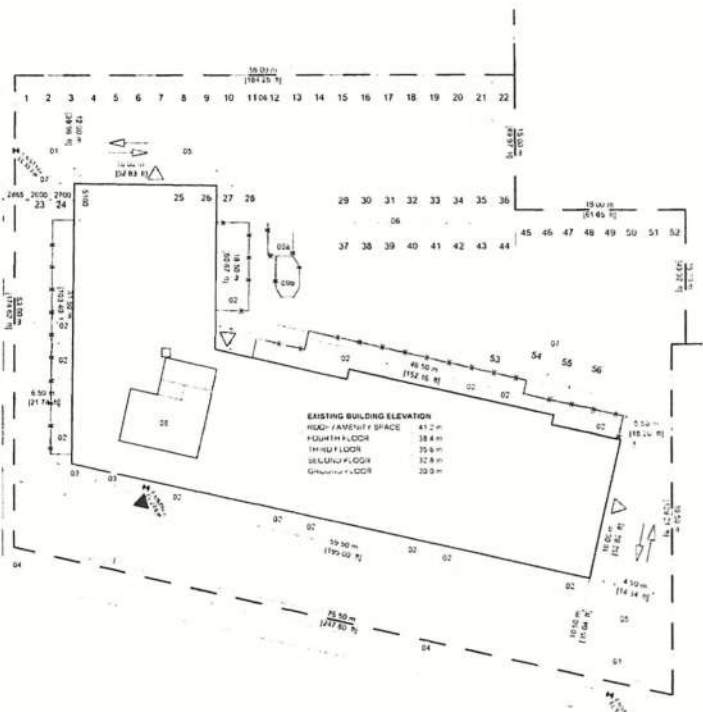
Planning & Development Department
Development Services Division

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



PROJECT NO. 1219
DRAWING NO. SITEPLAN
AS NOTED
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24"x36"



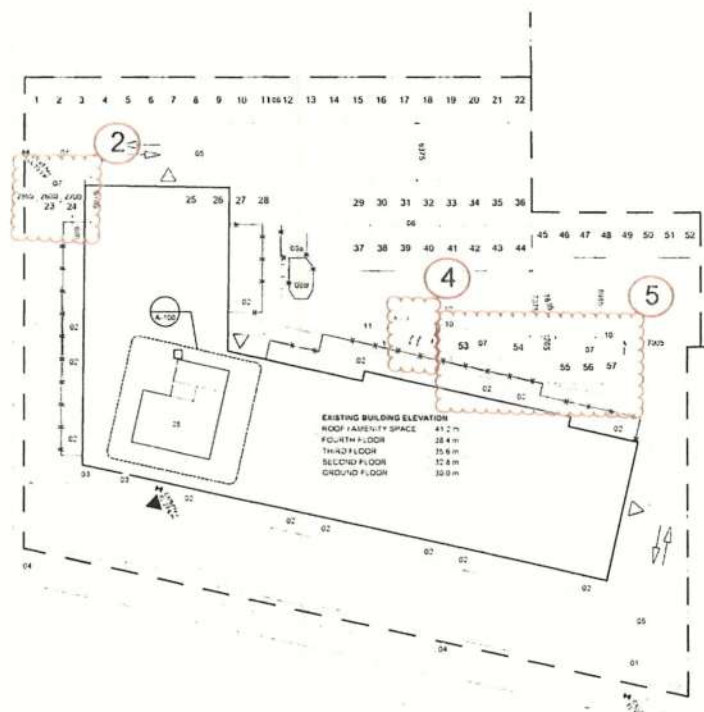
1 EXISTING SITE PLAN
A-010 SCALE 1:250

- NOTES
- 01 PARKING ENTRANCE
 - 02 PATIO
 - 03 PLANTER
 - 04 CONCRETE SIDEWALK
 - 05 ASPHALT
 - 06 COVERED PARKING STALLS
 - 07 EXISTING PARKING STALLS TO DELETE
 - 08 EXISTING AMENITY SPACE
 - 09A EXISTING GARBAGE AREA
 - 09B EXISTING PAD MOUNTED TRANSFORMER

- LEGEND
- ▲ MAIN BUILDING ENTRANCE
 - △ EXIT
 - TRAFFIC FLOW
 - PROPERTY LINE
 - BUILDING OUTLINE
 - - - FENCE

EXISTING PARKING 56 STALLS

1 BICYCLE RACK
A-010 SCALE 1:20



1 PROPOSED SITE PLAN
A-010 SCALE 1:250

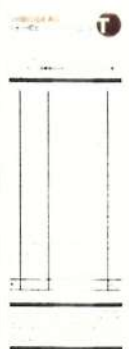
- NOTES
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 - 02 PATIO
 - 03 PLANTER
 - 04 CONCRETE SIDEWALK
 - 05 ASPHALT
 - 06 COVERED PARKING STALLS
 - 07 PARKING STALLS
 - 08 PROPOSED PENTHOUSE RENTAL UNIT
 - 09A EXISTING GARBAGE AREA
 - 09B EXISTING PAD MOUNTED TRANSFORMER
 - 10 NEW BOLLARD ROUND 5" (100mm) ROUND / 42" (1067mm) HIGH
 - 11 EXISTING CURB
 - 12 NEW BICYCLE RACK

- LEGEND
- ▲ MAIN BUILDING ENTRANCE
 - △ EXIT
 - TRAFFIC FLOW
 - PROPERTY LINE
 - BUILDING OUTLINE
 - - - FENCE

PROPOSED PARKING 57 STALLS
STALL #1 TO #52 EXISTING
STALL #53 TO #54 2.6m x 6.4m
STALL #55 TO #57 5.1m x 2.6m WITH WHEEL STOP

1 BOLLARD DETAIL
A-010 SCALE 1:20

Received
City of Victoria
SEP 17 2018
Planning & Development Department
Development Services Division

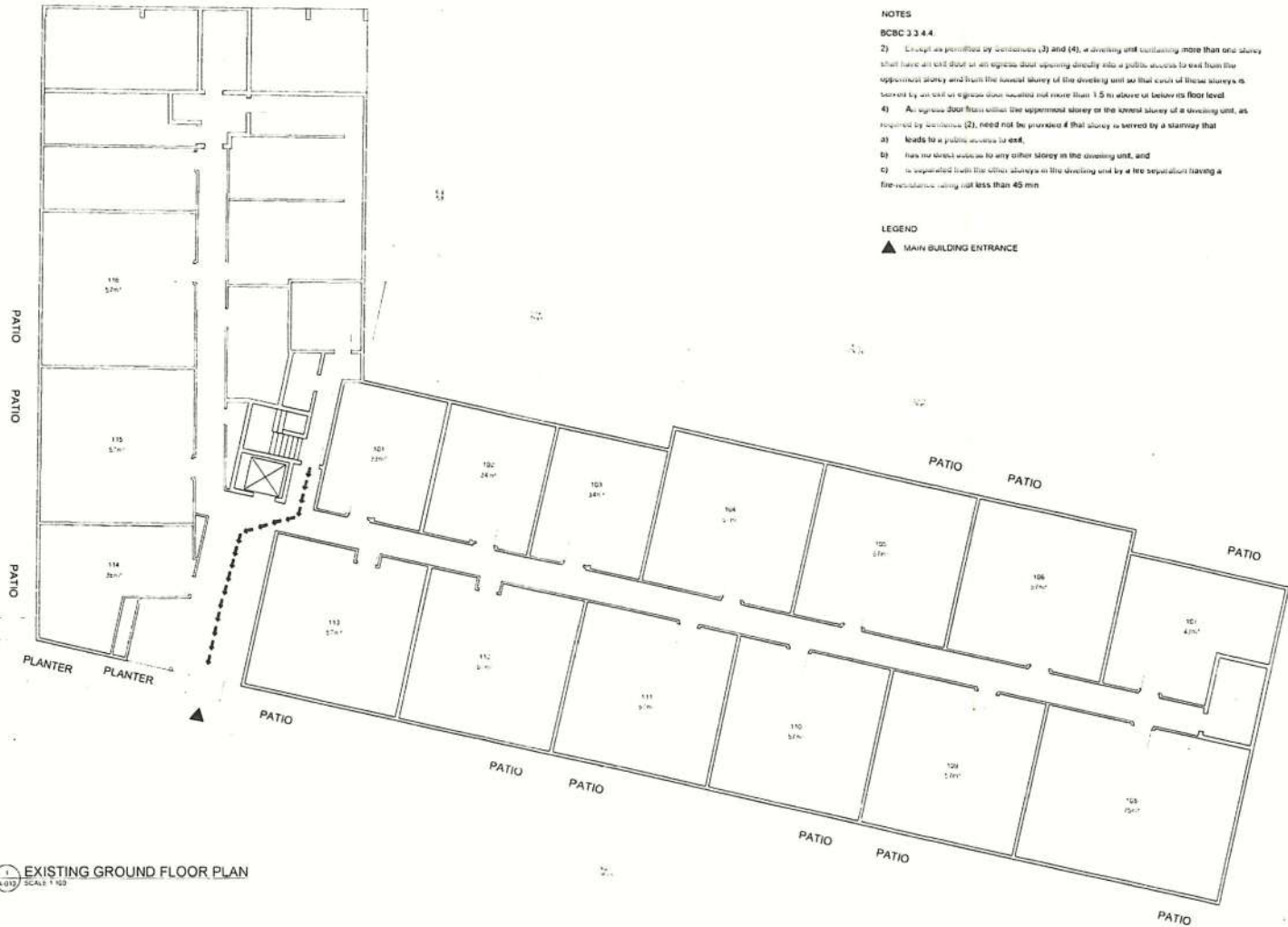


1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



AS-BUILT SITE PLAN
PROPOSED SITE PLAN
A-010
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6



NOTES
 BCBC 3.3.4.4.
 2) Except as permitted by Sentences (3) and (4), a dwelling unit containing more than one storey shall have an exit door at an egress door opening directly into a public access to exit from the uppermost storey and from the lowest storey of the dwelling unit so that each of these storeys is served by an exit or egress door located not more than 1.5 m above or below its floor level.
 4) An egress door from either the uppermost storey or the lowest storey of a dwelling unit, as required by Sentence (2), need not be provided if that storey is served by a stairway that
 a) leads to a public access to exit,
 b) has no direct access to any other storey in the dwelling unit, and
 c) is separated from the other storeys in the dwelling unit by a fire separation having a fire-resistance rating not less than 45 min.

LEGEND
 ▲ MAIN BUILDING ENTRANCE

EXISTING GROUND FLOOR PLAN
 SCALE: 1/100

Received
 City of Victoria
 SEP 17 2018
 Planning & Development Department
 Development Services Division



1300 YATES STREET
 VICTORIA, BRITISH COLUMBIA

BC-1119
 EXISTING GROUND FLOOR PLAN
 2018-2019
 AS NOTED
 NAME
 PS

A-011
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1300 YATES STREET

VICTORIA, BRITISH COLUMBIA
RESIDENTIAL PENTHOUSE UNIT

PROJECT DESCRIPTION

THE EXISTING 19 STOREY APARTMENT BUILDING IS A 5 STOREY WOOD STRUCTURE AND IS NOT APPROVED. THE BUILDING WAS CONSTRUCTED BETWEEN 1970 AND 1975.
THE OVERALL BUILDING OCCUPANCY IS 1970.
THE BUILDING PERMIT FROM 1970 ALLOWED 1970 STALLS. THE BUILDING WAS NOT BUILT AS PER THE PERMIT. RESULTING IN 1970 STALLS ON SITE.

NO CHANGES TO THE EXISTING EGRESS PATHS OF TRAVEL. EXISTING EXITS OR ENTRANCES OF EXISTING EXITS WILL BE MAINTAINED.

NO CHANGES TO EXISTING WALLS AND FLOORS BETWEEN SUITES.

NO CHANGES TO EXISTING STRUCTURE.

EXISTING SUITE
PENTHOUSE 501

AREA
TOTAL AREA OF SCOPE OF WORK 54.8 sqm
TOTAL AREA OF BUILDING 514.0 sqm

MINOR VARIANCE

REQUEST IS MADE
A. TO RELAX EXISTING AS-BUILT FLOORING LOAD TO A RATIO OF 0.14.
B. AND TO RELAX THE TOTAL COUNT OF 19 STALLS TO 20. ADDITIONAL FLOORING SHALL BE PROVIDED WITHIN THE APPLICABLE PERMITS BY LAW TO COMPLY WITH THE PROPOSED PENTHOUSE SUITE.

EXISTING STALL COUNT 19
PROPOSED STALL COUNT 20



PROJECT TEAM

CLIENT

PRIMA INVESTMENTS
104 1857 WES. VANCOUVER
VANCOUVER, BRITISH COLUMBIA
V6V 1Y6

PROJECT MANAGER: DAVID BRUNY

1. 604 810 887

2. 604 810 887

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ARCHITECT

TH BODEAU ARCHITECTURE + DESIGN
104 1857 WES. VANCOUVER
VANCOUVER, BRITISH COLUMBIA
V6V 1Y6

PROJECT MANAGER: J. ROBERT

TH BODEAU

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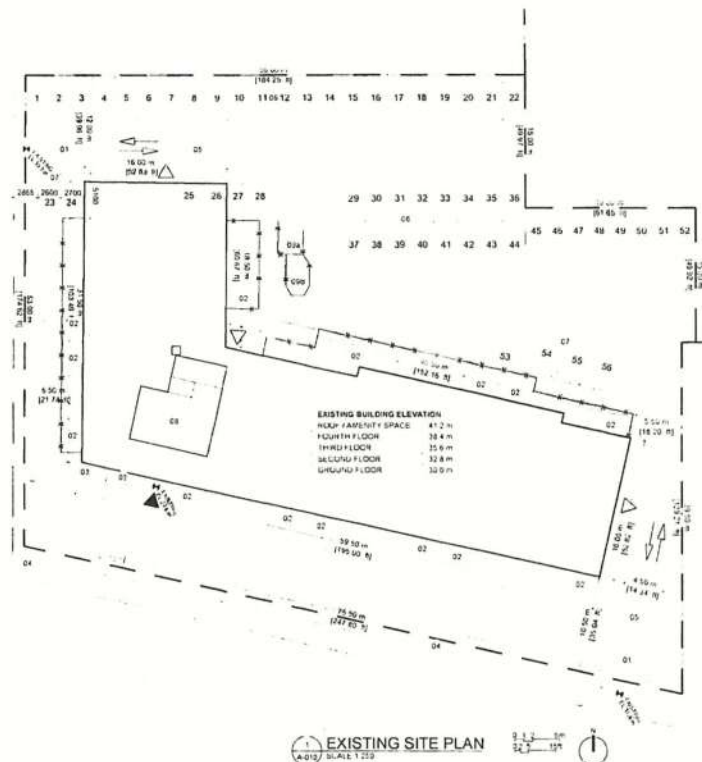
58. 604 810 887

59. 604 810 887

60. 604 810 887

LIST OF DRAWINGS

ARCHITECTURAL	
A-000	PROJECT INFORMATION LIST OF DRAWINGS PROCESSED
A-010	SITE PLAN (ORIGINAL) SITE PLAN AS-BUILT
A-011	EXISTING SPECIFICATIONS
A-012	EXISTING SPECIFICATIONS
A-100	EXISTING PLAN DEMONSTRATION PLAN CONSTRUCTION PLAN NEW ELECTRICAL PLAN



EXISTING SITE PLAN
A-010 SCALE 1:250

NOTES

- 01 PARKING ENTRANCE
- 02 PATIO
- 03 PLANTER
- 04 CONCRETE SIDEWALK
- 05 ASPHALT
- 06 COVERED PARKING STALLS
- 07 EXISTING PARKING STALLS TO DELETE
- 08 EXISTING AMENITY SPACE
- 09 EXISTING GARBAGE AREA
- 09A EXISTING PAD MOUNTED TRANSFORMER

LEGEND

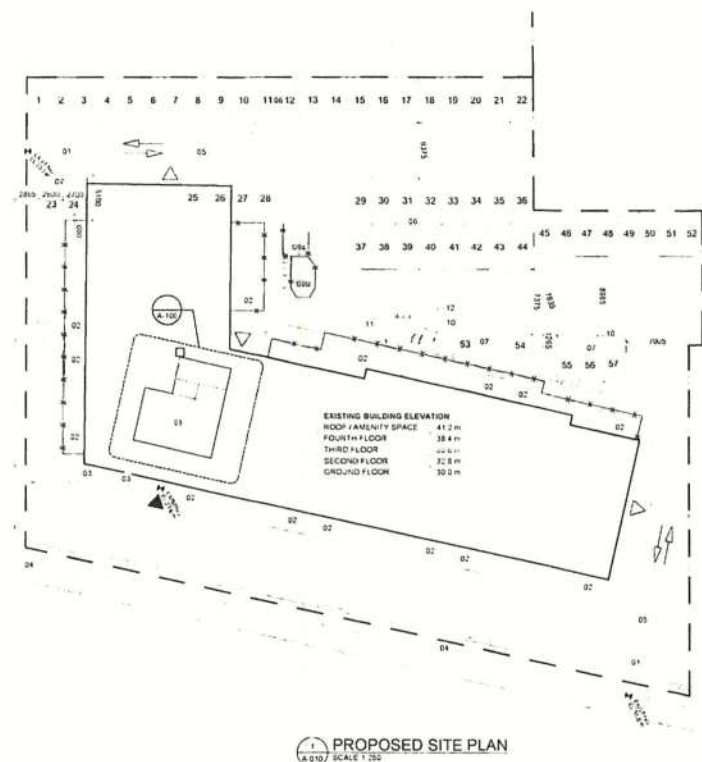
- ▲ MAIN BUILDING ENTRANCE
- △ EXIT
- TRAFFIC FLOW
- PROPERTY LINE
- BUILDING OUTLINE
- FENCE

EXISTING PARKING 56 STALLS

500

1800

BICYCLE RACK
A-010 SCALE 1:25



PROPOSED SITE PLAN
A-010 SCALE 1:250

NOTES

- 01 PARKING ENTRANCE
- 02 PATIO
- 03 PLANTER
- 04 CONCRETE SIDEWALK
- 05 ASPHALT
- 06 COVERED PARKING STALLS
- 07 PARKING STALLS
- 08 PROPOSED PENTHOUSE RENTAL UNIT
- 09A EXISTING GARBAGE AREA
- 09B EXISTING PAD MOUNTED TRANSFORMER
- 10 NEW BOLLARD ROUND 5" (125mm) ROUND / 42" (1067mm) HIGH
- 11 EXISTING CURB
- 12 NEW BICYCLE RACK

PROPOSED PARKING 57 STALLS

- STALL #1 TO #52 EXISTING
- STALL #53 TO #54 2.6 m x 6.4 m
- STALL #55 TO #57 5.1 m x 2.6 m WITH WHEEL STOP

LEGEND

- ▲ MAIN BUILDING ENTRANCE
- △ EXIT
- TRAFFIC FLOW
- PROPERTY LINE
- BUILDING OUTLINE
- FENCE

BOLLARD DETAIL
A-010 SCALE 1:25

Received
City of Victoria

SEP 17 2018

Planning & Development Department
Development Services Division

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



AS-BUILT SITE PLAN
PROPOSED SITE PLAN

AS-BUILT
A-010
1



213



7. Except as provided by Sections (3) and (4), a dwelling unit containing more than one story and having a floor area of an egress door opening directly to a public access way from the uppermost story and from the lowest story of the dwelling unit and of each of those stories is served by at least one egress door located not more than 15 feet above or below floor level.

8. An egress door from within the uppermost story of this local story of a dwelling unit, as required by Section (2), need not be provided if that story is served by a stairway that:

- a) leads to a public access way; or
- b) leads to a public access way for any other story in the dwelling unit, and
- c) is separated from the other stories in the dwelling unit by a fire separation having a fire resistance rating not less than 45 min.

EXISTING TYPICAL FLOOR PLAN	
AS NOTED	A-012
SA. NO.	
PS	1

214

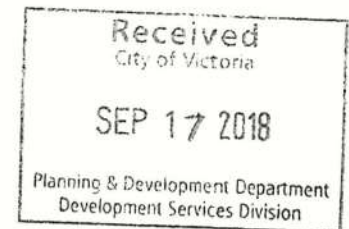
THIBODEAU
ARCHITECTURE+DESIGN



Vancouver Montreal

August 27, 2018

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



Re : BC-1219 - 1300 Yates, Victoria, BC - Request for Development Variance

To Mayor Lisa Helps and Council,

I am writing you regarding a Development Variance proposal for a multi-dwelling residential rental property at 1300 Yates Street, Victoria, British Columbia.

The current owner of the property is applying for a development variance permit to relax the parking requirements in order to transform an existing disengaged amenity space on the 5th floor into a residential rental suite.

The property is currently zoned for R3-2. The uses permitted in this zone include dwelling units and dwelling unit accessory uses. The Zoning By-Law (Part 3.3, art.2) requires that a residential unit be no smaller than 33m². The off-street parking requirement, as per the updated Schedule C – Art1.2 - Parking Calculations, requires 86 parking stalls in total for 77 (76 + 1 proposed unit) units including visitor parking, creating a ratio of 1.1 of parking stalls to residential units.

The multi-unit residential building was built between 1966-1970. There is a total of 76 rental units and 56 parking stalls which represent a ratio of 0.73 parking stalls per residential unit, existing.

The scope of work includes: Transformation of an existing amenity space located on the roof, into a one-bedroom residential rental unit, 54.0sqm (581.25 sqft), with an addition of a parking spaces (Schedule C – Art1.2-Parking Calculations states 1.00 spaces per dwelling unit that is between 45sqm-70sqm).

The transformation scope includes demolition of non-structural partitions, construction of new partitions, installation of new doors, installation of new finishes and new fixtures.

VANCOUVER

Thibodeau Architecture + Design

138 West 8th Avenue, Vancouver, BC, V5Y 1N2

2018-08-27 - 10:43

MONTREAL

T: 778.330.1139 F: 778.327.5844

www.gotad.ca

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In doing this, no changes to the existing egress paths of travel, existing exits, or number of existing exits, will be made. There will also be no changes to demising walls and floors between suites, or changes to existing structure.

To do this, we are requesting a relaxation of the off-street parking requirements, outlined in Schedule C, for the existing parking from requirement of 86 spaces (1.1 spaces per dwelling unit) to an acceptable parking stall total of 57 stalls (ratio of 0.7 spaces per dwelling units).

We are requesting this based on the following:

1. Parking study:

The existing parking demand and supply was assessed and outlined in a parking study attached to this request.

Through data collection, it has been observed that the actual parking supply during peak demand is less than one vehicle per rental unit.

The peak parking demand for 1300 Yates Street is 44 which represents 0.6 parked vehicles per rental suite.

The parking demand from one additional rental suite will be able to be accommodated within the existing parking supply.

2. **Existing building:** the area of the existing site does not allow for the addition of parking stalls that would meet all the requirements of the current Schedule C in terms of stall size, clearance to adjacent structures, setbacks from the property lines and the parking spaces per requirement of 86 spaces (1.1 ratio per unit).

3. **Proximity to public transit:** there are numerous bus lines, with frequent buses, within less than five (5) minute walking distance from the building. These bus lines include numbers 11, 14, 15, and 22 (Westbound); 19 (Northbound) and 2, 27 and 28 (Eastbound).

4. **Proximity to the downtown core:** the property is located within walking distance of the downtown core and the access to necessities are within a ten (10) minute walk in each direction. The need for a car in this location is not necessary.

5. **Rental property:** the dwelling units in the building are all rentals. None of the dwelling units are owned. The average occupancy of one of the dwelling units is 2 to 3 years, with the turnaround of the tenants being frequent.

The parking study demonstrates that the existing parking supply, off-street and on site, is sufficient for the existing number of rental units (76) as well as for the addition of one rental unit (77).

We are proposing to supplement 1 (one) additional parking space to exceed the actual demand ratio of 0.66 parking stalls per unit. This results in a proposed parking with 57 stalls.

I hope you see that this proposal is in order,



Date: 10/10/10
Reference: 10/10/10

I am available at your convenience to discuss the above and respond to any comments of questions you may have.

Best regards,



J. Robert Thibodeau, Architect & President
FIRAC AIBC AAA SAA MAA OAA OAQ AANB NSAA ALBNL



TECHNICAL MEMO

DATE: September 22, 2017
PROJECT NO: 04-17-0019
PROJECT: 1300 Yates Street Parking Review
SUBJECT: Parking Review Summary

TO: Karim Aiche
Thibodeau Architecture + Design

PREPARED BY: Simon Button, EIT, M.Eng.
REVIEWED BY: Tyler Thomson, MURB, MCIP, RPP, PTP

The following memo summarizes the findings and recommendations of our parking review required by the City of Victoria for the proposed design changes at 1300 Yates Street. A parking occupancy review was required by the City in order to approve the proposed conversion of a rooftop amenity space into an additional rental unit given that the City's parking requirements would be impacted.

1. INTRODUCTION

The building at 1300 Yates Street was provided a development permit in 1966 which included 75 parking stalls. The building currently has 57 stalls for 76 rental suites and the owner plans to add 1 rental suite for a total of 77 rental suites. As such, Thibodeau Architecture + Design have requested that Bunt conduct a parking study as this is a condition of approval from the City. The site location is highlighted at **Figure 1**.

Figure 1: Site Location

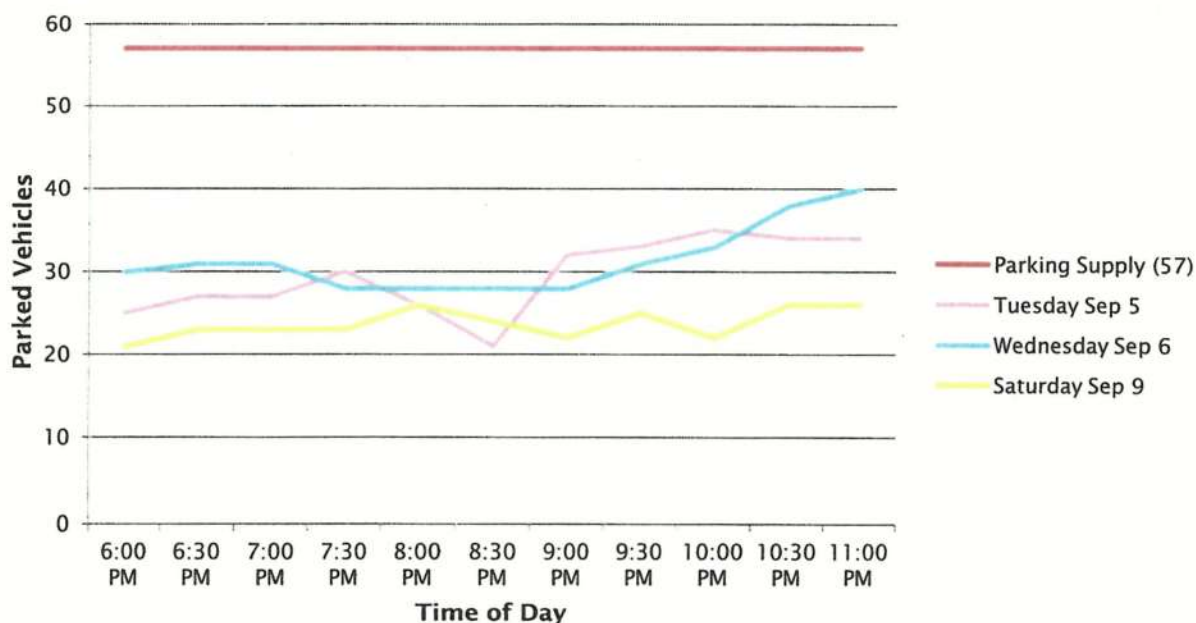
The focus of this study was on developing an understanding of the existing parking demand for the building in order to assess whether there is adequate existing parking supply to accommodate the proposed additional rental unit given that there are already more rental units than there are parking spaces. To do this, it was important to monitor both the on-site parking, and the nearby on-street parking to capture the full extent of the parking demand for the building including visitor parking demands.

The following section highlights the survey information for the study and the results from the survey.

2. DATA COLLECTION & RESULTS

Parking demand surveys were conducted for two weekdays (Tuesday September 5th, 2017 and Wednesday September 6th, 2017), and one weekend day (Saturday September 9th, 2017) from 6pm to 11pm. This time frame was chosen as most residents are home in the late evening. Parking occupancy counts were conducted every 30 minutes in the 1300 Yates Street off-street parking lot and parking turnover surveys were conducted at the on-street parking stalls in front of the building (1300 block of Yates Street).

As shown in **Figure 2**, the peak parking demand in the off-street parking lot during the data collection periods was 40 parked vehicles which is approximately two thirds of the supply (57 stalls).

Figure 2: Off-Street Parking Occupancy

The 1300 block of Yates Street has space for approximately 7 parked vehicles. The on-street parking was relatively busy during the data collection periods. During each data collection day there was at least one instance of there being 7 parked vehicles. Approximately half of the drivers were observed going into/out-of 1300 Yates Street. To be conservative it can be assumed that 1300 Yates Street was responsible for generating a maximum of 4 vehicles parked on the street at one time.

By combining the off-street and on-street parking data, the peak parking demand for 1300 Yates Street is 44 which is 0.6 parked vehicles per rental suite. Therefore the conversion of the rooftop amenity space to an additional dwelling is anticipated to add 0.6 parked vehicles to the total parking demand for the building. The total parking demand with the additional rental suite is anticipated to be 45 parked vehicles.

3. PARKING SUMMARY AND RECOMMENDATIONS

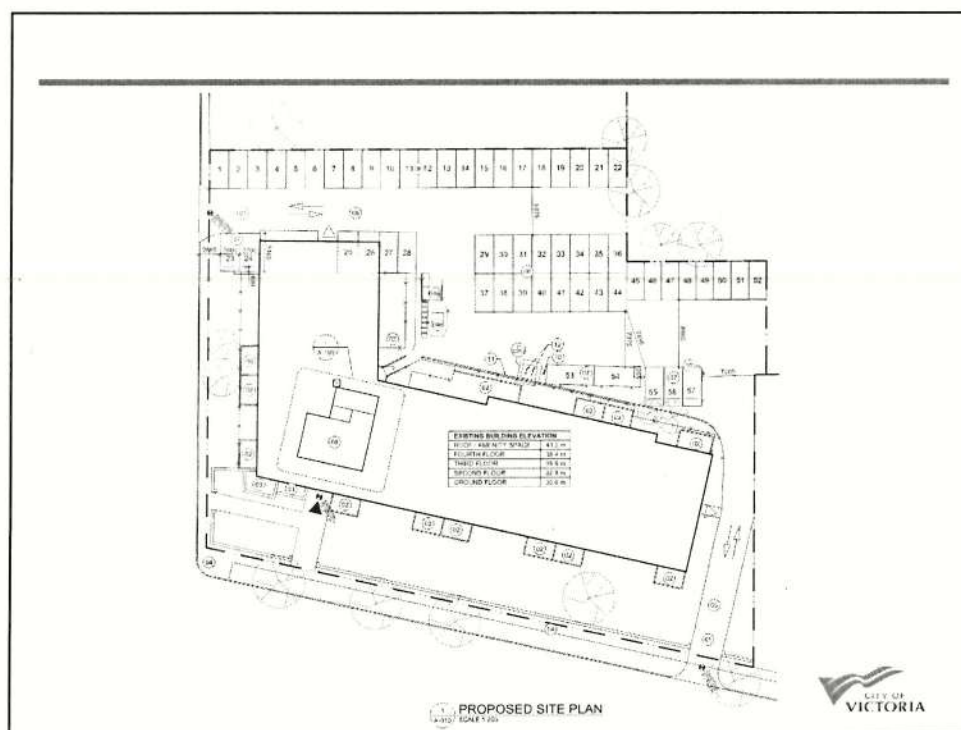
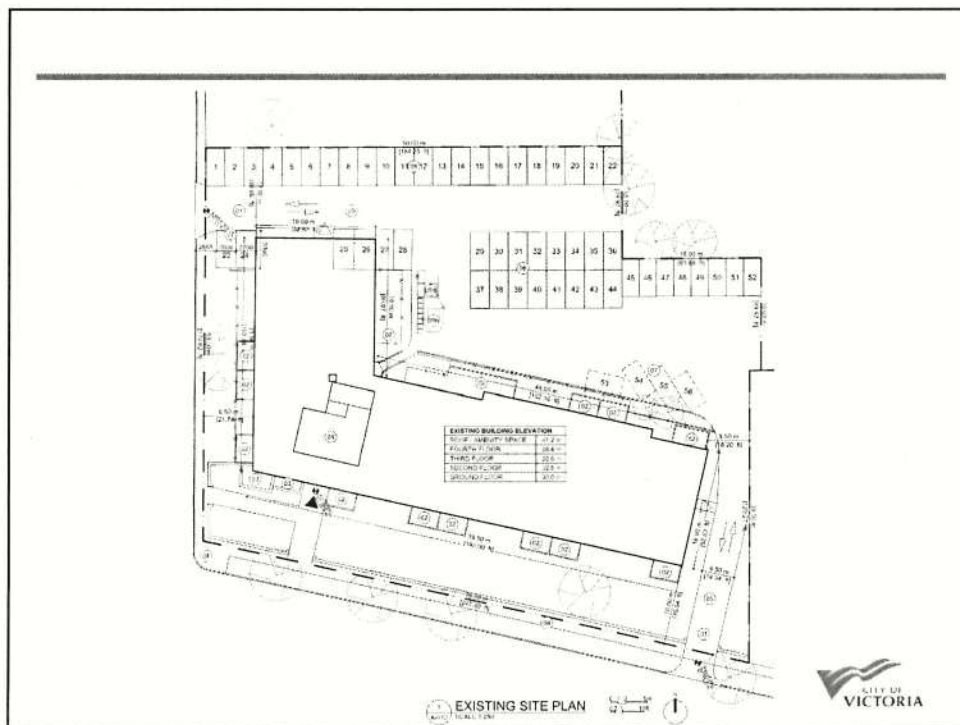
1300 Yates Street has 57 off-street parking stalls and there is space for 7 parked vehicles on Yates Street in front of the building. During the data collection periods, the peak parking demand reached 40 parked vehicles off-street and 7 parked vehicles on-street. 1300 Yates Street currently has 76 rental suites which results in a peak parking rate of less than one vehicle per rental suite. The parking demand from one additional rental suite will be able to be accommodated within the existing parking supply.

cc: Patrick Schilling, Thibodeau Architecture + Design



CITY OF
VICTORIA





Pamela Martin

From: Annette Hansen [REDACTED]
Sent: December 7, 2018 3:14 PM
To: Public Hearings
Subject: Development Variance Permit Application No. 00209

To the Mayor and Council, City of Victoria,

With respect to Development Variation Permit Application No. 00209, I wish the following considerations to be noted:

1. The Technical Memo prepared by Bunt and Co. (Parking Review Summary) does not specify whether the property owner charges a monthly fee for parking on the premises. If they do, I would suggest the demand for parking is higher than indicated. This building does not cater to wealthy residents and \$25/mth+ is a barrier to parking lot use. This is the situation in my building which is adjacent to 1300 Yates. However, if the building does not charge for parking stalls and has experienced declining need for resident parking, then Hooray! Maybe the residents can pull up the unneeded blacktop and put in garden plots.
2. My main objection is to the proposed elimination of guest parking. It will result in additional pressure on street parking. Bunt and Co.'s assessment made it sound like the city offers 1300 Yates seven free spots. But after 6pm every day, visitors to my building - which has zero guest parking - routinely search 10 minutes for a spot, and often find it 3 to 5 blocks away. This is NOT a rare occurrence. It is the norm. I've had friends suggest that I visit them because it's too frustrating to find street parking around my place. If my guests never find a spot in front of 1300 Yates, I don't see how guests of 1300 Yates will find spots.
3. As a full time commuter cyclist, I can attest that the addition of four cycle stalls is likely inadequate for residents although perhaps useful for guests. Please bear in mind that most buildings - with good reason - do not allow bicycles inside units or on balconies. Unless the building possesses a large (30+ stall) indoor bike lock up, four additional cycle stalls is hilarious. Residents won't use them overnight - not if they want to find their bike in the morning.

The proposal to add one more unit atop the building has little impact on me and I wouldn't consider it my business to object although as a minor point in passing the rooftop amenity referred to is likely the building's common room. My building has one (and an exercise room) and it's awesome - definitely a feature that attracts and keeps better tenants. The addition of one rental unit to Victoria's dire rental market may be marginally beneficial to the larger community, but it is probably not beneficial to the community within 1300 Yates. Common space is where community happens. The original 1966 owners understood that. Once converted for revenue, it will never be reclaimed for its original purpose.

The proposal to eliminate off-street guest parking does impact me, and greatly so. Until the time when more residents are enlightened and/or fortunate enough to be able to use alternate transportation, this request for a variance permit is bad for my neighbourhood.

Yours truly,
Annette Hansen
207 - 1340 Harrison Street.
Please do not release my email address/phone number to the public.

Respectfully submitted for your consideration:

1. Materials to re-introduce and describe the vision of the Oaklands Rise Woonerf group as we build upon Council's twice approved moratorium on sidewalks on the set of contiguous streets that comprise the locally termed Oaklands Rise and the designated people-priority greenway along Kings Road
2. Summary Brochure (developed for August 12 street event and public consultation survey launch)
3. Illustrated description of the concept (drawing together detail for presentation to staff October 9, 2018 to open minds and eyes to the possibilities of a promenade in the heart of a densifying Victoria).
 1. Inclusion of placemaking models confirms that we see this concept as a community wellness and security initiative with transportation components: it is not a transportation initiative.
4. Guiding Principles (first presented to Council, February 8, 2018)
5. Requests for action by Council:
 1. Reaffirm Council approval of approvals granted in 2017 and 2018 for a moratorium on sidewalk installations in the topic area of sidewalk-free streets toward establishment of an alternative model to create a people-first wide-surface walkway / promenade
 2. Designate the Oaklands Rise Woonerf initiative as a pilot of a citizen led, collaborative initiative for the City
 3. Recognise the Oaklands Rise Woonerf as a community building initiative incorporating certain transportation considerations: it is not a transportation project with some public input
 4. Direct necessary revisions to the Subdivision and Development Servicing Bylaws, Schedule B and the Pedestrian Master Plan and Greenway Plan as such policies as may be needed to enable staff to collaborate toward achieving the Oaklands Rise Woonerf initiative.
 5. Give ongoing necessary attention to the development and progress of this project for its potential as a legacy for Victoria in the decades to come.
 6. Direct Administration to report publicly on the quality and effectiveness of public engagement and collaboration with the Oaklands Rise Woonerf Planning Group.
6. Direct staff to implement a procedural de-coupling this matter from the precipitating event, i.e. the single lot rezoning application for 2695 Capital Heights, and safeguard funds held in lieu of a sidewalk for application to the implementation of the Oaklands Rise Woonerf.

2. Brochure

- The 3-fold pamphlet is embedded for easy reference.

- Front

On this page

- Interior including map

On following page

- Back

On following page

Safe, Accessible, Walkable Help us keep it that way!



Can a street be a people place?

Of course! Join us via oaklandsrise@gmail.com

Shared space, home zone, living streets, woonerf

Traffic engineer Hans Monderman championed the people-first, community building approach called the *woonerf* (pr: von-nerf) spreading worldwide.

Over 2 million people in the Netherlands thrive in these “living yards” where people come first and the road is shared with bikes and vehicles as needed.

Details vary internationally, but the take-away is the same: a successful woonerf suits its place.

- ✓ Shared space: it’s placemaking for community
- ✓ Way-finding for walkable streetscapes
- ✓ Seniors, children, dog-walkers and more
- ✓ Resident and service vehicles moving at the pace of people
- ✓ Planted boulevards to frame the promenade

Oaklands Rise Woonerf

Oaklands Rise Woonerf (VOAN-ehrf)

A shared space for community in Victoria, B.C.

Oaklands greenway promenade

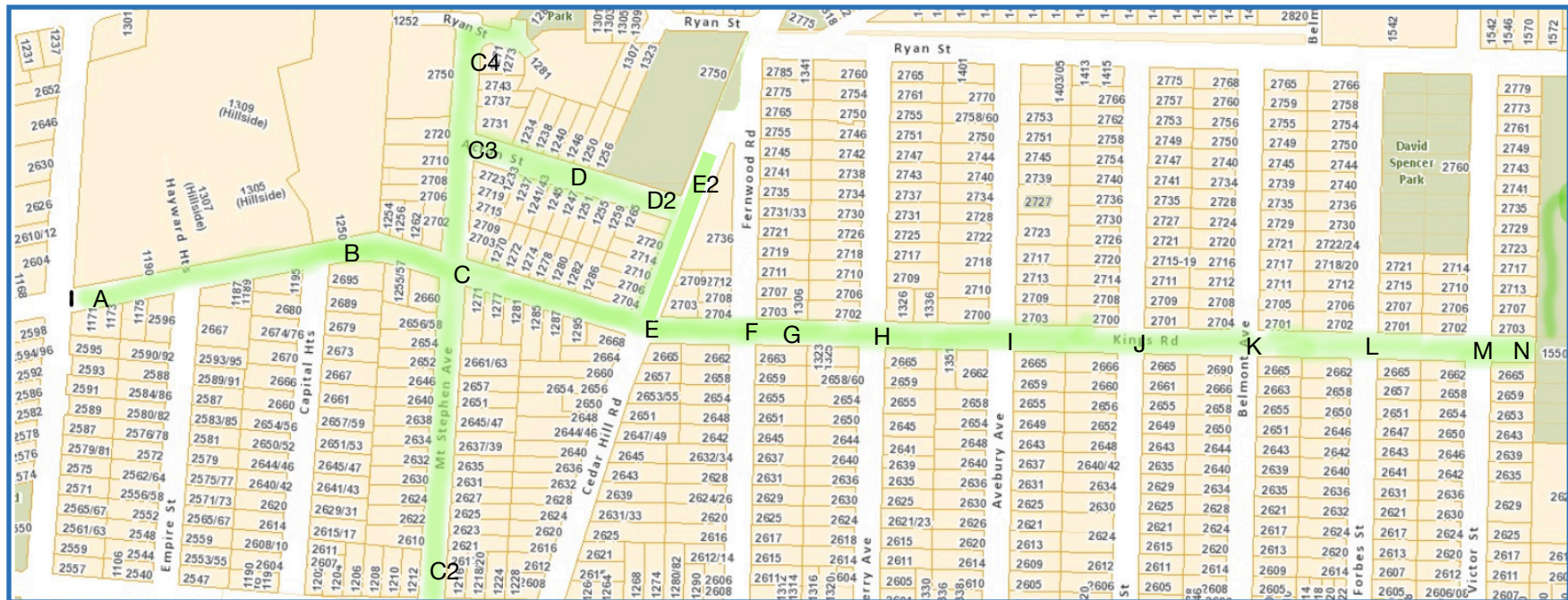
Imagine a time when birdsong, buzzing pollinators and friendly passersby invite a break from the hustle and bustle of City life. That time is now.

Combining the Kings Road Greenway and the Oaklands Rise Living Streets Woonerf is simply a gift for tomorrow.

Specific treatments of areas identified on the map are yet to be determined.

Be a part of the process!

- A Two-block current gap in the Kings Road Greenway
- B West entrance to the living streets woonerf
- C Street art
- C2 South entrance to the living streets woonerf
- C3 Street Art
- C4 Northwest entrance (from Mt. Stephen Park)
- D Street Art - chicanes?
- D2 El-Emanuel Cemetery, Oaklands Chapel needs
- E Traffic calming woonerf crossing at Cedar Hill Rd.
- E2 Northeast entrance to the living streets woonerf
- F Traffic calming woonerf crossing at Fernwood Rd.
- G Parklette & way-finding focal point
- H Street Art
- I Street Art
- J Street Art
- K Street Art augmenting Belmont Ave. roundabout
- L Street Art
- M Street Art
- N East entrance to the Kings Greenway Promenade and Oaklands Rise Living Streets Woonerf



Street art may take the form of surface treatments or vertical elements designed to guide the psychology of drivers *and* others toward safer speeds and practices.

Way-finding elements may invite exploration of historical and geographical landmarks as well as identification of plantings used to create the zone.

This volunteer, community driven pilot draws upon a concept proven overseas and increasingly adopted for specific, site-suitable locations in North America.

Back of brochure

What's the plan?

- 1) Gateways: you'll know you are "in the home zone"
- 2) Shared spaces: people, bikes, pets, cars
- 3) Surface treatments: design, function, beauty
- 4) Landscaping & furnishings: art, plants, sculptures
- 5) Vertical elements mean drivers must be attentive
- 6) Local context ensures neighbourhood fit
- 7) Human scale welcomes all ages & abilities with attention to way-finding, placemaking & belonging



Neighbourhood or road race?

Density: how cities cope with growth.

It seems *inevitable* that neighbourhoods be turned into transportation corridors to get people out of the way so cars can get somewhere else—but it is not!

An alternative to speed bumps, cement, sign forests and flashing lights is to celebrate *living* in shared spaces for people in low-traffic neighbourhoods.



The international sign for a woonerf alerts everyone to the multiple uses of the designated home zone.

You are invited!

The Kings Road Greenway and sidewalk-free streets of Oaklands Rise are enjoyed by walkers of all ages.

Victorians from neighbouring areas stress the value of tranquil "less urban" space in the heart of the city.

Help us preserve this unique area for the future!

Oaklands Rise can be found on Pinterest, Twitter, Facebook and other websites.

Contact us at oaklandsrise@gmail.com

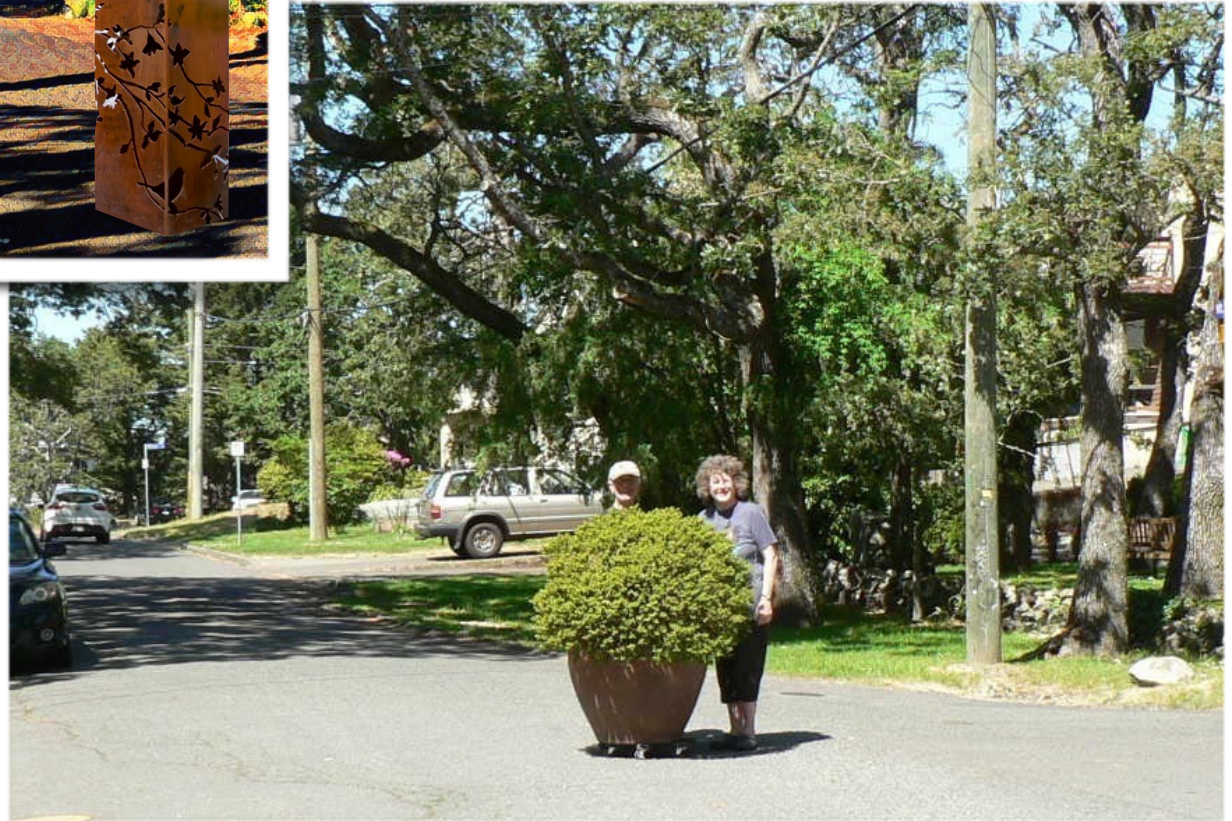
3. Illustrated description of the concept



View up Mt. Stephen Avenue toward Ryan Street near the intersection of Acton Street.

The vertical elements illustrate features under consideration in line with the principles of the woonerf (VON-ehrf).

At right, neighbours Madeline and Rob stand beside an easily achievable alternative.



This brief package of visuals illustrates the approach Oaklands Rise is taking in defining our adaptation of the woonerf (von-ehrf) concept.

We hope it is a useful reference as design concepts are explored with City of Victoria staff.

Oaklands Rise Planning Group
oaklandsrise@gmail.com

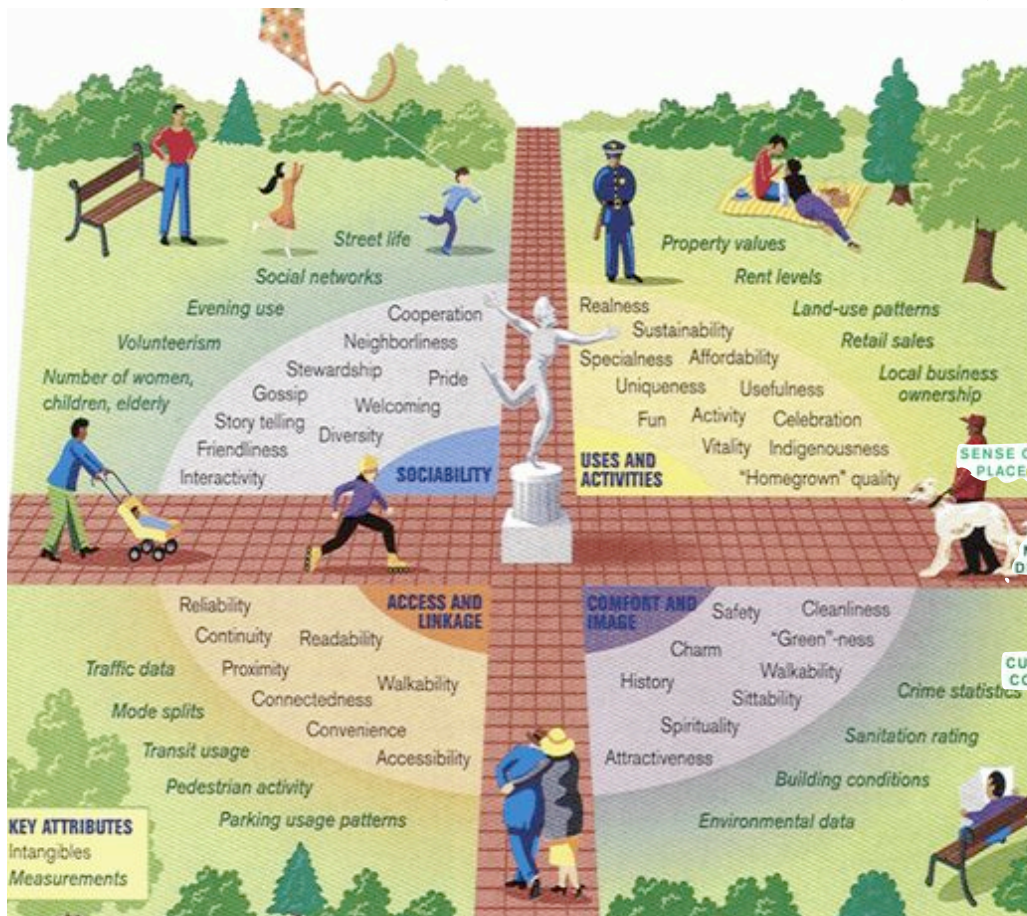
Oaklands Rise Woonerf (VOAN-ehrf)

The Woonerf is a placemaking model that accommodates local vehicles as “guests” in a people-oriented, shared space.

Design incorporates the need for service and emergency vehicle access while incorporating elements that make the area less attractive to cut-through drivers. In this way, attractiveness as a destination of choice for surrounding areas is maintained while traffic volume and speed—and risk of harm—is reduced.

The Oaklands Rise concept is illustrated in the following images.

A shared space for community in Victoria, B.C.



From an interview about Seattle's "Squire Park: Reclaiming the Streets for the People Project"

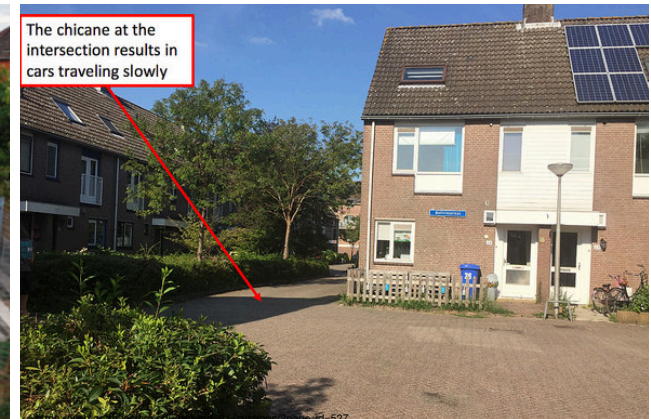
Question: "What makes this project a woonerf?"

Answer: "It is really about transforming the street into a social gathering place rather than a through way for travel. Cars can still snake through the street and even park on the street..."

Illustrations below depict sidewalk-free models in three locations in the Netherlands and Germany. The 2 million Dutch living in woonerven have inspired a global movement. Adaptations are context specific within overriding principles.



PRINCIPLES GROUND IMPLEMENTATIONS THAT SUIT THEIR UNIQUE CONTEXT





Signage for the Woonerf, Home Zone, Spielstrasse, Zhilaya Zona, Living Street, Zone de Rencontre: internationally

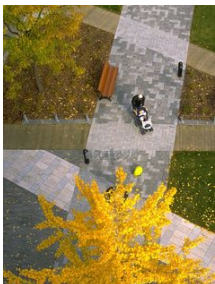


Surface treatments can include placemaking activities, way-finding elements and the expansion of visual identity for the area.

A variety of options exist for designating the woonerf area and permeable step-off zones in both infrastructure heavy and light configurations.

It is not if, but *how*.

Building community input into concept design and implementation is key.



Surface treatments can include projections of light and colour: non-permanent and effective.

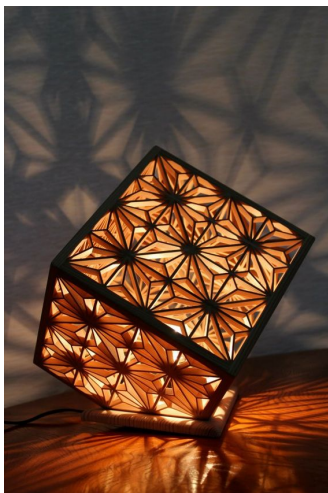


Vertical elements can “paint” with light for safety and effect.



Street furnishings are an important aspect of a visual identity

The guiding principles established by the community vision and provided to Council in 2017 is fundamental. Street furnishings need not be utilitarian. They can inspire connection and wellness.



Well placed, this type of bike rack becomes a bollard, or rather, these bollards become bike racks.

Strategically place recycle/trash bins can also serve as bollards signifying pedestrian “step-off” zones while providing a place to deposit bagged pet droppings and litter.

Vertical elements and street furnishings invite placemaking.

Placed in intersections and (visually indicated or constructed) chicanes, they require cyclists, drivers and pedestrians to navigate the shared space using slow speeds to achieve the dramatic decrease in risk of harm associated with the Woonerf (VON-ehrf) model.



Vertical elements can take many forms. Solar powered lighting & reflective paint enhances atmosphere and safety.

Photoluminescent technologies have emerged as viable alternatives to powered installations.

The photograph shown at right illustrates one of a range of innovative approaches and materials available from Coreglow of Courtenay, B.C.



Oaklands Rise Woonerf (VOAN-ehrf)



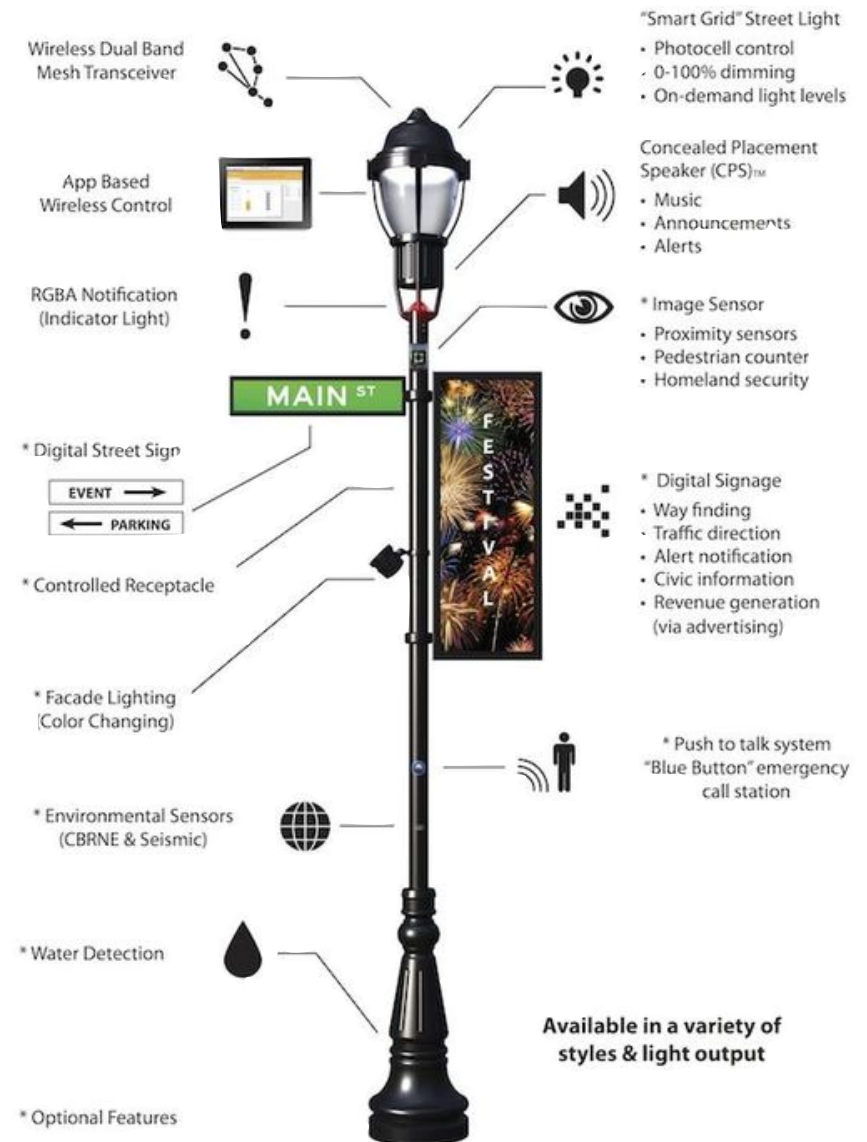
Innovation in functional elements creates engagement.



A shared space for community in Victoria, B.C.

intelli**streets**™

The wireless digital infrastructure that controls energy management, security, and outdoor media



Oaklands Rise Woonerf (VOAN-ehrf)



The concept has been adapted to much more complex environments than the streets identified for the Oaklands Rise Woonerf.

The area is ideal to pilot with an “infrastructure light” approach and incorporates additional “infrastructure heavy” elements as familiarity with the concept evolves and need may be identified.

We see no need to start with an “infrastructure heavy” approach.



A shared space for community in Victoria, B.C.



PERSPECTIVES ON INFRASTRUCTURE: FOR DISCUSSION I-LIGHT NOW, I-HEAVY OVER DECADES

INFRASTRUCTURE LIGHT	INFRASTRUCTURE HEAVY
“I-Light” approaches draw upon a community developed vision to designate a pilot before committing resources required for a more infrastructure heavy model. This approach is supported by volunteer engagement and implementation where feasible to reduce costs while building community. It directly reflects the vision of a shared space in which vehicles are guests.	“I-Heavy” approaches typically involve City driven projects including roadbed preparation; footings; expansion of existing drainage systems and introduction of variables in surface treatments to identify the woonerf zone. Signage within the zone is limited to avoid any sense of transportation primacy. Consistent with the concept, vehicles are guests in a shared space. Speed tables at entrances.
Innovative surface treatments include painted art, pattern projection through light; rolled curbs where needed for water / flow control; tactile buttons; etc.	Varied permeable paving, tactile paving, curbs requiring footings, extension of drain system, etc.
Boulevard plantings through donations / neighbourhood propagation, maintained by volunteers, etc.	Cement planting beds; rain catchment beds, etc.
Localised street art elements	Civic program street art to augment community selections
Street furnishings: benches; little libraries, plant pots, game boards, etc.	Street furnishings: exercise / play equipment for seniors / kids; placemaking, way-finding hardscape; elements of larger scale / scope, etc.
Lighting: Solar lamps as part of street art, seating, etc. to augment existing lighting; integration with placemaking as feasible.	Lighting: Designed per the woonerf visual identity plan; scaled to strengthen the central promenade concept
Traffic calming achieved through woonerf (VON-ehrf) designation and visual identity; use of plantings, surface treatments and art; parking needs of residents and service vehicles can be designed with planted buffers to create, in effect, chicanes for a meandering street as needed.	Expansion of I-light elements with engineered infrastructure: appropriately designed and off-set chicanes; roundabouts and installed verticals including plantings and art; variations in street width; varied permeable angle / front-end parking zones interspersed with defined vegetation buffers.
Progress is organic, in progress now, a multi-year effort as volunteers, resources and community will supports.	Progress is built into long range civic infrastructure planning and implementation, in concert with community efforts.



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www.bcrfa.com
t. 604-669-2239

December 12, 2018

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

Via Email mayorandcouncil@victoria.ca

Re: Checkout Bag Regulation Bylaw Implementation

Dear Mayor Helps and Council:

On behalf of both Restaurants Canada and the BC Restaurant & Foodservices Association (BCRFA), we would like to follow up on the previous October 25th and July 18th Restaurants Canada letters regarding potential amendments to the Checkout Bag Regulation Bylaw city staff are bringing forward for your consideration on December 13th.

First, we want to congratulate Mayor and Council on achieving the primary objective of the Checkout Bag Regulation Bylaw in banning plastic checkout bags. Our industry supports collaborative efforts to reduce waste and single-use packaging and switch to more environmentally sustainable packaging. The industry has made the switch away from plastic bag packaging and have been compliant with the bylaw in that regard. However, a number of concerns and challenges remain with some of the non-plastic bag related requirements of the bylaw that have been raised with the City since the bylaw was implemented in July.

We would also like to thank city staff for their responsiveness and willingness to address our concerns culminating in organizing the November 19th restaurant industry workshop where many of our industry's food safety and operational concerns were discussed. From that workshop city staff prepared the December 13th Committee of the Whole Report recommending amendments to the Checkout Bag Regulation Bylaw including "1. (a) to provide an exemption to the requirement that a business charge a fee for paper bags provided as part of drive-through foodservice". While we support and appreciate this recommendation as a positive step towards addressing certain industry concerns, in our members' opinion the recommended amendments do not go far enough to address their food safety and operational concerns.

From a food safety perspective *Section 12 of the BC Food Premises Regulation* specifically states:

"Every operator of food premises must ensure that all food on the premises is

*(a) protected from contamination, and
(b) offered for sale, sold, supplied, handled, prepared, packaged, displayed, served, processed, stored, transported and dispensed in a sanitary manner and without risk of spoilage."*

Our members take this legal requirement very seriously and prioritize this responsibility in all operations. However, there remain significant concerns with the bylaw – and the proposed amendment to exempt drive-through business only – in how restaurants maintain the ability to protect customer health and safety. These concerns have been communicated on several occasions to city staff, and while the recommended drive-through exemption option acknowledges health and safety challenges, it fails to recognize and acknowledge the very same concerns for at-counter orders and service. Our recommendation to staff has been that they consult and inquire with regional and provincial public health officials to better understand how these policies might co-exist. It remains our position that this must be better understood before enforcement of the bylaw commences.

Given the severity of the health and safety concerns of industry members, we respectfully submit that Council support Option 3 from the report, which exempts all restaurant takeout food from the bag request and fee requirement. This would be similar to other checkout bag bylaws including Seattle's checkout bag bylaw which exempts all restaurant takeout food recognizing the food safety risk associated with using reusable bags for prepared restaurant takeout food. (See attached Seattle bag bylaw requirements flyer exempting restaurant takeout food). Similar exemptions also exist in Europe where foodservice is exempt from single-use packaging restrictions.

In addition to the health and safety concerns outlined above and in previous communication, there remain a number of operational challenges that prevent full compliance by businesses, particularly those that have multiple check-out options available. Many businesses impacted by the bylaw are global in nature and have sophisticated systems in place that are not designed or cannot accommodate carve-outs by points of service. In addition, we continue to have significant concerns by the cost impact of these regulations, particularly given that \$0.25 is a significant additional cost to lower-cost items that the bags themselves will transport.

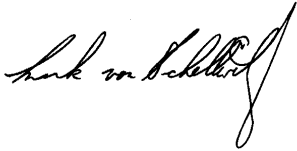
We also support and appreciate the report's recommendation "2. *Direct staff to delay any enforcement of the Checkout Bag Regulation Bylaw until after the adoption of any amendments referred to in paragraph 1.*" However, after adopting any amendments our industry will also need additional time to communicate and implement any bylaw amendments before enforcement commences.

We once again appreciate the City's report and recommendations but urge you to consider expanding the drive-thru recommendation to include Option 3 exempting all restaurant takeout food to help protect the public safety of the thousands of Victorians our industry serves every day.

Please feel free to contact us to discuss the above bylaw recommendation with Mayor Helps and all Councillors at your convenience before a final decision on the bylaw amendments is made.

We appreciate your consideration and look forward to answering any questions you may have.

Sincerely,



Mark von Schellwitz
Vice President, Western Canada



Ian Tostenson
President, BC Restaurant & Foodservices Association

Attachment

cc. Fraser Work, Director, Engineering & Public Works
Rory Tooke, Manager of Sustainability, Assets & Support Services

Bag Requirements



What the City of Seattle Law Requires:

Plastic Carryout Shopping Bags 	Large Paper Shopping Bags  5¢ (Minimum charge required.)	Smaller Paper Bags  FREE (Charge optional.)	Green Plastic Bags* (such as produce)  *Requirement is effective July 1, 2017	Clear Plastic Produce/ Bulk Food Bags  ALLOWED
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Seattle Stores:

- May not provide customers with single-use plastic or compostable carryout (shopping) bags, or bags labeled "biodegradable," "degradable," "decomposable" or similar.
- May not provide customers with plastic bags (such as produce bags) that are tinted green or brown.*
Stores can provide approved compostable bags, and they must be colored green or brown.*
- May provide customers with any size recyclable paper or reusable carryout bags. Stores must charge a minimum paper bag fee of 5 cents for large 1/8 barrel paper bags (paper bags 882 cubic inches or larger).
 - › Paper bag charges must be shown on customer receipts. Sales tax applies. Stores keep the paper bag fee.
 - › The large paper bags for which customers are charged must contain at least 40 percent post-consumer recycled fiber, and the minimum recycled fiber content must be printed on the outside of the bag.
 - › Recycled fiber content and labeling is encouraged for all paper bag sizes.
 - › Stores may provide smaller paper bags free or charge customers for them.
- Plastic bags 2.25 mil or thicker are considered reusable bags. Stores may provide them free or charge the customer for them.

*Requirement is effective July 1, 2017

Exemptions & Information

Exemptions from the Ban:

- Customers using state or federal food assistance program vouchers or benefits cards are exempt from the 5-cent large paper bag fee.
- Plastic bags used in stores for bulk items or to protect vegetables, meat, frozen foods, flowers and similar items are exempt. Plastic bags cannot be green or brown tinted.* Approved compostable bags are permitted for these purposes.
- Plastic or approved compostable bags used for take-out orders of prepared food from restaurants are allowed.
- Plastic dry-cleaner, newspaper and door-hanger bags are allowed but cannot be tinted green or brown.*

Bags Still Allowed



Produce/Meat



Bulk Foods

Newspaper

Dry Cleaning

Door Hanger

Take-out Food

Paper Bags

Encouraged:

Choose Reusable Bags

- Single-use bags are wasteful. They also often end up blocking storm drains, littering our streets, polluting our waterways, contaminating compost, and creating more trash.



*Requirement is effective July 1, 2017

**Seattle
Public
Utilities**

For interpretation services please call 206-684-3000.

如需口譯服務請電 206-684-3000。

통역 서비스를 원하시면 206-684-3000 번으로 전화해 주십시오.

Wixii adeegyada turjubaanka fadlan wac 206-684-3000.

Para servicios de traducción, por favor llame al 206-684-3000.

Para sa serbisyo ng tagapagpaliwanag, tumawag sa 206-684-3000.

Muốn yêu cầu dịch vụ thông dịch xin gọi số 206-684-3000.



MAYOR'S OFFICE

NOV 08 2018

NOV - 1 2018

Her Worship Lisa Helps
Mayor of the City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Helps:

Your letter of September 4, 2018, addressed to the Honourable Mike Farnworth, Minister of Public Safety and Solicitor General, in which you express concerns regarding food primary establishments in Victoria, British Columbia. As the Minister responsible for liquor policy, I am pleased to respond.

During the Liquor Policy Review in 2015, the provincial government announced that food primary licensees can allow patrons to order liquor in restaurants without needing to order food. However, as you know, the licensee is still responsible for keeping the focus on food service at all times by having a fully equipped kitchen open, providing a comprehensive food menu, providing ample tables and chairs, and limiting patron-participation events, such as dancing or karaoke.

To reduce the negative impacts of liquor service on the City, you requested that the Liquor and Cannabis Regulation Branch ("the branch") assign more appropriate licences to food primary establishments that serve more liquor than food during certain hours.

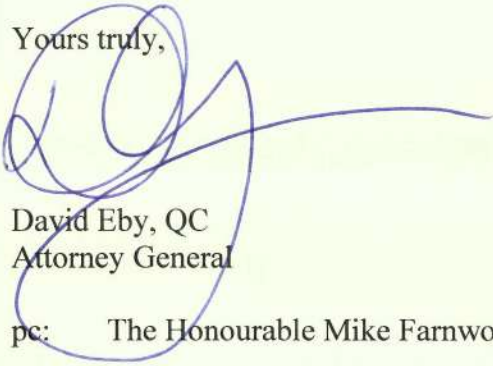
Responsible liquor service is an important priority, and I can assure you the branch takes issues associated with liquor service very seriously. The branch depends on information from their partner agencies and the public to help them assess whether establishments are operating contrary to what their licence allows. I encourage your staff to contact the branch with more specific information on the problematic establishments, so that they may follow up with the licensees. The branch cannot require existing food primary establishments to apply for liquor primary licences. Instead, the branch works to encourage voluntary achieve compliance with the current operating rules.

.../2

Her Worship Lisa Helps
Page 2

Thank you again for taking the time to share your perspective with me. I appreciate the City's commitment to a safe and vibrant downtown core.

Yours truly,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

David Eby, QC
Attorney General

cc: The Honourable Mike Farnworth



MAYOR'S OFFICE

NOV 08 2018

November 2, 2018

Her Worship Lisa Helps
Mayor of the City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Helps:

Your letter of September 21, 2018, addressed to the Honourable Claire Trevena, Minister of Transportation and Infrastructure, regarding the Public Safety Lifeline Volunteers (PSLV), has been referred to me.

Currently, Urban Search and Rescue (USAR) is not one of the disciplines recognized under our PSLV program. The only authorized USAR program in British Columbia is in Vancouver and it falls under a federal support structure. While the Province has periodically stepped in to ensure the readiness of this team, there is considerable benefit in maintaining the overall lead of USAR at the federal level.

The City of Victoria USAR team has been supported by the Province with the provision of an annual training task number which provides liability and work safe coverage for volunteers while training.

Emergency Management BC (EMBC) is working with Public Safety and Emergency Preparedness Canada through the National USAR working group. This group is examining possible changes to the USAR program in Canada, as well as the USAR standards in use in Canada.

EMBC has been in touch with City of Victoria Emergency Management staff to explore the possibility of entering into a pilot project together that is based on the structure and approach used by USAR Task Force 1 in Vancouver.

The support that the City of Victoria provides to its PSLV groups is very much appreciated and we look forward to working with the City to explore a volunteer-based USAR pilot program.

Thank you again for taking the time to write.

Sincerely,

Mike Farnworth
Minister of Public Safety
and Solicitor General

pc: The Honourable Claire Trevena
The Honourable Harry Bains



Committee of the Whole Report

For the Meeting of December 13, 2018

To: Committee of the Whole **Date:** December 7, 2018
From: Fraser Work, Director Engineering & Public Works
Subject: Checkout Bag Regulation Bylaw Implementation

RECOMMENDATION

That Council:

1. Direct the City Solicitor to bring forward amendments to the Checkout Bag Regulation Bylaw:
 - (a) to provide an exemption to the requirement that a business charge a fee for paper bags provided as part of a drive-through food service;
 - (b) to clarify that the exemption for packaging of fish also includes other seafood.
2. Direct staff to delay any enforcement of Checkout Bag Regulation Bylaw until after adoption of any amendments referred to in paragraph 1.
3. Direct staff to report back on the performance of the Checkout Bag Regulation Bylaw after one year of it coming into effect.

EXECUTIVE SUMMARY

On January 11, 2018, Council adopted the Checkout Bag Regulation Bylaw. The purpose of the Bylaw is to regulate the business use of single use checkout bags and promote the responsible and sustainable business practices that are consistent with the values of the community, which aim to reduce the creation of waste and associated municipal costs, and to better steward municipal property, including sewers, streets and parks. The Bylaw came into effect July 1, 2018 and included a provision to transition businesses away from plastic checkout bags by using existing checkout bag stock before January 1, 2019.

Since the Bylaw came into effect, City staff have continued to educate and liaise with business stakeholders to provide guidance, clarification and supporting information related to the Bylaw. A City/business focus group was convened to identify how the City could best support the transition to reusable bags, in compliance with the Bylaw. The City developed education and information tools to support bylaw communication with customers. Three information sessions were also held to support a broader understanding of the requirements and details of the Bylaw. The City also implemented a public awareness campaign to prepare customers for the change.

The City held additional meetings with food service businesses to discuss their unique compliance concerns related to paper bag specifications and associated charges. It was clear that businesses were able to transition away from plastic checkout bags, but were challenged to meet the paper bag fee terms of the regulation. In July 2018, Restaurants Canada sent an email to the City raising

Bylaw compliance concerns shared amongst their members. The concerns centred on the price sensitivity of the paper bag costs for smaller orders, and the food safety considerations of using customer-provided reusable bags for packaging open food. A subsequent letter from Restaurants Canada was sent to the City in October 2018, requesting that the Bylaw be amended to delay the enforcement period. In November 2018, staff held a workshop with Restaurants Canada and other food service business representatives to discuss the details of their correspondence and to explore potential solutions to their logistical and food safety issues.

Staff have reviewed the food service concerns and recommend Council consider amending the Bylaw in advance of any enforcement activities in 2019. The proposed option would exempt paper bag fees for the drive through food services, where bag numbers are not known at point of sale and reusable bag alternatives are not viable due to food safety requirements. This recommendation would still require food service businesses to charge a fee for paper bags at front counter operations and for delivery services. Staff assess that this approach aligns with the spirit and intent of the bylaw, and honours the unique challenges of drive-through food services at this early phase of City checkout bag regulation. Opportunity for industry to innovate exists in this case, as it does in other areas where exemptions are already applied. The City would support and promote industry's continued efforts to innovate away from single use materials that quickly become waste after one or only a few uses.

In November, 2018, staff also completed a review of current business readiness and compliance with the Bylaw. The results indicated that there is a high-degree of compliance in the move away from plastic checkout bags. Several businesses do still distribute plastic bags as part of their usage of legacy stock, which is authorised until January 1, 2019. Thus far, there is a lesser degree of compliance with food service businesses charging a fee for paper and reusable bags, and with businesses meeting the paper bag labelling requirements.

Staff recommend Council consider amending the bylaw to exempt the requirement that a business charge a fee for paper checkout bags provided as part of a drive-through food service, and to withhold enforcement of the penalties in the Bylaw until after amendments are officially completed. Staff will continue to educate and enforce the Bylaw in 2019, and report back to Council with overall Bylaw performance and any recommended modifications or improvements.

PURPOSE

The purpose of this report is to provide Council with options to address compliance concerns with the Checkout Bag Regulation Bylaw raised by the food service sector and members of the Accessibility Working Group.

BACKGROUND

The single-use plastic bag is a powerful, ubiquitous example in our community of "throw away consumerism", causing materials to quickly become waste after only one or few uses. The free provision of single-use materials represents a systemic business/consumer transaction that privileges short-term convenience over long term sustainability. The current overuse of plastic checkout bags in our community is unsustainable, and many in the public have suggested that the continued overuse of single-use plastic bags is inconsistent with the values of Victorians. Single use plastic bags impose social, financial and environmental costs when littered on our beaches or in the public realm, and when collected, transported and managed in our landfill. The continued practice of distributing single-use plastic checkout bags is an unsustainable, wasteful and prevalent cultural norm.

Staff had engaged and analysed the issue starting in early 2016, and presented several reports and recommendations to meet Council's direction to phase in a ban on plastic checkout bags.

On December 14, 2017, Council completed the initial three readings of the approved Bylaw and endorsed a set of recommendations that directed staff to:

- Implement the Checkout Bag Regulation Bylaw, effective July 1, 2018;
- Deliver the proposed engagement and education program between January and December 2018; and
- Include in the 2018 the financial plan an allocation of \$30,000 from 2017 surplus to complete the necessary engagement and education programs.

On January 11, 2018 Council adopted the Checkout Bag Regulation Bylaw No. 18-008.

ISSUES AND ANALYSIS

Bylaw Engagement

Prior to the bylaw drafting, staff consulted with several stakeholder groups, and held three workshops with businesses after 10 meetings with community and stakeholders groups, and online, social, news and direct information and correspondence. Staff have continued to engage with businesses and the public since the Checkout Bag Regulation Bylaw was adopted on January 11, 2018. In advance of the Bylaw coming into effect, staff convened a focus group to identify opportunities for the City to support businesses in compliance with the Bylaw. The recommendations of the focus group suggested that the City create communication tools that businesses could use to help inform customers and reduce confusion related to the Bylaw. The City also held three business information sessions and developed a campaign to help build public awareness of the Bylaw.

Over this six month period staff distributed communication tools to more than 350 business and responded to more than 200 email inquiries. Approximately 90% of emails came from businesses seeking clarification and information related to the following:

- **General Information:** Requests from businesses seeking general guidance or specific interpretation with the language of Bylaw (78% of emails)
- **Fees:** Requests from businesses seeking specific guidance on the application of paper and reusable bag fees, including whether taxes need to be charged and whether the fees need to be remitted to the City (18% of emails)
- **Food Safety:** Concerns with the hygiene of reusable bags for the purpose of packaging food (4% of emails)

Implementation of the Bylaw included a transition period to allow businesses to use up their remaining plastic checkout bags and to focus on Bylaw education and awareness.

The following key issues are discussed in more detail below and have been considered by staff in terms of the current checkout bag regulation language and intent:

- Food service sector challenges,
- Seafood minor language change,
- Paper bag material specifications and labelling.

Food Service Sector Checkout Bag Considerations

Food service businesses and representatives participated in the engagement process in 2017. During those sessions, a Vancouver Island representative from the BC Restaurant and Food Service Association (BCRFA) acted as a main point of contact for the Victoria food service sector. Two special meetings and one workshop were also held to focus on the food service sector to better understand their unique Bylaw issues and concerns. Staff also held one session focused on Bylaw information specific to food service businesses in advance of the Bylaw coming into effect.

In July 2018, Restaurants Canada sent an email to the City (Appendix A) raising the following Bylaw compliance concerns:

- That restaurant customers are price sensitive and additional fees could compromise their customer relations;
- That printed paper and packaging already has an embedded fee to account for the recycling costs associated with the provincial extended producer responsibility program; and
- That the introduction of potentially non-hygienic reusable bags into the food packaging process could compromise food safety.

An additional letter from Restaurants Canada dated October 25, 2018 (Appendix B) was sent to the City requesting that the Bylaw be amended to delay the enforcement period past January 1, 2019 to allow time for operational concerns with the Bylaw to be addressed, communicated and implemented.

In November 2018, staff held a workshop with Restaurants Canada and their members to better understand their concerns. The majority of the compliance challenges raised at the workshop were categorized as logistical or food safety related. Participants also indicated that their businesses did not use plastic checkout bags, and as a result their concerns were related to the Bylaw provisions associated with paper and reusable bags. While many stakeholders have historically indicated concerns over bag fees imposed on the customer, drive-through food services do encounter a unique challenge where reusable bags pose operational and food safety challenges.

Drive-Through Food Service Issues

After consultation with food service businesses to better understand their Bylaw compliance concerns, staff consider pursuing options to address the following issues:

- Food Safety Procedures for Drive-Through Food Service – The paper bags used to package take-out food are integrated into the food preparation process and form a component of restaurant food safety procedures. Customer provided reusable bags are not permitted to enter this process as a result of cross-contamination health risks.
- Unavoidable Customer Price Increases for Drive-Through Orders – Drive-through packaging processes restrict the opportunity for customers to provide their own reusable bags on the basis of food safety risks. Since hygienic reusable takeout containers do not exist in the Victoria market, it is inevitable that a drive-through customer use a paper bag and pay the required fee.

Clarification of Exemption for Frozen or Raw Foods

Following the adoption of the Bylaw, concern was raised by a member of the Accessibility Working Group that the exemption in section 4(1)(c) is ambiguous in that it refers to fish and not other seafood. This poses a concern in relation to the packaging of foods which may pose a hazard to persons with allergies to some seafood products. Although technically the legal definition of “fish” is broad enough to cover all seafood, it is possible that this could confuse some businesses or the public. Therefore, to avoid any uncertainty, an amendment to specifically include “seafood” in section 4(1)(c) could reduce any confusion.

Technical Specifications for Paper Bags

Staff have identified that the two largest paper bag manufactures serving British Columbia are able to produce paper bags with 40% post-consumer recycled paper and that at least four packaging distributors currently supply local businesses with paper bags that meet the technical specifications of the Bylaw. This list of suppliers has been provided to business through the City’s website or upon request, and through our business association partners. Suppliers are confident that there is an adequate supply of compliant paper bags to meet the requirement of Victoria businesses given that four of the six identified paper bag distributors and manufacturers serve the entire North American market.

Checkout Bag Compliance Performance Review

In November 2018, staff completed a review of business readiness and compliance with the Bylaw. Businesses were categorized and assessed as follows:

- Major Retail and Grocery - Staff conducted in-person visits and phone calls with all major retail and grocery businesses.
- Small and Medium Enterprise (SME) Retail - Staff conducted visits to a random sample of businesses to assess compliance and readiness with the provisions in the Bylaw specifically intended to reduce single-use checkout bags.
- Food Service - Staff collected information as part of the ongoing targeted consultation process for this sector in addition to a small number of random sampled restaurants.
- An additional audit of businesses was completed to assess whether paper bags distributed by businesses met the technical specification of the Bylaw.

The following table includes the results of the in-person visits conducted with businesses to review their compliance with the Bylaw, discussed below. All businesses indicated to staff that if they were still using plastic bags, it was old bag stock, which they will no longer offer as of January 1, 2019.

Category of Business	Number of Businesses Visited (% of total)	Businesses that have stopped using plastic checkout bags	Businesses charging a fee for paper and reusable bags
Major Retail and Grocery	13 (100%)	92%	90%
SME Retail	79 (6%)	85%	82%
Food Service	45 (7%)	91%	38%

A further review of the paper checkout bags provided by businesses suggest that approximately only one-third of the bags are fully compliant with the definition of a “Paper Bag” in the Bylaw.

Overall, the Bylaw compliance and readiness review indicates that:

- There is a high degree of compliance with the provision that businesses not sell or provide a customer with a plastic checkout bag.
- All businesses expressed intent to be fully compliant (ie. through elimination of all plastic checkout bags) before January 1, 2019.
- There is a high degree of compliance with major retail and grocery and SME retail businesses charging a fee for paper and reusable bags.
- There is a low degree of compliance with food service businesses charging a fee for paper and reusable bags.
- There is currently a low degree of compliance with businesses meeting the full technical paper bag specifications.

OPTIONS AND IMPACTS

Options are presented below for Council's consideration in addressing the Bylaw compliance issues identified through consultation with representatives from the food service sector.

Drive-Through Food Service

Compliance issues for food service businesses relate to food safety incompatibilities with drive-through service operations. The following options are presented for Council's consideration:

Option 1 – Exemption by Business Activity (**recommended**)

Option 1 proposes an exemption to the requirement that a business charge a fee for paper bags provided as part of a drive-through food service.

Impacts

- This option would allow quick service restaurants to continue to follow their current food safety, transactional and packaging procedures for drive-through operations.
- Under this option, the exemption would not apply to self-serve or takeout activities at the front counter of a restaurant, nor would it apply to delivery services. In these cases, opportunities exist for the customer to bag the food themselves using a reusable bag, or in the case of delivery, alternative or reusable packaging options are available.
- This option would still require food service businesses to ask customers whether they need a bag.

Option 2 – Altering Small Paper Bag Dimensions

The Checkout Bag Regulation Bylaw includes a provision that a business does not need to charge a fee for paper bags less than 15 cm by 20 cm. Option 2 proposes altering the dimensions of a "Small Paper Bag" in the Bylaw to encompass the dimensions of paper checkout bags commonly used by food service businesses to package drive-through orders.

Impacts

- This change would encompass the majority of paper bags used for drive-through service operations.
- This change could have the unintended consequence of exempting paper checkout bags used by other types of business or could encourage a business to use multiple small bags instead of a single large bag at checkout.

Option 3 – Exemption by Business Type

Option 3 proposes an exemption to the requirement that a business charge a fee for paper bags for any business categorized as food service.

Impacts

- This option would allow quick service and full service restaurants to continue to follow their current food safety, transactional and packaging procedures.
- The objective of the Bylaw to reduce single-use checkout bags could be met through maintaining the requirement that a business ask first whether a customer needs a bag, but this provision is difficult to enforce and is a weaker tool for changing behaviour than a fee.

Option 4 – No Change

This option proposes that the Bylaw language be left as is and that no amendments be made to address compliance concerns raised by stakeholders from the food service sector.

Impacts

- Restaurants could continue to use paper bags as part of their food safety procedures but they would be required to charge customers a fee for the bags.
- This option raises challenges for drive-through food service where orders are paid before the food is packaged and where food safety procedures do not allow customer-provided reusable bags to enter the food preparation process.
- It is anticipated that leaving the Bylaw unchanged would not result in a reduction of single-use paper bags from drive-through operations since viable reusable alternatives are not currently available in the Victoria market.

Clarification of Exemption for Frozen or Raw Foods

A member of the Accessibility Working Group raised concern that the term fish may be ambiguous in capturing hazards to persons with allergies to some seafood products.

Option 1 – Replace “fish” with “seafood” in Section 4(1)(c) (recommended)

Option 1 proposes an amendment to the exemption in section 4(1)(c) of the Checkout Bag Regulation Bylaw to specifically include “seafood”.

Impacts

- This option adds clarity to business or customer interpretation of section 4(1)(c) of the Bylaw.

Option 2 – No Change

Option 2 proposes that section 4(1)(c) in the Bylaw remained unchanged using the legal definition of “fish” to cover all seafood.

Impacts

- This option may confuse business or customer interpretation of the Bylaw.

NEXT STEPS

In the current Bylaw, January 1, 2019 concludes transition provisions, which will require that a checkout bag provided by a business is in compliance with the Bylaw. Any amended Bylaw needs to be read by Council should they decide to provide an exemption or make any change. Upon Council's decision related to these recommendations, staff will continue to support compliance at their discretion through ongoing education, engagement and enforcement. Ongoing engagement and education activities will carry forward into 2019, and staff will continually assess Bylaw and checkout bag performance in preparation for the report that Council directed staff to present one year after the Bylaw coming into effect.

Accessibility Considerations

The recommended Bylaw amendment addresses the concerns raised by a member of the Accessibility Working Group.

Financial Plan Considerations

The recommendations in this report can be accommodated into regular operations and therefore do not have implications to the Financial Plan.

CONCLUSION

Staff continue to engage community and business stakeholders during the transition period and into the next phase of the checkout bag regulation program. Staff have brought forward unique concerns raised in relation to drive-through food services that escaped the initial engagement and Bylaw development processes. Minor changes to the Bylaw are recommended by staff that are intended to reduce undue risks of food safety and those instances where reusable bag alternatives may not yet be suitable. Staff consider that the recommended amendments do not deviate from the spirit or the intent of the Bylaw, and can be reviewed in the future, as industry continues to innovate to find the most sustainable ways to manage single use materials and reduce unsustainable business practices. Staff will report back after or before one year of Bylaw implementation with a review of Bylaw performance and any additional considerations for Council.

Respectfully submitted,




Rory Tooke
Manager, Sustainability, Assets &
Support Services



Fraser Work
Director, Engineering and Public Works

Report accepted and recommended by the City Manager:


Date: Dec 7, 2018

List of Attachments

Appendix A – Email from Restaurants Canada, dated July 18, 2018

Appendix B – Letter from Restaurants Canada, dated October 25, 2018



CHECKOUT BAG REGULATION BYLAW IMPLEMENTATION

December 13, 2018



Save-on foods, Vic West

PURPOSE

Provide Council with options to address compliance concerns with the Checkout Bag Regulation Bylaw raised by the food service sector and members of the Accessibility Working Group

Background

Checkout Bag Regulation Bylaw Purpose

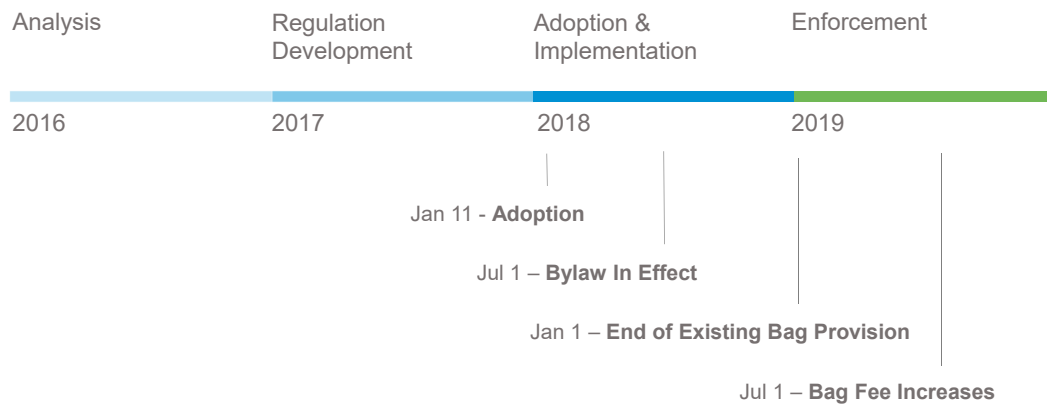
Regulate the business use of single use checkout bags to:

- Reduce the creation of waste and its associated impacts
- Better steward municipal spaces (sewers, streets, parks, beaches, waterways)
- Promote responsible and sustainable business practices that are consistent with the values of Victorians.



Background

Checkout Bag Timeline



2018 Engagement Summary

Activities (since adoption)

- Formed business focus group
- Created business communication tools
- Held 3 information sessions
- Conducted public awareness campaign
- Visited business sites
- Held food service workshop

Feedback

- 350 communication toolkits distributed
- 200 emails (90% from business)
 - Bylaw guidance and interpretation - 78%
 - Application of fees - 18%
 - Reusable bag food safety concerns - 4%



Bylaw Compliance Snapshot November 2018

Category of Business	Number of Businesses Visited (% of total)	Businesses that have stopped using plastic checkout bags	Businesses charging a fee for paper and reusable bags
Major Retail and Grocery	13 (100%)	92%	90%
SME Retail	79 (6%)	85%	82%
Food Service	45 (7%)	91%	38%

- Several businesses still using remaining stock of plastic checkout bags
- Low degree of compliance meeting the full paper bag specifications



Food Service Sector – Issues Raised

Restaurants Canada correspondence - July 18, 2018 and October 25, 2018.

Concerns:

- Incompatibility of drive-through operations with reusable bags
- Incompatibility of customer-provided reusable bags with food safety
- Customer price sensitivity of paper bag fees for small orders

Workshop with City staff and food service representatives in November 2018.

Participants indicated that **their businesses were not or no longer using plastic checkout bags**, and as a result their concerns were related to the Bylaw **provisions associated with paper and reusable bags**.



Issues Addressed via Staff Recommendation

Drive-Through Food Services

1. The paper bags used to package take-out food form a component of restaurant **food safety** procedures.
2. No **viable reusable packaging** alternatives currently exist for drive-through food services.

Accessibility Considerations

1. An exemption in the Bylaw is ambiguous in that it refers to fish and not other seafood.



Analysis

Business Insights

- Staff observed drive through and fast-food operations and discussed details and considered possible alternatives.

Food Safety Procedures

- Food preparation operations currently rely on paper bags, the number of which are not known at time of payment.
- Customer reusable bags are not yet a viable, safe alternative (cannot cross the drive through window threshold).
- Other alternatives (e.g. containers, trays) are not yet practical, due to operational design.

Payment Systems

- Food service businesses have been subject to the same information and notifications to meet bylaw timings.
- Any further concessions do not align with the approach to date with city stakeholders.

Front Counter, Take Away and Delivery Operations

- Challenges with restaurants are mainly consistent with those across sectors, where customer reusable bags provide a safe and viable alternative to single-use bags.
- Hot liquid and food safety issues can still be met through packaging and management of customer transactions.



Options

Drive-Through Food Services

The existing Bylaw includes precedent to provide exemptions for various bag uses and types.

Potential options to address drive-through food service food safety considerations:

- Exemption for business activity
- Exemption for business type
- Exemption for paper bag dimensions

Considerations:

- Allow business to continue with current food safety and operational procedures
- Exemption would not apply to self-serve or delivery
- Still require that business ask the customer whether a bag is needed
- Avoid rebound to increased paper bag use across the city



RECOMMENDATION

That Council:

1. Direct the City Solicitor to bring forward amendments to the Checkout Bag Regulation Bylaw:
 - a) To provide an exemption to the requirement that a business charge a fee for paper bags provided as part of a drive-through food service;
 - b) To clarify that the exemption for packaging of fish also includes other seafood.
1. Direct staff to delay any enforcement of the Checkout Bag Regulation Bylaw until after adoption of any amendments referred to in paragraph 1.
2. Direct staff to report back on the performance of the Checkout Bag Regulation Bylaw after one year of it coming into effect.





For the Committee of the Whole Meeting December 13 2018

Date: December 5 2018 **From:** Mayor Helps

Subject: Indicate to BCLC that Victoria is not Interested in Hosting a Casino

Background

In 2015 Council passed the following motion:

“That Council direct staff to submit a response to the British Columbia Lottery Corporation’s Request for Expressions of Interest indicating that the City of Victoria would consider a casino proposal consistent with City policies and guidelines.”

This motion was in response to a request from BCLC and part of a process of considering a casino in the City of Victoria. All of Council’s motions with regard to this process are laid out in Appendix A.

Since 2015, there have been substantial issues uncovered with regard to money laundering in BC casinos as well as potential links to the trafficking of fentanyl. The BC government is taking this issue seriously and is taking significant action to remedy this situation. Nonetheless prosecution of these offences is difficult. This new information that has arisen since Council’s motion in 2015 has changed the landscape with regard to Victoria’s willingness to host a casino.

Given that BCLC is in the process of taking the next step in terms of its procurement process (see attached letter), it is prudent to indicate to BCLC that Victoria is no longer willing to host a casino in the City of Victoria.

Recommendation

1. That Council direct the Mayor to write to the British Columbia Lottery Corporation to indicate that Victoria is no longer interested in hosting a casino.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "M. Helps".

Mayor Helps

APPENDIX A

Council Meeting Motions on Casino

October 29, 2015

BCLC Request for Expressions of Interest for Siting of a New Casino Facility

That Council:

1. Direct staff to engage with BCLC to gather further information.
2. Direct staff to review current policy, identify and assess any key issues, and provide a draft response to BCLC's Request for Expression of Interest for Council consideration at the November 26, 2015, Planning and Land Use Committee meeting

November 26, 2015

BC Lottery Commission (BCLC) Request for Expressions of Interest for Siting of New Casino Facility:

That Council direct staff to submit a response to the British Columbia Lottery Corporation's Request for Expressions of Interest indicating that the City of Victoria would consider a casino proposal consistent with City policies and guidelines.

July 13, 2017

BCLC Casino Victoria

That Council direct staff to undertake the public engagement required under the Gaming Control Act in the form of a public hearing, to be held at the same time as the public hearing required for a rezoning application under the Local Government Act and Casino Rezoning Guidelines for the proposed gaming facility in Victoria, including specific outreach to both Esquimalt and Songhees First Nations.

That staff inform BCLC that any rezoning would need to include a Community Benefits Agreement including but not limited to provisions for at least 10% of the labour force employed to build the casino and 10% of those hired to operate it come from economically marginalized and/or underemployed groups.

That any neighbourhood association that may be the host of any applications be added to the engagement of local stakeholders.

November 20, 2018

Her Worship Lisa Helps
and Members of Council
City of Victoria
One Centennial Square
Victoria, B.C. V8W 1P6



Dear Mayor and Council:

As a Crown corporation, the role of the British Columbia Lottery Corporation (BCLC) pursuant to the *Gaming Control Act* (GCA) is to conduct and manage commercial gaming in the Province of British Columbia.

Beginning in 2016, BCLC launched its Expression of Interest (EOI) process in greater Victoria, to determine local government interest in hosting a gaming facility. BCLC then chose the City of Victoria as the potential Host Local Government for a gaming facility.

As the next step in its EOI process, BCLC is now ready to initiate a Request for Proposal to provide gaming services in the City of Victoria, and ask four pre-qualified gaming services providers to prepare gaming facility proposals for BCLC's scrutiny.

On June 21, 2016, BCLC received correspondence from the City of Victoria, indicating its interest in being considered as a potential host for a gaming facility. Recognizing the length of time since it first corresponded with the City, BCLC is respectfully requesting a re-affirmation of the City of Victoria's participation in the EOI process. The City's response will assist BCLC as it prepares to issue its RFP for gaming services.

BCLC is committed to being open and transparent as it proceeds through its EOI process. We are equally committed to keeping the City of Victoria fully apprised at each stage of the process.

We look forward to your earliest reply. Should there be additional questions or points of clarification, please contact Mr. Greg Walker, Director, Public Affairs at (604) 225-6410.

Sincerely,

A handwritten signature in black ink, appearing to read 'Desmarais', with a stylized circular flourish at the beginning.

Brad Desmarais
Vice President, Casino and Community Gaming

cc: Greg Walker
Director, Public Affairs

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December 10, 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 October 18, 2018, regarding implementation of recommendations of the German Report.

As you know, I believe it is critical to restore British Columbia's reputation in the gambling industry and ensure that BC's casinos are never again considered a location for laundering the proceeds of organized crime.

I can assure you that we are taking immediate action against money laundering in BC and have already seen a dramatic decrease in large amounts of unsourced cash entering Lower Mainland casinos. Government has accepted all of Dr. German's 48 recommendations in principle and work is underway on about half, including nine that are now fully completed. Policy-related work is also underway through an Anti-Money Laundering Secretariat within the ministry and an internal deputy minister committee with representation from the Ministry of Attorney General, Ministry of Public Safety and Solicitor General, and the Ministry of Finance. Many of Dr. German's recommendations are complex, involving other ministries and jurisdictions, and a full implementation timeline is still being developed. We are moving forward as quickly as possible and intend to update the public on our progress, as appropriate.

You may be aware government worked with the RCMP to form the province-wide Joint Illegal Gaming Investigation Team (JIGIT) in 2016 and is established within the Combined Forces Special Enforcement Unit British Columbia (CFSEU-BC). It is a dedicated and integrated multi-jurisdictional enforcement team that responds to illegal gambling and unlawful activities, including money laundering in gambling facilities. Five investigators from the Gaming Policy and Enforcement Branch (GPEB) are fully integrated into JIGIT.

In January, JIGIT, GPEB, and the BC Lottery Corporation (BCLC) collaborated to form the Gaming Intelligence Group (GIG) which meets both weekly and monthly to identify issues and trends that could suggest money laundering issues within casinos. At weekly meetings the group shares information about real time incidents from the past week, including examining suspicious transactions and areas of concern. Monthly meetings focus on identifying overall trends and how current processes should be modified and improved.

.../2

As part of his review of money laundering in Lower Mainland casinos, Dr. German provided two interim recommendations in December 2017. BCLC implemented the first interim recommendation on January 10, 2018 through new source of funds procedures requiring valid documentation of the source of funds for all cash and bank draft buy-ins of \$10,000 or more in a 24-hour period. The original receipt must show the customer's name, the source of the funds and, if that source is a financial institution, the name of the financial institution and account number. If the customer cannot provide the required information, Service Providers must refuse the transaction, document it, and notify BCLC. Following the interim recommendations, in his report, Dr. German recommended reviewing the Source of Funds declaration on an annual basis. GPEB and BCLC are doing this to ensure the source of funds declaration is working as intended. This policy applies across the province.

Dr. Peter German's second interim recommendation from December 2017, required that government regulators have a presence on-site, and be available to service providers throughout the day and during peak hours. GPEB has increased the regulator's presence at five high-volume casinos, including the Hard Rock Casino in Coquitlam, Starlight Casino in New Westminster, River Rock Casino and Resort in Richmond, Grand Villa Casino in Burnaby, and Parq Vancouver during peak activity. Existing investigators are providing this presence in the short term and an additional 12 new investigators are being hired to meet Dr. German's recommendation. GPEB's Lower Mainland office is also augmenting communications to ensure 24/7 contact points between GPEB and casinos during off-hours. If a downtown Victoria casino is approved, GPEB would determine investigator presence based on a risk assessment. GPEB would also have the flexibility to deploy investigative resources to any area that requires additional support if the need arises. The increased presence and availability has improved information sharing with service providers and the ability to cultivate first-hand information, which informs government, law enforcement, and policy decisions.

I welcome you to connect directly with our Secretariat if you require further general updates on the implementation process of the German Report. The Secretariat can be reached at 778-974-5965.

Thank you for writing. I hope the above information is helpful to you.

Yours truly,

A handwritten signature in black ink, appearing to be 'DE' followed by a stylized flourish.

David Eby, QC
Attorney General



Council Member Motion
For the Committee of the Whole Meeting of December 6, 2018

Date: November 28, 2018

From: Councillors Laurel Collins, Ben Isitt, Sarah Potts and Jeremy Loveday

Subject: Leadership for Climate Action

Background:

Humans and other occupants of Planet Earth are at a tipping point, with climate change threatening the long-time survival of species. The impacts of climate change are already being felt in this community and around the world, with rising sea levels, declining biological diversity and volatile weather patterns leading to more frequent and destructive storms, floods, droughts and wildfires.

The United Nations Intergovernmental Panel on Climate Change (IPCC) warned in a special report published in October 2018 that in order to avoid the worst consequences of climate change, global carbon dioxide (CO₂) emissions must start to decline before 2030, to keep global warming below 1.5°C. Debra Roberts, co-chair of the IPCC working group on the impacts of climate change, recently told the *Guardian*: "It's a line in the sand and what it says to our species is that this is the moment and we must act now. This is the largest clarion bell from the science community and I hope it mobilises people and dents the mood of complacency."

In 2018, the City of Victoria adopted the Climate Leadership Plan (CLP), committing the city to an 80% reduction in community-wide greenhouse gas (GHG) emissions from 2007 levels and transitioning to 100% renewable energy by 2050. However, there has been a pattern of Council making bold policy pronouncements for climate action followed by results that fall short of targets. For example, in 2007, Council pledged to reduce the City's GHG emissions by 30% by 2020, but so far, city operations emissions have declined by only 14%. Council now has the opportunity to lock-in actions today to guarantee we achieve our climate targets and to provide affected businesses with certainty about the coming changes. We can begin the transition now to more sustainable buildings, transportation, energy and waste systems, which are necessary to meet the emission-reduction targets in the plan.

It is therefore recommended that the City of Victoria consider expediting implementation of the Climate Leadership Plan, in order to align the municipality's efforts with the urgency of the climate crisis as indicated by the scientific community in the October 2018 IPCC special report.

Recommendation:

That Council direct staff to report back on options for expediting implementation of the Climate Leadership Plan, including options for:

1. Accelerating the reduction of the City of Victoria's corporate emissions.
2. Expediting the transition of the municipal vehicle fleet, as well as the transition of passenger vehicles, commercial vehicles and the VicPD fleet to renewable energy.
3. Mandating electric-vehicle charging capacity in all new construction that provides on-site parking, including a possible exemption for affordable housing.
4. Accelerating the implementation of the BC Energy Step Code for new buildings.
5. Accelerating the retrofitting of existing buildings for energy efficiency, including incentives for the installation of solar hot water, heat pumps and other clean energy technologies.
6. Expediting waste reduction and the capture and re-use of methane.
7. Reviewing the targets in the Climate Leadership Plan to account for GHG emission reductions necessary to limit global warming to 1.5°C.
8. Increasing transparency of the City's annual reporting on emissions targets.

Respectfully submitted,



Councillor Collins



Councillor Isitt



Councillor Potts



Councillor Loveday

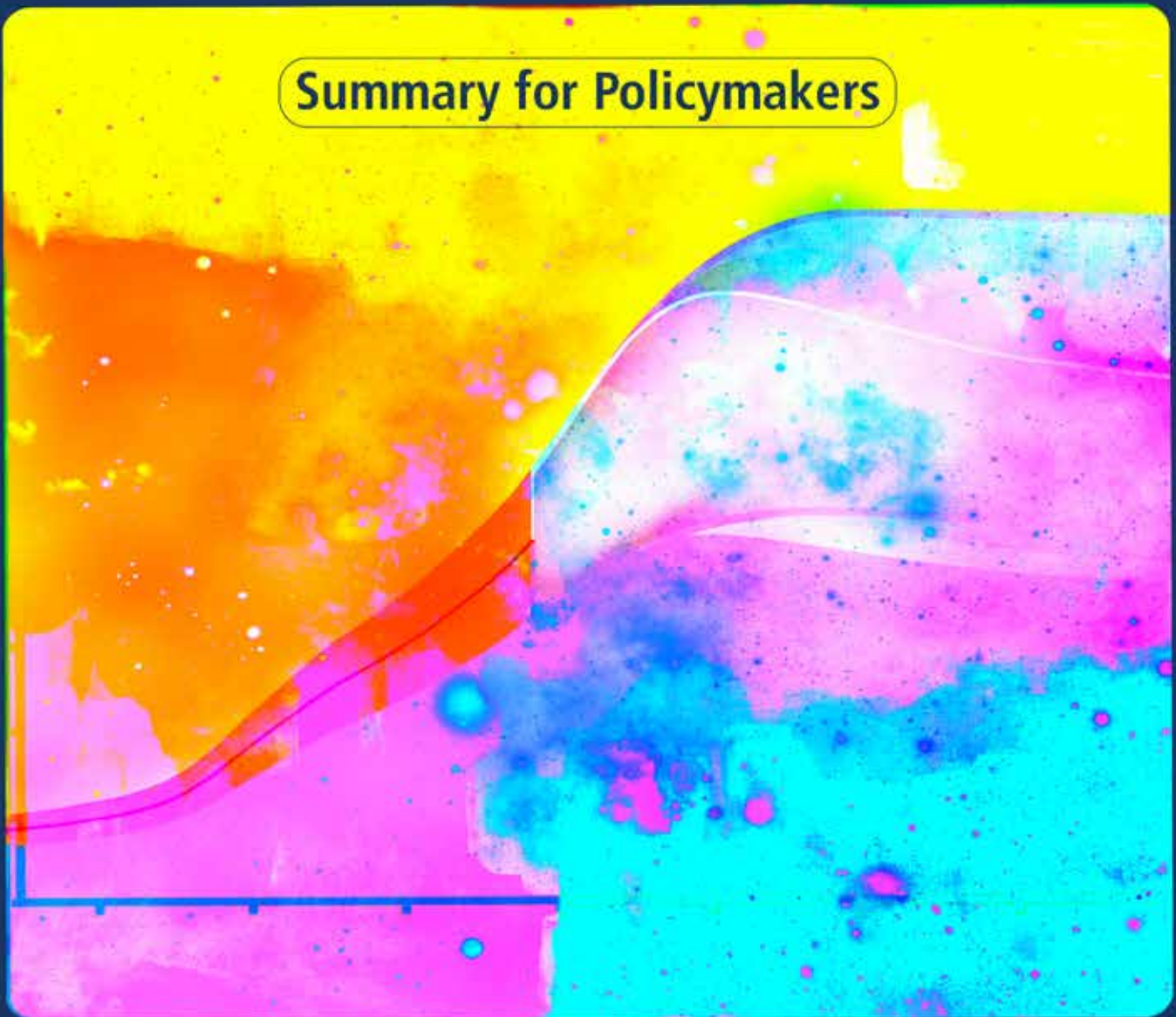
Attachments

1. UN IPCC, Special Report on Global Warming of 1.5 °C (Summary), October 2018
2. City of Victoria Climate Leadership Plan, 2018

Global Warming of 1.5°C

An IPCC Special Report on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty

Summary for Policymakers



Global warming of 1.5°C

An IPCC Special Report on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty

Summary for Policymakers

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Front cover layout: Nigel Hawtin

Front cover artwork: *Time to Choose* by Alisa Singer - www.environmentalgraphiti.org - © Intergovernmental Panel on Climate Change.
The artwork was inspired by a graphic from the SPM (Figure SPM.1).

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Printed October 2018 by the IPCC, Switzerland.

Electronic copies of this Summary for Policymakers are available from the IPCC website www.ipcc.ch

ISBN 978-92-9169-151-7

Summary for Policymakers

SPM

Summary for Policymakers

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This Summary for Policymakers should be cited as:

IPCC, 2018: Summary for Policymakers. In: *Global warming of 1.5°C. An IPCC Special Report on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty* [V. Masson-Delmotte, P. Zhai, H. O. Pörtner, D. Roberts, J. Skea, P. R. Shukla, A. Pirani, W. Moufouma-Okia, C. Péan, R. Pidcock, S. Connors, J. B. R. Matthews, Y. Chen, X. Zhou, M. I. Gomis, E. Lonnoy, T. Maycock, M. Tignor, T. Waterfield (eds.)]. *World Meteorological Organization, Geneva, Switzerland, 32 pp.*

Acknowledgements

We are very grateful for the expertise, rigour and dedication shown throughout by the volunteer Coordinating Lead Authors and Lead Authors, working across scientific disciplines in each chapter of the report, with essential help by the many Contributing Authors. The Review Editors have played a critical role in assisting the author teams and ensuring the integrity of the review process. We express our sincere appreciation to all the expert and government reviewers. A special thanks goes to the Chapter Scientists of this report who went above and beyond what was expected of them: Neville Ellis, Tania Guillén Bolaños, Daniel Huppmann, Kiane de Kleijne, Richard Millar and Chandni Singh.

We would also like to thank the three Intergovernmental Panel on Climate Change (IPCC) Vice-Chairs Ko Barrett, Thelma Krug, and Youba Sokona as well as the members of the WGI, WGII and WGIII Bureaux for their assistance, guidance, and wisdom throughout the preparation of the Report: Amjad Abdulla, Edwin Aldrian, Carlo Carraro, Diriba Korecha Dadi, Fatima Driouech, Andreas Fischlin, Gregory Flato, Jan Fuglestedt, Mark Howden, Nagmeldin G. E. Mahmoud, Carlos Mendez, Joy Jacqueline Pereira, Ramón Pichs-Madruga, Andy Reisinger, Roberto Sánchez Rodríguez, Sergey Semenov, Muhammad I. Tariq, Diana Üрге-Vorsatz, Carolina Vera, Pius Yanda, Noureddine Yassaa, and Taha Zatari.

Our heartfelt thanks go to the hosts and organizers of the scoping meeting and the four Special Report on 1.5°C Lead Author Meetings. We gratefully acknowledge the support from the host countries and institutions: World Meteorological Organization, Switzerland; Ministry of Foreign Affairs, and the National Institute for Space Research (INPE), Brazil; Met Office and the University of Exeter, the United Kingdom; Swedish Meteorological and Hydrological Institute (SMHI), Sweden; the Ministry of Environment Natural Resources Conservation and Tourism, the National Climate Change Committee in the Department of Meteorological Services and the Botswana Global Environmental Change Committee at the University of Botswana, Botswana; and Korea Meteorological Administration (KMA) and Incheon Metropolitan City, the Republic of Korea. The support provided by governments and institutions, as well as through contributions to the IPCC Trust Fund, is thankfully acknowledged as it enabled the participation of the author teams in the preparation of the Report. The efficient operation of the Working Group I Technical Support Unit was made possible by the generous financial support provided by the government of France and administrative and information technology support from the Université Paris Saclay (France), Institut Pierre Simon Laplace (IPSL) and the Laboratoire des Sciences du Climat et de l'Environnement (LSCE). We thank the Norwegian Environment Agency for supporting the preparation of the graphics for the Summary for Policymakers. We thank the UNEP Library, who supported authors throughout the drafting process by providing literature for the assessment.

We would also like to thank Abdalah Mokssit, Secretary of the IPCC, and the staff of the IPCC Secretariat: Kerstin Stendahl, Jonathan Lynn, Sophie Schlingemann, Judith Ewa, Mxolisi Shongwe, Jesbin Baidya, Werani Zabula, Nina Peeva, Joelle Fernandez, Annie Courtin, Laura Biagioni and Oksana Ekzarkho. Thanks are due to Elhousseine Gouaini who served as the conference officer for the 48th Session of the IPCC.

Finally, our particular appreciation goes to the Working Group Technical Support Units whose tireless dedication, professionalism and enthusiasm led the production of this Special Report. This report could not have been prepared without the commitment of members of the Working Group I Technical Support Unit, all new to the IPCC, who rose to the unprecedented Sixth Assessment Report challenge and were pivotal in all aspects of the preparation of the Report: Yang Chen, Sarah Connors, Melissa Gomis, Elisabeth Lonnoy, Robin Matthews, Wilfran Moufouma-Okia, Clotilde Péan, Roz Pidcock, Anna Pirani, Nicholas Reay, Tim Waterfield, and Xiao Zhou. Our warmest thanks go to the collegial and collaborative support provided by Marlies Craig, Andrew Okem, Jan Petzold, Melinda Tignor and Nora Weyer from the WGII Technical Support Unit and Bhushan Kankal, Suvadip Neogi and Joana Portugal Pereira from the WGIII Technical Support Unit. A special thanks goes to Kenny Coventry, Harmen Gudde, Irene Lorenzoni, and Stuart Jenkins for their support with the figures in the Summary for Policymakers, as well as Nigel Hawtin for graphical support of the Report. In addition, the following contributions are gratefully acknowledged: Jatinder Padda (copy edit), Melissa Dawes (copy edit), Marilyn Anderson (index), Vincent Grégoire (layout) and Sarah le Rouzic (intern).

The Special Report website has been developed by Habitat 7, led by Jamie Herring, and the report content has been prepared and managed for the website by Nicholas Reay and Tim Waterfield. We gratefully acknowledge the UN Foundation for supporting the website development.

Introduction

This Report responds to the invitation for IPCC ‘... to provide a Special Report in 2018 on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways’ contained in the Decision of the 21st Conference of Parties of the United Nations Framework Convention on Climate Change to adopt the Paris Agreement.¹

The IPCC accepted the invitation in April 2016, deciding to prepare this Special Report on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty.

This Summary for Policymakers (SPM) presents the key findings of the Special Report, based on the assessment of the available scientific, technical and socio-economic literature² relevant to global warming of 1.5°C and for the comparison between global warming of 1.5°C and 2°C above pre-industrial levels. The level of confidence associated with each key finding is reported using the IPCC calibrated language.³ The underlying scientific basis of each key finding is indicated by references provided to chapter elements. In the SPM, knowledge gaps are identified associated with the underlying chapters of the Report.

A. Understanding Global Warming of 1.5°C⁴

A.1 Human activities are estimated to have caused approximately 1.0°C of global warming⁵ above pre-industrial levels, with a *likely* range of 0.8°C to 1.2°C. Global warming is *likely* to reach 1.5°C between 2030 and 2052 if it continues to increase at the current rate. (*high confidence*) (Figure SPM.1) {1.2}

A.1.1 Reflecting the long-term warming trend since pre-industrial times, observed global mean surface temperature (GMST) for the decade 2006–2015 was 0.87°C (*likely* between 0.75°C and 0.99°C)⁶ higher than the average over the 1850–1900 period (*very high confidence*). Estimated anthropogenic global warming matches the level of observed warming to within ±20% (*likely range*). Estimated anthropogenic global warming is currently increasing at 0.2°C (*likely* between 0.1°C and 0.3°C) per decade due to past and ongoing emissions (*high confidence*). {1.2.1, Table 1.1, 1.2.4}

A.1.2 Warming greater than the global annual average is being experienced in many land regions and seasons, including two to three times higher in the Arctic. Warming is generally higher over land than over the ocean. (*high confidence*) {1.2.1, 1.2.2, Figure 1.1, Figure 1.3, 3.3.1, 3.3.2}

A.1.3 Trends in intensity and frequency of some climate and weather extremes have been detected over time spans during which about 0.5°C of global warming occurred (*medium confidence*). This assessment is based on several lines of evidence, including attribution studies for changes in extremes since 1950. {3.3.1, 3.3.2, 3.3.3}

¹ Decision 1/CP.21, paragraph 21.

² The assessment covers literature accepted for publication by 15 May 2018.

³ Each finding is grounded in an evaluation of underlying evidence and agreement. A level of confidence is expressed using five qualifiers: very low, low, medium, high and very high, and typeset in italics, for example, *medium confidence*. The following terms have been used to indicate the assessed likelihood of an outcome or a result: virtually certain 99–100% probability, very likely 90–100%, likely 66–100%, about as likely as not 33–66%, unlikely 0–33%, very unlikely 0–10%, exceptionally unlikely 0–1%. Additional terms (extremely likely 95–100%, more likely than not >50–100%, more unlikely than likely 0–<50%, extremely unlikely 0–5%) may also be used when appropriate. Assessed likelihood is typeset in italics, for example, *very likely*. This is consistent with AR5.

⁴ See also Box SPM.1: Core Concepts Central to this Special Report.

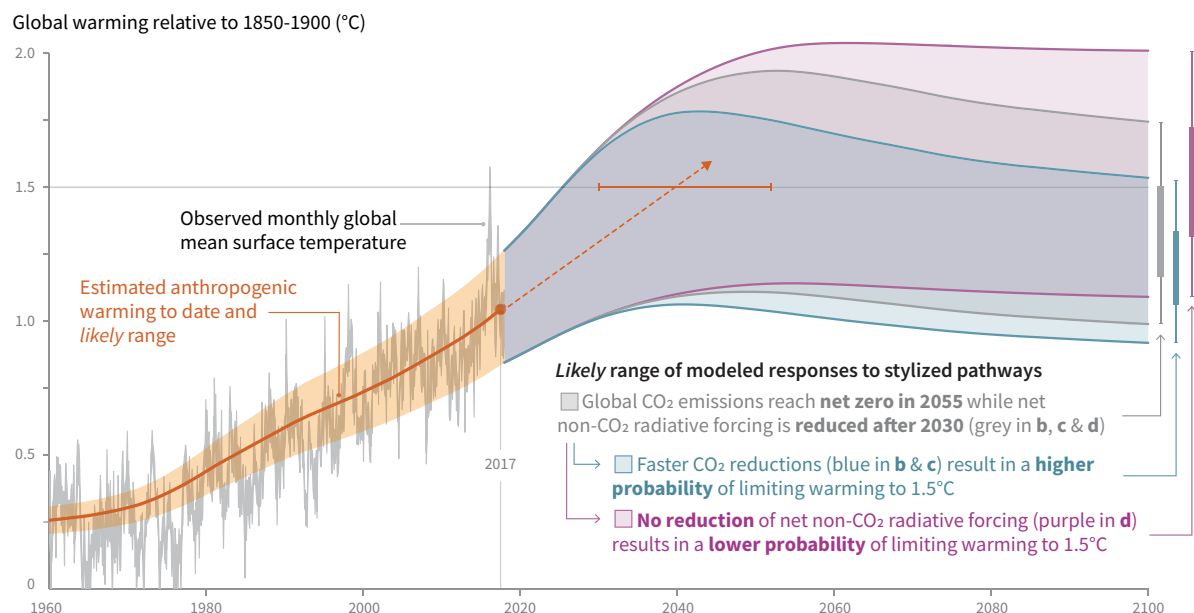
⁵ Present level of global warming is defined as the average of a 30-year period centred on 2017 assuming the recent rate of warming continues.

⁶ This range spans the four available peer-reviewed estimates of the observed GMST change and also accounts for additional uncertainty due to possible short-term natural variability. {1.2.1, Table 1.1}

- A.2 Warming from anthropogenic emissions from the pre-industrial period to the present will persist for centuries to millennia and will continue to cause further long-term changes in the climate system, such as sea level rise, with associated impacts (*high confidence*), but these emissions alone are *unlikely* to cause global warming of 1.5°C (*medium confidence*). (Figure SPM.1) {1.2, 3.3, Figure 1.5}**
- A.2.1 Anthropogenic emissions (including greenhouse gases, aerosols and their precursors) up to the present are *unlikely* to cause further warming of more than 0.5°C over the next two to three decades (*high confidence*) or on a century time scale (*medium confidence*). {1.2.4, Figure 1.5}
- A.2.2 Reaching and sustaining net zero global anthropogenic CO₂ emissions and declining net non-CO₂ radiative forcing would halt anthropogenic global warming on multi-decadal time scales (*high confidence*). The maximum temperature reached is then determined by cumulative net global anthropogenic CO₂ emissions up to the time of net zero CO₂ emissions (*high confidence*) and the level of non-CO₂ radiative forcing in the decades prior to the time that maximum temperatures are reached (*medium confidence*). On longer time scales, sustained net negative global anthropogenic CO₂ emissions and/or further reductions in non-CO₂ radiative forcing may still be required to prevent further warming due to Earth system feedbacks and to reverse ocean acidification (*medium confidence*) and will be required to minimize sea level rise (*high confidence*). {Cross-Chapter Box 2 in Chapter 1, 1.2.3, 1.2.4, Figure 1.4, 2.2.1, 2.2.2, 3.4.4.8, 3.4.5.1, 3.6.3.2}
- A.3 Climate-related risks for natural and human systems are higher for global warming of 1.5°C than at present, but lower than at 2°C (*high confidence*). These risks depend on the magnitude and rate of warming, geographic location, levels of development and vulnerability, and on the choices and implementation of adaptation and mitigation options (*high confidence*). (Figure SPM.2) {1.3, 3.3, 3.4, 5.6}**
- A.3.1 Impacts on natural and human systems from global warming have already been observed (*high confidence*). Many land and ocean ecosystems and some of the services they provide have already changed due to global warming (*high confidence*). (Figure SPM.2) {1.4, 3.4, 3.5}
- A.3.2 Future climate-related risks depend on the rate, peak and duration of warming. In the aggregate, they are larger if global warming exceeds 1.5°C before returning to that level by 2100 than if global warming gradually stabilizes at 1.5°C, especially if the peak temperature is high (e.g., about 2°C) (*high confidence*). Some impacts may be long-lasting or irreversible, such as the loss of some ecosystems (*high confidence*). {3.2, 3.4.4, 3.6.3, Cross-Chapter Box 8 in Chapter 3}
- A.3.3 Adaptation and mitigation are already occurring (*high confidence*). Future climate-related risks would be reduced by the upscaling and acceleration of far-reaching, multilevel and cross-sectoral climate mitigation and by both incremental and transformational adaptation (*high confidence*). {1.2, 1.3, Table 3.5, 4.2.2, Cross-Chapter Box 9 in Chapter 4, Box 4.2, Box 4.3, Box 4.6, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.4.1, 4.4.4, 4.4.5, 4.5.3}

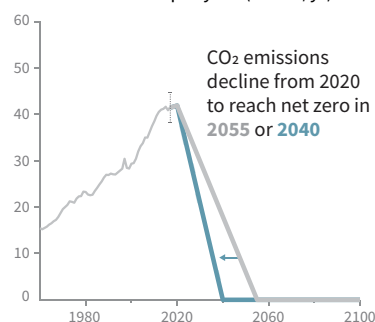
Cumulative emissions of CO₂ and future non-CO₂ radiative forcing determine the probability of limiting warming to 1.5°C

a) Observed global temperature change and modeled responses to stylized anthropogenic emission and forcing pathways



b) Stylized net global CO₂ emission pathways

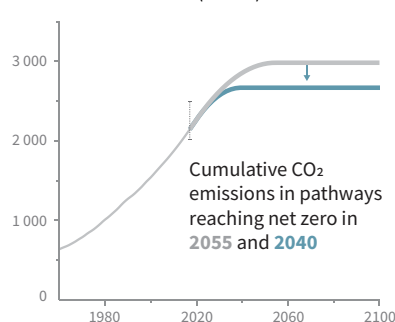
Billion tonnes CO₂ per year (GtCO₂/yr)



Faster immediate CO₂ emission reductions limit cumulative CO₂ emissions shown in panel (c).

c) Cumulative net CO₂ emissions

Billion tonnes CO₂ (GtCO₂)



Maximum temperature rise is determined by cumulative net CO₂ emissions and net non-CO₂ radiative forcing due to methane, nitrous oxide, aerosols and other anthropogenic forcing agents.

d) Non-CO₂ radiative forcing pathways

Watts per square metre (W/m²)

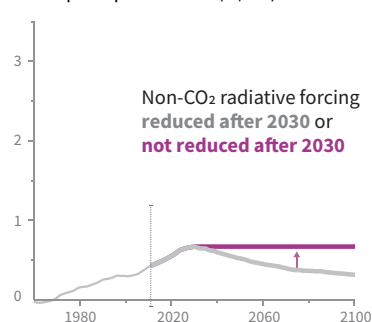


Figure SPM.1 | Panel a: Observed monthly global mean surface temperature (GMST, grey line up to 2017, from the HadCRUT4, GISTEMP, Cowtan–Way, and NOAA datasets) change and estimated anthropogenic global warming (solid orange line up to 2017, with orange shading indicating assessed *likely* range). Orange dashed arrow and horizontal orange error bar show respectively the central estimate and *likely* range of the time at which 1.5°C is reached if the current rate of warming continues. The grey plume on the right of panel a shows the *likely* range of warming responses, computed with a simple climate model, to a stylized pathway (hypothetical future) in which net CO₂ emissions (grey line in panels b and c) decline in a straight line from 2020 to reach net zero in 2055 and net non-CO₂ radiative forcing (grey line in panel d) increases to 2030 and then declines. The blue plume in panel a shows the response to faster CO₂ emissions reductions (blue line in panel b), reaching net zero in 2040, reducing cumulative CO₂ emissions (panel c). The purple plume shows the response to net CO₂ emissions declining to zero in 2055, with net non-CO₂ forcing remaining constant after 2030. The vertical error bars on right of panel a show the *likely* ranges (thin lines) and central terciles (33rd – 66th percentiles, thick lines) of the estimated distribution of warming in 2100 under these three stylized pathways. Vertical dotted error bars in panels b, c and d show the *likely* range of historical annual and cumulative global net CO₂ emissions in 2017 (data from the Global Carbon Project) and of net non-CO₂ radiative forcing in 2011 from AR5, respectively. Vertical axes in panels c and d are scaled to represent approximately equal effects on GMST. [1.2.1, 1.2.3, 1.2.4, 2.3, Figure 1.2 and Chapter 1 Supplementary Material, Cross-Chapter Box 2 in Chapter 1]

B. Projected Climate Change, Potential Impacts and Associated Risks

B.1 Climate models project robust⁷ differences in regional climate characteristics between present-day and global warming of 1.5°C,⁸ and between 1.5°C and 2°C.⁸ These differences include increases in: mean temperature in most land and ocean regions (*high confidence*), hot extremes in most inhabited regions (*high confidence*), heavy precipitation in several regions (*medium confidence*), and the probability of drought and precipitation deficits in some regions (*medium confidence*). {3.3}

B.1.1 Evidence from attributed changes in some climate and weather extremes for a global warming of about 0.5°C supports the assessment that an additional 0.5°C of warming compared to present is associated with further detectable changes in these extremes (*medium confidence*). Several regional changes in climate are assessed to occur with global warming up to 1.5°C compared to pre-industrial levels, including warming of extreme temperatures in many regions (*high confidence*), increases in frequency, intensity, and/or amount of heavy precipitation in several regions (*high confidence*), and an increase in intensity or frequency of droughts in some regions (*medium confidence*). {3.2, 3.3.1, 3.3.2, 3.3.3, 3.3.4, Table 3.2}

B.1.2 Temperature extremes on land are projected to warm more than GMST (*high confidence*): extreme hot days in mid-latitudes warm by up to about 3°C at global warming of 1.5°C and about 4°C at 2°C, and extreme cold nights in high latitudes warm by up to about 4.5°C at 1.5°C and about 6°C at 2°C (*high confidence*). The number of hot days is projected to increase in most land regions, with highest increases in the tropics (*high confidence*). {3.3.1, 3.3.2, Cross-Chapter Box 8 in Chapter 3}

B.1.3 Risks from droughts and precipitation deficits are projected to be higher at 2°C compared to 1.5°C of global warming in some regions (*medium confidence*). Risks from heavy precipitation events are projected to be higher at 2°C compared to 1.5°C of global warming in several northern hemisphere high-latitude and/or high-elevation regions, eastern Asia and eastern North America (*medium confidence*). Heavy precipitation associated with tropical cyclones is projected to be higher at 2°C compared to 1.5°C global warming (*medium confidence*). There is generally *low confidence* in projected changes in heavy precipitation at 2°C compared to 1.5°C in other regions. Heavy precipitation when aggregated at global scale is projected to be higher at 2°C than at 1.5°C of global warming (*medium confidence*). As a consequence of heavy precipitation, the fraction of the global land area affected by flood hazards is projected to be larger at 2°C compared to 1.5°C of global warming (*medium confidence*). {3.3.1, 3.3.3, 3.3.4, 3.3.5, 3.3.6}

B.2 By 2100, global mean sea level rise is projected to be around 0.1 metre lower with global warming of 1.5°C compared to 2°C (*medium confidence*). Sea level will continue to rise well beyond 2100 (*high confidence*), and the magnitude and rate of this rise depend on future emission pathways. A slower rate of sea level rise enables greater opportunities for adaptation in the human and ecological systems of small islands, low-lying coastal areas and deltas (*medium confidence*). {3.3, 3.4, 3.6}

B.2.1 Model-based projections of global mean sea level rise (relative to 1986–2005) suggest an indicative range of 0.26 to 0.77 m by 2100 for 1.5°C of global warming, 0.1 m (0.04–0.16 m) less than for a global warming of 2°C (*medium confidence*). A reduction of 0.1 m in global sea level rise implies that up to 10 million fewer people would be exposed to related risks, based on population in the year 2010 and assuming no adaptation (*medium confidence*). {3.4.4, 3.4.5, 4.3.2}

B.2.2 Sea level rise will continue beyond 2100 even if global warming is limited to 1.5°C in the 21st century (*high confidence*). Marine ice sheet instability in Antarctica and/or irreversible loss of the Greenland ice sheet could result in multi-metre rise in sea level over hundreds to thousands of years. These instabilities could be triggered at around 1.5°C to 2°C of global warming (*medium confidence*). (Figure SPM.2) {3.3.9, 3.4.5, 3.5.2, 3.6.3, Box 3.3}

⁷ Robust is here used to mean that at least two thirds of climate models show the same sign of changes at the grid point scale, and that differences in large regions are statistically significant.

⁸ Projected changes in impacts between different levels of global warming are determined with respect to changes in global mean surface air temperature.

- B.2.3 Increasing warming amplifies the exposure of small islands, low-lying coastal areas and deltas to the risks associated with sea level rise for many human and ecological systems, including increased saltwater intrusion, flooding and damage to infrastructure (*high confidence*). Risks associated with sea level rise are higher at 2°C compared to 1.5°C. The slower rate of sea level rise at global warming of 1.5°C reduces these risks, enabling greater opportunities for adaptation including managing and restoring natural coastal ecosystems and infrastructure reinforcement (*medium confidence*). (Figure SPM.2) {3.4.5, Box 3.5}

B.3 On land, impacts on biodiversity and ecosystems, including species loss and extinction, are projected to be lower at 1.5°C of global warming compared to 2°C. Limiting global warming to 1.5°C compared to 2°C is projected to lower the impacts on terrestrial, freshwater and coastal ecosystems and to retain more of their services to humans (*high confidence*). (Figure SPM.2) {3.4, 3.5, Box 3.4, Box 4.2, Cross-Chapter Box 8 in Chapter 3}

- B.3.1 Of 105,000 species studied,⁹ 6% of insects, 8% of plants and 4% of vertebrates are projected to lose over half of their climatically determined geographic range for global warming of 1.5°C, compared with 18% of insects, 16% of plants and 8% of vertebrates for global warming of 2°C (*medium confidence*). Impacts associated with other biodiversity-related risks such as forest fires and the spread of invasive species are lower at 1.5°C compared to 2°C of global warming (*high confidence*). {3.4.3, 3.5.2}
- B.3.2 Approximately 4% (interquartile range 2–7%) of the global terrestrial land area is projected to undergo a transformation of ecosystems from one type to another at 1°C of global warming, compared with 13% (interquartile range 8–20%) at 2°C (*medium confidence*). This indicates that the area at risk is projected to be approximately 50% lower at 1.5°C compared to 2°C (*medium confidence*). {3.4.3.1, 3.4.3.5}
- B.3.3 High-latitude tundra and boreal forests are particularly at risk of climate change-induced degradation and loss, with woody shrubs already encroaching into the tundra (*high confidence*) and this will proceed with further warming. Limiting global warming to 1.5°C rather than 2°C is projected to prevent the thawing over centuries of a permafrost area in the range of 1.5 to 2.5 million km² (*medium confidence*). {3.3.2, 3.4.3, 3.5.5}

B.4 Limiting global warming to 1.5°C compared to 2°C is projected to reduce increases in ocean temperature as well as associated increases in ocean acidity and decreases in ocean oxygen levels (*high confidence*). Consequently, limiting global warming to 1.5°C is projected to reduce risks to marine biodiversity, fisheries, and ecosystems, and their functions and services to humans, as illustrated by recent changes to Arctic sea ice and warm-water coral reef ecosystems (*high confidence*). {3.3, 3.4, 3.5, Box 3.4, Box 3.5}

- B.4.1 There is *high confidence* that the probability of a sea ice-free Arctic Ocean during summer is substantially lower at global warming of 1.5°C when compared to 2°C. With 1.5°C of global warming, one sea ice-free Arctic summer is projected per century. This likelihood is increased to at least one per decade with 2°C global warming. Effects of a temperature overshoot are reversible for Arctic sea ice cover on decadal time scales (*high confidence*). {3.3.8, 3.4.4.7}
- B.4.2 Global warming of 1.5°C is projected to shift the ranges of many marine species to higher latitudes as well as increase the amount of damage to many ecosystems. It is also expected to drive the loss of coastal resources and reduce the productivity of fisheries and aquaculture (especially at low latitudes). The risks of climate-induced impacts are projected to be higher at 2°C than those at global warming of 1.5°C (*high confidence*). Coral reefs, for example, are projected to decline by a further 70–90% at 1.5°C (*high confidence*) with larger losses (>99%) at 2°C (*very high confidence*). The risk of irreversible loss of many marine and coastal ecosystems increases with global warming, especially at 2°C or more (*high confidence*). {3.4.4, Box 3.4}

⁹ Consistent with earlier studies, illustrative numbers were adopted from one recent meta-study.

- B.4.3 The level of ocean acidification due to increasing CO₂ concentrations associated with global warming of 1.5°C is projected to amplify the adverse effects of warming, and even further at 2°C, impacting the growth, development, calcification, survival, and thus abundance of a broad range of species, for example, from algae to fish (*high confidence*). {3.3.10, 3.4.4}
- B.4.4 Impacts of climate change in the ocean are increasing risks to fisheries and aquaculture via impacts on the physiology, survivorship, habitat, reproduction, disease incidence, and risk of invasive species (*medium confidence*) but are projected to be less at 1.5°C of global warming than at 2°C. One global fishery model, for example, projected a decrease in global annual catch for marine fisheries of about 1.5 million tonnes for 1.5°C of global warming compared to a loss of more than 3 million tonnes for 2°C of global warming (*medium confidence*). {3.4.4, Box 3.4}
- B.5 Climate-related risks to health, livelihoods, food security, water supply, human security, and economic growth are projected to increase with global warming of 1.5°C and increase further with 2°C. (Figure SPM.2) {3.4, 3.5, 5.2, Box 3.2, Box 3.3, Box 3.5, Box 3.6, Cross-Chapter Box 6 in Chapter 3, Cross-Chapter Box 9 in Chapter 4, Cross-Chapter Box 12 in Chapter 5, 5.2}**
- B.5.1 Populations at disproportionately higher risk of adverse consequences with global warming of 1.5°C and beyond include disadvantaged and vulnerable populations, some indigenous peoples, and local communities dependent on agricultural or coastal livelihoods (*high confidence*). Regions at disproportionately higher risk include Arctic ecosystems, dryland regions, small island developing states, and Least Developed Countries (*high confidence*). Poverty and disadvantage are expected to increase in some populations as global warming increases; limiting global warming to 1.5°C, compared with 2°C, could reduce the number of people both exposed to climate-related risks and susceptible to poverty by up to several hundred million by 2050 (*medium confidence*). {3.4.10, 3.4.11, Box 3.5, Cross-Chapter Box 6 in Chapter 3, Cross-Chapter Box 9 in Chapter 4, Cross-Chapter Box 12 in Chapter 5, 4.2.2.2, 5.2.1, 5.2.2, 5.2.3, 5.6.3}
- B.5.2 Any increase in global warming is projected to affect human health, with primarily negative consequences (*high confidence*). Lower risks are projected at 1.5°C than at 2°C for heat-related morbidity and mortality (*very high confidence*) and for ozone-related mortality if emissions needed for ozone formation remain high (*high confidence*). Urban heat islands often amplify the impacts of heatwaves in cities (*high confidence*). Risks from some vector-borne diseases, such as malaria and dengue fever, are projected to increase with warming from 1.5°C to 2°C, including potential shifts in their geographic range (*high confidence*). {3.4.7, 3.4.8, 3.5.5.8}
- B.5.3 Limiting warming to 1.5°C compared with 2°C is projected to result in smaller net reductions in yields of maize, rice, wheat, and potentially other cereal crops, particularly in sub-Saharan Africa, Southeast Asia, and Central and South America, and in the CO₂-dependent nutritional quality of rice and wheat (*high confidence*). Reductions in projected food availability are larger at 2°C than at 1.5°C of global warming in the Sahel, southern Africa, the Mediterranean, central Europe, and the Amazon (*medium confidence*). Livestock are projected to be adversely affected with rising temperatures, depending on the extent of changes in feed quality, spread of diseases, and water resource availability (*high confidence*). {3.4.6, 3.5.4, 3.5.5, Box 3.1, Cross-Chapter Box 6 in Chapter 3, Cross-Chapter Box 9 in Chapter 4}
- B.5.4 Depending on future socio-economic conditions, limiting global warming to 1.5°C compared to 2°C may reduce the proportion of the world population exposed to a climate change-induced increase in water stress by up to 50%, although there is considerable variability between regions (*medium confidence*). Many small island developing states could experience lower water stress as a result of projected changes in aridity when global warming is limited to 1.5°C, as compared to 2°C (*medium confidence*). {3.3.5, 3.4.2, 3.4.8, 3.5.5, Box 3.2, Box 3.5, Cross-Chapter Box 9 in Chapter 4}
- B.5.5 Risks to global aggregated economic growth due to climate change impacts are projected to be lower at 1.5°C than at 2°C by the end of this century¹⁰ (*medium confidence*). This excludes the costs of mitigation, adaptation investments and the benefits of adaptation. Countries in the tropics and Southern Hemisphere subtropics are projected to experience the largest impacts on economic growth due to climate change should global warming increase from 1.5°C to 2°C (*medium confidence*). {3.5.2, 3.5.3}

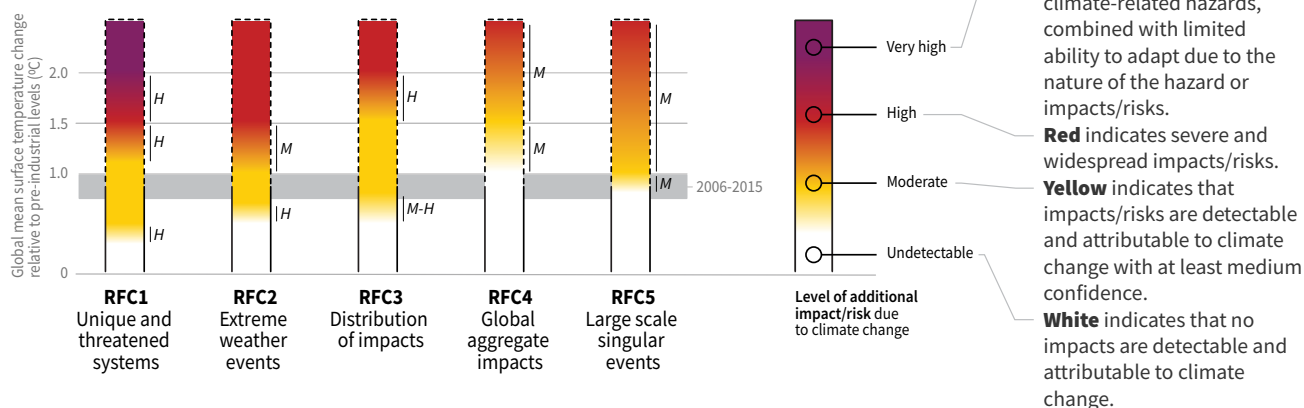
¹⁰ Here, impacts on economic growth refer to changes in gross domestic product (GDP). Many impacts, such as loss of human lives, cultural heritage and ecosystem services, are difficult to value and monetize.

- B.5.6** Exposure to multiple and compound climate-related risks increases between 1.5°C and 2°C of global warming, with greater proportions of people both so exposed and susceptible to poverty in Africa and Asia (*high confidence*). For global warming from 1.5°C to 2°C, risks across energy, food, and water sectors could overlap spatially and temporally, creating new and exacerbating current hazards, exposures, and vulnerabilities that could affect increasing numbers of people and regions (*medium confidence*). {Box 3.5, 3.3.1, 3.4.5.3, 3.4.5.6, 3.4.11, 3.5.4.9}
- B.5.7** There are multiple lines of evidence that since AR5 the assessed levels of risk increased for four of the five Reasons for Concern (RFCs) for global warming to 2°C (*high confidence*). The risk transitions by degrees of global warming are now: from high to very high risk between 1.5°C and 2°C for RFC1 (Unique and threatened systems) (*high confidence*); from moderate to high risk between 1°C and 1.5°C for RFC2 (Extreme weather events) (*medium confidence*); from moderate to high risk between 1.5°C and 2°C for RFC3 (Distribution of impacts) (*high confidence*); from moderate to high risk between 1.5°C and 2.5°C for RFC4 (Global aggregate impacts) (*medium confidence*); and from moderate to high risk between 1°C and 2.5°C for RFC5 (Large-scale singular events) (*medium confidence*). (Figure SPM.2) {3.4.13; 3.5, 3.5.2}
- B.6 Most adaptation needs will be lower for global warming of 1.5°C compared to 2°C (*high confidence*). There are a wide range of adaptation options that can reduce the risks of climate change (*high confidence*). There are limits to adaptation and adaptive capacity for some human and natural systems at global warming of 1.5°C, with associated losses (*medium confidence*). The number and availability of adaptation options vary by sector (*medium confidence*). {Table 3.5, 4.3, 4.5, Cross-Chapter Box 9 in Chapter 4, Cross-Chapter Box 12 in Chapter 5}**
- B.6.1** A wide range of adaptation options are available to reduce the risks to natural and managed ecosystems (e.g., ecosystem-based adaptation, ecosystem restoration and avoided degradation and deforestation, biodiversity management, sustainable aquaculture, and local knowledge and indigenous knowledge), the risks of sea level rise (e.g., coastal defence and hardening), and the risks to health, livelihoods, food, water, and economic growth, especially in rural landscapes (e.g., efficient irrigation, social safety nets, disaster risk management, risk spreading and sharing, and community-based adaptation) and urban areas (e.g., green infrastructure, sustainable land use and planning, and sustainable water management) (*medium confidence*). {4.3.1, 4.3.2, 4.3.3, 4.3.5, 4.5.3, 4.5.4, 5.3.2, Box 4.2, Box 4.3, Box 4.6, Cross-Chapter Box 9 in Chapter 4}.
- B.6.2** Adaptation is expected to be more challenging for ecosystems, food and health systems at 2°C of global warming than for 1.5°C (*medium confidence*). Some vulnerable regions, including small islands and Least Developed Countries, are projected to experience high multiple interrelated climate risks even at global warming of 1.5°C (*high confidence*). {3.3.1, 3.4.5, Box 3.5, Table 3.5, Cross-Chapter Box 9 in Chapter 4, 5.6, Cross-Chapter Box 12 in Chapter 5, Box 5.3}
- B.6.3** Limits to adaptive capacity exist at 1.5°C of global warming, become more pronounced at higher levels of warming and vary by sector, with site-specific implications for vulnerable regions, ecosystems and human health (*medium confidence*). {Cross-Chapter Box 12 in Chapter 5, Box 3.5, Table 3.5}

How the level of global warming affects impacts and/or risks associated with the Reasons for Concern (RFCs) and selected natural, managed and human systems

Five Reasons For Concern (RFCs) illustrate the impacts and risks of different levels of global warming for people, economies and ecosystems across sectors and regions.

Impacts and risks associated with the Reasons for Concern (RFCs)



Impacts and risks for selected natural, managed and human systems

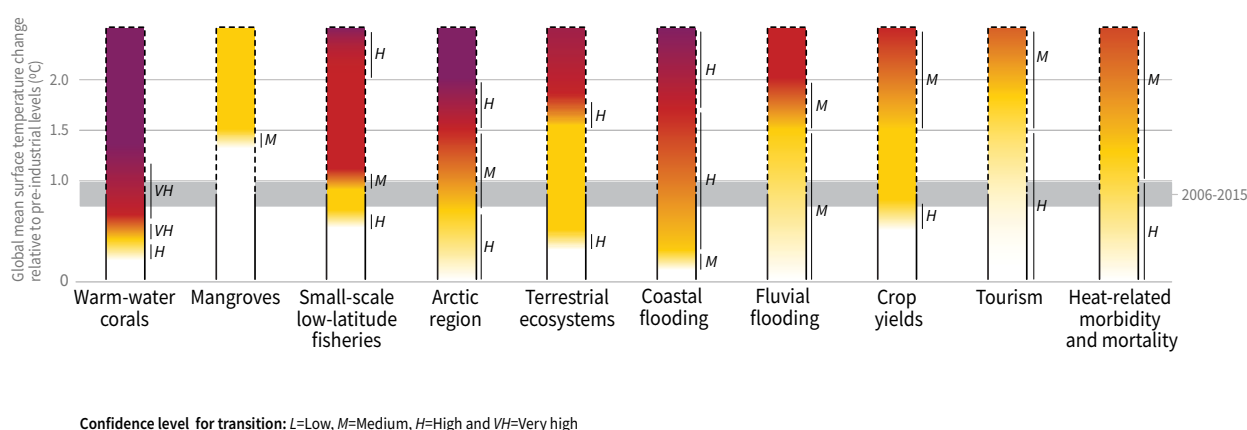


Figure SPM.2 | Five integrative reasons for concern (RFCs) provide a framework for summarizing key impacts and risks across sectors and regions, and were introduced in the IPCC Third Assessment Report. RFCs illustrate the implications of global warming for people, economies and ecosystems. Impacts and/or risks for each RFC are based on assessment of the new literature that has appeared. As in AR5, this literature was used to make expert judgments to assess the levels of global warming at which levels of impact and/or risk are undetectable, moderate, high or very high. The selection of impacts and risks to natural, managed and human systems in the lower panel is illustrative and is not intended to be fully comprehensive. {3.4, 3.5, 3.5.2.1, 3.5.2.2, 3.5.2.3, 3.5.2.4, 3.5.2.5, 5.4.1, 5.5.3, 5.6.1, Box 3.4}

RFC1 Unique and threatened systems: ecological and human systems that have restricted geographic ranges constrained by climate-related conditions and have high endemism or other distinctive properties. Examples include coral reefs, the Arctic and its indigenous people, mountain glaciers and biodiversity hotspots.

RFC2 Extreme weather events: risks/impacts to human health, livelihoods, assets and ecosystems from extreme weather events such as heat waves, heavy rain, drought and associated wildfires, and coastal flooding.

RFC3 Distribution of impacts: risks/impacts that disproportionately affect particular groups due to uneven distribution of physical climate change hazards, exposure or vulnerability.

RFC4 Global aggregate impacts: global monetary damage, global-scale degradation and loss of ecosystems and biodiversity.

RFC5 Large-scale singular events: are relatively large, abrupt and sometimes irreversible changes in systems that are caused by global warming. Examples include disintegration of the Greenland and Antarctic ice sheets.

C. Emission Pathways and System Transitions Consistent with 1.5°C Global Warming

C.1 In model pathways with no or limited overshoot of 1.5°C, global net anthropogenic CO₂ emissions decline by about 45% from 2010 levels by 2030 (40–60% interquartile range), reaching net zero around 2050 (2045–2055 interquartile range). For limiting global warming to below 2°C¹¹ CO₂ emissions are projected to decline by about 25% by 2030 in most pathways (10–30% interquartile range) and reach net zero around 2070 (2065–2080 interquartile range). Non-CO₂ emissions in pathways that limit global warming to 1.5°C show deep reductions that are similar to those in pathways limiting warming to 2°C. (*high confidence*) (Figure SPM.3a) {2.1, 2.3, Table 2.4}

C.1.1 CO₂ emissions reductions that limit global warming to 1.5°C with no or limited overshoot can involve different portfolios of mitigation measures, striking different balances between lowering energy and resource intensity, rate of decarbonization, and the reliance on carbon dioxide removal. Different portfolios face different implementation challenges and potential synergies and trade-offs with sustainable development. (*high confidence*) (Figure SPM.3b) {2.3.2, 2.3.4, 2.4, 2.5.3}

C.1.2 Modelled pathways that limit global warming to 1.5°C with no or limited overshoot involve deep reductions in emissions of methane and black carbon (35% or more of both by 2050 relative to 2010). These pathways also reduce most of the cooling aerosols, which partially offsets mitigation effects for two to three decades. Non-CO₂ emissions¹² can be reduced as a result of broad mitigation measures in the energy sector. In addition, targeted non-CO₂ mitigation measures can reduce nitrous oxide and methane from agriculture, methane from the waste sector, some sources of black carbon, and hydrofluorocarbons. High bioenergy demand can increase emissions of nitrous oxide in some 1.5°C pathways, highlighting the importance of appropriate management approaches. Improved air quality resulting from projected reductions in many non-CO₂ emissions provide direct and immediate population health benefits in all 1.5°C model pathways. (*high confidence*) (Figure SPM.3a) {2.2.1, 2.3.3, 2.4.4, 2.5.3, 4.3.6, 5.4.2}

C.1.3 Limiting global warming requires limiting the total cumulative global anthropogenic emissions of CO₂ since the pre-industrial period, that is, staying within a total carbon budget (*high confidence*).¹³ By the end of 2017, anthropogenic CO₂ emissions since the pre-industrial period are estimated to have reduced the total carbon budget for 1.5°C by approximately 2200 ± 320 GtCO₂ (*medium confidence*). The associated remaining budget is being depleted by current emissions of 42 ± 3 GtCO₂ per year (*high confidence*). The choice of the measure of global temperature affects the estimated remaining carbon budget. Using global mean surface air temperature, as in AR5, gives an estimate of the remaining carbon budget of 580 GtCO₂ for a 50% probability of limiting warming to 1.5°C, and 420 GtCO₂ for a 66% probability (*medium confidence*).¹⁴ Alternatively, using GMST gives estimates of 770 and 570 GtCO₂, for 50% and 66% probabilities,¹⁵ respectively (*medium confidence*). Uncertainties in the size of these estimated remaining carbon budgets are substantial and depend on several factors. Uncertainties in the climate response to CO₂ and non-CO₂ emissions contribute ±400 GtCO₂ and the level of historic warming contributes ±250 GtCO₂ (*medium confidence*). Potential additional carbon release from future permafrost thawing and methane release from wetlands would reduce budgets by up to 100 GtCO₂ over the course of this century and more thereafter (*medium confidence*). In addition, the level of non-CO₂ mitigation in the future could alter the remaining carbon budget by 250 GtCO₂ in either direction (*medium confidence*). {1.2.4, 2.2.2, 2.6.1, Table 2.2, Chapter 2 Supplementary Material}

C.1.4 Solar radiation modification (SRM) measures are not included in any of the available assessed pathways. Although some SRM measures may be theoretically effective in reducing an overshoot, they face large uncertainties and knowledge gaps

11 References to pathways limiting global warming to 2°C are based on a 66% probability of staying below 2°C.

12 Non-CO₂ emissions included in this Report are all anthropogenic emissions other than CO₂ that result in radiative forcing. These include short-lived climate forcers, such as methane, some fluorinated gases, ozone precursors, aerosols or aerosol precursors, such as black carbon and sulphur dioxide, respectively, as well as long-lived greenhouse gases, such as nitrous oxide or some fluorinated gases. The radiative forcing associated with non-CO₂ emissions and changes in surface albedo is referred to as non-CO₂ radiative forcing. {2.2.1}

13 There is a clear scientific basis for a total carbon budget consistent with limiting global warming to 1.5°C. However, neither this total carbon budget nor the fraction of this budget taken up by past emissions were assessed in this Report.

14 Irrespective of the measure of global temperature used, updated understanding and further advances in methods have led to an increase in the estimated remaining carbon budget of about 300 GtCO₂ compared to AR5. (*medium confidence*) {2.2.2}

15 These estimates use observed GMST to 2006–2015 and estimate future temperature changes using near surface air temperatures.

as well as substantial risks and institutional and social constraints to deployment related to governance, ethics, and impacts on sustainable development. They also do not mitigate ocean acidification. (*medium confidence*) {4.3.8, Cross-Chapter Box 10 in Chapter 4}

Global emissions pathway characteristics

General characteristics of the evolution of anthropogenic net emissions of CO₂, and total emissions of methane, black carbon, and nitrous oxide in model pathways that limit global warming to 1.5°C with no or limited overshoot. Net emissions are defined as anthropogenic emissions reduced by anthropogenic removals. Reductions in net emissions can be achieved through different portfolios of mitigation measures illustrated in Figure SPM.3b.

Global total net CO₂ emissions

Billion tonnes of CO₂/yr

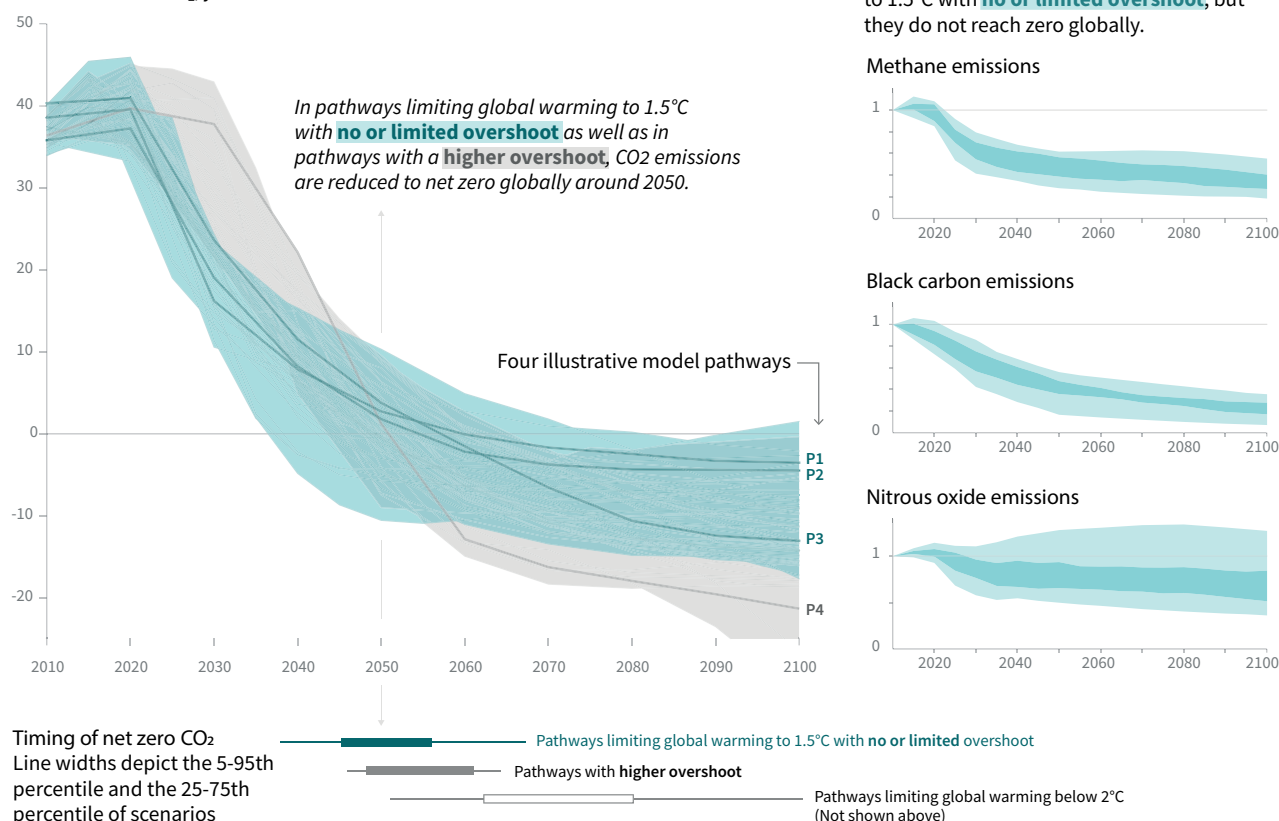


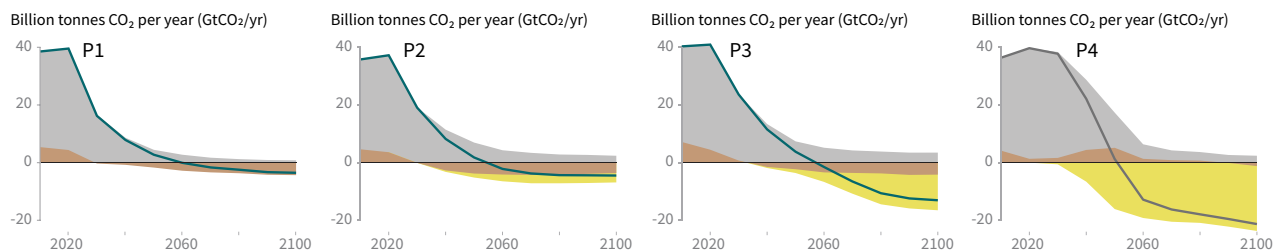
Figure SPM.3a | Global emissions pathway characteristics. The main panel shows global net anthropogenic CO₂ emissions in pathways limiting global warming to 1.5°C with no or limited (less than 0.1°C) overshoot and pathways with higher overshoot. The shaded area shows the full range for pathways analysed in this Report. The panels on the right show non-CO₂ emissions ranges for three compounds with large historical forcing and a substantial portion of emissions coming from sources distinct from those central to CO₂ mitigation. Shaded areas in these panels show the 5–95% (light shading) and interquartile (dark shading) ranges of pathways limiting global warming to 1.5°C with no or limited overshoot. Box and whiskers at the bottom of the figure show the timing of pathways reaching global net zero CO₂ emission levels, and a comparison with pathways limiting global warming to 2°C with at least 66% probability. Four illustrative model pathways are highlighted in the main panel and are labelled P1, P2, P3 and P4, corresponding to the LED, S1, S2, and S5 pathways assessed in Chapter 2. Descriptions and characteristics of these pathways are available in Figure SPM.3b. {2.1, 2.2, 2.3, Figure 2.5, Figure 2.10, Figure 2.11}

Characteristics of four illustrative model pathways

Different mitigation strategies can achieve the net emissions reductions that would be required to follow a pathway that limits global warming to 1.5°C with no or limited overshoot. All pathways use Carbon Dioxide Removal (CDR), but the amount varies across pathways, as do the relative contributions of Bioenergy with Carbon Capture and Storage (BECCS) and removals in the Agriculture, Forestry and Other Land Use (AFOLU) sector. This has implications for emissions and several other pathway characteristics.

Breakdown of contributions to global net CO₂ emissions in four illustrative model pathways

● Fossil fuel and industry ● AFOLU ● BECCS



P1: A scenario in which social, business and technological innovations result in lower energy demand up to 2050 while living standards rise, especially in the global South. A downsized energy system enables rapid decarbonization of energy supply. Afforestation is the only CDR option considered; neither fossil fuels with CCS nor BECCS are used.

P2: A scenario with a broad focus on sustainability including energy intensity, human development, economic convergence and international cooperation, as well as shifts towards sustainable and healthy consumption patterns, low-carbon technology innovation, and well-managed land systems with limited societal acceptability for BECCS.

P3: A middle-of-the-road scenario in which societal as well as technological development follows historical patterns. Emissions reductions are mainly achieved by changing the way in which energy and products are produced, and to a lesser degree by reductions in demand.

P4: A resource- and energy-intensive scenario in which economic growth and globalization lead to widespread adoption of greenhouse-gas-intensive lifestyles, including high demand for transportation fuels and livestock products. Emissions reductions are mainly achieved through technological means, making strong use of CDR through the deployment of BECCS.

Global indicators	P1	P2	P3	P4	Interquartile range
Pathway classification	No or limited overshoot	No or limited overshoot	No or limited overshoot	Higher overshoot	No or limited overshoot
CO ₂ emission change in 2030 (% rel to 2010)	-58	-47	-41	4	(-58,-40)
↳ in 2050 (% rel to 2010)	-93	-95	-91	-97	(-107,-94)
Kyoto-GHG emissions* in 2030 (% rel to 2010)	-50	-49	-35	-2	(-51,-39)
↳ in 2050 (% rel to 2010)	-82	-89	-78	-80	(-93,-81)
Final energy demand** in 2030 (% rel to 2010)	-15	-5	17	39	(-12,7)
↳ in 2050 (% rel to 2010)	-32	2	21	44	(-11,22)
Renewable share in electricity in 2030 (%)	60	58	48	25	(47,65)
↳ in 2050 (%)	77	81	63	70	(69,86)
Primary energy from coal in 2030 (% rel to 2010)	-78	-61	-75	-59	(-78,-59)
↳ in 2050 (% rel to 2010)	-97	-77	-73	-97	(-95,-74)
from oil in 2030 (% rel to 2010)	-37	-13	-3	86	(-34,3)
↳ in 2050 (% rel to 2010)	-87	-50	-81	-32	(-78,-31)
from gas in 2030 (% rel to 2010)	-25	-20	33	37	(-26,21)
↳ in 2050 (% rel to 2010)	-74	-53	21	-48	(-56,6)
from nuclear in 2030 (% rel to 2010)	59	83	98	106	(44,102)
↳ in 2050 (% rel to 2010)	150	98	501	468	(91,190)
from biomass in 2030 (% rel to 2010)	-11	0	36	-1	(29,80)
↳ in 2050 (% rel to 2010)	-16	49	121	418	(123,261)
from non-biomass renewables in 2030 (% rel to 2010)	430	470	315	110	(245,436)
↳ in 2050 (% rel to 2010)	833	1327	878	1137	(576,1299)
Cumulative CCS until 2100 (GtCO ₂)	0	348	687	1218	(550,1017)
↳ of which BECCS (GtCO ₂)	0	151	414	1191	(364,662)
Land area of bioenergy crops in 2050 (million km ²)	0.2	0.9	2.8	7.2	(1.5,3.2)
Agricultural CH ₄ emissions in 2030 (% rel to 2010)	-24	-48	1	14	(-30,-11)
↳ in 2050 (% rel to 2010)	-33	-69	-23	2	(-47,-24)
Agricultural N ₂ O emissions in 2030 (% rel to 2010)	5	-26	15	3	(-21,3)
↳ in 2050 (% rel to 2010)	6	-26	0	39	(-26,1)

NOTE: Indicators have been selected to show global trends identified by the Chapter 2 assessment. National and sectoral characteristics can differ substantially from the global trends shown above.

* Kyoto-gas emissions are based on IPCC Second Assessment Report GWP-100
 ** Changes in energy demand are associated with improvements in energy efficiency and behaviour change

Figure SPM.3b | Characteristics of four illustrative model pathways in relation to global warming of 1.5°C introduced in Figure SPM.3a. These pathways were selected to show a range of potential mitigation approaches and vary widely in their projected energy and land use, as well as their assumptions about future socio-economic developments, including economic and population growth, equity and sustainability. A breakdown of the global net anthropogenic CO₂ emissions into the contributions in terms of CO₂ emissions from fossil fuel and industry; agriculture, forestry and other land use (AFOLU); and bioenergy with carbon capture and storage (BECCS) is shown. AFOLU estimates reported here are not necessarily comparable with countries' estimates. Further characteristics for each of these pathways are listed below each pathway. These pathways illustrate relative global differences in mitigation strategies, but do not represent central estimates, national strategies, and do not indicate requirements. For comparison, the right-most column shows the interquartile ranges across pathways with no or limited overshoot of 1.5°C. Pathways P1, P2, P3 and P4 correspond to the LED, S1, S2 and S5 pathways assessed in Chapter 2 (Figure SPM.3a). {2.2.1, 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.4.1, 2.4.2, 2.4.4, 2.5.3, Figure 2.5, Figure 2.6, Figure 2.9, Figure 2.10, Figure 2.11, Figure 2.14, Figure 2.15, Figure 2.16, Figure 2.17, Figure 2.24, Figure 2.25, Table 2.4, Table 2.6, Table 2.7, Table 2.9, Table 4.1}

C.2 Pathways limiting global warming to 1.5°C with no or limited overshoot would require rapid and far-reaching transitions in energy, land, urban and infrastructure (including transport and buildings), and industrial systems (*high confidence*). These systems transitions are unprecedented in terms of scale, but not necessarily in terms of speed, and imply deep emissions reductions in all sectors, a wide portfolio of mitigation options and a significant upscaling of investments in those options (*medium confidence*). {2.3, 2.4, 2.5, 4.2, 4.3, 4.4, 4.5}

- C.2.1 Pathways that limit global warming to 1.5°C with no or limited overshoot show system changes that are more rapid and pronounced over the next two decades than in 2°C pathways (*high confidence*). The rates of system changes associated with limiting global warming to 1.5°C with no or limited overshoot have occurred in the past within specific sectors, technologies and spatial contexts, but there is no documented historic precedent for their scale (*medium confidence*). {2.3.3, 2.3.4, 2.4, 2.5, 4.2.1, 4.2.2, Cross-Chapter Box 11 in Chapter 4}
- C.2.2 In energy systems, modelled global pathways (considered in the literature) limiting global warming to 1.5°C with no or limited overshoot (for more details see Figure SPM.3b) generally meet energy service demand with lower energy use, including through enhanced energy efficiency, and show faster electrification of energy end use compared to 2°C (*high confidence*). In 1.5°C pathways with no or limited overshoot, low-emission energy sources are projected to have a higher share, compared with 2°C pathways, particularly before 2050 (*high confidence*). In 1.5°C pathways with no or limited overshoot, renewables are projected to supply 70–85% (interquartile range) of electricity in 2050 (*high confidence*). In electricity generation, shares of nuclear and fossil fuels with carbon dioxide capture and storage (CCS) are modelled to increase in most 1.5°C pathways with no or limited overshoot. In modelled 1.5°C pathways with limited or no overshoot, the use of CCS would allow the electricity generation share of gas to be approximately 8% (3–11% interquartile range) of global electricity in 2050, while the use of coal shows a steep reduction in all pathways and would be reduced to close to 0% (0–2% interquartile range) of electricity (*high confidence*). While acknowledging the challenges, and differences between the options and national circumstances, political, economic, social and technical feasibility of solar energy, wind energy and electricity storage technologies have substantially improved over the past few years (*high confidence*). These improvements signal a potential system transition in electricity generation. (Figure SPM.3b) {2.4.1, 2.4.2, Figure 2.1, Table 2.6, Table 2.7, Cross-Chapter Box 6 in Chapter 3, 4.2.1, 4.3.1, 4.3.3, 4.5.2}
- C.2.3 CO₂ emissions from industry in pathways limiting global warming to 1.5°C with no or limited overshoot are projected to be about 65–90% (interquartile range) lower in 2050 relative to 2010, as compared to 50–80% for global warming of 2°C (*medium confidence*). Such reductions can be achieved through combinations of new and existing technologies and practices, including electrification, hydrogen, sustainable bio-based feedstocks, product substitution, and carbon capture, utilization and storage (CCUS). These options are technically proven at various scales but their large-scale deployment may be limited by economic, financial, human capacity and institutional constraints in specific contexts, and specific characteristics of large-scale industrial installations. In industry, emissions reductions by energy and process efficiency by themselves are insufficient for limiting warming to 1.5°C with no or limited overshoot (*high confidence*). {2.4.3, 4.2.1, Table 4.1, Table 4.3, 4.3.3, 4.3.4, 4.5.2}
- C.2.4 The urban and infrastructure system transition consistent with limiting global warming to 1.5°C with no or limited overshoot would imply, for example, changes in land and urban planning practices, as well as deeper emissions reductions in transport and buildings compared to pathways that limit global warming below 2°C (*medium confidence*). Technical measures

and practices enabling deep emissions reductions include various energy efficiency options. In pathways limiting global warming to 1.5°C with no or limited overshoot, the electricity share of energy demand in buildings would be about 55–75% in 2050 compared to 50–70% in 2050 for 2°C global warming (*medium confidence*). In the transport sector, the share of low-emission final energy would rise from less than 5% in 2020 to about 35–65% in 2050 compared to 25–45% for 2°C of global warming (*medium confidence*). Economic, institutional and socio-cultural barriers may inhibit these urban and infrastructure system transitions, depending on national, regional and local circumstances, capabilities and the availability of capital (*high confidence*). {2.3.4, 2.4.3, 4.2.1, Table 4.1, 4.3.3, 4.5.2}

- C.2.5 Transitions in global and regional land use are found in all pathways limiting global warming to 1.5°C with no or limited overshoot, but their scale depends on the pursued mitigation portfolio. Model pathways that limit global warming to 1.5°C with no or limited overshoot project a 4 million km² reduction to a 2.5 million km² increase of non-pasture agricultural land for food and feed crops and a 0.5–11 million km² reduction of pasture land, to be converted into a 0–6 million km² increase of agricultural land for energy crops and a 2 million km² reduction to 9.5 million km² increase in forests by 2050 relative to 2010 (*medium confidence*).¹⁶ Land-use transitions of similar magnitude can be observed in modelled 2°C pathways (*medium confidence*). Such large transitions pose profound challenges for sustainable management of the various demands on land for human settlements, food, livestock feed, fibre, bioenergy, carbon storage, biodiversity and other ecosystem services (*high confidence*). Mitigation options limiting the demand for land include sustainable intensification of land-use practices, ecosystem restoration and changes towards less resource-intensive diets (*high confidence*). The implementation of land-based mitigation options would require overcoming socio-economic, institutional, technological, financing and environmental barriers that differ across regions (*high confidence*). {2.4.4, Figure 2.24, 4.3.2, 4.3.7, 4.5.2, Cross-Chapter Box 7 in Chapter 3}
- C.2.6 Additional annual average energy-related investments for the period 2016 to 2050 in pathways limiting warming to 1.5°C compared to pathways without new climate policies beyond those in place today are estimated to be around 830 billion USD₂₀₁₀ (range of 150 billion to 1700 billion USD₂₀₁₀ across six models¹⁷). This compares to total annual average energy supply investments in 1.5°C pathways of 1460 to 3510 billion USD₂₀₁₀ and total annual average energy demand investments of 640 to 910 billion USD₂₀₁₀ for the period 2016 to 2050. Total energy-related investments increase by about 12% (range of 3% to 24%) in 1.5°C pathways relative to 2°C pathways. Annual investments in low-carbon energy technologies and energy efficiency are upscaled by roughly a factor of six (range of factor of 4 to 10) by 2050 compared to 2015 (*medium confidence*). {2.5.2, Box 4.8, Figure 2.27}
- C.2.7 Modelled pathways limiting global warming to 1.5°C with no or limited overshoot project a wide range of global average discounted marginal abatement costs over the 21st century. They are roughly 3–4 times higher than in pathways limiting global warming to below 2°C (*high confidence*). The economic literature distinguishes marginal abatement costs from total mitigation costs in the economy. The literature on total mitigation costs of 1.5°C mitigation pathways is limited and was not assessed in this Report. Knowledge gaps remain in the integrated assessment of the economy-wide costs and benefits of mitigation in line with pathways limiting warming to 1.5°C. {2.5.2; 2.6; Figure 2.26}

¹⁶ The projected land-use changes presented are not deployed to their upper limits simultaneously in a single pathway.

¹⁷ Including two pathways limiting warming to 1.5°C with no or limited overshoot and four pathways with higher overshoot.

- C.3 All pathways that limit global warming to 1.5°C with limited or no overshoot project the use of carbon dioxide removal (CDR) on the order of 100–1000 GtCO₂ over the 21st century. CDR would be used to compensate for residual emissions and, in most cases, achieve net negative emissions to return global warming to 1.5°C following a peak (*high confidence*). CDR deployment of several hundreds of GtCO₂ is subject to multiple feasibility and sustainability constraints (*high confidence*). Significant near-term emissions reductions and measures to lower energy and land demand can limit CDR deployment to a few hundred GtCO₂ without reliance on bioenergy with carbon capture and storage (BECCS) (*high confidence*). {2.3, 2.4, 3.6.2, 4.3, 5.4}**
- C.3.1 Existing and potential CDR measures include afforestation and reforestation, land restoration and soil carbon sequestration, BECCS, direct air carbon capture and storage (DACCS), enhanced weathering and ocean alkalization. These differ widely in terms of maturity, potentials, costs, risks, co-benefits and trade-offs (*high confidence*). To date, only a few published pathways include CDR measures other than afforestation and BECCS. {2.3.4, 3.6.2, 4.3.2, 4.3.7}
- C.3.2 In pathways limiting global warming to 1.5°C with limited or no overshoot, BECCS deployment is projected to range from 0–1, 0–8, and 0–16 GtCO₂ yr⁻¹ in 2030, 2050, and 2100, respectively, while agriculture, forestry and land-use (AFOLU) related CDR measures are projected to remove 0–5, 1–11, and 1–5 GtCO₂ yr⁻¹ in these years (*medium confidence*). The upper end of these deployment ranges by mid-century exceeds the BECCS potential of up to 5 GtCO₂ yr⁻¹ and afforestation potential of up to 3.6 GtCO₂ yr⁻¹ assessed based on recent literature (*medium confidence*). Some pathways avoid BECCS deployment completely through demand-side measures and greater reliance on AFOLU-related CDR measures (*medium confidence*). The use of bioenergy can be as high or even higher when BECCS is excluded compared to when it is included due to its potential for replacing fossil fuels across sectors (*high confidence*). (Figure SPM.3b) {2.3.3, 2.3.4, 2.4.2, 3.6.2, 4.3.1, 4.2.3, 4.3.2, 4.3.7, 4.4.3, Table 2.4}
- C.3.3 Pathways that overshoot 1.5°C of global warming rely on CDR exceeding residual CO₂ emissions later in the century to return to below 1.5°C by 2100, with larger overshoots requiring greater amounts of CDR (Figure SPM.3b) (*high confidence*). Limitations on the speed, scale, and societal acceptability of CDR deployment hence determine the ability to return global warming to below 1.5°C following an overshoot. Carbon cycle and climate system understanding is still limited about the effectiveness of net negative emissions to reduce temperatures after they peak (*high confidence*). {2.2, 2.3.4, 2.3.5, 2.6, 4.3.7, 4.5.2, Table 4.11}
- C.3.4 Most current and potential CDR measures could have significant impacts on land, energy, water or nutrients if deployed at large scale (*high confidence*). Afforestation and bioenergy may compete with other land uses and may have significant impacts on agricultural and food systems, biodiversity, and other ecosystem functions and services (*high confidence*). Effective governance is needed to limit such trade-offs and ensure permanence of carbon removal in terrestrial, geological and ocean reservoirs (*high confidence*). Feasibility and sustainability of CDR use could be enhanced by a portfolio of options deployed at substantial, but lesser scales, rather than a single option at very large scale (*high confidence*). (Figure SPM.3b) {2.3.4, 2.4.4, 2.5.3, 2.6, 3.6.2, 4.3.2, 4.3.7, 4.5.2, 5.4.1, 5.4.2; Cross-Chapter Boxes 7 and 8 in Chapter 3, Table 4.11, Table 5.3, Figure 5.3}
- C.3.5 Some AFOLU-related CDR measures such as restoration of natural ecosystems and soil carbon sequestration could provide co-benefits such as improved biodiversity, soil quality, and local food security. If deployed at large scale, they would require governance systems enabling sustainable land management to conserve and protect land carbon stocks and other ecosystem functions and services (*medium confidence*). (Figure SPM.4) {2.3.3, 2.3.4, 2.4.2, 2.4.4, 3.6.2, 5.4.1, Cross-Chapter Boxes 3 in Chapter 1 and 7 in Chapter 3, 4.3.2, 4.3.7, 4.4.1, 4.5.2, Table 2.4}

D. Strengthening the Global Response in the Context of Sustainable Development and Efforts to Eradicate Poverty

D.1 Estimates of the global emissions outcome of current nationally stated mitigation ambitions as submitted under the Paris Agreement would lead to global greenhouse gas emissions¹⁸ in 2030 of 52–58 GtCO₂eq yr⁻¹ (*medium confidence*). Pathways reflecting these ambitions would not limit global warming to 1.5°C, even if supplemented by very challenging increases in the scale and ambition of emissions reductions after 2030 (*high confidence*). Avoiding overshoot and reliance on future large-scale deployment of carbon dioxide removal (CDR) can only be achieved if global CO₂ emissions start to decline well before 2030 (*high confidence*). {1.2, 2.3, 3.3, 3.4, 4.2, 4.4, Cross-Chapter Box 11 in Chapter 4}

D.1.1 Pathways that limit global warming to 1.5°C with no or limited overshoot show clear emission reductions by 2030 (*high confidence*). All but one show a decline in global greenhouse gas emissions to below 35 GtCO₂eq yr⁻¹ in 2030, and half of available pathways fall within the 25–30 GtCO₂eq yr⁻¹ range (interquartile range), a 40–50% reduction from 2010 levels (*high confidence*). Pathways reflecting current nationally stated mitigation ambition until 2030 are broadly consistent with cost-effective pathways that result in a global warming of about 3°C by 2100, with warming continuing afterwards (*medium confidence*). {2.3.3, 2.3.5, Cross-Chapter Box 11 in Chapter 4, 5.5.3.2}

D.1.2 Overshoot trajectories result in higher impacts and associated challenges compared to pathways that limit global warming to 1.5°C with no or limited overshoot (*high confidence*). Reversing warming after an overshoot of 0.2°C or larger during this century would require upscaling and deployment of CDR at rates and volumes that might not be achievable given considerable implementation challenges (*medium confidence*). {1.3.3, 2.3.4, 2.3.5, 2.5.1, 3.3, 4.3.7, Cross-Chapter Box 8 in Chapter 3, Cross-Chapter Box 11 in Chapter 4}

D.1.3 The lower the emissions in 2030, the lower the challenge in limiting global warming to 1.5°C after 2030 with no or limited overshoot (*high confidence*). The challenges from delayed actions to reduce greenhouse gas emissions include the risk of cost escalation, lock-in in carbon-emitting infrastructure, stranded assets, and reduced flexibility in future response options in the medium to long term (*high confidence*). These may increase uneven distributional impacts between countries at different stages of development (*medium confidence*). {2.3.5, 4.4.5, 5.4.2}

D.2 The avoided climate change impacts on sustainable development, eradication of poverty and reducing inequalities would be greater if global warming were limited to 1.5°C rather than 2°C, if mitigation and adaptation synergies are maximized while trade-offs are minimized (*high confidence*). {1.1, 1.4, 2.5, 3.3, 3.4, 5.2, Table 5.1}

D.2.1 Climate change impacts and responses are closely linked to sustainable development which balances social well-being, economic prosperity and environmental protection. The United Nations Sustainable Development Goals (SDGs), adopted in 2015, provide an established framework for assessing the links between global warming of 1.5°C or 2°C and development goals that include poverty eradication, reducing inequalities, and climate action. (*high confidence*) {Cross-Chapter Box 4 in Chapter 1, 1.4, 5.1}

D.2.2 The consideration of ethics and equity can help address the uneven distribution of adverse impacts associated with 1.5°C and higher levels of global warming, as well as those from mitigation and adaptation, particularly for poor and disadvantaged populations, in all societies (*high confidence*). {1.1.1, 1.1.2, 1.4.3, 2.5.3, 3.4.10, 5.1, 5.2, 5.3, 5.4, Cross-Chapter Box 4 in Chapter 1, Cross-Chapter Boxes 6 and 8 in Chapter 3, and Cross-Chapter Box 12 in Chapter 5}

D.2.3 Mitigation and adaptation consistent with limiting global warming to 1.5°C are underpinned by enabling conditions, assessed in this Report across the geophysical, environmental-ecological, technological, economic, socio-cultural and institutional

¹⁸ GHG emissions have been aggregated with 100-year GWP values as introduced in the IPCC Second Assessment Report.

dimensions of feasibility. Strengthened multilevel governance, institutional capacity, policy instruments, technological innovation and transfer and mobilization of finance, and changes in human behaviour and lifestyles are enabling conditions that enhance the feasibility of mitigation and adaptation options for 1.5°C-consistent systems transitions. (*high confidence*) {1.4, Cross-Chapter Box 3 in Chapter 1, 2.5.1, 4.4, 4.5, 5.6}

D.3 Adaptation options specific to national contexts, if carefully selected together with enabling conditions, will have benefits for sustainable development and poverty reduction with global warming of 1.5°C, although trade-offs are possible (*high confidence*). {1.4, 4.3, 4.5}

D.3.1 Adaptation options that reduce the vulnerability of human and natural systems have many synergies with sustainable development, if well managed, such as ensuring food and water security, reducing disaster risks, improving health conditions, maintaining ecosystem services and reducing poverty and inequality (*high confidence*). Increasing investment in physical and social infrastructure is a key enabling condition to enhance the resilience and the adaptive capacities of societies. These benefits can occur in most regions with adaptation to 1.5°C of global warming (*high confidence*). {1.4.3, 4.2.2, 4.3.1, 4.3.2, 4.3.3, 4.3.5, 4.4.1, 4.4.3, 4.5.3, 5.3.1, 5.3.2}

D.3.2 Adaptation to 1.5°C global warming can also result in trade-offs or maladaptations with adverse impacts for sustainable development. For example, if poorly designed or implemented, adaptation projects in a range of sectors can increase greenhouse gas emissions and water use, increase gender and social inequality, undermine health conditions, and encroach on natural ecosystems (*high confidence*). These trade-offs can be reduced by adaptations that include attention to poverty and sustainable development (*high confidence*). {4.3.2, 4.3.3, 4.5.4, 5.3.2; Cross-Chapter Boxes 6 and 7 in Chapter 3}

D.3.3 A mix of adaptation and mitigation options to limit global warming to 1.5°C, implemented in a participatory and integrated manner, can enable rapid, systemic transitions in urban and rural areas (*high confidence*). These are most effective when aligned with economic and sustainable development, and when local and regional governments and decision makers are supported by national governments (*medium confidence*). {4.3.2, 4.3.3, 4.4.1, 4.4.2}

D.3.4 Adaptation options that also mitigate emissions can provide synergies and cost savings in most sectors and system transitions, such as when land management reduces emissions and disaster risk, or when low-carbon buildings are also designed for efficient cooling. Trade-offs between mitigation and adaptation, when limiting global warming to 1.5°C, such as when bioenergy crops, reforestation or afforestation encroach on land needed for agricultural adaptation, can undermine food security, livelihoods, ecosystem functions and services and other aspects of sustainable development. (*high confidence*) {3.4.3, 4.3.2, 4.3.4, 4.4.1, 4.5.2, 4.5.3, 4.5.4}

D.4 Mitigation options consistent with 1.5°C pathways are associated with multiple synergies and trade-offs across the Sustainable Development Goals (SDGs). While the total number of possible synergies exceeds the number of trade-offs, their net effect will depend on the pace and magnitude of changes, the composition of the mitigation portfolio and the management of the transition. (*high confidence*) (Figure SPM.4) {2.5, 4.5, 5.4}

D.4.1 1.5°C pathways have robust synergies particularly for the SDGs 3 (health), 7 (clean energy), 11 (cities and communities), 12 (responsible consumption and production) and 14 (oceans) (*very high confidence*). Some 1.5°C pathways show potential trade-offs with mitigation for SDGs 1 (poverty), 2 (hunger), 6 (water) and 7 (energy access), if not managed carefully (*high confidence*). (Figure SPM.4) {5.4.2; Figure 5.4, Cross-Chapter Boxes 7 and 8 in Chapter 3}

D.4.2 1.5°C pathways that include low energy demand (e.g., see P1 in Figure SPM.3a and SPM.3b), low material consumption, and low GHG-intensive food consumption have the most pronounced synergies and the lowest number of trade-offs with respect to sustainable development and the SDGs (*high confidence*). Such pathways would reduce dependence on CDR. In modelled pathways, sustainable development, eradicating poverty and reducing inequality can support limiting warming to 1.5°C (*high confidence*). (Figure SPM.3b, Figure SPM.4) {2.4.3, 2.5.1, 2.5.3, Figure 2.4, Figure 2.28, 5.4.1, 5.4.2, Figure 5.4}

Indicative linkages between mitigation options and sustainable development using SDGs (The linkages do not show costs and benefits)

Mitigation options deployed in each sector can be associated with potential positive effects (synergies) or negative effects (trade-offs) with the Sustainable Development Goals (SDGs). The degree to which this potential is realized will depend on the selected portfolio of mitigation options, mitigation policy design, and local circumstances and context. Particularly in the energy-demand sector, the potential for synergies is larger than for trade-offs. The bars group individually assessed options by level of confidence and take into account the relative strength of the assessed mitigation-SDG connections.

Length shows strength of connection



The overall size of the coloured bars depict the relative potential for synergies and trade-offs between the sectoral mitigation options and the SDGs.

Shades show level of confidence



The shades depict the level of confidence of the assessed potential for **Trade-offs**/Synergies.

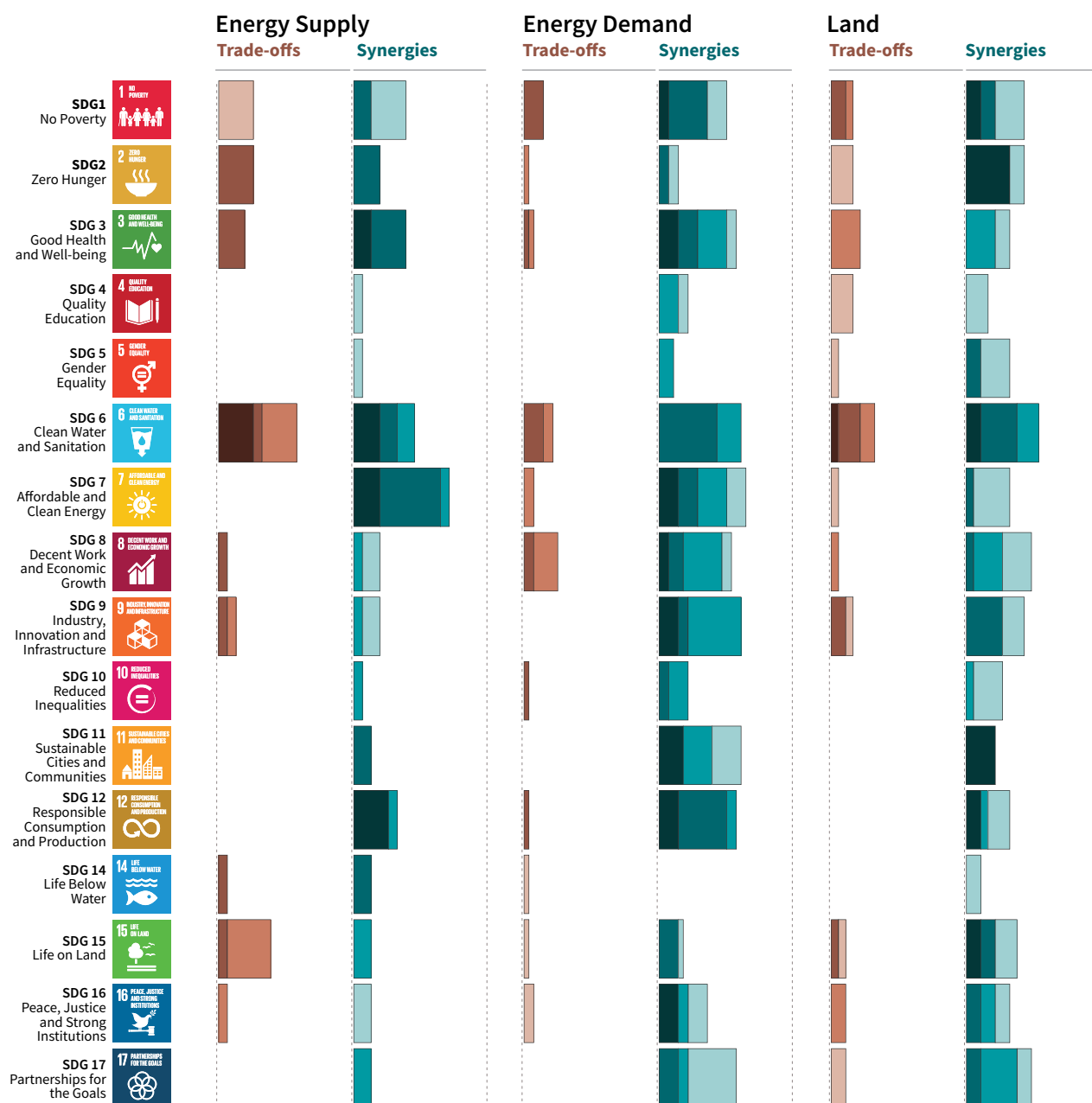


Figure SPM.4 | Potential synergies and trade-offs between the sectoral portfolio of climate change mitigation options and the Sustainable Development Goals (SDGs). The SDGs serve as an analytical framework for the assessment of the different sustainable development dimensions, which extend beyond the time frame of the 2030 SDG targets. The assessment is based on literature on mitigation options that are considered relevant for 1.5°C. The assessed strength of the SDG interactions is based on the qualitative and quantitative assessment of individual mitigation options listed in Table 5.2. For each mitigation option, the strength of the SDG-connection as well as the associated confidence of the underlying literature (shades of green and red) was assessed. The strength of positive connections (synergies) and negative connections (trade-offs) across all individual options within a sector (see Table 5.2) are aggregated into sectoral potentials for the whole mitigation portfolio. The (white) areas outside the bars, which indicate no interactions, have *low confidence* due to the uncertainty and limited number of studies exploring indirect effects. The strength of the connection considers only the effect of mitigation and does not include benefits of avoided impacts. SDG 13 (climate action) is not listed because mitigation is being considered in terms of interactions with SDGs and not vice versa. The bars denote the strength of the connection, and do not consider the strength of the impact on the SDGs. The energy demand sector comprises behavioural responses, fuel switching and efficiency options in the transport, industry and building sector as well as carbon capture options in the industry sector. Options assessed in the energy supply sector comprise biomass and non-biomass renewables, nuclear, carbon capture and storage (CCS) with bioenergy, and CCS with fossil fuels. Options in the land sector comprise agricultural and forest options, sustainable diets and reduced food waste, soil sequestration, livestock and manure management, reduced deforestation, afforestation and reforestation, and responsible sourcing. In addition to this figure, options in the ocean sector are discussed in the underlying report. {5.4, Table 5.2, Figure 5.2}

Information about the net impacts of mitigation on sustainable development in 1.5°C pathways is available only for a limited number of SDGs and mitigation options. Only a limited number of studies have assessed the benefits of avoided climate change impacts of 1.5°C pathways for the SDGs, and the co-effects of adaptation for mitigation and the SDGs. The assessment of the indicative mitigation potentials in Figure SPM.4 is a step further from AR5 towards a more comprehensive and integrated assessment in the future.

- D.4.3 1.5°C and 2°C modelled pathways often rely on the deployment of large-scale land-related measures like afforestation and bioenergy supply, which, if poorly managed, can compete with food production and hence raise food security concerns (*high confidence*). The impacts of carbon dioxide removal (CDR) options on SDGs depend on the type of options and the scale of deployment (*high confidence*). If poorly implemented, CDR options such as BECCS and AFOLU options would lead to trade-offs. Context-relevant design and implementation requires considering people's needs, biodiversity, and other sustainable development dimensions (*very high confidence*). (Figure SPM.4) {5.4.1.3, Cross-Chapter Box 7 in Chapter 3}
- D.4.4 Mitigation consistent with 1.5°C pathways creates risks for sustainable development in regions with high dependency on fossil fuels for revenue and employment generation (*high confidence*). Policies that promote diversification of the economy and the energy sector can address the associated challenges (*high confidence*). {5.4.1.2, Box 5.2}
- D.4.5 Redistributive policies across sectors and populations that shield the poor and vulnerable can resolve trade-offs for a range of SDGs, particularly hunger, poverty and energy access. Investment needs for such complementary policies are only a small fraction of the overall mitigation investments in 1.5°C pathways. (*high confidence*) {2.4.3, 5.4.2, Figure 5.5}
- D.5 Limiting the risks from global warming of 1.5°C in the context of sustainable development and poverty eradication implies system transitions that can be enabled by an increase of adaptation and mitigation investments, policy instruments, the acceleration of technological innovation and behaviour changes (*high confidence*). {2.3, 2.4, 2.5, 3.2, 4.2, 4.4, 4.5, 5.2, 5.5, 5.6}**
 - D.5.1 Directing finance towards investment in infrastructure for mitigation and adaptation could provide additional resources. This could involve the mobilization of private funds by institutional investors, asset managers and development or investment banks, as well as the provision of public funds. Government policies that lower the risk of low-emission and adaptation investments can facilitate the mobilization of private funds and enhance the effectiveness of other public policies. Studies indicate a number of challenges, including access to finance and mobilization of funds. (*high confidence*) {2.5.1, 2.5.2, 4.4.5}
 - D.5.2 Adaptation finance consistent with global warming of 1.5°C is difficult to quantify and compare with 2°C. Knowledge gaps include insufficient data to calculate specific climate resilience-enhancing investments from the provision of currently underinvested basic infrastructure. Estimates of the costs of adaptation might be lower at global warming of 1.5°C than for 2°C. Adaptation needs have typically been supported by public sector sources such as national and subnational government budgets, and in developing countries together with support from development assistance, multilateral development banks, and United Nations Framework Convention on Climate Change channels (*medium confidence*). More recently there is a

growing understanding of the scale and increase in non-governmental organizations and private funding in some regions (*medium confidence*). Barriers include the scale of adaptation financing, limited capacity and access to adaptation finance (*medium confidence*). {4.4.5, 4.6}

- D.5.3 Global model pathways limiting global warming to 1.5°C are projected to involve the annual average investment needs in the energy system of around 2.4 trillion USD2010 between 2016 and 2035, representing about 2.5% of the world GDP (*medium confidence*). {4.4.5, Box 4.8}
- D.5.4 Policy tools can help mobilize incremental resources, including through shifting global investments and savings and through market and non-market based instruments as well as accompanying measures to secure the equity of the transition, acknowledging the challenges related with implementation, including those of energy costs, depreciation of assets and impacts on international competition, and utilizing the opportunities to maximize co-benefits (*high confidence*). {1.3.3, 2.3.4, 2.3.5, 2.5.1, 2.5.2, Cross-Chapter Box 8 in Chapter 3, Cross-Chapter Box 11 in Chapter 4, 4.4.5, 5.5.2}
- D.5.5 The systems transitions consistent with adapting to and limiting global warming to 1.5°C include the widespread adoption of new and possibly disruptive technologies and practices and enhanced climate-driven innovation. These imply enhanced technological innovation capabilities, including in industry and finance. Both national innovation policies and international cooperation can contribute to the development, commercialization and widespread adoption of mitigation and adaptation technologies. Innovation policies may be more effective when they combine public support for research and development with policy mixes that provide incentives for technology diffusion. (*high confidence*) {4.4.4, 4.4.5}.
- D.5.6 Education, information, and community approaches, including those that are informed by indigenous knowledge and local knowledge, can accelerate the wide-scale behaviour changes consistent with adapting to and limiting global warming to 1.5°C. These approaches are more effective when combined with other policies and tailored to the motivations, capabilities and resources of specific actors and contexts (*high confidence*). Public acceptability can enable or inhibit the implementation of policies and measures to limit global warming to 1.5°C and to adapt to the consequences. Public acceptability depends on the individual's evaluation of expected policy consequences, the perceived fairness of the distribution of these consequences, and perceived fairness of decision procedures (*high confidence*). {1.1, 1.5, 4.3.5, 4.4.1, 4.4.3, Box 4.3, 5.5.3, 5.6.5}
- D.6 Sustainable development supports, and often enables, the fundamental societal and systems transitions and transformations that help limit global warming to 1.5°C. Such changes facilitate the pursuit of climate-resilient development pathways that achieve ambitious mitigation and adaptation in conjunction with poverty eradication and efforts to reduce inequalities (*high confidence*). {Box 1.1, 1.4.3, Figure 5.1, 5.5.3, Box 5.3}**
- D.6.1 Social justice and equity are core aspects of climate-resilient development pathways that aim to limit global warming to 1.5°C as they address challenges and inevitable trade-offs, widen opportunities, and ensure that options, visions, and values are deliberated, between and within countries and communities, without making the poor and disadvantaged worse off (*high confidence*). {5.5.2, 5.5.3, Box 5.3, Figure 5.1, Figure 5.6, Cross-Chapter Boxes 12 and 13 in Chapter 5}
- D.6.2 The potential for climate-resilient development pathways differs between and within regions and nations, due to different development contexts and systemic vulnerabilities (*very high confidence*). Efforts along such pathways to date have been limited (*medium confidence*) and enhanced efforts would involve strengthened and timely action from all countries and non-state actors (*high confidence*). {5.5.1, 5.5.3, Figure 5.1}
- D.6.3 Pathways that are consistent with sustainable development show fewer mitigation and adaptation challenges and are associated with lower mitigation costs. The large majority of modelling studies could not construct pathways characterized by lack of international cooperation, inequality and poverty that were able to limit global warming to 1.5°C. (*high confidence*) {2.3.1, 2.5.1, 2.5.3, 5.5.2}

- D.7 Strengthening the capacities for climate action of national and sub-national authorities, civil society, the private sector, indigenous peoples and local communities can support the implementation of ambitious actions implied by limiting global warming to 1.5°C (*high confidence*).** International cooperation can provide an enabling environment for this to be achieved in all countries and for all people, in the context of sustainable development. International cooperation is a critical enabler for developing countries and vulnerable regions (*high confidence*). {1.4, 2.3, 2.5, 4.2, 4.4, 4.5, 5.3, 5.4, 5.5, 5.6, 5, Box 4.1, Box 4.2, Box 4.7, Box 5.3, Cross-Chapter Box 9 in Chapter 4, Cross-Chapter Box 13 in Chapter 5}
- D.7.1 Partnerships involving non-state public and private actors, institutional investors, the banking system, civil society and scientific institutions would facilitate actions and responses consistent with limiting global warming to 1.5°C (*very high confidence*). {1.4, 4.4.1, 4.2.2, 4.4.3, 4.4.5, 4.5.3, 5.4.1, 5.6.2, Box 5.3}.
- D.7.2 Cooperation on strengthened accountable multilevel governance that includes non-state actors such as industry, civil society and scientific institutions, coordinated sectoral and cross-sectoral policies at various governance levels, gender-sensitive policies, finance including innovative financing, and cooperation on technology development and transfer can ensure participation, transparency, capacity building and learning among different players (*high confidence*). {2.5.1, 2.5.2, 4.2.2, 4.4.1, 4.4.2, 4.4.3, 4.4.4, 4.4.5, 4.5.3, Cross-Chapter Box 9 in Chapter 4, 5.3.1, 5.5.3, Cross-Chapter Box 13 in Chapter 5, 5.6.1, 5.6.3}
- D.7.3 International cooperation is a critical enabler for developing countries and vulnerable regions to strengthen their action for the implementation of 1.5°C-consistent climate responses, including through enhancing access to finance and technology and enhancing domestic capacities, taking into account national and local circumstances and needs (*high confidence*). {2.3.1, 2.5.1, 4.4.1, 4.4.2, 4.4.4, 4.4.5, 5.4.1, 5.5.3, 5.6.1, Box 4.1, Box 4.2, Box 4.7}.
- D.7.4 Collective efforts at all levels, in ways that reflect different circumstances and capabilities, in the pursuit of limiting global warming to 1.5°C, taking into account equity as well as effectiveness, can facilitate strengthening the global response to climate change, achieving sustainable development and eradicating poverty (*high confidence*). {1.4.2, 2.3.1, 2.5.1, 2.5.2, 2.5.3, 4.2.2, 4.4.1, 4.4.2, 4.4.3, 4.4.4, 4.4.5, 4.5.3, 5.3.1, 5.4.1, 5.5.3, 5.6.1, 5.6.2, 5.6.3}

Box SPM.1: Core Concepts Central to this Special Report

Global mean surface temperature (GMST): Estimated global average of near-surface air temperatures over land and sea ice, and sea surface temperatures over ice-free ocean regions, with changes normally expressed as departures from a value over a specified reference period. When estimating changes in GMST, near-surface air temperature over both land and oceans are also used.¹⁹ {1.2.1.1}

Pre-industrial: The multi-century period prior to the onset of large-scale industrial activity around 1750. The reference period 1850–1900 is used to approximate pre-industrial GMST. {1.2.1.2}

Global warming: The estimated increase in GMST averaged over a 30-year period, or the 30-year period centred on a particular year or decade, expressed relative to pre-industrial levels unless otherwise specified. For 30-year periods that span past and future years, the current multi-decadal warming trend is assumed to continue. {1.2.1}

Net zero CO₂ emissions: Net zero carbon dioxide (CO₂) emissions are achieved when anthropogenic CO₂ emissions are balanced globally by anthropogenic CO₂ removals over a specified period.

Carbon dioxide removal (CDR): Anthropogenic activities removing CO₂ from the atmosphere and durably storing it in geological, terrestrial, or ocean reservoirs, or in products. It includes existing and potential anthropogenic enhancement of biological or geochemical sinks and direct air capture and storage, but excludes natural CO₂ uptake not directly caused by human activities.

Total carbon budget: Estimated cumulative net global anthropogenic CO₂ emissions from the pre-industrial period to the time that anthropogenic CO₂ emissions reach net zero that would result, at some probability, in limiting global warming to a given level, accounting for the impact of other anthropogenic emissions. {2.2.2}

Remaining carbon budget: Estimated cumulative net global anthropogenic CO₂ emissions from a given start date to the time that anthropogenic CO₂ emissions reach net zero that would result, at some probability, in limiting global warming to a given level, accounting for the impact of other anthropogenic emissions. {2.2.2}

Temperature overshoot: The temporary exceedance of a specified level of global warming.

Emission pathways: In this Summary for Policymakers, the modelled trajectories of global anthropogenic emissions over the 21st century are termed emission pathways. Emission pathways are classified by their temperature trajectory over the 21st century: pathways giving at least 50% probability based on current knowledge of limiting global warming to below 1.5°C are classified as ‘no overshoot’; those limiting warming to below 1.6°C and returning to 1.5°C by 2100 are classified as ‘1.5°C limited-overshoot’; while those exceeding 1.6°C but still returning to 1.5°C by 2100 are classified as ‘higher-overshoot’.

Impacts: Effects of climate change on human and natural systems. Impacts can have beneficial or adverse outcomes for livelihoods, health and well-being, ecosystems and species, services, infrastructure, and economic, social and cultural assets.

Risk: The potential for adverse consequences from a climate-related hazard for human and natural systems, resulting from the interactions between the hazard and the vulnerability and exposure of the affected system. Risk integrates the likelihood of exposure to a hazard and the magnitude of its impact. Risk also can describe the potential for adverse consequences of adaptation or mitigation responses to climate change.

Climate-resilient development pathways (CRDPs): Trajectories that strengthen sustainable development at multiple scales and efforts to eradicate poverty through equitable societal and systems transitions and transformations while reducing the threat of climate change through ambitious mitigation, adaptation and climate resilience.

¹⁹ Past IPCC reports, reflecting the literature, have used a variety of approximately equivalent metrics of GMST change.

CITY OF VICTORIA CLIMATE LEADERSHIP PLAN

*Strategies and actions for a
prosperous, low carbon future*



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The City of Victoria is located on the traditional territories of the Songhees and Esquimalt Nations.



MESSAGE FROM THE MAYOR

It's 2050. Victoria is a prosperous, affordable, sustainable and smart city. Victorians' health and well-being is the best in the nation and Victoria features in the annual World Happiness Report as one of the happiest small cities on the planet. Here's how...

We live in a dense, compact city with people clustered along corridors, in village centres and downtown.

We've stewarded our natural assets – tree canopy, parks and open spaces, ocean – and these continue to contribute to our quality of life and the livability of our city.

We live and work in buildings that are powered by 100 percent renewable energy. We move about mostly by affordable, efficient, 100 percent electric rapid public transit, and by walking and cycling. Some of

us still drive, but we use vehicles powered by 100 percent renewable energy.

All our kids are safer, happier and healthier than they were in 2018. And they all have more opportunities. No one has been left behind in the transition from a fossil fuel based economy to a low carbon economy. New educational opportunities match the new job opportunities that have sprung up as Victoria's amazing entrepreneurs leapt at the challenge to innovate and invent the goods and technologies needed for this clean energy future.

Our Climate Leadership Plan lays the foundation for this future. It is a series of goals, targets, strategies and actions for each of us to work towards that will take us towards low carbon prosperity. The City's role is to lead and inspire, to transform our own fleet, buildings, energy use, consumption habits and waste management. We aim to make the City's buildings, fleets and public spaces into a model of what is possible. But the City's actions are not enough. Corporate emissions account for only one percent of total emissions in the city. Our core commitment and our number one job is to support our residents and businesses as they take action.

To get to 100 percent renewable energy by 2050 and to reduce our greenhouse gas emissions by 80 percent over 2007 levels by that same year means we need to do more than turning off lights when we leave the room, recycling,

and using less water. It means that, at our core, we need to acknowledge that we have to fundamentally change the way we live in cities. This also means making our daily lives more convenient, affordable, efficient and happier at the same time as healing the planet.

First and foremost this climate challenge is human-centred. It is about us, all of us. Yes, technology and innovation will help us get there. But to truly solve the climate challenge we need to weave a strong social fabric. We must build on the gifts and talents of our friends, neighbours, and colleagues. It means we need to shift our thinking from me to we, from now to the long term. We are all in this together.

LISA HELPS, VICTORIA MAYOR



EXECUTIVE SUMMARY

Climate change poses the greatest environmental challenge we face. Extra heat in Earth's atmosphere from global burning of fossil fuels is affecting communities around the world, and Victoria is no exception. The Climate Leadership Plan (CLP) charts a local response to this global challenge.

Victoria has both a responsibility and an opportunity to respond to the causes and impacts of climate change. The City's vision for 2050 is of a vibrant, healthy, and prosperous community, fueled by renewable low carbon energy systems, and designed and integrated in ways that promote a high quality of life for all Victorians. The CLP presents goals and actions to deliver on this vision – actions that, together with actions across the world, can help mitigate global climate change.

The City of Victoria is committed to an **80 percent reduction** in **greenhouse gas** (GHG) **emissions** and a shift from GHG-intensive fossil fuels to **100 percent renewable energy**.

Since the City's corporate operations contribute a small fraction of Victoria's GHG emissions and energy consumption, meeting the climate goals must be a community-wide effort. The CLP's core planning principle is to lead and inspire action, and to partner with citizens, businesses, other levels of government and stakeholders to meet

climate goals and become a more prosperous and affordable community.

The CLP's goals and actions are organized in this plan by sector and type, and presented in five separate chapters. Each chapter includes baseline performance data and a climate action roadmap, which includes goals for the sector (see chart on next page), and specific action items to deliver on the goals.

Four of the five sector chapters address Victoria's GHG reduction and renewable energy challenge for Victoria's built environment (Low Carbon High-Performance Buildings), for how we get around (Low Carbon Mobility), for the materials we discard (Low Carbon Waste Management), and for the City's fleet and buildings (Municipal Operations). Throughout the sectors, the CLP presents actions to reduce GHGs, energy demand and replace fossil fuels with renewable energy. It also defines broader system redesigns that eliminate unnecessary energy use and build resilience.

The actions within the CLP also seek to maximize Victoria's resilience by enhancing infrastructure and ecosystems so they will flourish amidst the shifts and extremes from a changing climate. The challenge of preparing for climate-driven impacts is addressed in the CLP's final sector (Adapting Early). Through innovation, and the early launch of long-term projects, Victoria can manage the expected increase in severe and prolonged storms, heatwaves, flooding, and sea level rise. Early investments will minimize costly and disruptive actions later.

The CLP is a living document designed to evolve with scientific understanding and improved climate response strategies. One development underway is a growing understanding of the importance of embodied emissions, which are the GHGs produced to make and deliver the food, energy and products that we consume (see The Next Chapter: Embodied Emissions). Future iterations of the CLP will take these imported emissions into account to more comprehensively address Victoria's greenhouse gas 'footprint.'

SECTOR

CLIMATE LEADERSHIP GOALS



BUILDINGS

Page 24

- » All buildings are highly energy efficient.
- » All buildings are powered by renewable energy.



MOBILITY

Page 34

- » All Victorians have access to low carbon, high-performance and affordable multi-modal transportation.
- » Vehicles in Victoria are powered by renewable energy.
- » Smart land use minimizes transportation emissions.



WASTE MANAGEMENT

Page 42

- » Organic materials are managed to avoid GHG emissions.



MUNICIPAL OPERATIONS

Page 48

- » The City is a recognized leader in climate mitigation and adaptation.
- » The City takes integrated and informed climate action.
- » The City will provide timely and accurate data supporting strong climate mitigation and adaptation actions.



ADAPTING EARLY

Page 54

- » All climate-related risks to city infrastructure are minimized through early planning and action.
- » Victoria's natural environment flourishes in a changing climate.
- » All Victorians are empowered and prepared for climate impacts and emergencies.

INTRODUCING THE CLIMATE LEADERSHIP PLAN

*Victoria Council voted for action in August 2016 when it committed to reduce community-wide greenhouse gases (GHGs) **by 80 percent by 2050 (from 2007 levels)** and to shift away from fossil fuels to **100 percent renewable energy¹ by 2050**. These targets align with provincial and federal commitments as well as the international targets agreed to in the 2015 Paris Climate Agreement.²*

This Climate Leadership Plan (CLP) is the City's first attempt to comprehensively size-up and begin delivering on its climate and energy commitments. It is the result of community and stakeholder outreach and analysis by city departments, assisted by expert consultants. The result is a comprehensive assessment of Victoria's GHG emissions and sector-specific plans for tackling them.

The CLP calls for a transformation of how we use and manage energy, from heating and powering our homes and buildings to how we power our automobiles and dispose of our waste. It is an action plan to drastically improve energy efficiency, because doing more with less energy is the cheapest way to cut carbon emissions. It is also a plan to use

low carbon energy to provide the remaining energy needed to support our daily quality of life.

Why must cities such as Victoria embark on such ambitious action if climate change is a global problem? The imperative to act locally stems first and foremost from the fact that cities are a big part of the problem. Urban centres consume nearly 80 percent of global energy and account for more than 70 percent of GHG emissions, and their share is growing.

But as global centres of innovation, technology, industry and efficiency, cities are also a big part of the solution. As Harvard professor and author Ed Glaeser has said, "cities magnify the human ability to learn from others around us."³

¹ The City of Victoria defines renewable energy as any energy that is generated from naturally occurring processes that can be replenished over a human timescale. This includes sunshine, wind, flowing water, and geothermal heat. In 2017, 40 percent of all energy used within Victoria's municipal boundaries came from renewable sources. By 2050, we aim to run exclusively on renewable energy.

² An agreement within the United Nations Framework Convention on Climate Change (UNFCCC) dealing with greenhouse gases emissions mitigation, adaptation and finance starting in the year 2020.

³ Glaeser, E.L. (2011). *Triumph of the City: how our greatest invention makes us richer, smarter, greener, healthier, and happier*. New York: Penguin Press.

The CLP is about accelerating climate innovation and action, and providing goals to measure our progress. In some cases, it is not yet clear how to best achieve our goals, but bold and ambitious targets will help galvanize and align the innovative and creative solutions that are required. In most cases, no ‘technology miracles’ are required since affordable, low carbon options are already available in the marketplace.

This document is a ‘leadership’ plan because it is about more than just improving municipal services and operations. The City’s corporate GHG emissions account for roughly one percent of our community’s carbon footprint, so the CLP’s big win lies in inspiring

the entire Victoria community to bring climate action into their daily lives and decisions.

Victorians’ creativity and innovation will play a part in reimagining how we all can do better, and they can build jobs and economic prosperity in the process. Local industries, for example, can showcase their national and international leadership in the design and delivery of high-performance buildings, vehicles, technology, and equipment that consume or help use drastically less energy. Only with the City working closely alongside community, industry and institutional partners can we all reach our targets.

Acting on climate change will also deliver financial, environmental, and social benefits across our community, like better air quality, less noise, reduced traffic congestion, increased building comfort, healthier and more active lifestyles, new jobs, and more independent and affordable energy choices.



VICTORIA'S CLIMATE IMPERATIVE

Global human civilization is highly dependent on fossil fuels to heat and power buildings, produce food, and propel vehicles. The result is a changing climate.

Burning fuels such as gasoline, diesel, heating oil and natural gas produces carbon dioxide (CO₂) — a heat-trapping greenhouse gas (GHG). That CO₂, along with other GHGs such as methane, traps the sun's energy and causes an overall warming of the planet. It is called the greenhouse effect, and it has heated Earth's surface by about 0.8 degrees Celsius since the end of the 19th Century. At least another 2 degrees of warming is expected by the end of this century, unless we act now.

Two or three degrees may not sound like much. But, as with a child's fever, a few degrees of extra warmth is enough to throw a complex, balanced system into danger. For the Earth, extra heat is already causing profound changes. As the United Nation's Intergovernmental Panel on Climate Change (IPCC) concluded in its latest global report: "Warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. The atmosphere and ocean have warmed, the amounts of snow and ice have diminished, sea level has risen,

and the concentrations of greenhouse gases have increased."³

Climate change is worsening because GHGs stay in Earth's atmosphere for decades, and because we keep adding more each year. The GHGs are building up. In 2016, the atmosphere contained over 400 parts per million (ppm) of CO₂ year-round for the first time in human history, and two years later CO₂ is already averaging 407 ppm.⁴ The IPCC has warned that CO₂ concentrations should not exceed 445 to 490 ppm to limit global temperature rise to 2°C. Holding warming there is important because climate scientists say that adding more than 2°C to the global fever will unleash more extreme impacts. The 2015 Paris Climate Agreement binds the international community to keeping global warming to no more than 2°C, but also pledges further effort to limit the temperature increase during this century to 1.5°C.

Holding the line on global temperature rise means slashing GHG emissions worldwide faster than planned. Nearly all countries have pledged to

³ IPCC. (2014). Climate Change 2014 Synthesis Report. https://www.ipcc.ch/news_and_events/docs/ar5/ar5_syr_headlines_en.pdf

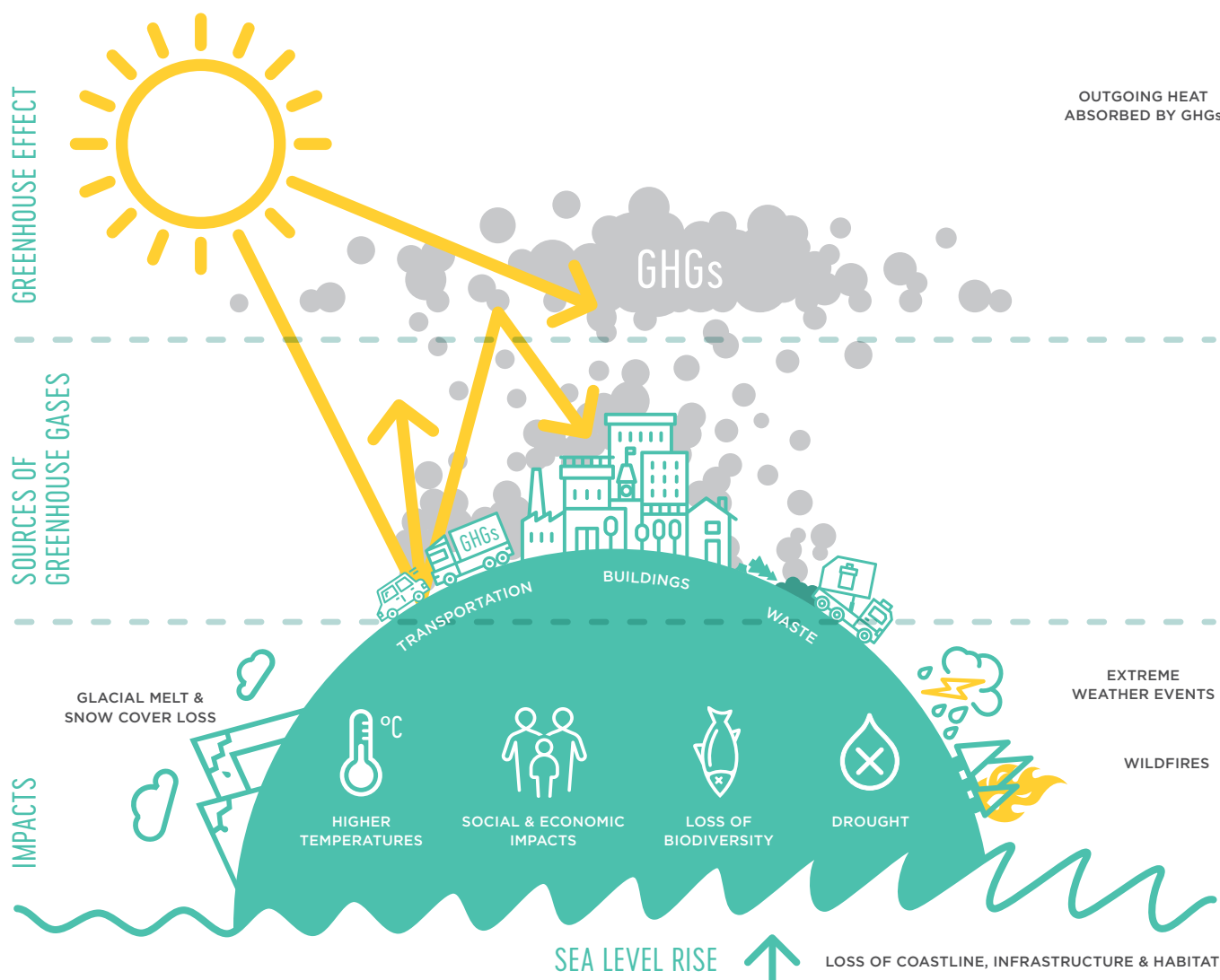
⁴ As above.

reduce their emissions. Canada, for example, pledged to cut its emissions 80 percent by 2050, relative to 2005 levels. But the global ambition displayed to date falls far short of what is needed to meet the Paris commitments. The United Nations Environment Programme last year called the gap between national climate action plans and what is needed to meet the Paris agreement's 2°C target, "alarmingly high."⁵

Climate scientists have already documented a host of impacts including droughts, flooding, sea level rise, more frequent and destructive storms, global ecosystem

decline, loss of biodiversity, food and water scarcity, and increased disease caused by historic GHG emissions. Their models project that climate-driven impacts could go from bad to catastrophic without rapid, deep cuts in future emissions. Leading economists estimate that such climate impacts and costs to protect against them could cut economic activity around the world by 5 to 20 percent.⁶

Bold, precautionary action at the earliest possible opportunity is the only reasonable response to minimize these risks.



⁵ UNEP. (2017). Emissions Gap Report 2017. <https://www.unenvironment.org/resources/emissions-gap-report>

⁶ Stern, N. H. (2007). The Economics of Climate Change: The Stern review. Cambridge, UK: Cambridge University Press.

LOCAL CLIMATE RISKS

By 2050, impacts of global GHG emissions on Greater Victoria⁷ will likely include:

- » **Increased seasonal precipitation** — 31 percent more rain and snow on ‘very’ wet days and 68 percent more on ‘extremely’ wet days — may cause local flooding and property damage.
- » **Rising sea levels** of at least half a metre will likely cause local flooding, coastal erosion, and heightened risk of property damage, requiring increased investment in protections and infrastructure. These risks will be pronounced during more frequent storm events, especially storms that hit during high tides.
- » **More frequent, longer and hotter heatwaves** will place socially and economically vulnerable populations at risk of negative health impacts including potentially deadly heat stress and stroke.
- » **Other unavoidable impacts** include increased wildfires, drought, water contamination, and loss of biodiversity, as well as increased building and infrastructure damage and risk management costs.

Wider Climate Considerations

As the climate changes, so too do the ecosystems that we rely on. Globally, it is likely that climate change will exacerbate food insecurity in areas that already suffer most from hunger and malnutrition,⁷ and the IPCC predicts that roughly one billion people could face increasing water scarcity as a result of climate change. Victorians are at lower risk of water shortages due to local precipitation levels and our watershed management and conservation practices. But climate change may disproportionately reduce access to a healthy diet in lower income groups by increasing food costs.⁸



A fallen tree after a strong windstorm in Victoria.

⁷ CRD. (2017). Climate Projections for the Capital Region. (Projections based on RCP 8.5 and 2.6)

⁸ BC Ministry of Health. (2013). Evidence review: Food security. <https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/public-health/healthy-living-and-healthy-communities/food-security-evidence-review.pdf>



EARLY ACTION ON STORMWATER

Victoria will experience intense rain storms by mid-century that could easily overwhelm parts of our aging stormwater system, some of which is 100 years old. That is, if we were not continually updating it. In 2014, the City built climate projections of increased rainfall into its 2014 Stormwater Master Plan. As a result, designers are ‘future-sizing’ the drain pipes, catch basins, and outlets that move stormwater away from our buildings and roadways. The City of Victoria is also reducing how much rainwater enters the system. A Stormwater Utility created in 2016 provides incentives for residents and businesses to use ‘green’ infrastructure such as rain gardens and water-permeable pavement. These low-impact strategies can slow down and filter stormwater flows, and also recharge aquifers.

VICTORIA'S CLIMATE CHALLENGE

Achieving Victoria's climate action goals — an 80 percent reduction of community-wide GHGs (based on 2007 levels) and transitioning to 100 percent renewable energy by 2050 — does not mean starting from scratch. As a community, we are already moving in the right direction, but we must increase our efforts.

Emissions Snapshot and Scenarios

Victoria's carbon footprint stems largely from the energy used to heat buildings, the fuels that propel vehicles, and what becomes of waste after it is discarded. In 2017, of the 370,000 tonnes of greenhouse gases emitted, approximately 50 percent of Victoria's GHG emissions came from buildings, 40 percent came from transportation, and 10 percent from waste.⁹

Electricity in Victoria is relatively clean, since nearly all of the electricity supplied by BC's power grid comes from renewable hydropower.¹⁰ Due in part to this, the city is moving towards reaching its 100% renewable energy target. Currently, 40% of Victoria's energy is renewable (Figure 3).

Building-related GHG emissions thus come primarily from combustion of heating oil and natural gas (figure 2). The transportation sector produces GHGs

mainly by burning gasoline, diesel, and propane fuels in passenger vehicles.

Regionally, emissions from municipal waste come from methane released by decomposition of organic waste at the Hartland Landfill. Methane is a powerful greenhouse gas, which traps heat in Earth's atmosphere more effectively than CO₂.

Interim targets:

To help Victoria track progress and make mid-course corrections as we work towards our 2050 commitments, the CLP sets a pair of interim targets. They are to reduce community GHG emissions by 50 percent (by 2007 levels) by 2030, and to cut the City of Victoria's corporate emissions by 60 percent by 2030.

⁹ The City of Victoria tracks its emissions through the Global Protocol for Community-Scale Greenhouse Gas Emissions inventories (GPC).

¹⁰ The Clean Energy Act mandates BC Hydro to supply at least 93 percent clean power, including renewable sources such as hydropower. In 2016 it supplied 96 percent clean power.

2017 GHG EMISSIONS BY SECTOR (387,694 tCO₂e¹¹)

32% COMMERCIAL, INSTITUTIONAL, INDUSTRIAL, AND MULTI-UNIT RESIDENTIAL

19% SINGLE FAMILY HOMES

9% SOLID AND LIQUID WASTE

40% ON-ROAD TRANSPORTATION

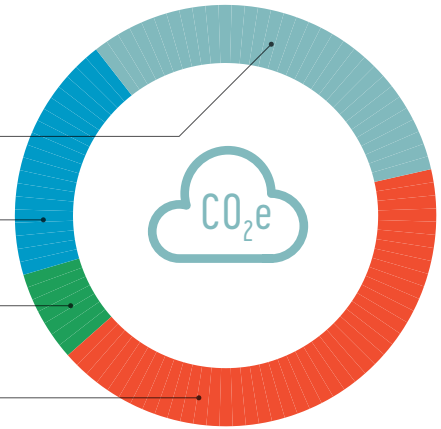


Figure 1: City of Victoria GPC Compliant Inventory, 2017

2017 GHG EMISSIONS BY FUEL TYPE

36% GASOLINE

3% ELECTRICITY

7% DIESEL

2% WOOD

2% PROPANE

12% HEATING OIL

38% NATURAL GAS

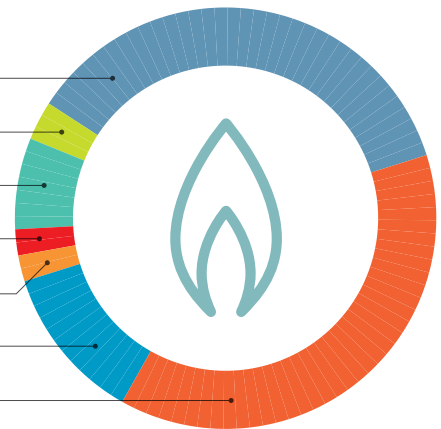


Figure 2: City of Victoria GPC Compliant Inventory, 2017

2017 RENEWABLE AND NON-RENEWABLE ENERGY MIX

35% RENEWABLE ELECTRICITY

3% WOOD

2% BIODIESEL AND ETHANOL

<1% RENEWABLE NATURAL GAS

8% HEATING OIL AND PROPANE

23% GASOLINE AND DIESEL

29% NATURAL GAS

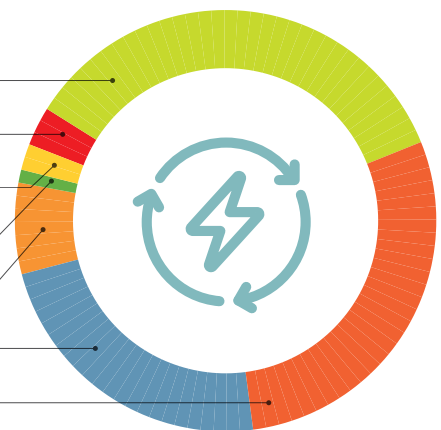


Figure 3: City of Victoria GPC Compliant Inventory, 2017

Between 2007 and 2017, Victoria's population increased by 9.9 percent, while our community GHG emissions dropped by 7.4 percent. This progress is mainly due to lower carbon building, transportation and waste systems, and to people making energy reduction a priority in their lives. While

positive, the overall pace falls short of what is required to meet our 2050 GHG commitments and, if continued, would only bring us to a 32 percent reduction by mid-century. Reaching our targets will require wise planning decisions and collective acceleration of our climate action efforts.

¹¹ Carbon dioxide equivalent or CO₂e means the number of metric tonnes of CO₂ emissions with the same global warming potential as one metric tonne of another greenhouse gas.

Getting Past 'Business as Usual'

The City uses a model to estimate how many tonnes of GHGs the community is likely to release in the future. The model simulates the effectiveness of potential GHG reduction strategies for the buildings, transportation and waste sectors. Based on a suite of climate action strategies, two scenarios are modelled:

Business As Usual (BAU): Includes effects on GHG emissions from population and job growth, anticipated changes in Victoria's building stock, and established provincial/federal climate and

energy policies, but assumes that Victoria takes no additional action to reduce its carbon footprint. Even when the established Official Community Plan climate commitments and approved City infrastructure programs (e.g. City's bike plan) are added to the BAU scenario, Victoria will not meet its targets.

Hitting our Targets: Projected GHG reductions anticipated from the strategies described in the CLP sectors, which collectively meet the City's 2050 emissions and renewable energy goals.



ADDITIONAL GHG SOURCES

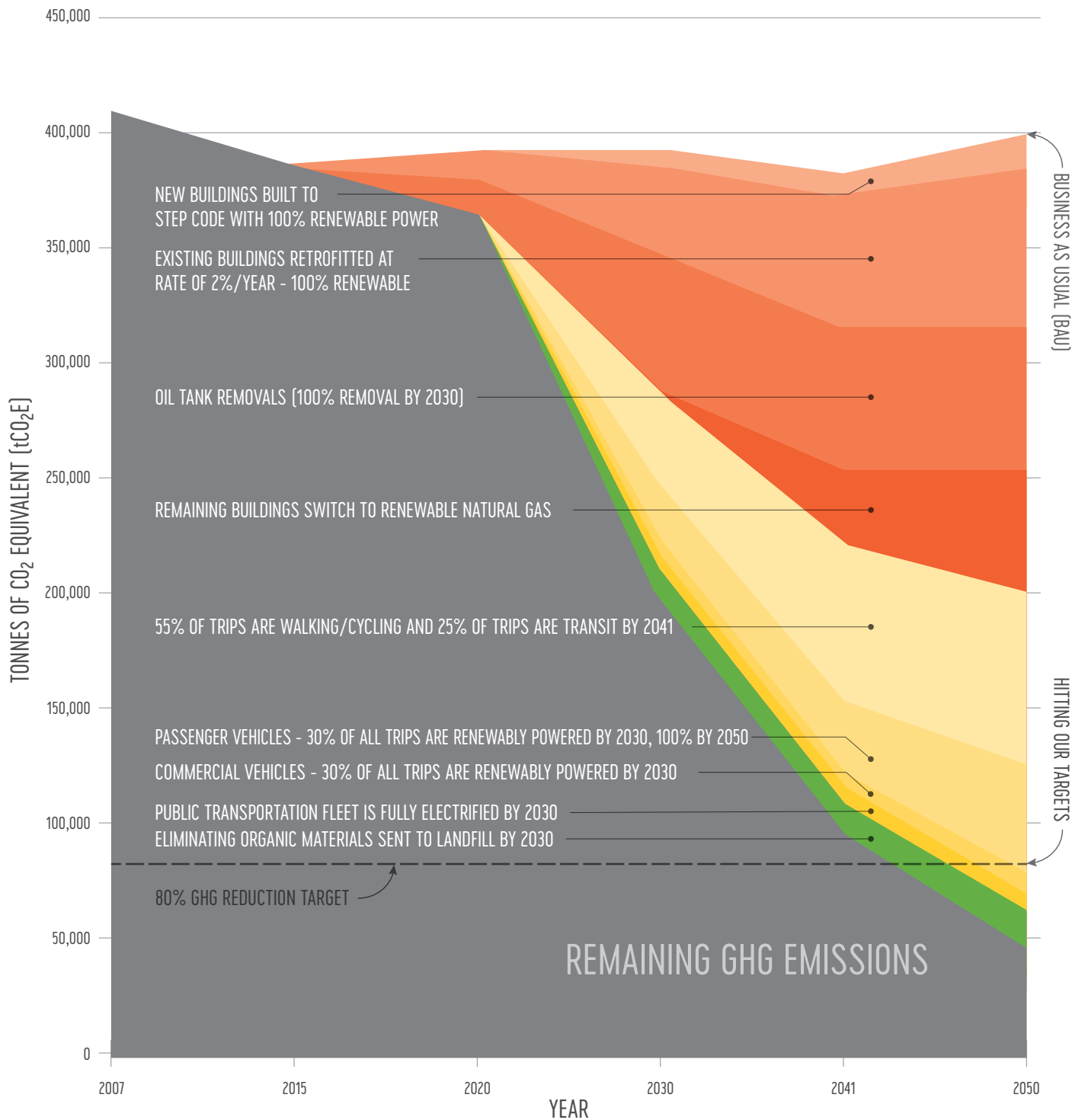
Additional sources of GHG emissions include marine transportation (ferries, recreational and commercial vessels), air transportation, agriculture, forestry, and other land use, and industrial product use. These sources serve regional demands and are outside of the City's jurisdiction.

The City is committed to partnering with local marine and air transportation stakeholders to accurately measure and report on these local emissions and develop mitigation strategies.

This diagram shows how each strategy creates a reduction in GHGs and how, collectively, they will get us to an 80 percent reduction in GHGs.



PATHWAYS TO 2050 GHG REDUCTION TARGETS



GETTING TO LOW CARBON PROSPERITY

The City's vision for 2050 is of a vibrant, healthy, and prosperous community, fueled by renewable low carbon energy systems, and designed and integrated in ways that promote a high quality of life for all Victorians. The City's mission is to lead Victoria's transition to a renewable energy future, and to inform, equip, enable and inspire the community to rapidly reduce their own GHG emissions and prepare for climate change.

Leading Through Collaboration

Bold action now can overcome barriers and unlock opportunities to achieve 80 percent GHG reductions, and 100 percent renewable energy. The City can support GHG reductions through control of municipal infrastructure (e.g. roads, utilities, sidewalks, parking, facilities), and it can also influence community action through planning policies, guidelines and by-laws. Using these important municipal powers, the City can directly and indirectly influence GHG reductions.

Direct action will also tackle the City's corporate emissions. City-owned fleets, facilities and operations, account for only one percent of total emissions in Victoria. Reductions there can set an example for GHG performance and renewable energy adoption, but it is the broader community where the vast majority of emissions reduction and

energy change must be achieved. Decisions and choices made by residents, business and institutions will shape the energy and GHG intensity of their buildings, transportation and waste.

To provide leadership, the City's role must also extend to informing, educating and encouraging change among resident and business stakeholders. The City must partner to remove barriers to action, and to develop the most useful climate action programs if we are to collectively meet our targets.

Planning principles can help guide this collaboration and continuous improvement. They represent values that underpin all of the climate actions defined in this plan, seeking to ensure that they are integrated with, and enhance, other community priorities.

Finally, the City also has an important advocacy role to play. The City will regularly call on regional, provincial

and federal levels of government, as well as the private sector, to make climate action a priority.

CLIMATE LEADERSHIP PLANNING PRINCIPLES

- 1 Lead and inspire** – The City will be a regional and national leader on climate mitigation and adaptation. It will take urgent action to drive innovative GHG reductions, creatively and collaboratively with other leaders and key stakeholders.
- 2 Harmonize climate action to secure co-benefits** – GHG reduction actions should be integrated with all other priority areas for City planning, including health, safety, and environmental protection, affordability, and quality of life.
- 3 Universal accountability** – All Victorians (residents, businesses, employees, and visitors) have a role to play in improving GHG performance, and should be encouraged to take meaningful action.
- 4 Make energy visible** – Our community's energy use, GHG performance, and climate impacts must be clearly known to drive effective change.
- 5 Evidence-based decisions** – Energy and GHG decisions should be socially-minded, cost-effective and supported by science, including a full, life-cycle understanding of relevant issues and technologies.
- 6 Renewable energy for all** – Our entire community, regardless of circumstances, must have access to efficient, affordable and renewable energy options.
- 7 Dismantle barriers** – The City will remove barriers preventing rapid decarbonisation of our energy mix by supporting policies that support smart energy choices and GHG-reduction behaviours.
- 8 Climate resilience is developed early** – Victoria must act with a sense of urgency and take early and meaningful action to avoid the most disruptive economic, social, and environmental impacts imposed by climate change.
- 9 Think globally, change locally, partner regionally** – Partnering and advocating across jurisdictional boundaries is key to achieving consensus and maximizing global GHG reductions.
- 10 Track and Adjust** – The City will measure, track and report on its targets and actions annually, making adjustments where required.

THE CLIMATE LEADERSHIP PLAN

A series of goals, strategies, and actions have been developed for each of the five sectors to reduce energy consumption and GHG emissions, transition to renewable energy, and prepare Victoria for climate impacts.

The energy and GHG plans all begin by first maximizing energy efficiency, which has been called the “largest, least expensive, most benign, most quickly deployable, least visible, least understood, and most neglected way to provide energy services.”¹² Energy efficiency improvements should always be at the top of the actions list when addressing energy and GHGs and will constitute a main pillar across all the City’s climate actions.



The Actions: Viable, Renewable and Sustainable

The CLP’s actions fit into four general classes:



Reduce energy use, GHGs, and fossil fuels by eliminating waste and adopting aggressive efficiency improvements.



Replace fossil fuels with renewable fuels or low carbon fuel alternatives.



Redesign the system to ‘design out’ poor GHG performance in the built environment and city services.



Resilience through enhanced infrastructure, urban support systems, and ecosystems to enhance their ability to thrive amidst the shifts and extremes from a changing climate.

¹² Lovins, et al. (2005). Energy End-use Efficiency. http://www.10xe.org/www.10xe.org/Knowledge-Center/Library/E05-16_EnergyEndUseEfficiency

Understanding Sector Goals, Targets and Actions

The CLP is divided into five chapters covering five sectors: buildings, mobility, waste management, municipal operations and adaptation. In each chapter, high-level goals describe broad climate action objectives for the sector, which are then supported by more detailed targets and a list of actions. Colour-coding identifies which actions are underway, those the City intends to initiate by 2020, and still others to follow in the future.

Only some actions include well-defined strategies. For the rest, the City must first gain a fuller understanding of the related barriers and opportunities to determine how best to proceed. In all cases, performance metrics will be established to track progress.



EACH SECTOR INCLUDES:



FIVE KEY SECTORS

22

CITY OF VICTORIA
CLIMATE LEADERSHIP PLAN



LOW CARBON
HIGH-PERFORMANCE
BUILDINGS

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LOW CARBON
MOBILITY



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MUNICIPAL OPERATIONS



LOW CARBON WASTE MANAGEMENT

42

ADAPTING EARLY

54



LOW CARBON HIGH-PERFORMANCE BUILDINGS



The Vision *By 2050, Victoria will be home to efficient, renewably powered, high-performance buildings. Building design, operations and management will have evolved to deliver more sophisticated, comfortable, healthier, low carbon buildings, with far lower energy needs. Local industries will be recognized leaders in sustainable, high-performance building design and construction.*

The Goals



1

All buildings are highly energy efficient.

The path toward a renewable future begins with efficiency. As the National Building Strategy puts it, the bar needs to be set much higher so that building energy requirements become so slight that most can be met with renewable energy generated on-site.

2

All buildings are powered by renewable energy.

Widespread adoption of renewable fuels and on-site renewable power generation in residential and commercial buildings will be required. Renewable energy supply can come from utility hydro electricity, from on-site sources such as geothermal heating and rooftop solar panels, and, in some cases, renewable natural gas.

The Challenge

The energy Victorians use to heat, power, and cool our buildings, as well as run our appliances makes up half of the city's total GHG emissions. Nearly two-thirds, or fully 64 percent of the building-related emissions come from large multi-family, commercial, institutional, and industrial buildings, versus 36 percent from single-family homes (Figure 4).

Space heating accounts for half of both residential and commercial building energy consumption, and residences use another quarter of their energy heating water. Many buildings burn oil and natural gas to provide this heat, thus generating the majority of building-related GHGs (Figure 5).

Victoria's building stock is aging, with 70 percent of the existing units built prior to 1980. For many of these buildings, aging conditions make for poor

energy performance. Leaks allow heat to escape through windows, doors and external wall fixtures. Heat passes through poorly insulated attics and walls, and older heating and cooling systems operate at low efficiencies. Many still use oil furnaces that produce large amounts of GHGs. Multiple barriers are currently preventing building owners and residents from adopting energy and GHG improvements. These barriers include lack of energy-use data, planning obstacles, and competing costs and priorities. Due to these and other barriers, older and even relatively new buildings continue to exhibit poor energy and GHG performance.

If new and existing buildings continue to be inefficient and run on fossil fuels, then the City cannot meet its 2050 GHG reduction targets.

GHG CONTRIBUTION BY BUILDING TYPE AND HEATING SOURCE

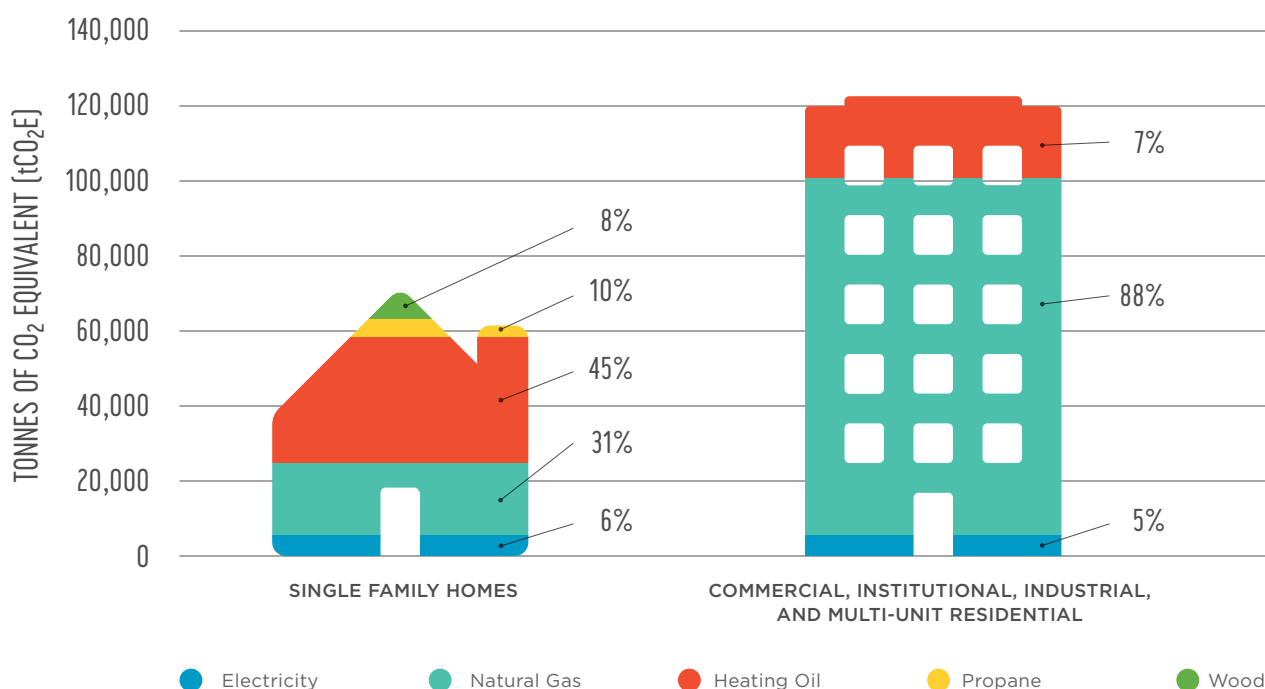


Figure 4: City of Victoria GPC compliant inventory, 2017

BC RESIDENTIAL BUILDING ENERGY CONSUMPTION BY END USE

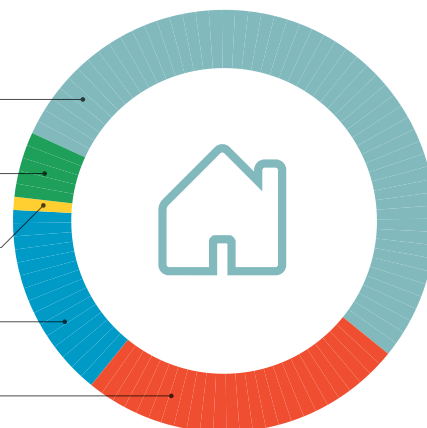
52% SPACE HEATING

5% LIGHTING

1% SPACE COOLING

17% APPLIANCES

25% WATER HEATING



BC COMMERCIAL BUILDING ENERGY CONSUMPTION BY END USE

16% AUXILIARY EQUIPMENT

8% WATER HEATING

8% AUXILIARY MOTORS

5% SPACE COOLING

14% LIGHTING

49% SPACE HEATING

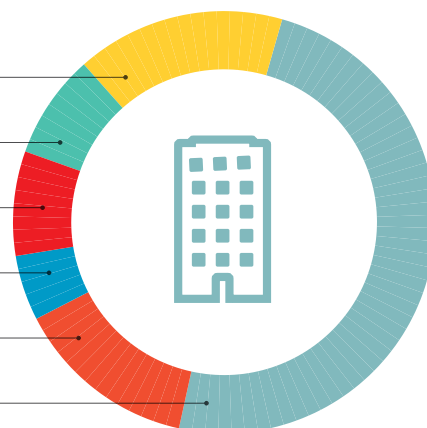


Figure 5: 2014 NRCAN National Energy Use Database. Residential and Commercial Building Sectors, British Columbia.

The Plan

Strategies and actions to reduce GHGs target efficiency upgrades to reduce emissions. These upgrades can reduce operating costs and increase occupant comfort while delivering GHG reductions.

Options to slash heating related emissions include the first three climate action R's — **Reduce, Replace** and **Redesign**. A building's GHG emissions can be tackled by **reducing** energy use and eliminating energy waste. For example, improving energy efficiency of buildings through improved operations, design, envelope performance and equipment efficiencies – all reduce energy demand, while adding more insulation and preventing air leaks reduces heat losses.

Replacing starts with phasing out relatively costly, high-carbon oil furnaces and introducing renewable fuels and energy technologies, such as hydro powered electric heating, solar panels, or renewable natural gas. Replacing existing heating systems with ductless mini-split heat pump systems also removes the need for duct maintenance, and allows for easy-to-install heating and cooling in your home.

Redesign is about reimagining building designs, construction and operation, including the deployment of smart controls that monitor and manage building energy consumption. These actions — in fact all of the above — will benefit from stronger building codes.

Existing Buildings

Victoria's Climate Leadership Plan meshes with a fast-growing need to upgrade our aging building stock. Approximately 10 percent of the city's housing needs major repair,¹³ and Landlord BC estimates that more than 20,000 rental units in the region will require significant upgrades over the next decade. About one percent of buildings are retrofitted each year, but the work often ignores energy efficiency. Ramping up retrofits represents a 'once in a generation' opportunity to cost-effectively implement energy efficiency improvements while other major work is underway, such as seismic and aesthetic upgrades. In order to meet the City's 2050 target of an 80 percent reduction in GHGs,

the annual retrofit rate needs to at least double, and energy and GHG improvements must become a central part of every building renewal.

Meeting this goal will require advocacy and partnering by the City. National building codes and standards could require consistent and effective energy retrofits, and the Federal government recently indicated their intention to introduce a model building code for retrofits by 2022. The City will work with government partners and local stakeholders to develop strategies and actions to make low carbon building retrofits affordable and timely.



PUT A LABEL ON IT

What gets measured and communicated gets managed. We require consumer information on most items we buy in the supermarket and on major appliances, but not for the most valuable item that one can own: our home. The City will advocate for energy benchmarking and home energy labelling to help buyers and renters see the big picture — including what you can expect to pay in energy bills, and the GHG footprint of your home.

Retrofit Returns

Analysis of home energy retrofit data for Victoria indicates a widespread opportunity for cost-effective retrofits such as adding insulation and sealing air leaks that have a quick return on investment.¹⁴ With the addition of deeper retrofits, significant GHG reductions are possible. For example, replacing oil and gas furnaces with air source heat pumps could save up to 50,000 tonnes of CO₂ per year (more than 13 percent of what we need to cut to reach our 2050 targets). A typical heat pump upgrade can also save homeowners 40 to 75 percent off their annual heating bills (if currently using 100 percent heating oil).¹⁵



Photo credits: Home Performance Stakeholder Council.

¹³ Statistics Canada. (2015). NHS profile, Victoria, CMA, British Columbia, 2011.

¹⁴ Evins, R., Bowley, W., Westermann, P., & Akhavan, M. (2018). Residential Retrofit Analysis for the City of Victoria. UVic Energy Systems and Sustainable Cities Group.

¹⁵ Oil to Heat Pump Incentive Program. (2018). Why Upgrade? <http://oiltoheatpump.ca/why-upgrade/>

New Buildings

New buildings must become highly-efficient and shift to renewable energy in order to meet our GHG targets. For new buildings, the focus is on better building energy and GHG performance standards. Since each new building added to our city will last more than 50 years, on average, raising the bar now is critical to meeting our 2050 targets.

New building codes and standards, such as the BC Energy Step Code, can deliver GHG reductions through better building envelope design and construction, improved efficiencies for mechanical systems like heating/cooling

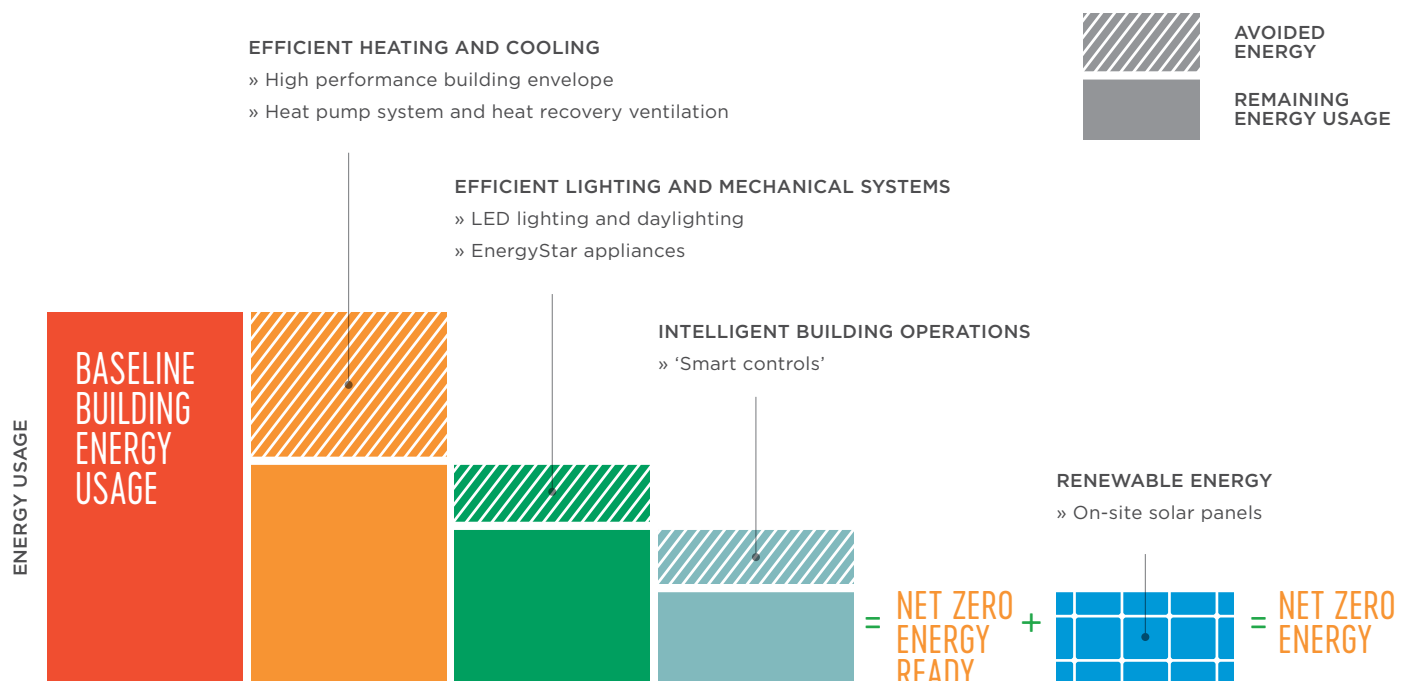
as well as appliances and lighting, and via intelligent building operations. The City will advocate for stronger federal and provincial standards, and will adopt progressively more stringent energy efficiency requirements for new builds, as per the BC Energy Step Code. By 2032, new buildings will be “net-zero energy ready.” That means they will be highly-efficient buildings that can easily accommodate future renewable energy add-ons, such as rooftop solar panels, that will enable them to produce at least as much energy as they consume.

Getting Ready For Net-Zero Energy

The graphic below depicts the value of designing energy efficiency into buildings from the outset. An efficient design can reduce total energy needs by more than

50 percent. Energy-wise operations coupled with on-site solar generation can nearly eliminate the remaining energy needs from external utilities or fuels.

EFFICIENCY FIRST BUT NEVER ALONE - THE STEPS TO NET ZERO ENERGY READY BUILDINGS



Targets



GOAL 1:

All buildings are highly efficient.

TARGETS:

By 2030, all new buildings are 'net-zero energy ready.'

By 2050, all existing buildings meet new high efficiency standards.

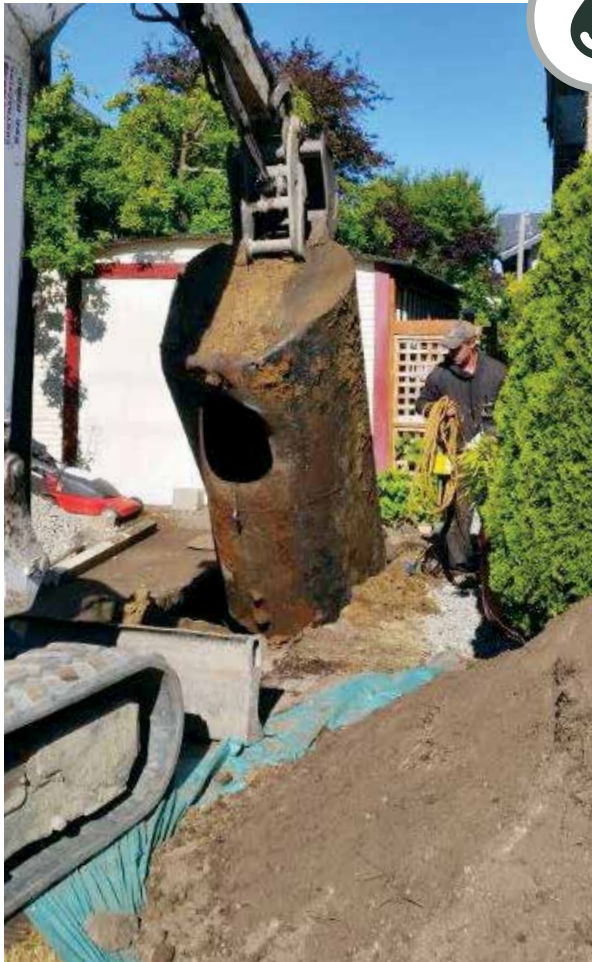
GOAL 2:

All buildings are powered by renewable energy.

TARGETS:

By 2030, heating oil is phased out.

By 2050, all buildings exclusively use renewable energy.

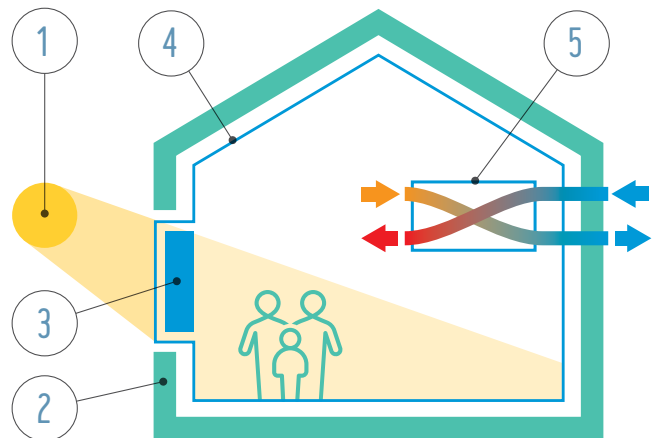


Did you know that owning an oil tank is risky? Remove the oil tank, remove the risk!

Both above ground and underground oil tanks are vulnerable to leaking. This leaked oil can migrate into the soil and stormwater system that leads to our local creeks and marine shorelines. When leaks happen, the owner of the property that is found to be the source of the oil leak is responsible to pay for the cost of the environmental clean-up, both on and off the source property. Home insurance does not cover these costs.

Community in Action

Carolyn has always sought ways to lower her family's environmental impact, and she and her family jumped at the opportunity to purchase a unit at the North Park Passive House. They are happy they did. As Carolyn puts it: "Living in a Passive House building has provided so many benefits for our family. Our home is ultra-quiet thanks to the triple-paned windows, the air never feels stuffy or drafty, and our heating bills are incredibly low. As a homeowner, living here also provides peace of mind with no furnace or air conditioner to worry about or maintain. Our strata fees are also low thanks to the solar panels that generate income for the strata. I feel that this is the future of building in Canada and that everyone should be able to enjoy the benefits of a Passive House home."



1. OPTIMIZE SOLAR ORIENTATION
2. HIGH INSULATION
3. HIGH PERFORMANCE WINDOWS AND DOORS
4. AIR TIGHT BUILDING
5. BALANCED VENTILATION WITH HEAT RECOVERY

What is a Passive House?

A Passive House is a building built to a proprietary standard that emphasizes a high-performance building envelope. Passive House buildings use up to 90 percent less heating and cooling energy than a conventional building through the application of design principles like: optimized solar orientation; high insulation; high performance windows and doors; air tightness; balanced ventilation with heat recovery; and more. The incremental cost of Passive House performance depends on several factors including the severity of the climate, the type of building and local availability of building components. The incremental building cost is typically around 5-8 percent for a builder with training and experience in Passive House construction.

Actions



SECTOR-WIDE ACTIONS

- Adopt the BC Energy Step Code, creating a roadmap towards net-zero energy ready buildings by 2030.
- Renew the City's Sustainability Checklist to include Step Code requirements for new buildings, as well as other sustainable building design elements that align with City goals.
- Support the development of a 'Building Centre of Excellence' to showcase leading-edge design and construction practices and to foster a high-performance culture within Victoria's building industry.
- Develop a strategy for reporting and tracking embodied energy and emissions — those associated with materials extraction, production and delivery — in new construction projects.

ACTIONS FOR EXISTING BUILDINGS

The City will develop and implement a Retrofit Strategy to realize significant energy efficiency and GHG reductions in the city's existing buildings. This strategy will include the following priority actions:

Single Family Homes:

- Design and deliver an innovative program for bundled and easy-to-achieve home energy retrofits.

- Collaborate with heritage organizations to identify and promote energy retrofit opportunities for homeowners.
- Advocate for the development of a compulsory Canada/BC-wide home energy labelling program and, in the interim, implement a voluntary energy disclosure program.
- Advocate for utilities and other levels of government to develop consistent energy-efficiency incentives and funding mechanisms. Explore opportunities for innovative financing mechanisms.

Multi-unit residential and commercial buildings:

Design and deliver customized deep energy retrofit programs, phased-in by building type:

- rental apartment buildings,
- commercial buildings, and
- strata residential buildings (e.g. condominiums).
- Support the development of a Victoria 2030 District or a comparable voluntary energy benchmarking program for commercial buildings.
- Advocate for a compulsory provincial energy benchmarking program for large and complex buildings.

LEGEND: ● Action Underway ● Initiate Action by 2020 ● Future Action

ACTIONS TO SUPPORT RENEWABLE FUELS AND ELECTRICITY

- Implement a transition plan to phase out heating oil systems in residential, commercial, and institutional properties by 2030.
- Remove regulatory barriers to promote the installation of renewable energy systems, supported by planning guidance and education tools.
- Assess opportunities to accelerate renewable natural gas uptake in residential, commercial, and institutional buildings.
- Assess and report on opportunities for implementing district energy systems in the city.

Community in Action

Leaders in the Victoria community are already transforming homes into highly efficient buildings that run on renewable energy. Jack and Lori, residents of Vic West, retrofitted their late 19th century character house into a net-zero energy home powered completely by rooftop solar panels.

Jack and Lori's initial steps were efficiency upgrades such as increased insulation, draft sealing and new windows. They also upgraded their space and water heating equipment. At first they replaced the home's oil furnace with electric baseboard and floor heating, which reduced fossil fuel emissions and removed the risk of a costly oil spill (among other benefits). But those 'resistance' heaters used more electricity than was necessary, so they replaced them with an air-source heat pump that significantly cut the home's electric heating load.

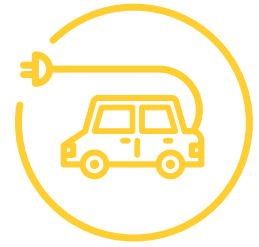
The retrofits provide clear benefits for Jack and Lori. Not only is the house more comfortable, but its annual energy bill has dropped to practically zero. Plus, they have inspired their friends and neighbours to complete

major home retrofit projects by consulting with energy advisors, replacing oil furnaces with heat pumps, and completing other efficiency upgrades. Their work is an example of grassroots action, and they like to lend a hand when other homeowners take on similar solar projects. Their only stipulation: they must agree to do the same for others.





LOW CARBON MOBILITY



The Vision *By 2050, people, goods and services moving around Victoria will generate little or no GHG emissions. A seamless and integrated mobility system prioritizes low carbon transportation including walking, biking, public transit and shared electric mobility options. Residents live in well-designed neighbourhoods with attractive amenities. The few remaining machines using internal combustion engines run on renewable fuels.*

The Goals



1

All Victorians have access to low carbon, high-performance and affordable multi-modal transportation.

Investments in public transit and active transportation infrastructure will enhance community-wide access to services, employment, recreation and education.

2

Vehicles in Victoria are powered by renewable energy.

Victoria's multi-modal transportation system will prioritize less energy intensive options. Where vehicles are required, they will be powered by renewable energy.

3

Smart land use minimizes transportation emissions.

Victoria's neighbourhoods will be mixed use with nearby amenities that promote and encourage sustainable mobility choices. Job and population growth occurs in areas served well by transit and with infrastructure for renewably powered vehicles.

The Challenge

Transportation activities make up the second largest source of GHG emissions (40 percent).¹⁶ Most of those emissions are CO₂ from burning gasoline in passenger vehicles. Commercial vehicles represent the second largest source of transportation-related GHGs, largely from diesel fuel combustion. And it is not just city residents burning fuel - Victoria is the economic hub for a region that is home to nearly 400,000 people. Each day, tourists and residents from other municipalities travel in and around Victoria.

Although three-quarters of Victorians live within five kilometres of their employment,¹⁷ most residents and commuters choose to travel in and around Victoria in single-occupant vehicles.¹⁸

To make it worse, many vehicles on our roads are gas-guzzlers. Large, old and inefficient vehicles generate avoidable GHG emissions each kilometre they are driven. The figure on the next page depicts the relative carbon intensity of travel modes, including larger vehicles.

Encouraging more people to choose lower carbon transportation will require more attractive alternatives to personal cars. Buses do not yet beat the convenience of the personal motor vehicle. Dedicated bus lanes and transit signal priority measures are important steps in freeing buses from congestion on the road. Modern, clean and convenient transit, along with first-mile and last-mile solutions are needed.

The same goes for biking and walking. More people will choose to walk and cycle when those options are safe, convenient, fast and attractive. New and emerging mobility options (ride share, ride hailing, car share, electric bikes) are critical to reducing fuel use and transportation related emissions. Together, these options are beginning to provide viable low carbon mobility alternatives, and are making people think twice about owning fuel-burning vehicles.

GHG CONTRIBUTION BY VEHICLE TYPE

48% LIGHT TRUCKS, SUVS

3% OTHER VEHICLES

12% COMMERCIAL VEHICLES

37% PASSENGER VEHICLES

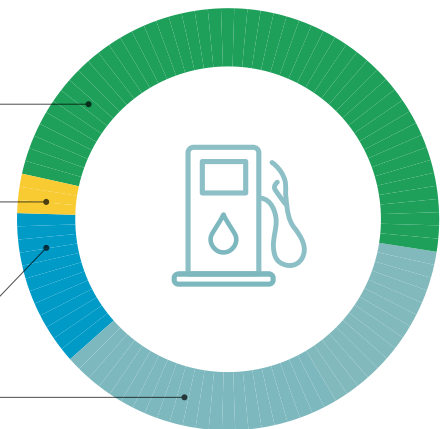


Figure 6: Transportation equaled 148,000 tonnes of CO₂e (City of Victoria, GPC compliant inventory, 2017).

¹⁶ The scope of transportation greenhouse gas emissions data referenced (40 percent) is for the Municipality of Victoria only. For the emissions profile of the region, visit <https://www.crd.bc.ca>

¹⁷ CRD. (2017). 2017 Capital Region District Origin Destination Household Travel Survey.

¹⁸ Statistics Canada. (2018). Census Profile, 2016 Census.

CARBON INTENSITY OF TRAVEL MODES

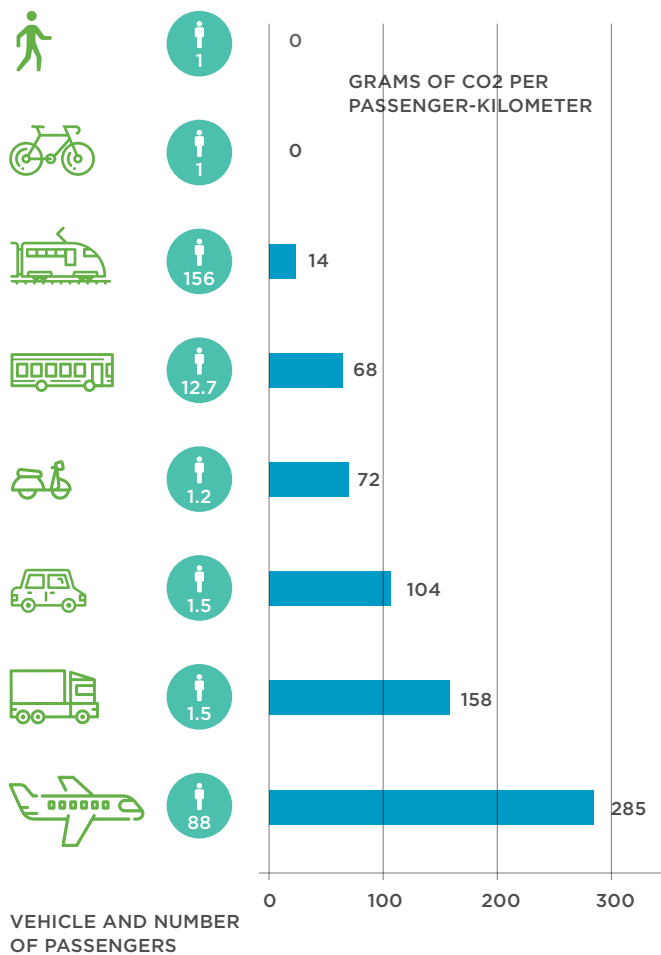


Figure 7: Indicative grams of CO₂ per passenger-kilometre. Sourced from: European Environment Agency, European Union. (2016). Carbon Dioxide Emissions From Passenger Transport. <https://www.eea.europa.eu>

The Plan

Achieving the 2050 targets will require a massive shift to low carbon modes of transportation. This CLP sector seeks to make alternatives to gasoline and diesel-fuelled vehicles more compelling through a variety of strategies, including:

- » Encouraging the use of renewably powered and energy efficiency vehicles;
- » Introducing game-changing improvements in the convenience and reliability of transit;
- » Expanding infrastructure that makes walking and cycling safer and more convenient;
- » Accelerating shared-mobility choices like car-sharing, and bike-sharing.

The plan will **reduce** the number of vehicles in Victoria, the number of kilometres they are driven, and the frequency of driving alone. It also aims to promote vehicle fuel efficiencies and expand the use of electric vehicles (EVs) and clean fuels such as hydrogen and advanced biofuels. Some biofuel technologies, such as cellulosic ethanol technology, can avoid food / fuel conflicts or risks to biodiversity.

EVs are quickly gaining traction in the region, particularly with rising fuel prices, and the CLP will encourage expanding charging infrastructure and incentives to spur them on. Shared mobility, including vehicles and bikes, will offer more options for Victorians to reduce vehicle ownership as fleets expand into every neighbourhood.

Redesigning the way we move around the city and shape land-use development will also be important strategies. Mixed-use neighbourhoods will allow people to access the amenities and services they need with reduced reliance on vehicle travel.



BC Transit electric bus in downtown Victoria.

Targets



GOAL 1:

All Victorians have access to low carbon, high-performance and affordable multi-modal transportation.

TARGETS:

By 2030, 25 percent of all trips by Victoria residents are taken by public transportation.

By 2030, 100 percent of BC Transit buses in Victoria are renewably powered.

By 2030, Victoria residents choose walking and cycling for 55 percent of all trips.

GOAL 2:

Vehicles in Victoria are powered by renewable energy.

TARGETS:

By 2030, renewable energy powers 30 percent of passenger vehicles registered in Victoria, and 100 percent of passenger vehicles are renewably powered by 2050.

By 2030, 30 percent of commercial vehicles operating in Victoria are renewably powered.

GOAL 3:

Smart land use minimizes transportation emissions.

TARGETS:

By 2030, 100 percent of Victoria's neighbourhoods are "complete" by design with substantial transportation system diversity.

2017 TRANSPORTATION MODE SPLIT

All trips
within Victoria

- 34% SINGLE OCCUPANT
- 8% PASSENGERS IN VEHICLES
- 7% TRANSIT RIDERS
- 9% CYCLISTS
- 41% PEDESTRIANS
- 1% OTHER USERS



All trips, to, from and
within Victoria

- 50% SINGLE OCCUPANT
- 11% PASSENGERS IN VEHICLES
- 12% TRANSIT RIDERS
- 7% CYCLISTS
- 19% PEDESTRIANS
- 1% OTHER USERS



Figure 8: 2017 Capital Region District Origin Destination Household Travel Survey. All numbers are based on 24-hour travel for people 11 years old and up. 343

Community in Action

Brian and Rosie have always been on-the-go. Whether it is getting around town to run errands, completing work trips, or going on weekend adventures around the island, the pair each need a vehicle on a daily basis. Being environmentally-conscious, they both realized that action needed to be taken to reduce the amount of carbon emissions their busy lifestyles produced. Shortly after they purchased their first battery-powered electric vehicle, they realized some unexpected benefits. For one thing it turned out to be a smart economic move for the family, thanks to savings on fuel, repairs and maintenance. The vehicle could also comfortably make trips out to Duncan and Shawnigan Lake. And thanks to accessible charging stations around Victoria, easily located via smart phone apps, finding a place to plug in has been no problem. When time came to upgrade their second vehicle, they needed something that could perform on long-distance trips to the mainland and interior - an efficient plug-in hybrid that has both batteries and a gasoline engine.

Moving in a New Direction. A family of four can have big travel needs, but for Claire, Tom and their two children, Mateo and Elara, they have a small transportation footprint. The family made a commitment more than a decade ago to shed the hassles of owning a vehicle and now rely on walking, cycling, public transit and car sharing. “Sometimes there can be a bit more planning involved, but over time, being a car-free family requires less work and costs less. You quickly realize the benefits like not having to worry about insurance renewal or unexpected vehicle repairs,” says Tom. By joining a local car share organization, their family has access to dozens of vehicles including mini-vans, pick-up trucks, hybrid sedans and even an electric SUV. “We still drive a vehicle – just a lot less than we would if we owned one. And because we are cycling and walking more often, we get to be out in our community, get regular exercise and our children know the rules of the road.”



3.6% 

of Victoria's current passenger vehicle inventory are electric, hybrid and bio-powered (3X 2011 ownership rates of 1.1 percent).¹⁹



¹⁹ CRD. (2017). 2017 Capital Region District Origin Destination Household Travel Survey.

Actions



- Complete the City's Sustainable Mobility Strategy (SMS), which will allow the city to develop the management systems, programs and other tools to optimize and transform the movement of people, goods and services. As part of the SMS, the City will set specific targets for reducing single-occupancy vehicle use, vehicle kilometres traveled, and vehicle ownership. It will also adopt multi-modal service indicators and identify performance criteria for "complete" neighbourhoods and transportation service diversity.
- Work with municipal partners to implement "smart city" technologies that improve safety, affordability and convenience for public transit, walking, cycling, car-sharing and ride-sharing.
- Invest annually in design and construction of new walking and cycling infrastructure, including secure bike parking in the downtown core and in village centres.
- Expand EV charging stations in City parkades, recreation centres, community centres and public spaces.
- Invest in 'transit-signal priority' measures to reduce transit wait times in the downtown core.
- Design and implement an EV ecosystem strategy, including design guidelines for new development projects, to promote and support the adoption of electrified personal, public, and commercial vehicles.
- Expand the Active & Safe Routes to School program to all Victoria elementary schools.
- Introduce an electric bicycle incentive program in partnership with CRD and the Province.
- Promote and incentivize comprehensive transportation demand-management strategies for new development projects.
- Assist commercial operators in their transition to renewably-powered fleet.
- Pilot a sustainable urban freight improvement program for downtown using compact electric logistics vehicles and cargo-bicycles.
- Sponsor community-led events, educational programs, and celebrations that encourage use of low carbon transportation.
- Invest in education and promotional programs for Victoria households, informed by behavioral insights, to increase use of public transit and active transportation.
- Develop a transportation GHG information strategy in partnership with CRD and ICBC, supported by technology to facilitate transportation GHG planning and action.
- Advocate for energy performance requirements in provincial ride-sharing regulations.
- Expand car share services in the downtown core and village centres.

LEGEND: ● Action Underway ● Initiate Action by 2020 ● Future Action

- Advocate for significantly improved commercial vehicle performance, higher fuel efficiency, and tighter air quality standards and monitoring and reporting.
- Work with port authorities to supply on-site renewable energy for marine vessels.
- Advocate to the Provincial government to require ICBC to offer distance-based or pay-as-you-drive automobile insurance.
- Partner with the CRD to undertake a regional pricing analysis on effective, fair and long-term mobility options such as decongestion charges.
- Invest in programs that support transportation demand management for businesses and public institutions operating in Victoria.
- Implement rapid transit on major corridors and micro transit services within neighbourhoods.
- Support the expansion of electric buses, including BC Transit and other commercial fleets, through infrastructure and permit programs.



Photo credit: Darren Stone, Times-Colonist

The majority of vehicles on the road today burn gasoline and diesel, accounting for 40 percent of our community GHGs.



Cyclists and pedestrians along the Selkirk Trestle, Galloping Goose Trail.

2018 Sustainable Mobility Strategy

The majority of actions in transportation will come through the development of the City's Sustainable Mobility Strategy. The Sustainable Mobility Strategy will support delivery of an integrated and highly-efficient transportation network to provide affordable and low carbon mobility options for Victorians, and facilitate the effective delivery of goods and services across the municipality.



LOW CARBON WASTE MANAGEMENT



The Vision *By 2050 waste-related emissions have been eliminated.*

Greenhouse gases produced by organic materials collected and treated in the region supply renewable energy to the community. Continuous improvement of the City's waste management systems has dramatically reduced landfilling of waste to near zero. In fact, 'waste' is rarely heard in our vocabulary by mid-century. Instead, we focus on managing 'materials' and 'resources.'

The Goal



1

**Organic materials
are managed to avoid
GHG emissions.**

Reduce GHG emissions associated with organic waste decomposition by reducing food and yard waste at the source and minimizing the amount sent to landfill. Address management of other materials that produce methane when landfilled (e.g. wood, paper, textiles) as part of the City's sustainable waste management strategy.²⁰

The City will support innovation to improve the capture and use of methane from collected organic waste.

²⁰ The City's sustainable waste management strategy will also address other elements of waste management that generate GHG emissions, including transportation and processing. The CLP covers these elements in its building and mobility sector plans.

The Challenge

Greenhouse gas emissions from waste come largely from the breakdown of organic materials in our landfill. That process releases methane, a greenhouse gas far more potent than CO₂.

Organic wastes from Victoria, decomposing at Hartland Landfill, produce the equivalent of 27,000 tonnes of CO₂, which is approximately 7 percent of our community's GHG emissions (an additional 2 percent of waste emissions are associated with the city's liquid waste).

Until recently, organic materials such as kitchen waste were treated as garbage and buried in our landfill; in 2015, kitchen scraps were banned.

This move reduced the volume of organic material arriving at the Hartland Landfill, but it has not eliminated it. Kitchen scraps and other easy-to-compost materials still make up the largest share of the regional waste arriving at Hartland — 21 percent or roughly 75 kilograms per person every year.²¹ Other organic wastes that generate methane at a slower rate, including wood, paper and textiles, make up another 38 percent of Hartland's intake.



Photo credit: Capital Regional District



A truck dumping different types of solid waste at the Hartland Landfill.

LANDFILL WASTE GENERATING GHGS AT HARTLAND LANDFILL

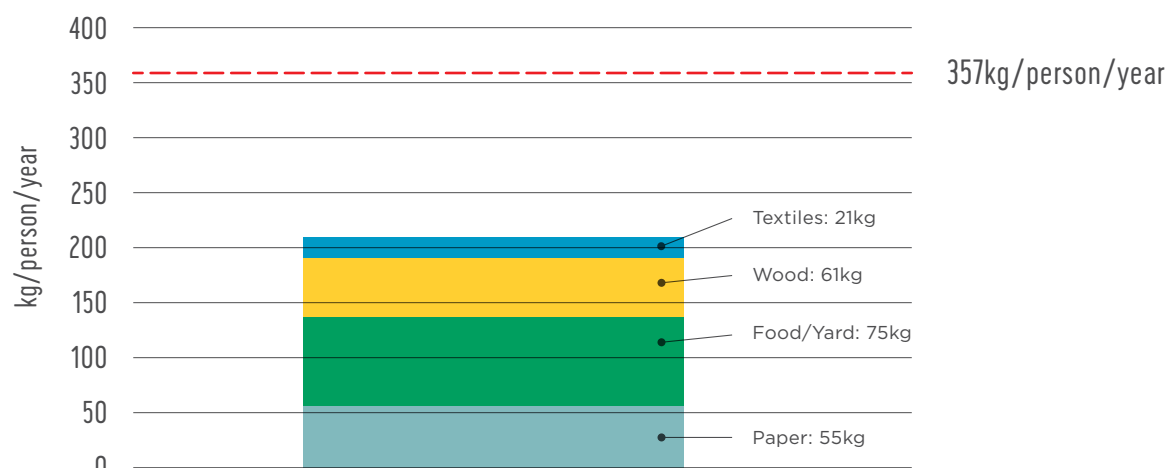


Figure 9: Landfill Waste Generating GHGs at Hartland Landfill. Numbers from the 2016 CRD Waste Stream Composition Study.

²¹ CRD. (2017). Solid Waste Stream Composition Study. <https://www.crd.bc.ca/docs/default-source/recycling-waste-pdf/WasteCompositionStudy2016.pdf?sfvrsn=4>

The Plan

Reducing GHGs from waste will require major reductions in waste disposal. In addition, landfill gas capture must continue to be maximized. Above all, reducing the amount of waste we generate in the first place is the smartest way to decrease waste related GHG emissions.

There are significant costs involved in landfilling waste and in composting it, so reducing waste generation can save money. Opportunities to reduce organic waste and GHGs include changing consumer and business behaviours and better design and planning.

Organic wastes that continue to be collected will be diverted to sustainable treatment processes that capture any methane emissions and nutrients.



A staff member at a downtown Victoria restaurant emptying kitchen scraps into a compost bin.



Targets

GOAL 1:

Organic materials are managed to avoid GHG emissions.

TARGETS:

- Eliminate 100 percent of food and yard waste sent to the landfill by 2030.*
- Eliminate 100 percent of other organic materials sent to the landfill by 2030.*
- Capture methane from collected organic waste to provide renewable energy by 2025.*

Actions



- Continually improve the residential kitchen and yard waste collection and diversion programs, including for multi-family residences.
- Foster behaviour change to reduce food waste through the “Love Food Hate Waste” educational campaign.
- Partner with CRD to deliver a regional, industrial treatment facility for organic waste by 2025.
- Work with local stakeholders to reduce food waste from restaurants and to divert it from the landfill.
- Reduce additional sources of food waste in the city, such as from the commercial sector and tourism industry.
- Partner with CRD and neighbouring municipalities to get more value from organic waste through pilot programs that stimulate new demand and keep nutrients in the region.
- Work with stakeholders to reduce and divert other materials that produce methane when landfilled (e.g. wood, paper, textiles).

These efforts will be part of a larger sustainable waste management strategy. The strategy’s purpose is to reduce overall waste generation and disposal and to realize economic and community benefits in the process.

LEGEND:

- Action Underway
- Initiate Action by 2020
- Future Action

Hartland Landfill has a target to capture 75 percent of the methane produced from its decomposing waste. Collected methane is combusted and turned into electricity – enough to power 1,100 homes. Because not all of the methane can be collected, it is important to keep compostable material out of the landfill.

DID YOU KNOW? METHANE IS A GHG 25 TIMES MORE POTENT THAN CO₂.



Children make the connection about recycling nutrients back to the soil at the Victoria Compost Education Centre.



Creating compost from food and yard waste at a community workshop.

Photo credits: Victoria Compost Education Centre

Community In Action

Food Rescue Project Food waste from supermarkets has gathered an increasing amount of public attention, particularly after a law passed in France that forbids throwing away unsold food. French supermarkets must now donate the food to charities and food banks. In Victoria, the Food Rescue Project is a grassroots initiative that works along these lines. The Victoria Foundation, the Rotary Clubs of Greater Victoria, Thrifty Foods and the Mustard Seed Street Church collaborated under the Food Share Network to launch the Project in 2017.

Here's how it works: Eleven Thrifty Foods stores, as well as Whole Foods and Country Grocer stores identify bakery, dairy and produce items that are fresh and edible, but that cannot be sold. Mustard Seed collects this food and brings it to their Food Rescue Distribution Centre warehouse where volunteers wash the food and organize it into hampers. There is also a commercial kitchen to transform some rescued food into soups and other value-added products. From the warehouse, the food is distributed to food-insecure communities across Greater Victoria.

The Food Rescue Project directly benefits more than 35,000 people each month. During its first year of operation, the Food Rescue Project kept 114,000 kg of dairy products, and 457,000 kg of fruits and vegetables from entering the waste stream. The Food Rescue Project demonstrates how collective action can have positive social and economic impacts alongside greenhouse gas reductions.



Photo credits: Victoria Foundation



MUNICIPAL OPERATIONS



The Vision *By 2050, all of the City's operations, fleet and buildings will be renewably powered. The City has consistently demonstrated a track-record of successful GHG reduction programs and partnerships with community. The City has found innovative ways to minimize energy use and GHGs without diluting the quality of public services or the quality of community life.*

The Goals



1

The City is a recognized leader in climate mitigation and adaptation.

The City demonstrates leadership in climate action by cutting its corporate annual GHG emissions by over 3,000 tonnes, and by minimizing climate-related risks to City infrastructure through early planning and action.

2

The City takes integrated and informed climate action.

Climate action is integrated with all City programs and plans as they are renewed, and City action is informed by a full understanding of through-life social, environmental, and economic costs, risks and benefits. Understanding the full suite of sustainability risks and benefits for each asset and service area allows the City to make smart investments to reduce GHGs as much as possible for every dollar invested.

3

The City will provide timely and accurate data supporting strong climate mitigation and adaptation actions.

The City will develop an energy and GHG information management strategy that defines, tracks and analyzes energy use and GHG production across all sectors. The data will be publicly-accessible to improve both City and community decision making.

The Challenge

The City of Victoria's corporate operations released about one percent of total community GHGs (3,400 tonnes in 2017).

Most of the City's corporate GHG emissions come from the combustion of fossil fuels to provide heat and hot water to buildings, and to operate the City's fleet. The City manages over 100 buildings, occupying more than 500,000 square feet. Annually, they generate over 1,500 tonnes of GHG emissions. In addition to our emergency service vehicles (police and fire), the City has a fleet of over 200 vehicles supporting the departments of Parks, Recreation and Facilities and Engineering and Public Works. Collectively, the City fleet consumed over 850,000 litres of gasoline and diesel fuel in 2017, generating over 1,900 tonnes of GHGs.

GHG emissions from transportation remained stable over the past decade. Over the same period, building-related emissions declined almost 25 percent. Several factors have reduced

building-related GHGs since 2007 (GHGs from City operations have declined by 14 percent since 2007 (see figure 8) the City has fewer building assets, electrical supply now has lower GHG intensity than previous years, and the City has completed energy efficiency, heating and air conditioning upgrades in both the Victoria Conference Centre and at City Hall.



Parks staff training on chainsaw safety.

GHGs FROM CITY OPERATIONS

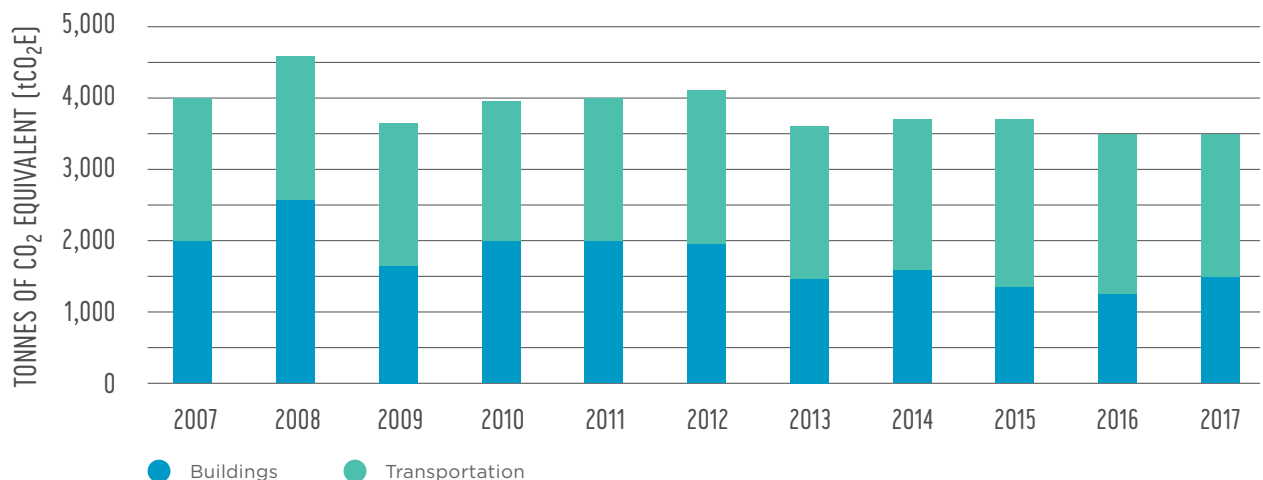


Figure 10: City of Victoria corporate GHG inventory, 2017.

The Plan

The CLP targets further improvements in the City's overall corporate energy efficiency, in its GHG performance and in its role as a leader, inspiring broader action by the community.

In many cases, the city will need a **redesign** in how it delivers services and manages infrastructure. This will be pursued through a comprehensive corporate energy management plan that weaves energy efficiency and GHG performance into City plans and policies. This includes everything from parks and underground utilities to the City's procurement processes.

The City will directly **reduce** GHGs through three main actions: upgraded efficiency in buildings, improved vehicle efficiency and reduced fuel demand, and a progressive shift from fossil-fuel burning equipment to those running on electricity, renewable natural gas, hydrogen or advanced biofuels.

Since 2016, the City has added three e-bikes, eight hybrid vehicles and nine electric vehicles to its fleet, and it is just getting started. The City looks to the marketplace for EV solutions every time it buys new vehicles and it is working to help vehicle providers understand exactly what kind of performance it needs, so they can build EVs that meet the mark.



Specialty vehicles like this Palo Alto garbage truck are now available in electric models. The City of Victoria is actively looking to replace its fleet with electric alternatives.



City in Action

Did you know that the Victoria Conference Centre now runs on 100 percent renewable energy? In 2017 it switched to Renewable Natural Gas (RNG). RNG is made out of organic materials that would otherwise decompose and release methane into our atmosphere – a highly potent GHG!



Targets



GOAL 1:

The City is a recognized leader in climate mitigation and adaptation action.

TARGETS:

By 2040, all City facilities are powered 100 percent by renewable energy.

All new City facilities are renewably powered.

By 2025, all City power tools and small engine-driven equipment are renewably powered.

By 2040, 80 percent of the City fleet is electrified or renewably powered.

GOAL 2:

The City takes integrated and informed climate action.

TARGETS:

By 2020, capital and operating plans are informed by climate data, carbon pricing, and the City's GHG reduction targets.

By 2022 the City has developed a 'triple bottom line' accounting system that guides City business planning by assessing and balancing environmental and social risks and financial costs and opportunities.

GOAL 3:

The City will provide timely and accurate data supporting strong climate mitigation and adaptation actions.

TARGETS:

By 2022, partner with other local governments and the region to develop a community-accessible Energy and GHG information management System (EGIMS) to define, communicate and track community energy and GHG reduction across all sectors.

6,700
LED STREETLIGHTS



Did you know that the City has completed its streetlight replacement program to swap-in energy-efficient LEDs? It has replaced 6,700 street lights reducing energy use by 50 percent, avoiding an estimated \$200,000 in energy costs per year, which frees up financing to help support increased electrification across our community.

Actions



- Develop a corporate energy and emissions management plan — including a ‘triple bottom line’ accounting system — to assess and balance environmental, social and financial risks and opportunities. The plan will also support deep energy retrofits for existing facilities.
- Incorporate climate action performance measures into the City’s annual budgeting process.
- Develop a Climate Action Economic Assessment Tool for both GHG mitigation and adaptation actions to identify the high-priority community programs that will deliver the most affordable GHG reductions for buildings, transportation and waste management.
- Expand procurement policies to include sustainability performance criteria, including GHG production, and avoidance of all types of waste.
- Establish a two-year staff corporate energy and climate action position using matching funds from an external partner. Join BC Hydro’s Corporate Energy Manager Program.
- Update the corporate building policy for new construction to reference BC Energy Step Code requirements and provide staff training to support its adoption.
- Formalize fleet electrification through the City’s fleet master planning process.
- Plan for City vehicle electrification systems and networks.
- Where electric vehicles are not available, switch to low carbon fuels.
- Implement fleet telematics to identify vehicle and operational energy use patterns to inform decision making.
- Reduce per-vehicle GHG emissions through fleet operation and maintenance as well as vehicle right-sizing.
- Partner with other municipalities and orders of government to support development of the full suite of EVs required by municipal fleets.
- Develop the City’s web-based GHG / Energy education, awareness and information exchange portal to promote information sharing and empower the public to achieve measurable, and trackable, GHG reductions.
- Build an education program to improve staff’s capacity for energy and GHG management in their day-to-day decision making.
- Pilot new technologies in City-owned assets to assess suitability for broad community application.



City carpenters working on Fort Street.

LEGEND: ● Action Underway ● Initiate Action by 2020 ● Future Action



ADAPTING EARLY



The Vision *In 2050, Victorians share sustainable community values, civic pride, neighbourhood partnerships, and a wise and common long-term planning view. Innovative adaptation projects were completed early and affordably to manage an increase in severe and prolonged storms, heatwaves, flooding, and sea level rise, recognizing that modest early investments would minimize costly and disruptive actions later. Victoria's municipal infrastructure is strong and supports a healthy, biodiverse and resilient natural environment, a thriving economy, and a vibrant, active community.*

The Goals



1

All climate-related risks to City infrastructure are minimized through early and wise planning and action.

By managing its natural and built assets, the City ensures that new infrastructure projects will be able to withstand the new climate realities of 2050 and beyond.

2

Victoria's natural environment flourishes in a changing climate.

Through growing expertise and ongoing climate-aware management, Victoria reduces climate stress on its parks and natural environment.

3

All Victorians are empowered and prepared for climate impacts and emergencies.

Education and collaboration enables the community and the City to ensure that all corners of Victoria are prepared for the changes ahead, particularly our most vulnerable populations, including lower income and older residents who often lack the resources to respond effectively to changing conditions.

The Challenge

Victoria will experience hotter and drier summers, warmer and wetter winters, rising sea levels, and more extreme storms, no matter how effectively the world reduces future carbon emissions.²² The severity of these issues will depend on the collective actions taken in the years ahead, to further mitigate climate change and reduce the impacts from GHGs already in our atmosphere.

Hotter and drier summers will stress our trees, parks, and gardens, and could make it harder to find local and affordable food, despite longer regional growing seasons.

More intense rain storms could strain our infrastructure and contribute to local flooding. Sea level rise will also contribute to flooding, and in the process, can cause coastal erosion, and damage our cherished waterfront environment. Victoria must reduce GHG emissions and begin to adapt to climate impacts early if it is to avoid the need for disruptive and costly action later.

Climate adaptation got started in Victoria a decade ago, when cities in BC got their first look at reliable, accurate climate projections for regional temperature and precipitation in 2050 and 2080. In 2011, Victoria joined the first cohort of Canadian

cities creating climate adaptation strategies.

Since then climate risk has been incorporated into numerous City master plans and strategies.

The challenge now is finding strategies for prioritizing near-term actions to address present and future climate impacts, and thus ensure that Victoria remains resilient and prosperous. Acting early to anticipate climate change will avoid disruptive and costly action later. The National Roundtable on the Environment and the Economy estimated that climate change could cost Canada up to \$43 billion per year by mid-century, but projected that the price tag could be more than halved through early action. The Roundtable's endorsement of early action has been affirmed by BC's Auditor General, and by the United States' National Institute of Building Sciences. The latter found that every dollar spent on reaching higher than the baseline building code requirements saved society four dollars in avoided damage during natural disasters. In addition, by becoming more climate resilient, we can support the security of our food, water, and energy, deepen our stewardship of the natural environment, take care of our community's most vulnerable, and strengthen our regional self-sufficiency.

DID YOU KNOW?

The City of Victoria has several plans and strategies that incorporate climate adaptation, including:

Official
Community
Plan

Urban
Master
Forest
Plan

Stormwater
Master
Plan

...and more

²² CRD. (2017). Climate Projections for the Capital Region. https://www.crd.bc.ca/docs/default-source/climate-action-pdf/reports/2017-07-17_climateprojectionsforthecapitalregion_final.pdf

The Plan

The City of Victoria will rely on solid evidence and best-practice to identify climate risks due to aging infrastructure, environmental degradation, or social inequity, and to prioritize actions. For example, Victoria's challenges are similar to that of many Canadian cities where a significant portion of the physical infrastructure is in need of replacement. Resilient infrastructure maintains functionality in the face of shocks or extreme events. By being proactive and continuing to build climate adaptation into the city's business, the City of Victoria will work towards protecting and enhancing its social, natural and built infrastructure. Critically, it will do so while continuing to provide its full set of services to residents, businesses and visitors.

The City cannot manage all risks associated with climate change on its own. For example, homeowners, landlords, and tenants are primarily responsible for keeping residential buildings safe and vibrant. Similarly, the

private sector owns many assets that the community relies on. Only by working together and supporting our community's most vulnerable populations, including lower income and older residents, can we be successful in preparing for the changes ahead. Research shows that these groups are at greater risk from climate impacts, while often possessing the fewest resources to respond. Addressing these social risks can simultaneously boost quality of life and climate resilience for those who need it most.

Adaption planning will involve the creation of a monitoring and evaluation framework for adaptation, which can be more difficult to quantify than the 'mitigation' measures anticipated by the CLP's other sector plans. This framework will be built into a separate climate adaptation planning document that will help us implement the CLP's adaptation actions and update the public on action progress.

PARKS AND ECOSYSTEMS

Climate adaptation action for our parks and ecosystems protects both their intrinsic value and their place in our municipal identity. It is also about sustaining their role as natural infrastructure that provides essential services. Our urban forest helps reduce flood risk by absorbing rainwater, and also provides shade that will help keep our buildings and public spaces cool during increasing hot periods in the future. Early and wise planning and action will help ensure a beautiful and productive natural environment in Victoria for generations to come.



Garry oak tree meadow.



Targets

<p>GOAL 1:</p> <p>All climate-related risks to City infrastructure are minimized through early and wise planning and action.</p>	<p>TARGETS:</p> <p><i>Climate resilience is embedded into all City business.</i></p> <p><i>The City's infrastructure and services are ready to protect and respond to the risks associated with a changing climate.</i></p>
<p>GOAL 2:</p> <p>Victoria's natural environment flourishes in a changing climate.</p>	<p>TARGETS:</p> <p><i>Natural habitats support healthy fish, wildlife, and plant populations and healthy ecosystem function.</i></p>
<p>GOAL 3:</p> <p>All Victorians are empowered and prepared for climate-related impacts and emergencies.</p>	<p>TARGETS:</p> <p><i>The community is knowledgeable and prepared to address the impacts from a changing climate.</i></p> <p><i>The City incorporates best practices in risk communication covering all climate hazards.</i></p> <p><i>Climate resilience enhances quality of life for all Victorians, especially the most vulnerable.</i></p>

Resiliency

Resiliency is the capacity of built, natural and human systems to cope and recover from climate impacts in an efficient and timely manner. The characteristics of diversity and redundancy – which are central to resilience – are found everywhere in nature, and provide important lessons that can be applied in the pursuit of climate resilience. At the building level, green roofs, trees, lawns,

cisterns, and ultimately the city drainage network all serve to remove rainwater from the building vicinity either through evapotranspiration, storage, or removal. These diverse systems work towards the same goal, and help build resilience into the system so that when one part stops working, the building can rely on the others to keep dry.



Burnside Gorge Community Centre green roof.

Actions



- Develop the 'business case for adaptation' to demonstrate benefits of taking early action.
- Conduct a community-wide climate vulnerability and risk assessment.
- Assess how existing City plans incorporate climate risk and identify opportunities to align with ongoing and future City business.
- Seek funding, investment, and partnership opportunities to enhance the speed and quality of adaptation initiatives.
- Minimize flood risks through natural and engineered stormwater infrastructure.
- Analyze the economic, social and environmental implications of adopting a flood construction level.
- Study how the direct and indirect impacts of climate change will affect the local economy.
- Engage community members in refreshing the "Climate Adaptation Plan" and include actions for sectors beyond the municipal corporation (e.g., residents).
- Create a community-wide monitoring and evaluation framework to assess resilience and demonstrate progress.
- Consider future climate impacts when designing and retrofitting City buildings.
- Study the interdependencies between infrastructure systems to minimize cascading effects.
- Continue to integrate climate change impacts in environmental management decisions.
- Increase native plantings on City owned and managed land to enhance biodiversity and support ecosystem migration.
- Support CRD initiatives and investments to acquire, expand and protect green spaces across the region.
- Explore the creation of Environmental Development Permit Areas or other mechanisms to protect and enhance shoreline and marine habitats.
- Work with partners to engage, educate and influence the general public to manage privately owned urban forest to be resilient to climate change.
- Develop or amend landscaping guidelines to encourage private developments to use native tree stock that is adapted/resilient to future climate change.
- Integrate climate adaptation with work being done on local and regional food security, where appropriate.

LEGEND: ● Action Underway ● Initiate Action by 2020 ● Future Action

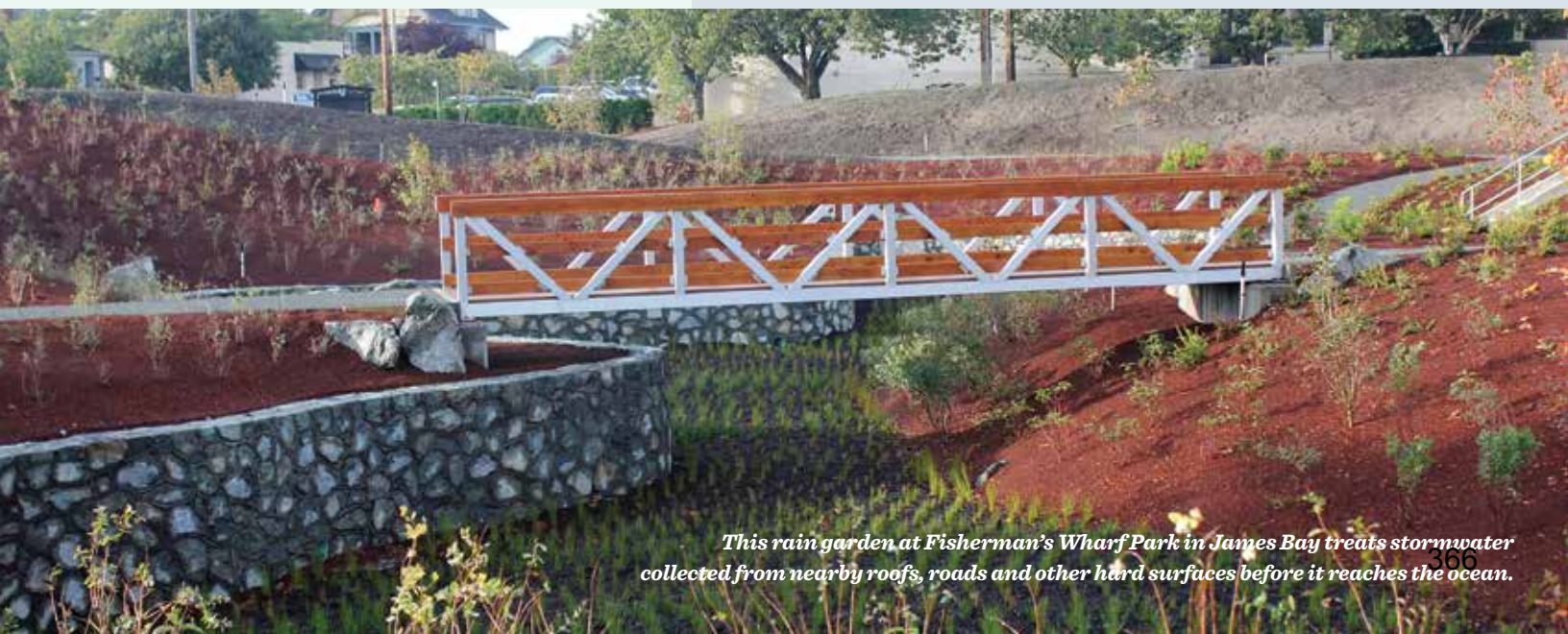
- Continue to improve public communication methods in advance of extreme weather events.
- Continue to integrate climate risks into emergency preparedness and recovery planning.
- Support projects and programs that increase resilience in populations vulnerable to climate change.
- Collaborate with community partners to expand public knowledge of the impacts of climate change and the preparation required for all Victorians.
- Compile a resource that communicates private sector responsibilities for climate adaptation, and connects them to resources and programs that will help them mitigate risks.



Community in Action

Installing a heat pump in your home, or business not only provides low carbon heating through the winter, but can also be used to provide cooling during the increasingly warm summer months. This was one of the many reasons that Maggie and Dave decided to get one for their new home.

Although Victoria has not traditionally needed much cooling during the summer, this will change in the coming decades, when heatwaves and higher average temperatures are more common. For all of these reasons, we are seeing more and more Victorians making the choice to replace their old furnaces, baseboard heaters, and boilers with ultra efficient heat pumps.



This rain garden at Fisherman's Wharf Park in James Bay treats stormwater collected from nearby roofs, roads and other hard surfaces before it reaches the ocean.

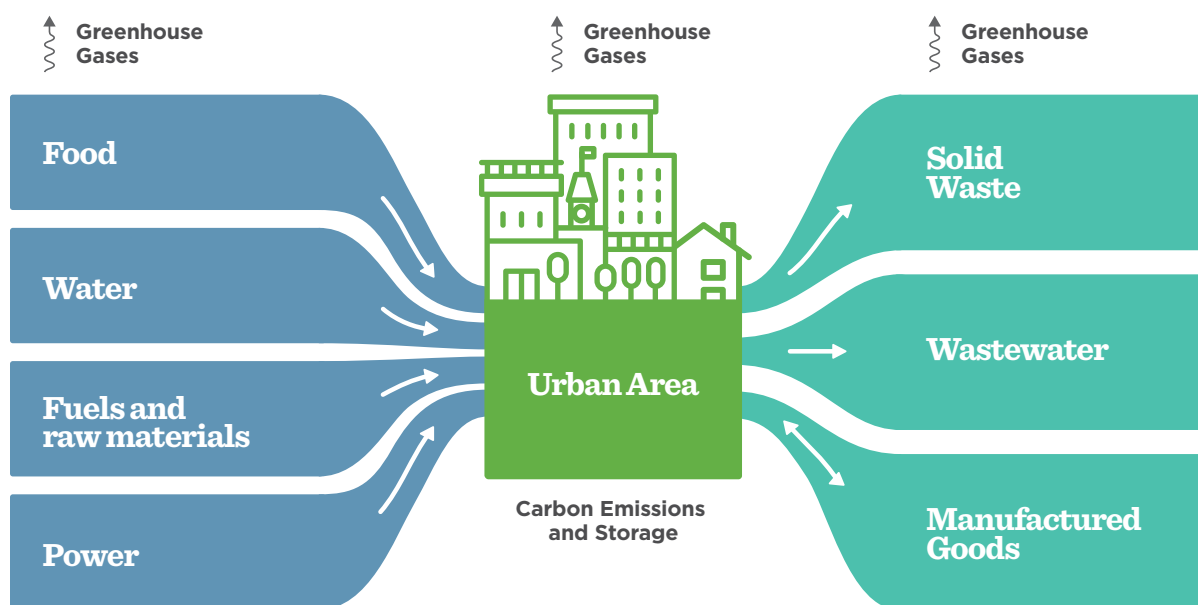
THE NEXT CHAPTER: EMBODIED EMISSIONS

Accounting for Consumption The Climate Leadership Plan focuses on greenhouse gas emissions generated locally - from buildings, transportation and waste. This is the recognized global standard for emissions reporting and action, but there is an emerging initiative that takes broader stock of a community's climate impacts. It calls for a fuller understanding of the GHG impacts — including emissions generated beyond city limits to make and deliver the materials, products and services that we consume. Identifying and measuring these 'embodied emissions' is a key step towards creating opportunities for cities to lead the way towards a more sustainable future.

Research indicates that embodied (or consumption-based) GHG emissions are approximately 60 percent greater than the GHGs generated within city boundaries.²³

While cities do not have direct control over the embodied emissions of most goods and products, they do have many opportunities to design and promote more sustainable urban lifestyles that can help reduce these consumption-based emissions. As work on climate action expands at the City, opportunities to reduce embodied emissions and shift to low carbon consumption patterns will be explored.

CITY FLOWS: THE CURRENT MODEL OF "TAKE, MAKE, WASTE."



²³ C40. (2018). Consumption Based GHG Emissions of C40 cities. <http://www.c40.org/researches/consumption-based-emissions>

Fostering a Circular Economy

The Circular Economy concept is gaining momentum as a new model for reducing waste and improving the efficiency of our current system. The concept looks at transitioning away from the extraction, use and disposal of resources towards a system that keeps resources in use indefinitely.

The City will work towards alignment with the principles of a Circular Economy, and develop actions to reduce consumption-based GHGs. Potential future actions include adopting consumption-based emissions accounting for the City of Victoria, and developing a sustainable consumption strategy that identifies and prioritizes options for lower carbon consumption.



Eco-City Project

In 2017, the City of Victoria piloted the use of a new tool to create a consumption-based inventory. The results revealed a doubling of GHGs when taking into account the embodied emissions from the products and goods

consumed by Victorians. The results of Victoria’s consumption-based inventory shows that the choices we make as individuals in what we consume have a significant role to play in reducing our community’s GHG emissions.

CONSUMPTION BASED GHG EMISSIONS, 2015



Figure 11 : City of Victoria ecoCity Footprint Tool Pilot Summary Report (2017).

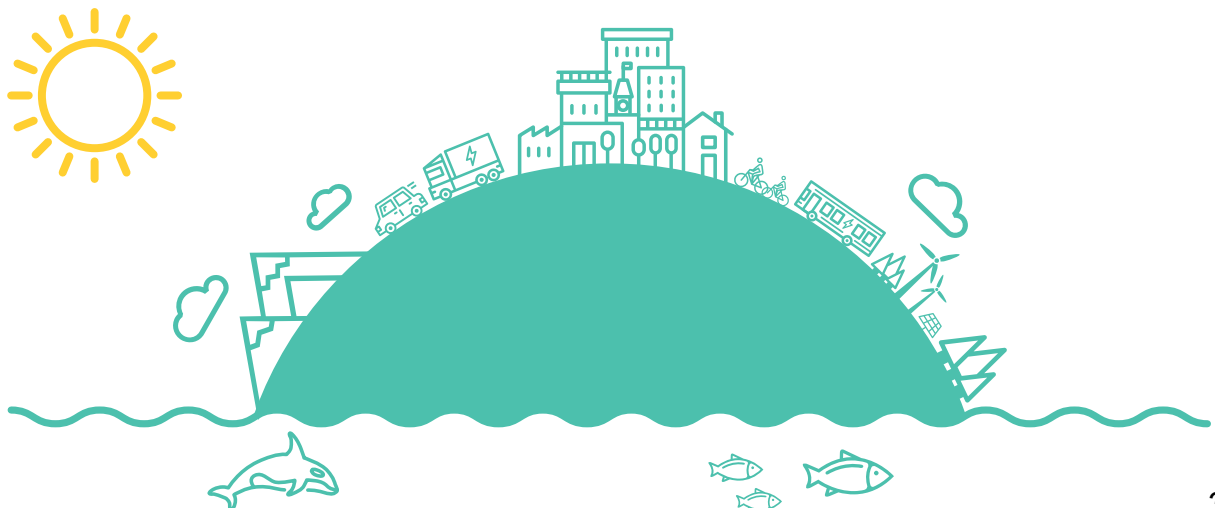
BUILDING MOMENTUM

The CLP is the City's first step toward galvanizing our community around the actions needed to reduce GHGs by 80 percent by 2050, along with a corresponding and necessary shift to 100 percent renewable energy. The CLP calls for reducing energy and GHGs, replacing fossil fuels with low carbon alternatives, redesigning systems to produce less GHGs, and building resilience into our community. Distinct pathways to a low carbon future for the buildings, mobility and waste sectors focus toward building a more prosperous and sustainable future, to be reached through early, well-informed and affordable planning and investments.

Reaching the City's ambitious, but achievable climate action targets will require strong and enduring collaboration across our community, business, government and residential groups.

Through the CLP, the City pledges to help ensure that the necessary information and decision-making systems are in place to support all community members as they seek to make cost-effective, low carbon energy choices. Our community's willingness and ability to take action will determine the overall pace, scale and success of our climate actions.

In many cases, we already have the tools, technology and information to make convenient and high-impact GHG and energy improvements. Across Victoria, many community members are taking action today and are on track to achieve the 2050 targets. These climate leaders are keeping their well-insulated homes comfortable by using affordable and efficient heat pumps; rethinking their mobility choices by taking transit, riding bikes and walking for local trips; driving plug-in hybrids and electric vehicles;



and making conscientious choices to avoid waste in their daily lives.

The actions we take represent our community's values. They reflect the inspiration we draw from Victoria's natural environment, and our recognition that ensuring it continues to thrive requires lasting commitment. We increasingly make tough GHG and energy choices, carefully weighing long-term sustainability alongside pressing near term family and business needs. And we look beyond our island home, recognizing that our individual daily energy choices add up to consequences on a global scale; billions of people taking meaningful action to avoid waste, reduce energy use, or avoid a kilogram of GHGs will have immensely positive

impacts for billions of others on the planet. Stretching limited resources today will enhance opportunities and well-being for generations to come.

As this plan builds momentum and sets the stage for positive change, we will continue to reflect on global limits, our evolving values, and how our behaviour and choices can best support a collective shift toward greater sustainability. The City of Victoria will remain keenly focused on helping people get access to the tools they need to succeed. The City is committed to working with all stakeholders to measure, manage and adjust our climate action progress as we transition together to a low carbon and prosperous community.



Acknowledgements

The Climate Leadership Plan has been developed through deep collaboration across all City departments, and has been made possible thanks to the tireless efforts of many groups across Victoria, including neighbouring municipalities, academia, industry, non-profits, technical experts, and partners in regional and provincial governments. The City is extremely grateful to all leaders and community members who have given freely of their time to help build this plan, and who have demonstrated inspirational leadership in our collective bid to reduce GHGs and thrive in our community.

2018 CITY OF VICTORIA CLIMATE LEADERSHIP PLAN

victoria.ca/climateaction



2019-2022 Strategic Plan – WORKING DRAFT

Goal Statement: *To be developed with the public at the January 19 2019 Engagement Summit.*

Victoria City Council 2018-2022 Declaration of Principles and Values

In order to create a culture of deep respect, to build the relationships we need to do the work, and to aspire to be our highest selves even when it feels hard and when difficult decisions could stand to divide us, we are committed to:

1. Governing with **integrity, transparency** and an unwavering dedication to **public service**.
2. Welcoming **diversity** and fostering a spirit of **inclusion** and **equity** in everything we do.
3. **Leading** with **creativity** and **courage**.
4. **Deep listening** and **critical thinking**.
5. Assuming that everyone is here with **good intention** to make the community better.
6. Nurturing a culture of **continuous learning** with each other, staff and the public.
7. Working **collaboratively** and **cooperatively** with each other, staff and the public while welcoming a **diversity of opinion and thought**.
8. Practicing **generosity, curiosity** and **compassion**.
9. Being **patient, kind** and **caring**.
10. Bringing a spirit of **open-mindedness** and **open-heartedness** to all of our work.
11. Keeping a **sense of humour** and **light-heartedness** with each other.
12. Reviewing these principles once a quarter with the same **humility, honesty** and **candour** with which we govern.

Operational Priorities

- Heritage Conservation and Heritage Designation
- Nurturing and supporting arts, culture and creativity
- Creating and maintaining a high-quality public realm
- Continuous improvement with regard to open government
- Meaningful and inclusive public engagement
- Sound fiscal management

2019-2022 Strategic Objectives

1. Good Governance
2. Reconciliation and Indigenous Relations
3. Affordable Housing
4. Prosperity and Economic Inclusion

5. Health, Well-being and a Welcoming City
6. Climate Leadership and Environmental Stewardship
7. Sustainable Transportation
8. Strong, Livable Neighbourhoods

* Order indicates who is lead and who is support.

Strategic Objective #1 Good Governance	
2019 Actions	Responsibility*
1. Work with Saanich Council to develop and implement Citizens Assembly process	Council and Staff
2. Develop and pilot a workshop series to train staff and community leaders in appreciative inquiry and consensus building; identify challenging topics for engagement in advance and ensure that everyone involved (staff and community leaders) have adequate training to lead engagement	Staff
3. Work to regionalize police services and consider the possibility of a single amalgamated police service for the region	Mayor
4. Offer childcare at City Hall during public hearings	Staff
5. Improve proactive disclosure of closed meeting records and decisions	Staff
6. Improve timely publication of Council member expenses and financial disclosure statements	Staff and Council
7. Create a structure / process for Councilors to share and be accountable for their work on committees and other appointments	Council
8. Youth Strategy	Staff and Youth Council
9. Real Estate Strategy	Staff
10. Renters Advisory Committee	Councilor Liaisons and Staff
11. Begin holding four town halls per year, one per quarter to engage residents, youth, business, organized labour and other stakeholders (to be continued in 2020, 2021, 2022)	Council and Staff
11a. Undertake council salary review including a report back on eliminating parking privileges and including the bus pass program. (moved from 2020 Action on Dec.12)	Staff
2020 Actions	Responsibility
12. Allow people to make video submissions to public hearings and requests to address Council	Staff
13. Undertake council salary review	Staff
14. Undertake staff salary review	Staff with Council guiding policy
15. Hold public hearing only council meetings	Staff
16. Create a lobbyist registry	Staff
17. Develop and implement processes for convening the community and gathering input on what the community	Council (give direction and participate in community

is interested in giving input on - not only engaging when City Hall has a question for the community	gatherings) and Staff (implement)
2021 Actions	Responsibility
18. Initiate a governance review	Council and Staff
2022 Actions	Responsibility
Ongoing Actions	Responsibility
19. Set and measure targets for each of the Objectives	Council (set) and Staff (measure)
20. Measure wellbeing and use results to inform budgeting process. Set target from 2019 baseline. Increase belonging and wellbeing by X %	Staff (measure) and Council (set)
21. Streamline and make more consistent planning and permitting processes	Staff
22. Continue transparent and robust approach to annual budget and strive for continuous improvement of the process each year	Staff and Council
23. Exercise fiscal responsibility in policing expenditures	Council
24. Improve service delivery through learning and input from frontline city workers (LEAN process)	Staff
25. Monitor implementation of Local Area Plans on a routine basis	Staff
26. Divest municipal funds from fossil fuels	Council (advocacy) Staff look for opportunities
27. Oversight and personnel committee	Council (establish and appoint) and staff (admin support etc.)

Strategic Objective #2 Reconciliation and Indigenous Relations	
2019 Actions	Responsibility
1. Create the Victoria Reconciliation Dialogues	Mayor, Council and Staff, Songhees and Esquimalt Nations
2. Determine appropriate context for the Sir John A MacDonald Statue	Council and Staff
3. Establish an Indigenous Relations Function	Staff with Songhees and Esquimalt Nations guidance and support
4. Develop and implement an ongoing, mandatory training program for Council and all city staff	Staff with Songhees and Esquimalt Nations and other Indigenous support
2020 Actions	Responsibility
5. Appoint Indigenous Elders in Residence to provide advice on municipal programs, initiatives and operations	Council (appoint), Staff and Songhees and Esquimalt Nations guidance
6. Explore co-governance of Meegan (Beacon Hill Park) and shoreline areas with the Lekwungen speaking people	Council with Songhees and Esquimalt Nations guidance
2021 Actions	Responsibility
7. Pursue co-governance of Meegan (Beacon Hill Park) and shoreline areas with the Lekwungen speaking people	Council with Songhees and Esquimalt Nations guidance
2022 Actions	Responsibility
8. Increase protection for Indigenous cultural heritage sites in land use and development processes <i>Flagged for discussion subject to receiving 2012 legal advice</i>	Staff
Ongoing Actions	Responsibility
9. Continuing working with and adapting the Witness Reconciliation Program	Council with Songhees and Esquimalt Nations
10. Create opportunities for Indigenous contractors and employers through city infrastructure projects and contracts	Staff
11. Work with the Songhees and Esquimalt Nations on First Nations economic development projects	Staff
12. Advocate for First Nations representation on CRD Board	Council
13. Work with the Songhees and Esquimalt Nations to facilitate the completion of the Longhouse in Beacon Hill Park	Staff
14. Work with the Songhees and Esquimalt Nations to establish a reburial site	Staff
15. Support the restoration of Indigenous place names	Staff

Strategic Objective #3 Affordable Housing	
2019 Actions	Responsibility
1. Set targets, define affordable housing and track and measure the creation of affordable housing units	Council (set) and Staff (track)
2. Implement rental only zoning	Staff
3. Incentivize development of rental housing and look for further opportunities to expedite and simplify development processes for affordable rental housing	Staff
4. Create a municipal housing service to acquire land and enter into partnerships for the purposes of providing affordable (decommodified) housing	Staff
5. Examine existing city land as possible sites for affordable housing and emergency shelter spaces including road-edge remnants, wide roads, Boys and Girls Club	Staff
6. Allow moveable tiny homes in all backyards that currently allow garden suites at rents of no more than \$500 per month	Staff
7. Implement Market Rental Revitalization Program	Staff
8. Accelerated Victoria Housing Strategy Implementation a. Develop city wide strategy for additional house conversion opportunities b. Incentivize and mandate the creation of family appropriate two and three bedroom rental units c. Identify funding mechanisms to acquire land to facilitate federal, provincial and regional investment in affordable housing d. Explore the expanded use of tax exemptions to create more affordable housing.	Staff
9. Develop Community Amenity Contribution Policy	Staff
2020 Actions	Responsibility
10. Create a Small Scale Housing Ambassador to make it easier for property owners and homeowners to create affordable housing (10 units or less)	Staff
11. Create a Tenant Housing Ambassador to make it easier for renters to navigate the Tenant Assistance Policy, Standards of Maintenance Bylaw and other issues	Staff
12. Develop relevant partnerships and pilot a project matching seniors with extra bedrooms with eligible lodgers	Staff
13. Consider a grant program for suites including those that are accessible and serve an aging population	Staff
14. Garden Suites and Tiny Homes a. Allow tiny homes and garden suites on lots that already have secondary suites or duplexes	Staff

b. Expand garden suite program to allow larger units on larger lots	
c. Examine a grant program to incentivize the creation of affordable garden suites	
15. Houseplexes and Townhouses	Staff
a. Undertake a city wide planning exercise to identify suitable locations for townhouses and houseplexes	
b. Support houseplexes as a form of multi-unit housing that provide a sensitive transition within neighbourhoods	
c. More family housing including townhouses and rowhouses	
d. New ground-oriented housing forms and lock-off suites	
2021 Actions	Responsibility
2022 Actions	Responsibility
Ongoing Actions	Responsibility
16. Regularly evaluate the city's bonus density policy and the number of units being created as a result of it	Staff
17. Encourage barrier free housing and universal design in new development	Staff
18. Identify opportunities for affordable housing in all neighbourhood plans	Staff
19. Advocate for more affordable student housing	Council
20. Facilitate, incent and support co-op housing	Staff

Strategic Objective #4 Prosperity and Economic Inclusion	
2019 Actions	Responsibility
1. Convene Mayor's Task Force on Economic Development and Prosperity 2.0 to hit 2041 jobs target	Mayor and Staff
2. Secure federal, provincial and philanthropic funding and operational model for Bastion Square Creative Hub	Mayor, Staff, Working Group, Council
3. Apply for certification as a Living Wage Employer	Staff
4. Examine effectiveness of arts and culture grants funding versus direct staff support	Staff and Council (as advocates)
2020 Actions	Responsibility
5. Create a tech advisory committee to better integrate tech and the city at a strategic level	Mayor, Council and Staff
6. Explore tax relief for businesses affected by city construction	Staff
7. Create a program to encourage "pop-up" businesses and art exhibits in vacant retail and office space	Staff
2021 Actions	Responsibility
8. Work with the Downtown Victoria Business Association to develop a downtown retail strategy	Staff
9. Explore the creation of a 'Legacy Business Program' that specifically protects and highlights longstanding local businesses that are being priced out of our neighbourhoods	Staff
10. Explore ways for businesses in Victoria to become living wage employers	Staff
11. Work with partners to explore improved access to low cost or free internet service	Staff
2022 Actions	Responsibility
12. Talk with industrial landowners, managers, users, about industrial land – its use, zoning, taxation, etc. – review industrial land use and values every 5 years	Staff
Ongoing Actions	Responsibility
13. Support arts, culture and innovation venues and spaces	Staff
14. Advocate for adequate income and supports to ensure everyone has access to a decent quality of life	Council
15. Identify opportunities to support non-transactional approaches to the provision of good and services eg neighbourhood-based sharing libraries, tools, seeds etc.	Staff and Councillor Neighbourhood Liaisons
16. Hold an Annual Development Summit and continue to improve processing times and process improvements and build better understanding of the development processes	Staff and Council
17. Support buy local initiatives to promote sustainable local enterprise	Staff and Council

18. Explore opportunities to include community ventures in city initiatives that support social enterprises	Staff and Council
19. Continue to build financial capacity of the organization and explore sources of revenue other than property taxes and utility fees	Staff
20. Keep cap on annual property taxes to no more than inflation plus one including police	Council
21. Continue work to support entrepreneurs and small businesses	Staff
22. Support placemaking entrepreneurs – food trucks, more patio spaces	Staff
23. Support economic opportunities for urban agriculture producers, farm businesses, and farmers markets	Staff

Strategic Objective #5 Health Well-Being and a Welcoming City	
2019 Actions	Responsibility
1. Create a city-wide childcare strategy and action plan	Mayor's Childcare Solutions Working Group and Staff
2. Develop a Trans Inclusion Policy	Staff and Trans Advisory Task Force
3. Develop an Accessibility Framework	Staff and Accessibility Working Group
4. Partner (potentially with the DVBA) to create a program to make businesses barrier free	Staff and DVBA
5. Work with DVBA for rotating mural artists to beautify empty storefronts and large windows	Staff and DVBA
6. Create a Seniors Task force and develop a Seniors Strategy	Senior's Task Force led by Councillors Isitt and Collins, and Staff
7. Strike a peer informed task force to identify priority actions to inform a Mental Health and Addictions Strategy actionable at the municipal level i.e. prevention, advocacy, integration of services, and education. See #27 for preliminary scope of work for Task Force	Peer-Informed Task Force led by Councillors Alto and Potts and Staff
8. Expand Life Pass program to 365 days per year	Staff
9. Adopt uniform and accessible parking standards for on and off street parking	Staff
10. Explore ways to end sexual harassment and assault in Victoria, including using the Good Night Out international model to create a safe nightlife campaign for Victoria venues, bars, clubs and festivals.	Late Night Task Force
2020 Actions	Responsibility
11. Create a Welcoming City Strategy a. Staff to join Welcoming City initiatives b. Community efforts that promote inclusivity, understanding and collaboration across cultures to learn about and appreciate everyone's unique perspective c. Foster a compassionate city d. City not to use funds, personnel or equipment to detain people due to immigration status e. Business leaders, civic groups institutions, residents to join in a city-wide effort to expand prosperity and integration to include all residents f. Ensure a welcoming and neighbourly atmosphere in our community where all people including immigrants and	Welcoming City Task Force led by Councillors Dubow and Thornton-Joe, and Staff

<p>refugees are welcomed, accepted and encouraged to participate</p> <p>g. City plays role in collective response to fear mongering, racism and human suffering</p> <p>h. Foster a welcoming environment that treats all people with compassion and respect</p> <p>i. Diversity and inclusion training for staff and council</p> <p>j. Support entrepreneurial ambitions of newcomers through the Business Hub at City Hall</p>	
12. Create an LGBTQ2iS Task Force to create an LGBTQ2iS Strategy	LGBTQ2iS Task Force led by Councillors Alto and Potts and Staff
13. Consider the implementation of play streets, school streets and other child-friendly strategies	Staff
14. Create a strategy to attract doctors to the city	Mayor with Partners
15. Urban Agriculture <ul style="list-style-type: none"> a. Explore opportunities for increasing food production on private land b. Support food infrastructure including farmers markets and storage and distribution c. Soil test and consider shade implications of city-owned land and potential land acquisition 	Staff and Urban Food Table
2021 Actions	Responsibility
16. Urban Agriculture <ul style="list-style-type: none"> a. Working with specialists in the field, explore agriculture water rates for food production in the city on land that is used principally for food production b. Advocate to BC Assessment for farm classification for lands being used principally to grow food and consider lowering the tax rates for urban farms (once designated by BC Assessment) c. Support neighbourhood food / meal programs d. Work with non-profits to bring back the Sharing Backyards Program 	Staff and Urban Food Table
2022 Actions	Responsibility
17. Create or partner to create a sports equipment library	Staff and Community Centres
18. Pilot community BBQ stations in parks and neighbourhood public spaces	Staff and Neighbourhood Associations
2019-2022 Actions	Responsibility
19. Develop a plan including site selection, funding strategy and partnerships to develop a new Central Library	Staff

20. Crystal Pool and Wellness Centre Replacement	Staff
Ongoing Actions	Responsibility
21. Identify and remove barriers to make Victoria barrier-free and apply a barrier free lens to all decisions we make to ensure we're not creating new barriers	Staff and Council
22. Look for opportunities and partnerships for deer management	Staff
23. Ensure ethno-cultural diversity in municipal festive, arts and cultural funding supports	Council
24. Advocate for preserving and strengthening the Agricultural Land Reserve	Council
25. Look for opportunities to increase food production on public land including increasing community gardens in all neighbourhoods in the city and building urban food systems into our parks operations	Staff and Urban Food Table
26. Look for opportunities to create accessible shoreline access	Staff
27. Mental Health and Addictions Advocacy <ul style="list-style-type: none"> a. Advocate for better prevention and more support for those aging out of foster care – there were 156 unhoused youth in the 2018 Point in Time Count b. Advocate for more funds for mental health and more publicly funded recovery options and destigmatization of mental health and addictions c. Advocate for and facilitate planning and delivery of additional harm reduction services in the city and region, including a safe inhalation site d. Advocate for the BC government to provide currently illicit drugs /safer substances to reduce harm from addictions e. Advocate for / work with agencies and other governments and professional bodies to facilitate increased harm reduction training (more clarity, training for who?) f. Advocate to the Province and/or the CRD and Capital Regional Hospital District to measure homelessness, acute addiction, mental health and to identify service gaps and better coordinate between existing service providers and create better funding opportunities 	Council

Strategic Objective #6 Climate Leadership and Environmental Stewardship	
2019 Actions	Responsibility
1. Develop Waste Reduction Strategy	Staff
2. Implement Climate Leadership Plan	Staff, Council, Community
3. Implement a city staff transit pass program	Staff
4. Develop and implement Urban Forest Masterplan (unimplemented item from 2013 Urban Forest Masterplan)	Staff
5. Strengthen tree protection bylaw	Staff
6. Ban plastic straws taking into consideration accessibility needs	Staff and Council
7. Create Neighbourhood Climate Champion program with one child, youth, adult and elder from each neighbourhood to lead and inspire at the local level on Climate Action	Staff and Mayor (as champion)
2020 Actions	Responsibility
8. Create Annual Tree Planting Festival like “Tree Appreciation Day” but lots of trees, in all neighbourhoods at once with a big celebration or small celebrations in each neighbourhood	Staff and Neighbourhood Associations
9. Mandate green shores practices on waterfront development	Staff
10. Initiate a Parks and Open Spaces acquisition strategy to move towards OCP parks and green space goals; measure progress towards goals	Staff
11. Ban single-use coffee cups and single use takeout containers (as with plastic bag ban bylaw, determine logical exceptions)	Staff and Council
12. Begin to plan for mitigating the Inflow and Infiltration issue on private property.	Staff
13. Expedite implementation of the BC Step Code	Staff
2021 Actions	Responsibility
14. Implement a robust zero waste strategy	Staff, Council, Community
15. Mandate electric vehicle charging capacity in all new developments	Staff
16. Work with the Greater Victoria Harbour Authority on options for shore power and lower emissions ground transportation	Staff and Greater Victoria Harbour Authority
17. Explore the creation of a municipal energy utility, more local energy creation solar, ex. Foodwaste generators for food trucks at the museum	Staff
2022 Actions	Responsibility
18. Create a municipal energy utility, more local energy creation solar, ex. Foodwaste generators for food trucks at the museum	Staff

Ongoing Actions	Responsibility
19. With the exception of hanging baskets and Beacon Hill Park, between 2019 and 2022, re-naturalize all beds in the city. If there are cost, time and water savings use these to further nurture the tree canopy and urban forest and natural areas	Staff
20. Promote raingardens and improve water quality entering waterways	Staff
21. Strengthen tree protection and enhance tree canopy and urban forest	Staff and Community
22. Encourage and move towards mandating food bearing plants, pollinator habitats and native species in landscape plans for private development	Staff and Urban Food Table
23. Advocate for appropriate federal regulations of the Victoria Water Airport	Council
24. Work with partners to clean up the harbour and steward waterways	Staff and Council

Strategic Objective #7 Sustainable Transportation	
2019 Actions	Responsibility
1. Request that the Victoria Regional Transit Commission provide free transit to all children in the region 18 and under	Council
2. Depending on response from the VRTC, implement creative financing mechanism to fund transit for children 18 and under in Victoria	Staff and Council
3. Advocate for late night bus service	Council
4. Advocate and work with our regional colleagues to create a regional transportation commission	Council
5. Develop and implement a greenways design standard	Staff
6. Work towards a regional rail system/Advocate for commuter rail and inter-city rail along the E and N railway from Victoria Harbour without delay	Council and Staff
7. Sustainable Mobility Strategy including improvements to pedestrian, cycling and transit travel.	Staff, Council, Community
8. Explore bus pass tied to income program, including for low-income seniors (could be added to LIFE pass program)	Staff
9. Review subdivision and development servicing bylaw, greenways plan and associated city policies and bylaws to allow for alternate design treatments for shared streets on identified greenways	Staff
2020 Actions	Responsibility
10. Work to bring a “floating” car share service to Victoria	Staff and Mayor
11. Complete Cecilia mid-block connector	Staff
2021 Actions	Responsibility
12. Lower speed limits on local neighbourhood streets to 30km/h	Council and Staff
2022 Actions	Responsibility
13. Complete a multiuse trail along the Upper Harbour North of Downtown	Staff
2019-2022 Actions	Responsibility
14. Bike Masterplan Implementation	Staff
Ongoing Actions	Responsibility
15. Advocate for substantially improved transit service	Council
16. Advocate for lower transit fares	Council
17. Advocate for BC Transit to start purchasing electric busses in advance of 2030 transition	Council
18. Advocate to BC Transit for “micro transit” or “transit-on-demand” – a public ridesharing program	Council

19. Work with car share entities to create more car share spaces on neighbourhood streets	Staff
20. Encourage / mandate where possible new car share cars and memberships with new developments in exchange for less parking spots	Staff and Council
21. Support traffic calming in neighbourhoods	Staff
22. Support and nurture neighbourhood-led transportation planning	Staff

Strategic Objective #8 Strong Liveable Neighbourhoods	
2019 Actions	Responsibility
1. Complete Fairfield Local Area Plan	Staff, Community and Council
2. Open Government Street to pedestrians	Staff and Council
3. Create a tactical urbanism guide and tool kit and host workshops to support citizens and businesses to take action	Staff and Council
4. Facilitate an annual “Neighbourhoods Summit” to consider emerging best practices in neighbourhood placemaking, planning and engagement.	Staff and Council
5. Develop a Municipal Alcohol Policy to address concerns brought forward by the Late Night Advisory Committee	Staff
6. Review the noise bylaw	Staff
7. Explore opportunities to expand Quadra Village Community Centre in partnership with the Downtown Blanshard Advisory Committee and the CRD	Staff and Neighbourhood Association
2020 Actions	Responsibility
8. Review CALUC process including clear terms of reference for increasing diversity (youth, renters, etc.), capacity building, term limits and a transparent and democratic process for selecting members	Staff, Council and CALUC’s
9. Review and consider additional resources (financial and training) for CALUC’s	Staff and CALUC’s
10. Resolve anomalies in neighbourhood boundaries	Staff and Neighbourhood Associations
2021 Actions	Responsibility
11. Explore partnerships to create meeting space and a home base for the Downtown Residents Association	Staff and DRA
12. Work with SD61 to explore use of Sundance school as a community centre for a Jubilee Community Centre	Staff, SD 61 and Neighbourhood Associations
13. Work with the Greater Victoria Public Library to library services in the north end of the city including the exploration of a new neighbourhood branch	Staff and City’s Council Appointee to the Library Board
14. Ship Point Plan and Funding Strategy	Staff
2022 Actions	Responsibility
15. Establish a Community Centre for the North Park Neighbourhood in conjunction with plans for the Royal Athletic Park Parking lot and/or the Crystal Pool and Wellness Centre Replacement Project	Staff and Neighbourhood Association
16. Review Heritage Tax Exemption Program	Staff with clear direction from Council as to what

	specifically needs to be reviewed
2019-2022 Actions	Responsibility
17. Local Area Plans	Staff, Neighbourhoods, Council
Ongoing Actions	Responsibility
18. Support neighbourhood placemaking initiatives	Staff and Council
19. Advocate for adequate support and supervision accompanying downtown supportive services so people have all the supports they need not only housing	Council
20. Emergency preparedness / heritage buildings / enrich the heritage seismic upgrade program (<i>needs more clarity</i>)	Staff

SPECIAL COMMITTEE OF THE WHOLE REPORT
STRATEGIC PLANNING
FROM THE MEETING HELD NOVEMBER 6, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

Strategic Planning

1. **Heritage Register**
That Council direct staff to bring forward the prior report on the properties recommended for the Heritage Register to a Committee of the Whole meeting.
2. **Citizen – Led Conservation Areas**
That Council direct staff to report back to Council in January 2019 with a draft policy for Citizen Led Heritage Conservation areas.
3. **Street Vending**
That Council direct staff to provide a final report and recommendations in January 2019 on the Mobile Bicycle Street Vending Pilot Project with a view to making the regulations permanent. Further that the broader street vending review be discontinued at this time.
4. **Centennial Square**
That Council direct staff to report back to Council concluding public engagement on Centennial Square.
5. **Ship Point Master Plan**
That Council direct staff to bring forward the Draft Ship Point Master Plan to a Committee of the Whole meeting.
6. **Waterfront Pathway**
That Council direct staff to monitor opportunities for land acquisition and pathway completion and bring forward opportunities to Council on a case by case basis.
7. **City Studio**
That Council direct staff to report back as part of the 2020 budget process on the opportunities for engaging a City Studio Coordinator and on potential funding partnerships.

SPECIAL COMMITTEE OF THE WHOLE REPORT
STRATEGIC PLANNING
FROM THE MEETING HELD NOVEMBER 20, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

Strategic Planning

Objective 1 – Good Governance

1. That Council confirm the numbers in the proposed Strategic Plan are not indicative of priority.
2. Item 14 Simplifying Public Hearing process be deleted.
3. Begin holding four town halls per year, one per quarter, to engage residents, youth, business, organized labour and other stakeholders.
4. Item 18 Begin Holding Town Hall meetings moved to a 2019 Action.
5. Move the lobbyist registry to 2020.
6. Move Action 19 Divest municipal funds from fossil fuels to ongoing action.

Objective 2 – Reconciliation and Indigenous Relations

7. Item 6 Training for Council and staff moved to 2019 items.
8. Item 5 Support the restoration of Indigenous Place names be moved to ongoing.
9. Amend item 3 to say 'establish an Indigenous relations function'.
10. Add item: to explore co-governance of Meegan (Beacon Hill Park) and shoreline area with the Lekwungen speaking people in 2020.
11. Item 8 moved to ongoing – postponed pending receipt of 2012 staff report.

Objective 3 – Housing Affordability

12. Move item 11 a) - allow moveable tiny homes in all backyards that currently allow garden suites at rents of no more than \$500 to 2019.
13. Move item 7 b) - develop new ground-oriented housing forms and lock-off suites to 2020.
14. Move 7 (c) – consider secondary suite grant program for accessible suites to 2020.

- 15.** Add item 12 (d) – Explore options for capturing speculative land value created through up-zoning and other planning processes.
- 16.** Change item 9 to: Create a small scale housing ambassador to make it easier for property owners or homeowners to create affordable housing (10 units or less)

SPECIAL COMMITTEE OF THE WHOLE REPORT
STRATEGIC PLAN
FROM THE MEETING HELD DECEMBER 10, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

OBJECTIVE 4 – PROSPERITY & ECONOMIC INCLUSION

1. Item 10: That Council direct staff to work with partners to explore improved access to low cost or free internet service.
2. Item 3: That Council direct staff to explore ways for business in Victoria to become a living wage employer in 2021.
3. Item 6: Examine the effectiveness of arts and culture grants funding versus direct staff support: move to 2019

OBJECTIVE 5 – HEALTH, WELL-BEING AND A WELCOMING CITY

4. Item 6: Create a Senior Task Force and develop a Seniors Strategy ...move to 2019
5. Item 8: Strike a peer informed task force to identify priority actions to inform a Mental Health and Addictions Strategy....move to 2019
6. New item: Consider the implementation of play streets and school streets and other child friendly strategies.
7. New item: Adopt uniform and accessible parking standards for on and off street parking.
8. Item 10.g: Work with non-profit providers to bring back the Sharing Backyards Program.
9. Item 10: Urban Agriculture items a.b.c. ...move to 2020.
10. Item 11: Work with DVBA for rotating mural artists....move to 2019.
11. Item 12: Expand Life Pass program....move to 2019 Actions.

OBJECTIVE 6 – CLIMATE LEADERSHIP AND ENVIRONMENTAL STEWARDSHIP

12. Item 8: Strengthen tree protection bylaw ...move to 2019.
13. Item 19: Add at the end: With the exception of hanging gaskets and Beacon Hill Park, between 2019 and 2022, re-naturalize all beds in the city. If there are cost, time and water savings use these to further nurture the tree canopy, urban forest *and natural areas*.
14. Item 17: Expedite implementation of the BC Step Code ...move to a 2020 action.

OBJECTIVE 7 – SUSTAINABLE TRANSPORTATION

- 15. Item 3: Advocate for additional late night bus service.
- 16. Item 8: Explore bus pass tied to income program....move to 2019.
- 17. Item 7: Sustainable Mobility Strategy add: including improvements to pedestrian, cycling and transit travel.
- 18. Item 12: Work to bring a “floating” care share service to Victoria...move to 2020.
- 19. Item 10: Provide free parkade parking for electric vehicles – remove this item.

MOTIONS ARISING

- 20. That Council direct staff to review subdivision and development servicing bylaw, greenways plan and associated city policies and bylaws, to allow for alternate design treatments for shared streets on identified greenways.

OBJECTIVE 8 – STRONG, LIVABLE NEIGHBOURHOODS

- 21. Add new item for 2019: Facilitate an annual “Neighbourhoods Summit” to consider emerging best practices in neighbourhood place-making, planning and engagement.
- 22. Add new item for 2019: Review the noise bylaw.
- 23. Item 11: Work with the Greater Victoria Public Library to establish library services in the north end of the city including an exploration of a new neighbourhood branch.
- 24. Item 8: Explore opportunities to expand the Quadra Village Community Centre, in partnership with the Downtown Blanshard Advisory Committee and the CRD processes.

OBJECTIVE 5 – HEALTH, WELL-BEING AND A WELCOMING CITY

- 25. Explore ways to end sexual harassment and assault in Victoria, including using the Good Night Out International model to create a safe nightlife campaign for Victoria venues, bars, clubs, pubs and festivals.

OBJECTIVE 3 – AFFORDABLE HOUSING

- 26. Add new item for 2019: Explore the expanded use of the Tax Exemptions to create more affordable housing.
- 27. Add new item for 2020: Create a tenant housing ambassador to make it easier for renters to navigate Rental Assistance Policies, Standards of Maintenance, and other issues.

OBJECTIVE 1 – GOOD GOVERNANCE

- 28. Add new item for 2019: Explore options for a land value capture tax including advocacy to the provincial government.
- 29. Add new item for 2019: Explore options for a land value capture tax including advocacy to the provincial government.

SPECIAL COMMITTEE OF THE WHOLE MEETINGS
BUDGET MEETING
REPORTS FROM THE MEETING HELD NOVEMBER 26, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

1. 2019-2023 Draft Financial Plan

1. That Council direct staff to report back on the revenue generating potential of charging for parking on Sundays.
2. That Council direct staff to report back on funding in the budget for policy work in 2019 on accessibility including accessible parking.
3. That Council direct staff report back on options with regards to the Ross Bay Cemetery trust fund with regards to funding operations of the Ross Bay Cemetery.
4. That Council direct staff report back on the financial implications of providing a uniformly high level of service to community and senior centres with respect to janitorial services, facilities maintenance, solid waste services and cost of utilities.
5. That Council direct staff to explore cooperating with Royal Oak Burial Park on the marketing of grave spaces in Ross Bay Cemetery.
6. That Council direct staff to report back on the implications of extending the LIFE program for a one year pilot project in 2019 to allow for unlimited use of the Crystal Pool and the arena community ice time for holders of the pass.
7. That Council direct staff to report back on the cost and service level implications of having garbage from the Crystal Pool and other city operated facilities collected by municipal employees.

SPECIAL COMMITTEE OF THE WHOLE REPORT
BUDGET MEETING
FROM THE MEETING HELD NOVEMBER 27, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

1. 2019-2023 Draft Financial Plan

1. That Council direct staff to report back on the feasibility of locating housing on top of the emergency management facilities on Bay Street.
2. That Council direct staff Council direct staff to report back on options for and implications of increasing revenues to offset the costs of opening the Johnson Street Bridge for marine users.
3. That Council direct staff to report back as part of the 2020 budget process on beginning a plan for mitigating the Inflow and Infiltration issue on private property.
4. That Council direct staff to report back on the resources required and/or de-scoping required to complete phases 2 to 4 of the Bike Network by 2022 or earlier.
5. Direct staff to report back on options for expediting the implementation of crosswalk installations and upgrades including Blanshard / Kings crosswalk.

SPECIAL COMMITTEE OF THE WHOLE REPORT
BUDGET MEETING
FROM THE MEETING HELD DECEMBER 7, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

1. 2019-2023 Draft Financial Plan

1. That Council direct staff to report back with options and implications for increasing traffic calming in general.
2. Council direct staff to review the delivery model for the city's animation program and report back to Council.
3. That Council direct staff to report back on options for secularizing or increasing the diversity of the elements of the seasonal animation program.
4. That Council direct staff to report back on the budget implications of continuing the Indigenous Artist in Residence Program.
5. That Council direct staff to report back on options for a funding increase of \$50,000 for the Festival Investment Grants starting in 2019 potentially from new assessed revenue.
6. That Council direct staff to report back on increasing the project funding for the poet laureate and youth poet laureate from \$1000 to \$2000.
7. That Council direct staff to report back on the Late Night Great Night Task Force, including options for adjusting the allocation to policing and/or delivering services through non-police resources.
8. That Council direct staff to report back with options for recovering costs related to the Late Night Great Night Task Force from bar and nightclub operators through business license fees
9. That Council direct staff to report back on the option of bringing the operations of the Victoria Conference Centre parkade in house.
10. That Council direct staff to continue to monitor the contract relating to the Victoria Conference Centre retail stores and report back to Council should in house delivery be deemed advisable.
11. That Council direct staff to report back with information on contracting out janitorial and security services for the Victoria Conference Centre.
12. That Council direct staff to report back with information on the current condition of the artificial turf field and the implications of deferring the replacement to 2021 including options for reducing design costs.

13. That Council direct staff to report back as part of the 2022 budgeting process on taking a participatory budgeting approach to neighbourhood transportation.
14. That Council direct staff to report back on options for providing some resources for neighbourhoods to help expedite the neighbourhood planning process.
15. That Council direct staff to report back with options for increasing the funding to the housing reserve fund by \$750,000.
16. That Council direct staff to report back on the implications of increasing the per capita base grants to community associations by the rate of inflation.
17. That Council direct staff to report back on how the youth outreach grants are allocated and the implications of increasing the youth outreach grants by the rate of inflation.
18. That Council direct staff to report back on the implication of indexing the Strategic Plan grants to the rate of inflation.
19. That Council direct staff to report back on the implications of increasing the community garden volunteer coordinator grant to \$10,000 per neighbourhood in 2019 with indexation to inflation for subsequent years.
20. That Council direct staff to report back on implications of indexing the my Great Neighbourhood grant program to the rate of inflation.
21. That Council direct staff to report back on the financial implications of increasing the Council travel and conference budget to \$45,000 for the conferences and travel with the direction that this be indexed to inflation in subsequent years.
22. That Council:
 - a. Approve senior level executive support for the Mayor's Office and total compensation to be established after hearing back from staff on comparable compensation.
 - b. That this position be funded from new assessed revenue.
 - c. That the position be instituted as of January 7, 2019 and to be reviewed as a part of the budget process in 2021.

SPECIAL COMMITTEE OF THE WHOLE REPORT
FROM THE STRATEGIC PLANNING MEETING HELD DECEMBER 10, 2018
Capital or Operating Budget Items

For the Council meeting of December 13, 2018, the Committee recommends the following:

1. That Council direct staff to report back as part of the 2020 budget process on options to add another enclosed leash optional park.
2. That Council direct staff to report back as part of the 2020 budget process on a plan to address friction between dog owners and walkers on Dallas Rd. with the consideration of protecting migratory birds and other wildlife.
3. That Council direct staff to report back in the 2019, 2020, 2021 and 2022 budgets for options to increase food production on public land including increasing community gardens in all neighbourhoods in the city and building urban food systems into our parks operations.
4. That Council direct staff to report back in the 2019, 2020, 2021 and 2022 budgets for options to increase the number of murals in public space and on private buildings to make Victoria a City of Murals.
5. That Council direct staff to report back in the 2019, 2020, 2021 and 2022 budgets for options to increase the number of public art installations in the city.
6. That Council direct the mayor to write to the Medical Health Officer and request that he examine the health impacts of woodstoves and fireplaces.
7. That Council direct the Mayor to write to the Capital Regional District, copying the Medical Health Officer, requesting amendments to permit designated smoking areas, and stricter enforcement of the smoking bylaw.
8. That Council direct staff to inquire with the School District about opportunities to create a lighted soccer pitch at Victoria High School.
9. That Council direct staff to report back as part of the 2022 (2021) budget process on the budget implications of replacing the two all-weather fields in the South West corner of Beacon Hill Park with a lighted field and opportunities to re-naturalize the area and alternately improving the field to the northeast corner of the park.
10. That Council direct staff to report back as part of the 2022 budget on options for lighting tennis courts in the City.
11. That Council direct staff to report back as part of the 2019, 2020, 2021 and 2022 budgets on opportunities to expand public washrooms and drinking fountains, with a priority in the north half of the city.
12. That Council direct staff to increase on-street and parkade parking for people with disabilities on an ongoing basis and report to Council on a quarterly basis with the net new number of spots added.

13. That Council direct staff to report back a part of the 2019, 2020, 2021 and 2022 budgets for opportunities to increase pollinator habitat on public and private lands.
14. That Council direct staff to report back as part of the 2020, 2021 and 2022 budget process with opportunities for daylighting streams.
15. That Council direct staff to report back as part of the 2021 budget on options to add an apiary in Beacon Hill Park or on other public lands.
16. That Council direct staff to report back to Council as part of the 2020 budget process for options to expedite the transition of the City's fleet to renewables.
17. That Council direct staff to report on climate implications and options for re-naturalizing all the city's garden beds between 2019 and 2022, with the exception of Beacon Hill Park and the hanging basket program.
18. That Council direct staff to identify opportunities for opening undeveloped pedestrian routes and bring these forward on a priority basis in the 2020, 2021 and 2022 budgets.
19. That Council direct staff to report back on the potential to incorporate into the 2020 capital budget the paving of the bike route through Bamfield Park to link with Selkirk.
20. That Council direct staff to report back as part of the 2021 budget process on the cost and potential cost-sharing opportunities with the CRD for lighting up the Galloping Goose for safer evening travel.
21. That Council direct staff to identify missing sidewalks and opportunities for sidewalks to be widened and bring these forward on a priority basis in the 2020, 2021 and 2022 budgets.
22. That Council direct staff to require bushes on private property to be cut back to the sidewalk edge to enhance the pedestrian experience and to send out a reminder about this with tax and/or utility bills.
23. That Council direct staff to report back as part of the 2020, 2021 and 2022 budget on options for increasing investments in festivals and community arts events.
24. That Council direct staff to report back as part of the 2020 budget process on the cost and other implications of joining the triangle at Mile Zero to Beacon Hill Park and creating an additional safe crossing of Dallas to the park South of Beacon St.
25. That Council direct staff to report back as part of the 2019, 2020, 2021 and 2022 budget on options to create more child friendly spaces downtown.
26. That Council direct staff to report back as part of the 2019, 2020, 2021 and 2022 budget on options to create more dog friendly spaces downtown.
27. That Council direct staff to report back as part of the 2019, 2020, 2021 and 2022 budget on options to create more greenspaces downtown.

28. That Council instruct the City of Victoria Council appointee to communicate with Greater Victoria Public Library to explore removing barriers and encouraging early access by eliminating library fines and fees on children's materials.

SPECIAL COMMITTEE OF THE WHOLE REPORT
BUDGET MEETING
FROM THE MEETING HELD DECEMBER 12, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

1. 2019-2023 Draft Financial Plan

1. That Council direct staff to report back with options and implications for including budgetary allowance in 2019 for constituency funds for up to \$8,000.
2. That Council refer this motion to the Council remuneration discussion and move that discussion to 2019:

That Council direct staff to report back on the implications of eliminating Council's parking privileges and including Council in the bus pass program available through payroll deduction.
3. That Council direct staff to report back on the budget implications of adding resources to the City Manager's office sufficient to facilitate a dedicated protocol function.
4. That for *Supplementary Requests – Managing Public Green Spaces – Sheltering*, be moved to a one-time request.
5. That Council adopts that policy that the FTE count indicated in the Financial Plan for each department / division / business unit is approximate, meaning that the FTE count will not be interpreted in a restrictive manner to prevent in-house delivery of services, subject to expenditures not exceeding the maximum budgeted amount for the relevant department / division / business unit.
6. That Council direct staff to report on the implications and options of installing a marked crosswalk at Dallas Road and Simcoe Street on a cost-sharing basis with the Greater Victoria Harbour Authority.
7. That Council direct staff to report back on options for increasing parks planning staff resources for coordinating the acceleration of implementation of the Urban Forest Master Plan.
8. That Council direct staff to report back on the potential to cost share a full spectrum neighbourhood assessment with Island Health and BC Housing for the 900 block of Pandora Avenue, subject to the terms of reference of the assessment being approved by Council prior to any municipal funds be expended.

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD DECEMBER 6, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

1. Increasing Provincial Funds for Mental Health and Addiction Services

- (a) That the Mayor, on behalf of the City of Victoria, write to the BC Minister of Health, the BC Minister of Addictions and Mental Health, and the BC Minister of Finance asking that their ministries immediately increase funds for mental health and addiction services throughout the province, and further direct BC Health Authorities to use such additional resources specifically in the provision of additional and enhanced government and non-profit services and programs dealing with addictions and mental health.
- (b) That the Mayor's letter be copied to the Township of Esquimalt, with a request that the Township's Mayor write a similar letter to the same Ministers with the same request.
- (c) That the Mayor's letter be copied to the Mayors of all the municipalities in the Capital Region, and the BC Premier, for their information.

2. Creating a City-Wide Child Care Action Plan

1. Council commits to the development and implementation of a City-Wide Child Care Action Plan to increase access to childcare for families in neighbourhoods across the City.
2. Council direct staff to apply for the Community Child Care Planning Program funding as a first step towards building a City-Wide childcare Action Plan.

3. Third Quarter 2018 Operational Plan Progress Report

That Council receive the Victoria Police Third Quarter Report for information

Staff report back in the 1st quarter with options for traffic calming for the Hillside / Quadra, Oaklands, North Park and Fernwood neighbourhoods.

That Council receive the Third Quarter report for information.

4. Update on OCP Amendment Application, Rezoning Application No. 00558 and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road (Fairfield)

OCP Amendment and Rezoning Application No. 00558

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. 00558 for 1303 Fairfield Road, 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. Revision and execution of the following legal documents:
 - a. Housing Agreement to ensure the residential units remain rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages, to the satisfaction of the Director of Engineering and Public Works

- c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road, to the satisfaction of the Director of Engineering and Public Works
 - d. Section 219 Covenant to secure commitment to Step 3 of the BC Energy Step Code, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. 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; and that such persons, organizations and authorities have been notified of the proposed OCP Amendment through mailed notice and 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, and having 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.
 3. 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.
 4. That Council give first reading to the Official Community Plan Amendment Bylaw.
 5. 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.
 6. That Council give second reading to the Official Community Plan Amendment Bylaw.
 7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496

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. 00558, if it is approved, consider the following updated motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped July 20, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.04m
 - ii. reduce the front setback (Moss Street) from 6.00m to 0.00m
 - iii. reduce the rear setback from 7.80m to 3.67m
 - iv. reduce the south side setback from 3.90m to 3.23m (to the building) and 0.00m (to the pergola)
 - v. reduce the flanking street setback (Fairfield Road) from 2.40m to 1.02m
 - vi. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

5. **Rezoning Application No. 00634 & Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street (Fairfield)**

Rezoning Application No. 00634

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, and that staff report back to Committee of the Whole once the following conditions are met:

1. Preparation and execution of the following legal agreements:
 - a. Statutory Right-of-Way securing 1.38 metres of the site adjacent Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
 - b. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Section 219 Covenant securing an amenity contribution in the amount of \$136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - d. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
 - i. raingardens along Pendergast Street
 - ii. enhanced boulevard planting and low seating walls
 - iii. permeable and impermeable concrete sidewalk pavers.
 - e. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year, to the satisfaction of the Director of Parks, Recreation and Facilities.
2. Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit Application No. 00527

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. 00634, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00527 for 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street, in accordance with:

1. Receipt of final plans, generally in accordance with the plans date stamped November 23, 2018, with refinement to artwork panels, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. The Development Permit lapsing two years from the date of this resolution."

Direct staff to work with BC Housing and/or the applicant to secure 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

6. Development Permit with Variances Application No. 00094 for 1137 Dominion Road (Victoria West)

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. 00094 for 1137 Dominion Road, in accordance with:

1. Plans date stamped October 10, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 6.0m to 0.90m;
 - ii. reduce the flanking street side yard setback from 2.4m to 0.42m.
3. Landscape plan revisions to move the trees along the eastern property line further west to eliminate conflict between the root zone and the existing retaining wall.
4. The Development Permit lapsing two years from the date of this resolution."



Council Report

For the Meeting of December 13, 2018

To: Council **Date:** December 12, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update on OCP Amendment Application, Rezoning Application No. 00558 and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road**

RECOMMENDATION

That Council receive this update report for information regarding the proposed OCP Amendment Application, Rezoning Application No. 00558, and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information regarding an Official Community Plan (OCP) Amendment Application, Rezoning Application and Development Permit with Variances Application for the property located at 1303 Fairfield Road. Following the Committee of the Whole meeting on December 6, 2018, the applicant has provided a letter comparing the previous Passive House design with the current Step 3 Energy Code design in terms of energy performance. As per the applicant's letter, changing from a Passive House design to a Step 3 building will reduce the building's energy efficiency and increase its CO₂ emissions; however, the Step 3 building will still be approximately 40 percent more efficient than a building constructed to current BC Building Code requirements.

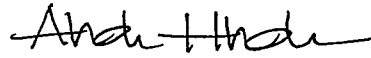
BACKGROUND

During the Committee of the Whole (COTW) meeting on December 6, 2018, Council asked staff to report back with additional information on the difference between Passive House design and the Step 3 Energy Code. The attached letter from the applicant provides a detailed comparison of the previous proposal for a building designed to Passive House standards compared to the current proposal for a Step 3 Energy Code building in terms of energy performance and potential greenhouse gas (CO₂) emissions.

Respectfully submitted,

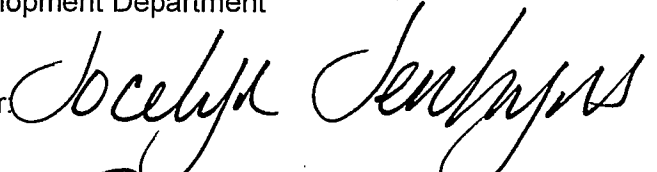


Alec Johnston
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date:

Dec 13, 2018

List of Attachments:

- Attachment A: Applicant's letter regarding energy performance dated December 11, 2018.



LOW
HAMMOND
ROWE
ARCHITECTS

11 December 2018

Mr Alec Johnston
Senior Planner
City of Victoria
1 Centennial Square
Victoria BC

re 1303 Fairfield Road
Application for Rezoning and Development Permit
Energy Performance

As you are aware, the massing, layout, and detail of the upper three storeys of the proposal have been revised to meet community concerns, largely centered around privacy. These design changes will affect energy performance and increase TEDI (Thermal Energy Demand Intensity), TEUI (Total Energy Use Intensity), and CO₂ emissions.

The significant changes that will affect energy performance include:

- Elimination of much of the south-facing glazing to address the neighbours' privacy concerns. This significantly reduces the effective solar heat gain, and will increase the requirement for heating (a much higher TEDI is likely);
- Changing exterior-mounted balconies to inset corner balconies (again for privacy reasons) has increased the amount of thermal bridges and exterior wall area relative to floor area. (In other words, the revised design is less efficient with more routes for heat to escape);
- A reduction in total net rentable area has reduced the available revenue needed to pay for higher performance building envelope and mechanical systems. (In other words, the economic sustainability of the project has been affected in the redesign.)

An energy model of our previous design submission showed it exceeding the BC Energy Step Code TEDI and TEUI requirements for a Step 4 (Passive House equivalent) design. (Note that energy modelling of the revised proposal has not yet been undertaken.) The energy model of the original design predicted:

- TEDI of 84 kWh/m², 16% below the Step 4 limit of 100 kWh/m².
- TEUI of 14.7 kWh/m², just below the Step 4 limit of 15 kWh/m².
- Predicted annual energy use = 113,433 kWh/yr,
- Predicted CO₂ emissions = 5,942 kg CO₂/yr (4.38 kg CO₂/m²).

BC Energy Step Code TEDI and TEUI limits:

	Step 3	Step 4
TEDI limit	30 kWh/m ²	15 kWh/m ²
TEUI limit	120 kWh/m ²	100 kWh/m ²

The BC Energy Step Code does not mandate limits for CO₂ emissions. The nearest relevant standard is the City of Vancouver Zero Emissions Building Policy, which sets a GHGI (Greenhouse Gas Intensity) limit of 5 kgCO₂/m² for a 'Low Emission Green Building'. Our previous design met this target with a GHGI of 4.38 kgCO₂/m². We are unable at this time to quantify the likely increase but by extrapolation assume it will be 20% higher in proportion to the TEUI increase: from 4.38 kgCO₂/m² to roughly 5.26 kgCO₂/m², or 7,130 kgCO₂/yr.

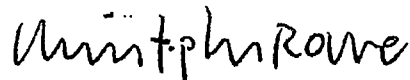
Predicted performance:

	Previous design (Step 4)	New design (Step 3)	Step 2
TEDI	14.7 kWh/m ²	30 kWh/m²	45 kWh/m ²
TEUI	84 kWh/m ²	120 kWh/m²	130 kWh/m ²
Annual energy use	113,433 kwh	136,120 kwh	147,462 kwh
GHG emissions	5,942 kgCO ₂ /yr	7,130 kgCO₂/yr	9,269 kgCO ₂ /yr

The design changes made in response to urban design and neighbours' privacy concerns have made it unlikely that a Step 4 or Passive House performance target could be met within the project's narrow parameters for economic sustainability.

Detailed design of the revised proposal would ensure that when modelled, it would meet the Step 3 targets. This will enable the project to be compliant with the Step 3 requirement in the City's Building Bylaw when it comes into force in January 2020. It is important to note that for a Part 3 wood-frame building such as this, energy performance at Step 3 will still be approximately 40% better than the current BC Building Code requirement.

Sincerely,
Low Hammond Rowe Architects Inc



Christopher Rowe, Architect AIBC CPHD LEED AP
principal

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD DECEMBER 13, 2018

For the Council meeting of December 13, 2018, the Committee recommends the following:

1. Development Permit with Variances Application No. 00054 for 1800 Quadra Street (North Park)

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. 00054 for 1800 Quadra Street, in accordance with:

1. Plans date stamped November 14, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the building setback along North Park Street from 6.0m to 0.58m
 - ii. increase the horizontal distance of the structure on one plane from a maximum of 30m to a maximum of 41.93m.
3. The Development Permit lapsing two years from the date of this resolution."

2. Request to Install Commemorative Plaque In Old Town

That Council:

1. Approve the request from Parks Canada to install a commemorative plaque at the intersection of Government Street, Wharf Street and Humboldt Street.
2. Authorize the Mayor and City Clerk, to execute a letter of agreement with Parks Canada.

3. Accessibility Working Group

That Council direct staff to prepare Interim Terms of Reference for the January 10, Committee of the Whole meeting for the Accessibility Working Group that would see it conclude one month after Council approval of the Accessibility Framework.

4. Budget Motions from the December 12 Special COTW

1. That this item be moved to Council's consideration of the Financial Plan following the receipt of the results of public engagement:
That Council does not approve all the items in the 2019 Police budget.
2. That Council refers the budget back to the Police Board, requesting that a revised budget be submitted for Council's consideration, with the total requested increase accounting for all items in the budget not to exceed the rate of inflation plus 1% tax increase related to the police budget.
3. Refer the issue of alternate response models, regarding calls for service for mental health, addictions, crisis intervention, and non-emergency community issues, to Councillors Potts, Collins and Alto to report back in January 2019.
4. Public engagement on the 2019 financial plan include a question on the appropriate level of the policing expenditures for the community.

5. That Council:
 1. Direct staff to include the employer health tax with funding from a tax increase (1.45%)
 2. Direct staff to bring forward the Five-year Financial Plan Bylaw, 2019 to the December 13, 2018 Council meeting for consideration of first reading prior to commencing public consultation.
 3. Approve the following allocations of new property tax revenue from new development:
 - a. \$500,000 to the Buildings and Infrastructure Reserve as per the Financial Sustainability Policy
 - b. Direct staff to bring forward options for the use of the remainder upon completion of public consultation
 2. Direct staff to bring forward options for the use of 2018 surplus upon completion of public consultation.
 3. Direct staff to bring forward options for funding items Council previously referred to the 2019 financial planning process outlined in Appendix A upon completion of public consultation.
 4. Direct staff to bring forward options for funding supplementary budget requests upon completion of public consultation.
 5. Approve the direct-award grants as outlined in this report.
 6. Direct staff to bring forward options for funding increased grant requests upon completion of public consultation.
 7. Approve adding 0.5 FTE utility position to address new regulations funded through existing budgets

5. **Update on Rezoning Application No. 00582 & Development Permit Application No. 00582 & Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street**

Rezoning Application No. 00582

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00582 for 224 Superior 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 the preparation and execution of a Housing Agreement to ensure future strata bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit Application No. 00582

That Council, after giving notice and allowing for an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped August 8, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Heritage Alteration Permit Application with Variances No. 00007

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is

approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing heritage-designated building at 224 Superior Street, subject to all chimneys being reconstructed to match existing photographs and drawings, to the satisfaction of the Director of Sustainable Planning and Community Development, and in accordance with:

1. Plans, date stamped August 8, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Reduce side yard setback from 3.65m to 1,20m
 - b. Reduce rear yard setback from 4.0m to 1,36m
 - c. Reduce parking from six stalls to four stalls
 - d. Relaxation to allow parking in the front yard
 - e. Increase the site coverage from 30.0% to 35.09%
3. Heritage Alteration Permit lapsing two years from the date of this resolution."

6. **Rezoning Application No. 00668 for 950 Yates Street (Harris Green)**

That Council decline Rezoning Application No. 00668 for the property located at 950 Yates Street.

7. **Heritage Alteration Permit with Variances Application No. 00005 for 603-607 Pandora Avenue (Downtown)**

1. That Council, subject to:
 - Housing Agreement to ensure that rental of the residential units is not prohibited by future strata councils, to the satisfaction of the Director of Sustainable Planning and Community Development
 - the provision of security for the installation of 8 off-site bicycle parking stalls to the satisfaction of the Director of Engineering and Public Works
 - an amended or replacement covenant to reflect the proposed changes to the public plaza, and secured to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development
 - the placement of \$90,000.00 in a trust fund for discharge to a car share organization for the provision of a car, car share membership, usage credits, and parking stall

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

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00005 for 603-607 Pandora Avenue, in accordance with:

- a. Plans, date stamped September 24, 2018.
- b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance(s):
 - reduce vehicle parking from 81 stalls to 28 stalls
 - reduce visitor vehicle parking from 10 stalls to 0 stalls
 - reduce short-term bicycle parking from 8 on-site stalls to 0 on-site stalls
- c. Provision of bike storage, maintenance and repair facilities to the satisfaction of the Director of Engineering and Public Works.

- d. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution."
2. Council authorize anchor-pinning, cornices and street-level projecting canopies over 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.
 3. With a consideration for playful elements added into the public plaza.

8. Residential Rental Tenure Zoning Options

That Council direct staff to:

1. Introduce residential rental tenure zoning in Victoria by:
 - a. preparing general amendments to *Zoning Bylaw 2018* and the *Zoning Regulation Bylaw*;
 - b. adding residential rental tenure regulations to zones permitting secondary and garden suites;
 - c. adding residential rental tenure regulations to all new zones proposing:
 - i. purpose-built rental projects;
 - ii. projects seeking bonus density per the draft *Inclusionary Housing and Bonus Density* policy;
 - d. report back by February 2019 with a work plan for adding residential rental tenures regulations to existing purpose-built rental housing.
2. Add Residential Rental Tenure Zoning as a priority action item in the forthcoming *Victoria Housing Strategy, 2016-2025* update to explore options for broader utilization, with implementation to begin in 2019;
3. Participate in a University of British Columbia School of Community and Regional Planning (SCARP) sponsored rental tenure zoning research project, with costs estimated to be approximately \$2500 and allocated from the contingency fund.

9. Victoria Housing Reserve Fund Guidelines Update

That Council direct staff to:

1. Implement all changes to the Victoria Housing Reserve Fund approved at the September 27, 2018 Committee of the Whole Meeting.
2. Direct staff to update the fund guidelines to incorporate the following changes developed during the consultation period:
 - Develop an eligibility checklist and withhold financial and schedule information for privacy reasons
 - Redefine "No Income" to "Very Low Income"
 - Set a targeted application review timeline
 - Prioritize projects that provide housing for individuals and families who are either experiencing homelessness or are at risk.

10. Bicycle Network - Vancouver Street Design Considerations

That Council:

1. Direct staff to report back in Q1 2019 following the completion of the Vancouver Street design engagement process, with a preferred design recommendation, giving consideration to design treatments to limit motor-vehicle traffic volumes to 500-1000 per day on shared use sections of the corridor.

11. Funding Options in Support of Land Acquisitions

That Council:

- Authorize City staff to undertake discussions with the Capital Regional District, and BC Housing for the purposes of informing decisions on the City's desired level of property acquisition and related number of units to be built.
- Direct staff to use the information developed through the discussions with the Capital Regional District and BC Housing for the purpose of informing the Council's decisions on funding priorities.
- Confirm that the City's approach to financing acquisitions consider all funding options to support the securement of lands in support of affordable housing, including allocating funds from tax revenues, capital reserves and potential land inventory re-adjustments and the potential disposition, exchange or use of City owned property considered underutilized or surplus to the City's needs.
- Authorize the hiring of 2 FTEs to the Strategic Real Estate Division funded from new assessed revenue.

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 to rezone land known as 1400 Quadra Street from the Central Business District-1 Zone (CBD-1) and Mixed Use Residential District-1 Zone (MRD-1), to the Central Business District-2 Zone (CBD-2), and by adding Site Specific Regulations to the Central Business District-2 Zone (CBD-2).

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

Title

- 1 This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 1)”.

Definition

- 2 “**Site**” means the lands known as 1400 Quadra Street, legally described as PID: 030-496-021, Lot A of Lots 396, 397 and 398 Victoria City Plan EPP67310, and shown hatched on the attached map.

Rezoning

3. The Site is rezoned to Central Business District-2 Zone (CBD-2).

Amendments

4. Bylaw No. 18-072, Zoning Bylaw 2018, is amended:
 - (a) in Part 4.1, Section 8, by deleting rows 31 and 32 in the Site Specific Regulations table and renumbering rows 33 through 40 as rows 31 through 38;
 - (b) in Part 4.2, Section 8, by adding the following as the new row 15:

1400 Quadra Street LOT A OF LOTS 396, 397 AND 398 VICTORIA CITY PLAN EPP67310	a. Maximum Building Height : 43.0m	
	b. Bonus Density of Development for all uses: 5.5:1	i. The owner enters into a housing agreement with the City that requires all Dwelling Units on the site to be rental units in perpetuity. ii. Only Residential uses are permitted on Storeys above the First Storey of a Building .

- (c) renumbering existing rows 15 through 19 as rows 16 through 20; and
- (d) in Schedule A, by adjusting the boundary of Height Area 4 to include the entire Site.

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2018
Public hearing held on the	day of	2019
READ A THIRD TIME the	day of	2019
ADOPTED on the	day of	2019

CITY CLERK

MAYOR

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to change 1400 Quadra Street from the Core Business urban place designation to the Core Residential urban place designation, to add text to specify the density, and to change the Development Permit Area from DPA 2 (HC): Core Business to DPA 3 (HC): Core Mixed-Use Residential for the same land.

Under its statutory powers, including Division 4 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1 This Bylaw may be cited as the “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 27)”.
- 2 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended as follows in Schedule “A”:
 - (a) in Section 6 Land Management and Development, by repealing Map 2 and replacing it with the Map 2 Urban Place Designations, attached to this Bylaw as Schedule 1;
 - (b) in Section 6 Land Management and Development, by replacing the first paragraph in Figure 8: Urban Place Guidelines, on page 42, under the heading Density, with:

“Total floor space ratios generally ranging from a base of 3:1 to a maximum of 5.5:1 for the area south of Mason Street / east of Quadra Street / west of Vancouver Street; the north-west corner of the intersection of Johnson Street and Quadra Street; and, the area east of Vancouver Street / west of Cook Street/ on Pandora Avenue.”;
 - (c) in Section 6 Land Management and Development, by replacing the last paragraph in Figure 8: Urban Place Guidelines, on page 42, under the heading Density, with:

“Total commercial floor space ratios up to 1:1 except along Pandora Avenue (base of 1:1 to a maximum of 3:1), the north-west corner of the intersection of Johnson Street and Quadra Street (base of 3:1 to a maximum of 5.5:1), and Yates Street and Fort Street (base of 3:1 to a maximum of 5.5:1 west of Cook Street and a base of 2:1 to a maximum of 3.5:1 east of Cook Street).”;
 - (d) in Section 21 Neighbourhood Directions, by repealing Map 20 Downtown and Harris Green Strategic Directions and replacing it with the Map 20 attached to this Bylaw as Schedule 2;
 - (e) in Appendix A Development Permit Areas and Heritage Conservation Areas, by repealing Map 32 and replacing it with the Map 32 attached to this Bylaw as Schedule 3;

- (f) in Appendix A Development Permit Areas and Heritage Conservation Areas, by repealing Map 34 and replacing it with the Map 34 attached to this Bylaw as Schedule 4; and
- (g) in Appendix A Development Permit Areas and Heritage Conservation Areas, by repealing Map 35 and replacing it with the Map 35 attached to this Bylaw as Schedule 5.

READ A FIRST TIME the day of 2018.

READ A SECOND TIME the day of 2018.

Public hearing held on the day of 2019.

READ A THIRD TIME the day of 2019.

ADOPTED on the day of 2019.

CITY CLERK

MAYOR

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

1 This Bylaw may be cited as the "HOUSING AGREEMENT (1400 QUADRA STREET)
BYLAW (2018)".

2 The Mayor and the City Clerk are authorized to execute the Housing Agreement

(a) substantially in the form attached to this Bylaw as Schedule A;

(b) between the City and Quadra/Johnson Project Ltd., Inc. No. BC1097776, or other registered owners from time to time of the lands described in subsection (c); and

(c) that applies to the lands known as 1400 Quadra Street, Victoria, BC, legally described as:

PID: 030-496-021

LOT A LOTS OF 396, 397 AND 398 VICTORIA CITY PLAN EPP67310

ADOPTED on the _____ day of _____ 2019

MAYOR

HOUSING AGREEMENT
(Pursuant to Section 483 of the *Local Government Act*)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA
#1 Centennial Square
Victoria, B.C., V8W 1P6
(the "City")

OF THE FIRST PART

AND:

QUADRA/JOHNSON PROJECT LTD. (Inc. No. BC1097776)
400 - 931 Fort Street
Victoria, B.C., V8V 3K3
(as more particularly defined in Section 1.1, the "Owner")

OF THE SECOND PART

WHEREAS:

- A. Capitalized terms used in this Agreement, unless otherwise or elsewhere defined or the context otherwise clearly requires, will have the respective meanings ascribed to them in Section 1.1;
- B. Under Section 483 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner of land regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*;
- C. The Owner is the registered and beneficial owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 1400 Quadra Street, and legally known and described as:

PID: 030-496-021
Lot A Lots 396, 397 And 398 Victoria City Plan EPP67310
(as more particularly defined in Section 1.1, the "Lands");
- D. The Owner has applied to the City to rezone the Lands to permit it to build a 14 storey mixed-use building containing commercial uses at grade, residential accommodation on all of the floors above and related amenities and common spaces and facilities (the "Development"), all of which residential accommodation the Owner has agreed shall be used only as rental housing in perpetuity; and
- E. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *Local Government Act*, to secure the agreement of the Owner that all Housing Units within the Development on the Lands will be used and held only as rental housing, subject to the terms and conditions set forth herein.

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NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 483 of the *Local Government Act*, and in consideration of one dollar (\$1.00) now paid by the City to each of the Existing Chargeholder and the Owner, and the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 DEFINITIONS AND INTERPRETATION

1.1 Definitions. In this Agreement:

"**Agreement**" means this Housing Agreement, including the foregoing Recitals and all Schedules, if any, hereto;

"**Business Corporations Act**" means the Business Corporations Act, S.B.C. 2002, c. 57;

"**City Solicitor**" means the person employed by the City as the City Solicitor and includes any other City lawyer acting under the authority of the City Solicitor;

"**Development**" has the meaning ascribed to that term in Recital D;

"**Director**" means the City's Director of Sustainable Planning and Development or his authorized nominee;

"**Effective Date**" means the date as of which all parties to this Agreement have executed it;

"**Housing Units**" means the self-contained housing units within the Development, and "**Housing Unit**" means any of such Housing Units;

"**Land Title Act**" means the Land Title Act, R.S.B.C. 1996, c.250;

"**Lands**" means that certain parcel of land described in Recital C, and includes any parcel into which some or all of such Lands are consolidated or subdivided;

"**Local Government Act**" means the Local Government Act, R.S.B.C. 2015, c. 1;

"**Non-owner**" means a person other than a Related Person and "**Non-owners**" means more than one of such Persons;

"**Notice**" has the meaning ascribed to that term in Section 5.1;

"**Occupancy Permit**" means the first occupancy permit issued by the City for the Development;

"**Owner**" means Quadra/Johnson Project Ltd. (Incorporation No. BC 1097776) and all of its assigns, successors and successors in title to the Lands or any part thereof and, if the Lands are subdivided pursuant to the *Strata Property Act*, then "Owner" includes any strata corporation(s) thereby created;

"**Related Persons**" means, where the registered or beneficial owner of the Housing Units is:

- (a) a corporation (as that term is defined in the *Business Corporations Act*) then Related Persons are:
 - (i) an officer, director or shareholder of such Owner or of another entity which is a shareholder of such Owner; or
 - (ii) the spouse, parent, child, sibling, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece or nephew of any such officer, director or shareholder; and
- (b) an individual, then a Related Person is the spouse, parent, child, sibling, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece or nephew of such individual; and

"Related Person" means any one of such Related Persons;

"**Residential Tenancy Act**" means the Residential Tenancy Act, S.B.C. 2002, c. 78;

"**Rezoning Bylaw**" means the enacted rezoning bylaw applicable to the Lands resulting from the rezoning application of the Owner described in Recital D;

"**Strata Plan**" means a strata plan filed in respect of the Lands or any subdivided portion thereof pursuant to the *Strata Property Act*;

"**Strata Property Act**" means the Strata Property Act, S.B.C. 1998, c. 43; and

"**Tenancy Agreement**" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

1.2 Interpretation

In this Agreement:

Captions and Headings. The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof.

Legislation. Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

Law Applicable. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Language. Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Party. Any reference to a party hereto will be deemed to include the heirs, executors, administrators, successors, permitted assigns, employees, servants, agents, officers,

contractors, licensees and invitees of such party wherever the context so permits or requires.

Entire Agreement. This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Time. Time is of the essence of this Agreement.

2.0 OWNERS OBLIGATIONS APPLICABLE TO THE DEVELOPMENT

2.1 The Owner covenants and agrees:

- (a) **Construction of Development.** that if it carries out any development on the Lands after the Effective Date, it will construct, fit and finish, at its sole cost and expense, the Building to contain in accordance with this Agreement, the conditions of the Rezoning Bylaw, any development permit and building permit issued by the City and all applicable City by-laws and policies, all to the satisfaction of the City;
- (b) **Rental Only to Non-owners.** that all of the Housing Units shall only be used as rental housing, and for that purpose the Housing Units shall only be occupied by persons who are Non-owners under the terms of a Tenancy Agreement between the Owner and the Non-owner(s) who occupy(ies) the Housing Unit;
- (c) **Term of Rental Agreements.** that it will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Housing Unit for a term of less than one month at a time, without the prior written consent of the Director, which consent may be arbitrarily withheld;
- (d) **Insurance.** that it will insure the Building and all parts thereof to the full replacement cost against perils normally insured against in Victoria by reasonable and prudent owners of similar buildings and lands; and
- (e) **Repair and Maintenance.** that it will keep and maintain the Building and all parts thereof in good repair and in a safe, clean, neat and tidy condition, reasonable wear and tear excepted. If the Building or any part of any thereof are/is damaged, the Owner will promptly restore and repair the same whenever and as often as damage occurs, to at least as good a state and condition as existed before such damage occurred.

3.0 SUBDIVISION

- 3.1 **Subdivision.** The Owner covenants and agrees that it will not suffer, cause or permit the Lands or the Building or any part thereof, to be subdivided, whether by subdivision plan, strata plan or otherwise, without the prior written consent of the Director, which consent may be arbitrarily withheld. Any subdivision of the Lands or the Building or any part thereof, in contravention of the foregoing covenant will be of no force or effect, and the City will be entitled to the cancellation of the registration of any offending subdivision at the Owner's expense;

4.0 REPORTING

4.1 The Owner covenants and agrees to provide to the Director, within thirty (30) days of the Director's written request, a report in writing confirming that:

- (a) all Housing Units are being rented to Non-owners, or are vacant; and
- (b) that all other requirements of this Agreement are being complied with by the Owner and the Development,

together with such other information as may be requested by the Director.

4.2 The Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

5.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

5.1 Notice of this Agreement (the "Notice") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with Section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

6.0 LIABILITY

6.1 **Indemnity.** The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.

6.2 **Release.** The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

7.0 GENERAL PROVISIONS

7.1 **Notice.** If sent as follows, notice under this Agreement is considered to be received:

- (a) thirty-six (36) hours after the time of its mailing (by registered mail),
- (b) on the date of dispatch if delivered by email or fax before 5:00 pm on a regular business day, and otherwise on the next regular business day thereafter, and
- (c) on the date of delivery if hand-delivered,

if to the City, addressed as follows:
City of Victoria
 #1 Centennial Square

{00023095:1}

Victoria, B.C. V8W 1P6

Attention: City Clerk
 Fax: 250-361-0348
 Email: ccoates@victoria.ca

if to the Owner, addressed as follows:
Quadra/Johnson Project Ltd.
 400 - 931 Fort Street
 Victoria, B.C., V8V 3K3

Attention: Bijan Neyestani
 Fax: 250- 381-4680
 Email: bneyestani@alphadevelopments.com

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address/person.

If normal mail service or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause,

- (d) notice sent by the impaired service is considered to be received on the date of delivery, and
- (e) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

- 7.2 Binding Effect.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with Section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.
- 7.3 Waiver.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 7.4 Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement
- 7.5 Cumulative Remedies.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 7.6 Further Assurances.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 7.7 Amendment.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by



the City and the Owner; provided; however, that the Owner acknowledges and agrees that it is within the City's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

7.8 No Derogation From Statutory Authority. Nothing in this Agreement shall:

- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
- (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

7.9 Joint and Several. The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

7.10 Counterparts. This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

7.11 Transfer of Title. The Owner covenants and agrees that except by way of a tenancy agreement to which the *Residential Tenancy Act* applies, it will not suffer, cause or permit, the beneficial or registered title to any Housing Unit to be sold or otherwise transferred unless title to the entire Development is sold or otherwise transferred together and as a block to the same owner, and after it has entered into an assignment and assumption agreement in form and contents satisfactory to the City Solicitor. Any sale or transfer of title to a Housing Unit in contravention of the foregoing covenant will be of no force or effect, and the City will be entitled to the cancellation of the registration of any offending transfer of title at the Owner's expense;

7.12 Owner's Representations and Warranties. The Owner represents and warrants to and covenants and agrees with the City that:

- (a) it has the full and complete power, authority and capacity to enter into, execute and deliver this Agreement and to bind all legal and beneficial interests in the title to the Lands with the interests in land created hereby;
- (b) upon execution and delivery of this Agreement and registration thereof, the interests in land created hereby will encumber all legal and beneficial interests in the title to the Lands;
- (c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and

- (d) the foregoing representations, warranties, covenants and agreement will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

THE CORPORATION OF THE CITY OF)
VICTORIA by its authorized signatories:)

MAYOR: Lisa Helps)

CITY CLERK: Chris Coates)

Date signed: _____)

QUADRA/JOHNSON PROJECT LTD.)
by its authorized signatory(ies):)

BIJAN NEYESTANI)

Print Name:)

Print Name:)

Date signed: 25 October 2018)



Council Report

For the Meeting of December 13, 2018

To: Council **Date:** November 29, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update Report on Rezoning Application No. 00595, OCP Amendment and Development Permit with Variances Application No. 000503 for 1400 Quadra Street**

RECOMMENDATION

Rezoning Application No. 00595:

1. That first and second readings of the Zoning Bylaw 2018 Amendment (Bylaw No. 18-115) and that first, second, and third readings to the Housing Agreement (Bylaw No. 18-117), be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. That Council give first reading to the Official Community Plan Amendment Bylaw (Bylaw No. 18-116).
 - b. That Council consider the Official Community Plan Amendment Bylaw (Bylaw No. 18-116) 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.
 - c. That Council give second reading to the Official Community Plan Amendment Bylaw (Bylaw No. 18-116).
 - d. That Council refer the Official Community Plan Amendment Bylaw (Bylaw No. 18-116) for consideration at a Public Hearing.
2. That, if approved, Council direct staff to prepare the following plan amendments:
 - a. Consequent amendment of the *Downtown Core Area Plan, 2011* to change the Central Business District designation, covering the site, to the Residential Mixed-Use District designation.

Development Permit with Variances Application No. 000503:

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. 00595, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 000503 for 1400 Quadra Street, in accordance with:

1. Plans date stamped October 19, 2018
2. Development meeting all *Zoning Bylaw 2018* requirements, except for the following variances:
 - i. Permit one parking stall to be located outside the building
3. The Development Permit with Variances lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information regarding a Rezoning Application, Official Community Plan (OCP) Amendment, and Development Permit with Variances Application for the property located at 1400 Quadra Street.

The applicant proposes an OCP amendment to change the Urban Place Designation of the site from Core Business to Core Residential. The Development Permit Area would also change from Development Permit Area 2 (HC): Core Business to Development Permit Area 3 (HC): Core Mixed-Use Residential for consistency with the urban place designation. The proposed rezoning is to change the zoning from the Central Business District-1 Zone (CBD-1) with site-specific regulations and Mixed Use Residential District-1 Zone (MRD-1), to the Central Business District-2 Zone (CBD-2) and adding site-specific regulations in order to permit the construction of an approximate 14-storey, mixed-use building consisting of ground-floor commercial and rental residential units above.

The necessary conditions that would authorize the approval of the OCP Amendment and Rezoning for the property located at 1400 Quadra Street, in accordance with Council's motion of October 4, 2018, have been fulfilled. The October 4, 2018 Committee of the Whole (COTW) report, together with the meeting minutes, are attached to this report.

OCP Amendment Feedback

Staff sent a mailed notice of the proposed OCP amendment to all property owners and occupants within 200m of the subject site on October 17, 2018, and posted a notice on the City's website inviting the public to ask questions of staff and provide written or verbal comments to Council for their consideration by November 20, 2018. At time of writing this report, the City received correspondence from nine members of the public (attached).

Secured Rental Housing

As instructed by Council on October 4, 2018, a Housing Agreement to ensure the building would be secured as rental in perpetuity has been prepared and will be registered on title following the adoption of Bylaw No. 18-117 to authorize the Housing Agreement, if it is approved by Council.

Clarification on Plans

The applicant has submitted plans, date stamped October 19, 2018 and attached to this report, to clarify that the building's setback to Johnson Street at level 5 to level 14 is 6m, and to provide additional data on the Project Data Sheet to include both the residential and commercial floor space ratios proposed.

The Development Permit with Variances motion has been updated with the date of these updated plans.

Regulatory Considerations

The Zoning Regulation 2018 Bylaw amendment includes site specific regulations to accommodate the density and height. A variance is requested to accommodate one parking stall being located outside of the building.

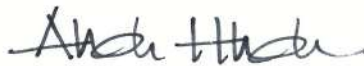
CONCLUSIONS

The necessary conditions that would authorize the approval of the OCP Amendment and Rezoning Application for the property located at 1400 Quadra Street have been fulfilled. The recommendation provided for Council's consideration would advance this application to a Public Hearing.

Respectfully submitted,




Rob Bateman
Senior Process Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Dec 7, 2018

List of Attachments:

- Attachment A: Plans date stamped October 19, 2018
- Attachment B: October 4, 2018 Committee of the Whole Reports
- Attachment C: Draft Minutes from October 4, 2018 Committee of the Whole Meeting
- Attachment D: OCP Amendment Notice responses

ATTACHMENT A

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City of Victoria

OCT 19 2018

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Development Services Division



Alpha Project Development
Victoria BC
18 October 2018

Quadra Residences

Cover sheet

de Hoog & Kleruif architects





1 Context Plan
A001 1:750



2 Location Plan
A001 1:750

PROJECT DESCRIPTION

CIVIC ADDRESS:
1409 QUADRA STREET

LEGAL DESCRIPTION:
LOTS 1 & 2 OF PLAN 4255, & LOT 2 OF PLAN 41744,
ALL OF LOTS 395, 397, & 398, VICTORIA CITY

REGISTERED OWNER

Quadra / Johnson Project Ltd
P.O. Box 816
Victoria B.C.
V8W 2R9

ARCHITECT

de Hoog & Klaruff architects
977 Fort Street
Victoria B.C.
V8V 3C3

Charles Klaruff
tel: 250 658-3367
tel: 250 386-7794
fax: 250 658-3397
ck@dhk.ca

DESIGN CONSULTANT

Paul Merrick
18 Bastion Square
Victoria B.C.
V8W 1H9

Paul Merrick
tel: 250 480-7811
pmerrick@merrick.ca

STRUCTURAL CONSULTANT

RJC
220 - 645 Tyeo Road
Victoria B.C.
V8A 6X5

Leon Plett
tel: 250 386-7794
tel: 250 381-7900
lplett@rjc.ca

MECHANICAL CONSULTANT

Avaton Mechanical Consultants Ltd.
300 - 1245 Esplanade Road
Victoria B.C.
V8A 3P2

Mark Deminor
tel: 250 386-4134
mark@avatonmechanical.com

ELECTRICAL CONSULTANT

Applied Engineering Solutions Ltd.
3rd Floor - 1815 Blanshard Street
Victoria B.C.
V8T 5A4

Jay Singh
tel: 250 381-5121
fax: 250 381-6811
jsingh@appliedengineering.ca

LANDSCAPE ARCHITECT

Murdoch & Gault Inc.
200-524 Culfruth Rd
Victoria B.C.
V8Z 1G1

Scott Murdoch
tel: 250 412-2819
fax: 250 412-2892
smurdoch@murdochdesign.ca

CIVIL CONSULTANT

Harold Engineering
1051 Vancouver Street
Victoria B.C.
V8V 4T6

Sarah Campden
tel: 250 691-4875
fax: 250 590-4392
scampden@haroldengineering.com

GEOTECHNICAL

Ryzuk Geotechnical
28 Cassia Avenue
Victoria B.C.
V8Z 1G3

Isabelle Matusik
tel: 250 475-3131
fax: 250 475-3611
isabelle@ryzuk.com

SURVEYOR

Brad Curran Land Surveyor
82 - 571 Hillside Avenue
Victoria B.C.
V8T 1Y9

Brad Curran
tel: 250 381-2257
fax: 250 381-2289
brad@bradcurran.ca

ENVELOPE

RJC
220 - 645 Tyeo Road
Victoria B.C.
V8A 6X5

Kevin Pickwick
tel: 250 386-7794
fax: 250 381-7900
kpickwick@rjc.ca

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
14 STOREY RESIDENTIAL BUILDING

USES:
PRIMARYLY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

EXISTING ZONE: R-48 HARRIS GREEN, S-1 CENTRAL BUSINESS DISTRICT

PROPOSED ZONE: SITE SPECIFIC

DENSITY BONUS AREA: A-1

DEVELOPMENT PERMIT AREA: DPA2 (HC) CORE BUSINESS, HA-4

SITE AREA: 1370.4 m² (14,751 s.f.)

FLOOR AREA:			
COMM RETAIL	Level 1:	321 m ² (3,455 s.f.)	
RES LOBBY	Level 1:	129 m ² (1,389 s.f.)	
PARKING ENTRANCE	Level 1:	76.4 m ² (822 s.f.)	
RES AMENITY	Level 2:	52.6 m ² (568 s.f.)	
RESIDENTIAL	Level 2:	677.2 m ² (7,289 s.f.)	
RESIDENTIAL	Level 3-4:	729.8 m ² (7,856 s.f.)	X 2 = 1,459.6 m ²
RESIDENTIAL	Level 5-12:	494.1 m ² (5,318 s.f.)	X 8 = 3,952.8 m ²
RESIDENTIAL	Level 13-14:	434.2 m ² (4,674 s.f.)	X 2 = 868.4 m ²
MECHANICAL PH	-	m ² (603 s.f.)	excluded
TOTAL PROPOSED		7,537 m² (81,128 s.f.)	excl. parking

FLOOR SPACE RATIO

RESIDENTIAL FSR: 5.27 : 1 321 m²

COMMERCIAL FSR: 0.23 : 1 7216 m²

OVERALL FSR: 5.50 : 1 7,537 m²

FLOOR SPACE RATIO TOTAL: 5.5 : 1 FSR 7,537 m² (81,128 s.f.)

SITE COVERAGE: 77.6%

OPEN SITE SPACE: 18.1%

GRADE OF BUILDING: 21.57 m (GEODETIC)
See Site Plan for Grade Calculations

HEIGHT OF BUILDING: 42.7 m

NUMBER OF STOREYS: 14 STOREYS

RESIDENTIAL PARKING: 104 stalls (incl. 11 visitor, 7 accessible)

COMMERCIAL PARKING: 0 stalls (not required)

BICYCLE PARKING: 147 long-term (incl. 2 non-motorist)
13 short-term (incl. 2 non-motorist)

SETBACKS:

FRONT (Quadra St.)	2.35 m
REAR (North)	0.5 m
SIDE (North)	0.5 m
SIDE (Johnson St.)	3.1 m

SUITE COMPOSITION:

Stude	9 suites @ 40 sm = 360 sm
Stude	3 suites @ 50 sm = 150 sm
1 Bed / 1 Bath Junior	10 suites @ 42 sm = 420 sm
1 Bed / 1 Bath	44 suites @ 48 sm = 2,112 sm
1 Bed / 1 Bath	2 suites @ 50 sm = 100 sm
2 Bed / 1 Bath	11 suites @ 51 sm = 571 sm
2 Bed / 1 Bath	28 suites @ 67 sm = 1,876 sm
2 Bed / 2 Bath	3 suites @ 73 sm = 219 sm
1 Bed / 2 Bath	3 suites @ 82 sm = 246 sm
TOTAL:	113 SUITES @ 6,154 sm

*All units are rental dwelling units to be secured in perpetuity through lease agreements.

BUILDING CODE SUMMARY

REFERENCED DOCUMENT:
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:

• GROUP C - RESIDENTIAL

• GROUP E - MERCANTILE

BUILDING AREA

• 1063.9 sm (11,452 s.f.)

BUILDING HEIGHT

• 14 STOREYS

NUMBER OF STREETS FACED:

• 2

ACCESSIBLE FACILITIES

• ACCESSIBLE ENTRANCE

• ACCESSIBLE PARKING STALLS

CONSTRUCTION REQUIREMENTS

• 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED

• NON-COMBUSTIBLE CONSTRUCTION WITH

2HR MIN FIRE RESISTANCE RATING TO FLOORS AND

LOADBEARING WALLS

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS

Ref. 3.2.6.1 (10)

LIST OF DRAWINGS

Architectural

A001	Project Data
A100	Existing Site Plan
A101	Site Plan
A201	P3 Parking Plan
A202	P2 Parking Plan
A203	P1 Parking Plan
A204	Level L1
A204a	L1 Lighting Plan
A205	Level L2 Plan
A206	Level L3-L4 Plan
A207	Level L5 Plan
A208	Level L6-L12 Plan
A209	Level L13 Plan
A210	Level L14 Plan
A211	Roof Plan
A301	Building Elevation
A302	Building Elevation
A401	South & East Elevation
A402	North & West Elevation
A501	Site Analysis
A502	View Analysis
A503	Perspective Studies
A504	Perspective Studies
A505	Colors & Materials

Landscape

L101	Landscape Plan
L102	Level 51 Landscaping and Planting Plan
L103	Planting Plan

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Project Name	Quadra / Johnson Project
Project Address	1409 Quadra Street, Victoria B.C. V8W 2R9
Project Data	
Project No.	A001
Project Date	1

de Hoog & Klaruff architects	
Quadra / Johnson Project	
Project Data	
A001	1

OCT 19 2018

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Development Services Division

LEGEND

These factors will be taken into consideration by the
relevant authorities in the process of making a decision
on the application for a licence to trade in the
relevant goods.

[illegible][illegible]

<u>MUNICIPALITY</u> Victoria	<u>ZONING</u> TBA
<u>PID No.</u> 006-006-110 006-006-101 006-006-031	<u>SITE AREA</u> 1370 s.t. 167512 s.t.

FILE 11300-15
Brad Cunnin Land Surv
 2140 Douglas Street
 Seattle, WA 98106
 PH: 381-8115 (2257) fx. 381-2211
 brad@brad-cunnin.com

PLAN 32453

BAPTIST SENIOR HOUSING BUILDING
(NOW STREET LINK)
No. 844

CERTIFIED CORRECT
— The 15th day of November 2018

SCALE = 1:200

JOHNSON STREET

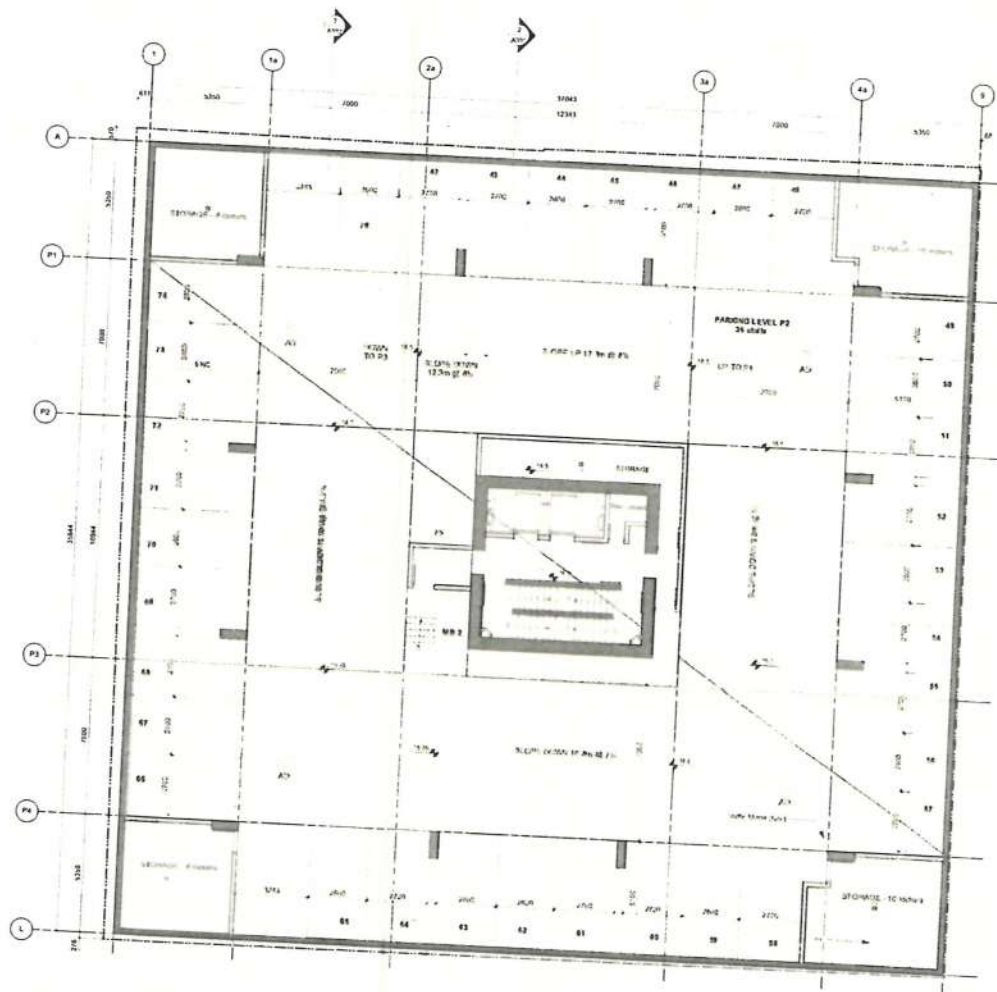
ONE WAY

QUADRA STREET

de Hoog & Klerulf architecten

Existing Site Plan

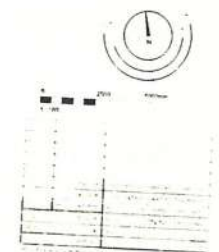
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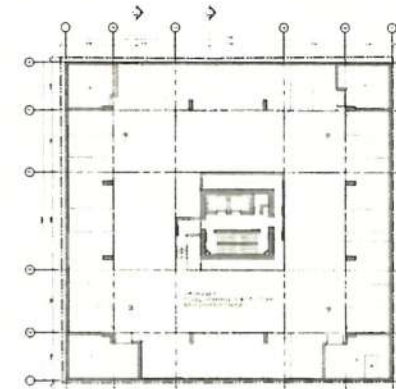
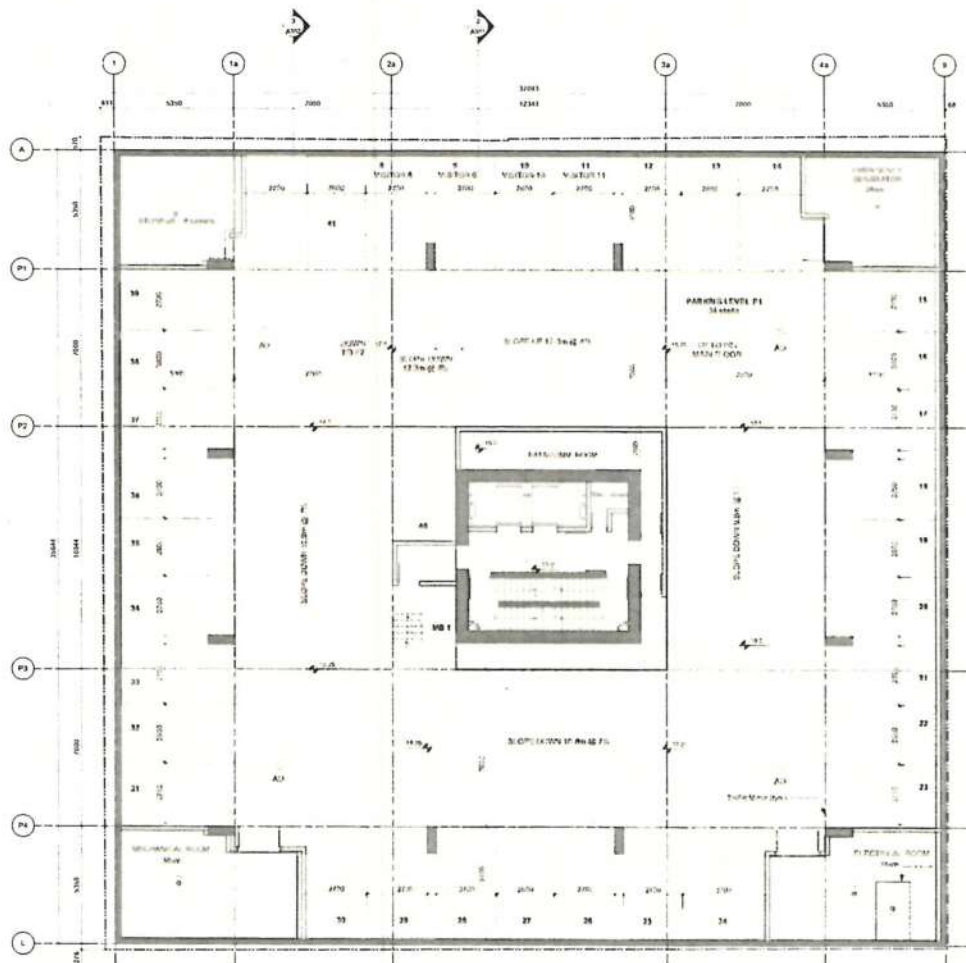


de Hoog & Kienitz architects

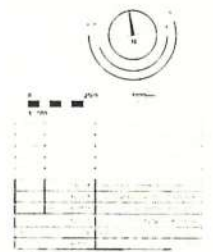
10000 SQ. FT. (10,000 SQ. FT.)

P2 Parking Plan

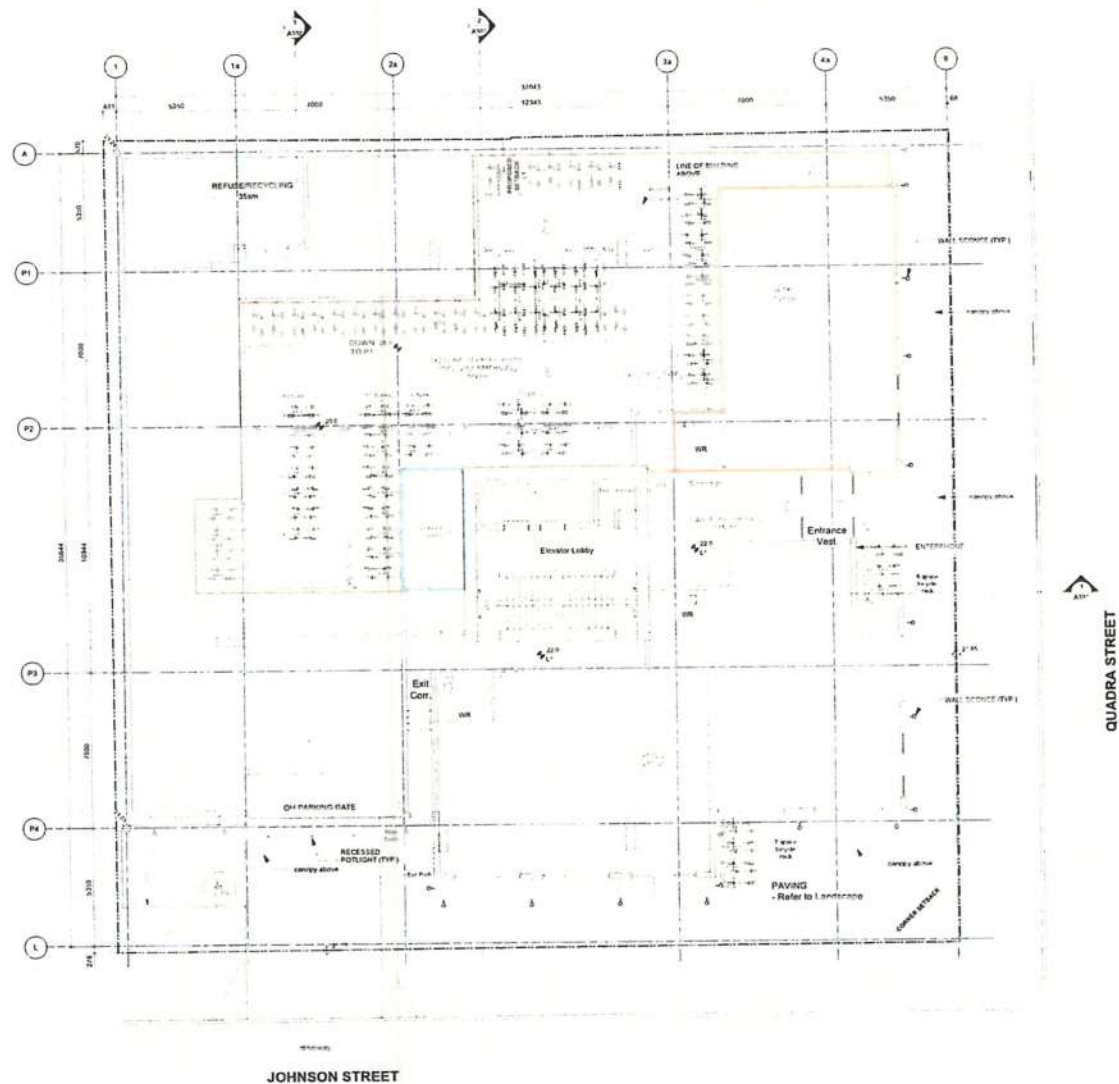
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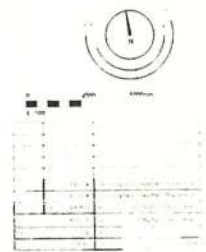
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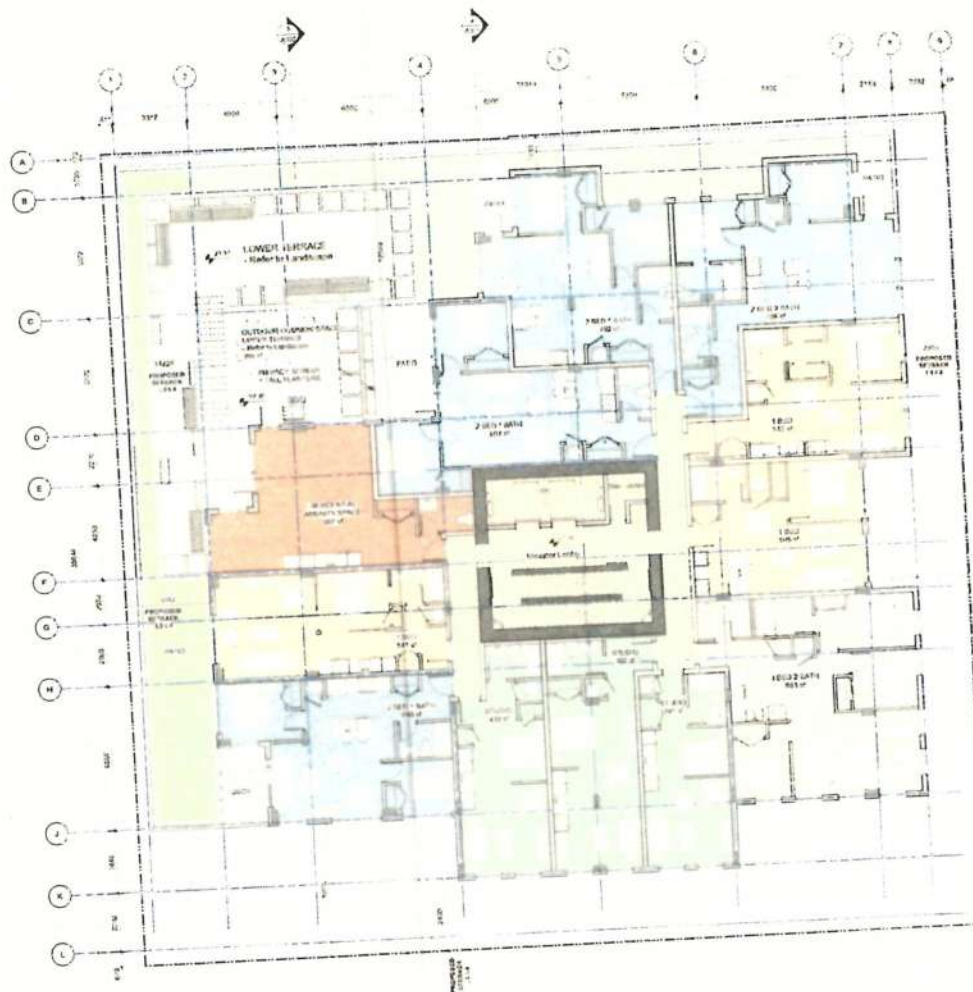
de Hoog & Kienitz
P1 Parking Plan
A203 | 1



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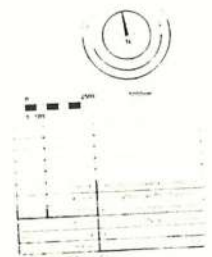
de Hoog & Klaruff architects
Quadra (Stockholm)
L1 Lighting Plan
A204a 1



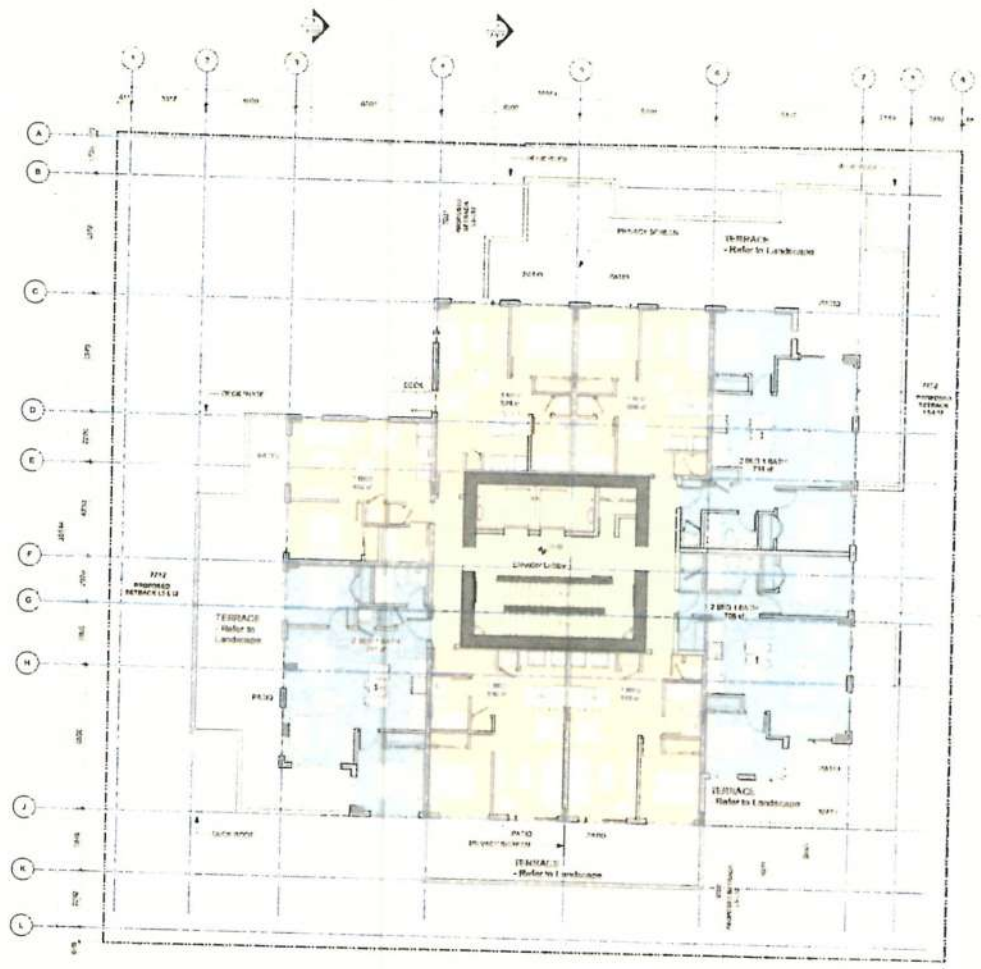
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City of Victoria

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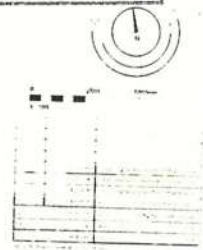
de Hoog & Klaruit architects
Project Information
L2 Plan
A205 | 1



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Development Services Division

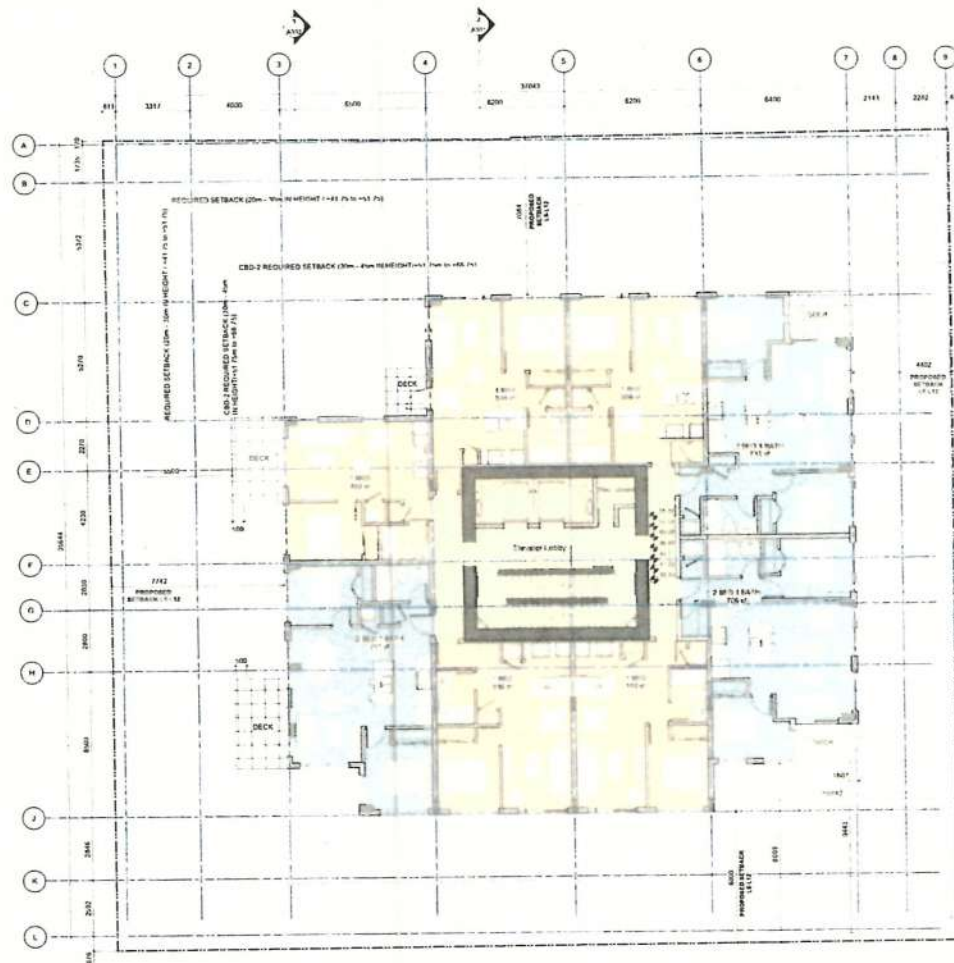


de Hoog & Kierulff architects

Charles de Hoog
Principal Architect

L5 Plan

A207 | 1

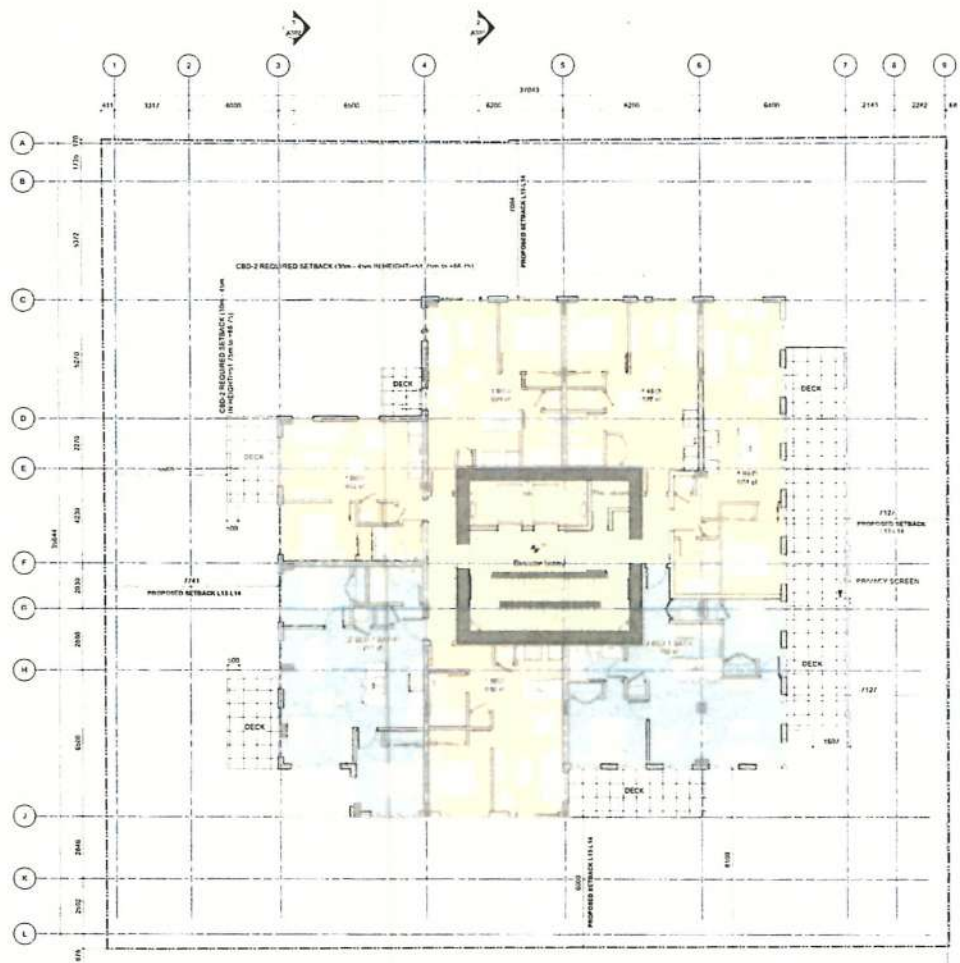


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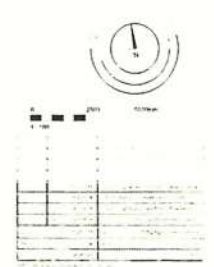
de Hoog & Klaruff architects
L6-L12 Plan
A208 1



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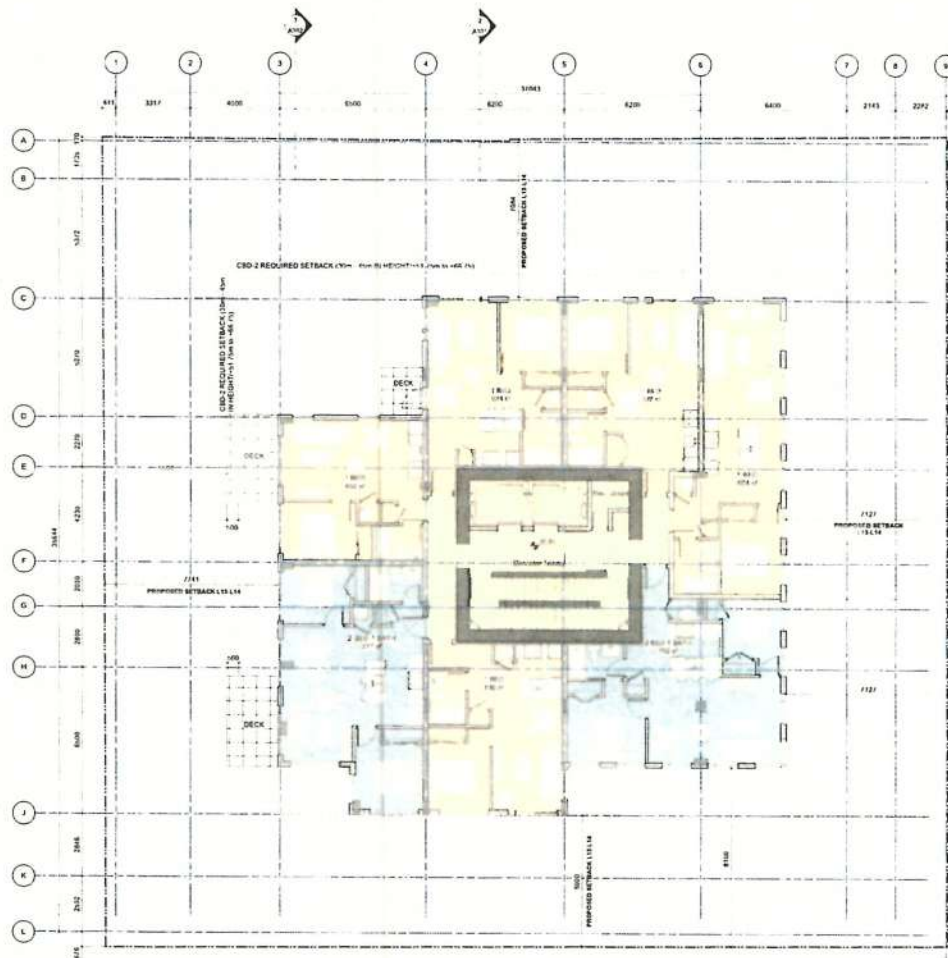
Planning & Development Department
Development Services Division



de Hoog & Klarulf architects

Charles Rockness
L13 Plan

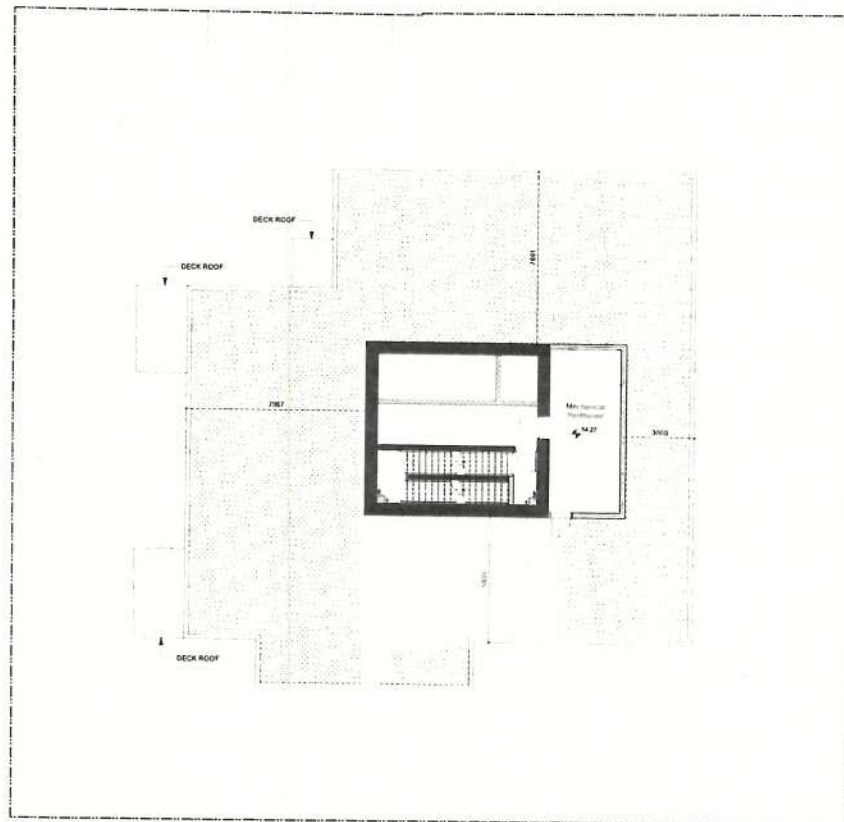
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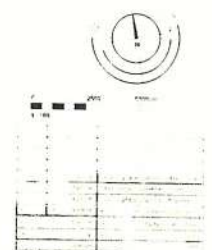
de Hoog & Klaruit architects
Oscar van Kesteren
L14 Plan
A210 | 1



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de Hoog & Klaruit architects

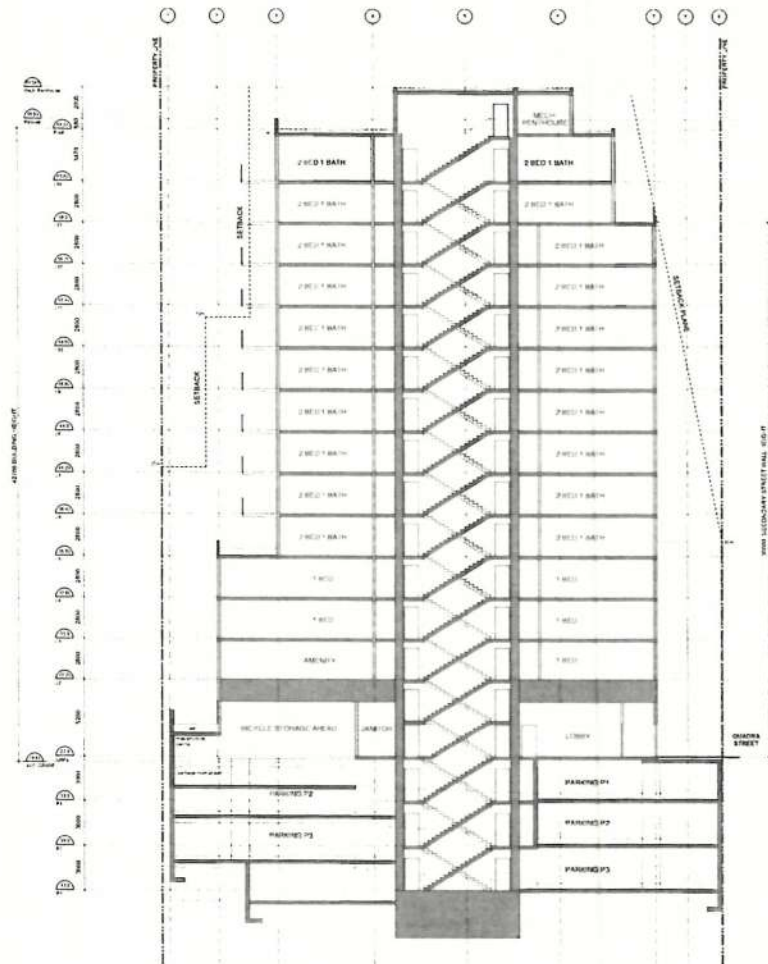
Charlene Heslop

Roof Plan

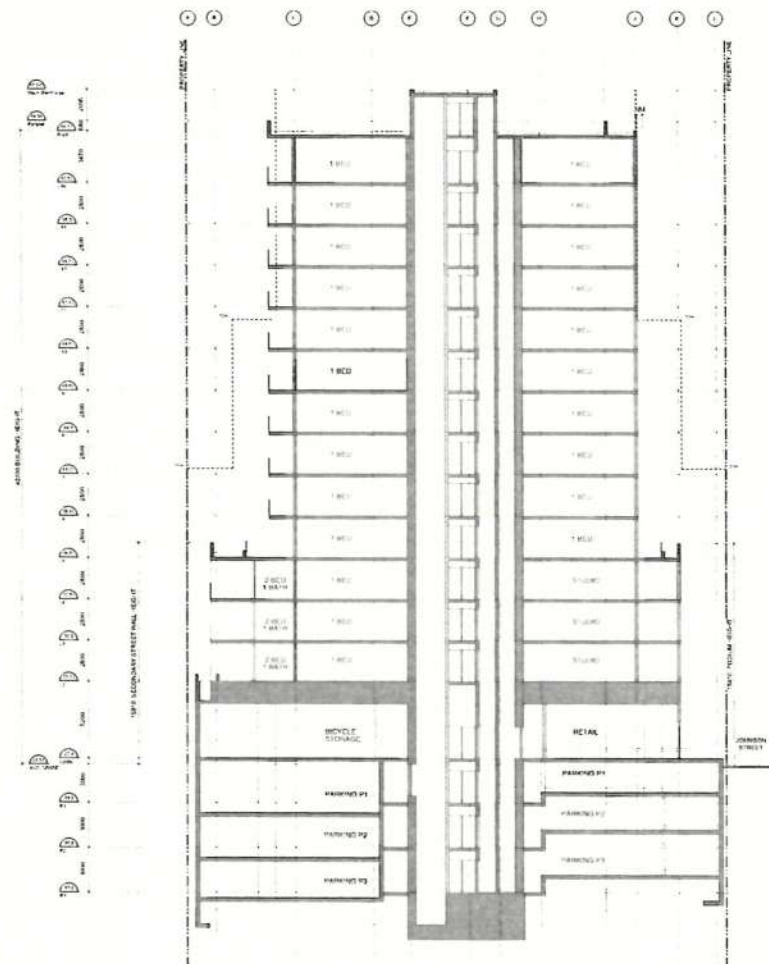
A211 | 1

OCT 19 2018

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1 Building Section
A301 Scale 1:150



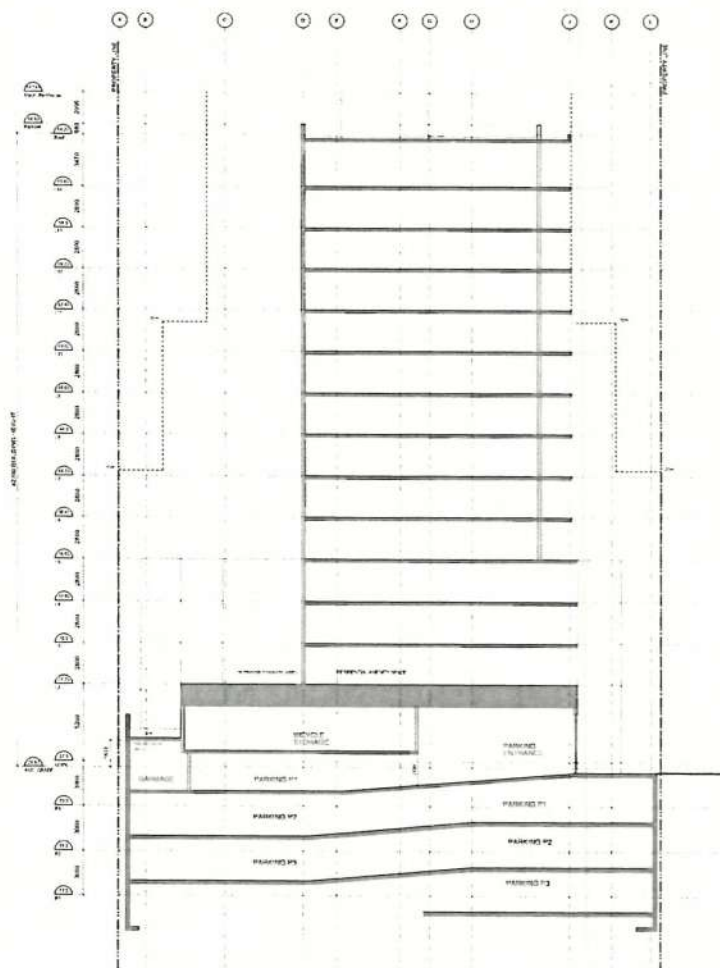
2 Building Section
A301 Scale 1:150



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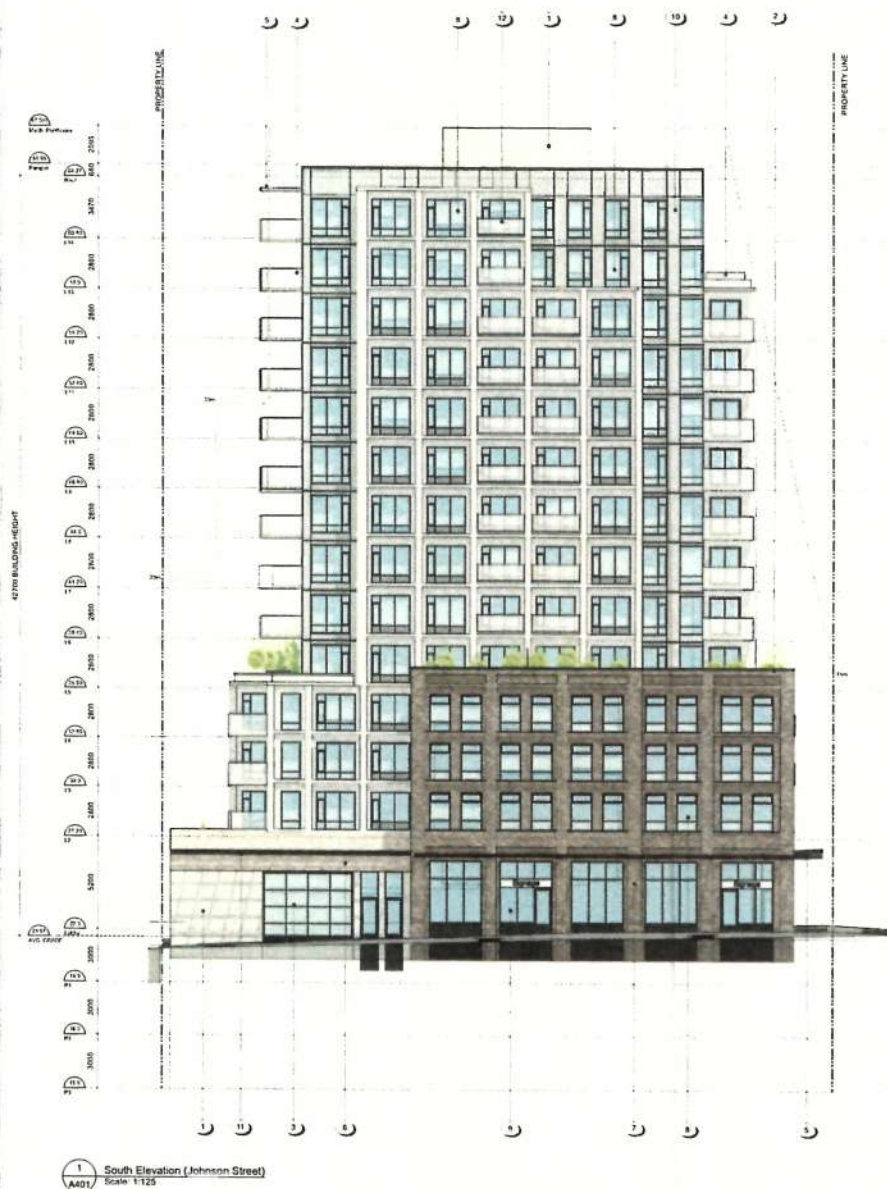
OCT 19 2018

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Development Services Division



1 Building Section
A302 Scale: 1:150





MATERIALS SCHEDULE

- 1 PAINTED CONCRETE - Warm White
- 2 PREPAVED METAL PLATING
- 3 PREPAVED METAL PLATING - Dark
- 4 THERMO-CLAD GLASS CURTAIN WALL WITH PREPAVED ALUMINUM FRAME - Dark
- 5 PREPAVED METAL AND TRANSPARENT GLASS CURTAIN WALL - Pre-paved
- 6 BRICK VENEER - Dark Grey
- 7 BRICK VENEER - Red Brick
- 8 PREPAVED ALUMINUM CURTAIN WALL SYSTEM - Pre-paved
- 9 THERMO-CLAD GLASS CURTAIN WALL SYSTEM - Pre-paved
- 10 BRICK VENEER - Dark Grey
- 11 PREPAVED METAL - ALUMINUM - Pre-paved
- 12 GLASS CURTAIN WALL - THERMO-CLAD GLASS CURTAIN WALL WITH PREPAVED ALUMINUM FRAME - Dark

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Development Services Division



de Hoog & Kierulff architects

3000 Quadra Street
Victoria, BC V8N 1X1
Tel: 250-363-1111
Fax: 250-363-1112

Quadra Street
Victoria, BC
Elevations

A401 | 1



MATERIALS SCHEDULE

- 1 PAINTED STEEL - (See Note)
- 2 PREFABRICATED CONCRETE - (See Note)
- 3 PREFABRICATED METAL CLADDING - (See Note)
- 4 PREFABRICATED METAL CLADDING - (See Note)
- 5 PREFABRICATED METAL CLADDING - (See Note)
- 6 PREFABRICATED METAL CLADDING - (See Note)
- 7 PREFABRICATED METAL CLADDING - (See Note)
- 8 PREFABRICATED METAL CLADDING - (See Note)
- 9 PREFABRICATED METAL CLADDING - (See Note)
- 10 PREFABRICATED METAL CLADDING - (See Note)
- 11 PREFABRICATED METAL CLADDING - (See Note)
- 12 PREFABRICATED METAL CLADDING - (See Note)

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NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	PAINTED STEEL	100	SQ. FT.	1.50	150.00
2	PREFABRICATED CONCRETE	200	SQ. FT.	2.00	400.00
3	PREFABRICATED METAL CLADDING	300	SQ. FT.	3.00	900.00
4	PREFABRICATED METAL CLADDING	400	SQ. FT.	4.00	1600.00
5	PREFABRICATED METAL CLADDING	500	SQ. FT.	5.00	2500.00
6	PREFABRICATED METAL CLADDING	600	SQ. FT.	6.00	3600.00
7	PREFABRICATED METAL CLADDING	700	SQ. FT.	7.00	4900.00
8	PREFABRICATED METAL CLADDING	800	SQ. FT.	8.00	6400.00
9	PREFABRICATED METAL CLADDING	900	SQ. FT.	9.00	8100.00
10	PREFABRICATED METAL CLADDING	1000	SQ. FT.	10.00	10000.00
11	PREFABRICATED METAL CLADDING	1100	SQ. FT.	11.00	12100.00
12	PREFABRICATED METAL CLADDING	1200	SQ. FT.	12.00	14400.00
TOTAL					75000.00

de Haag & Kienitz architects
Quanta Resources
Elevations
A402 1

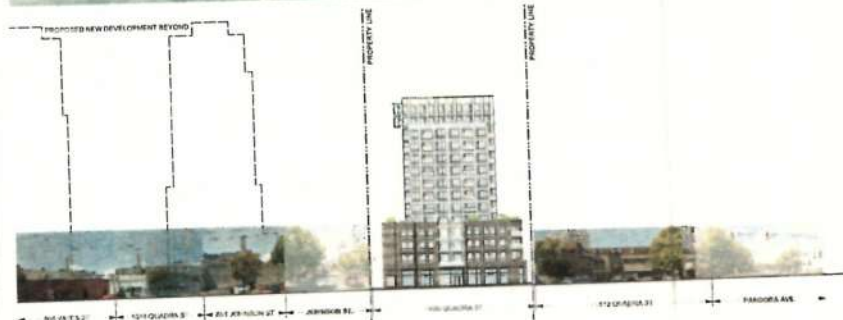
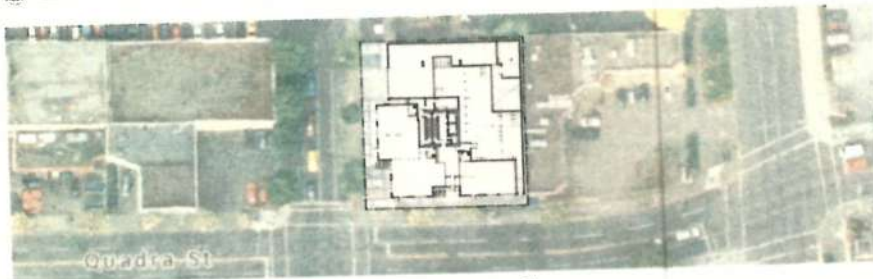
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City of Victoria

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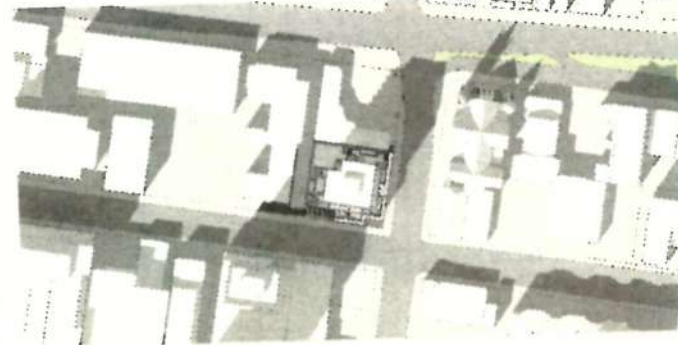
Planning & Development Department
Development Services Division



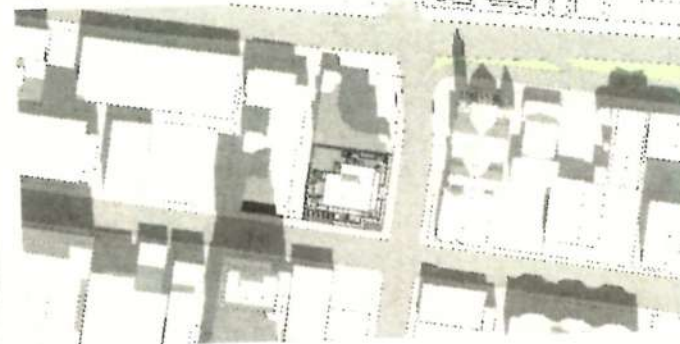
1 Context Elevation (Johnson Street)
A501 1:500



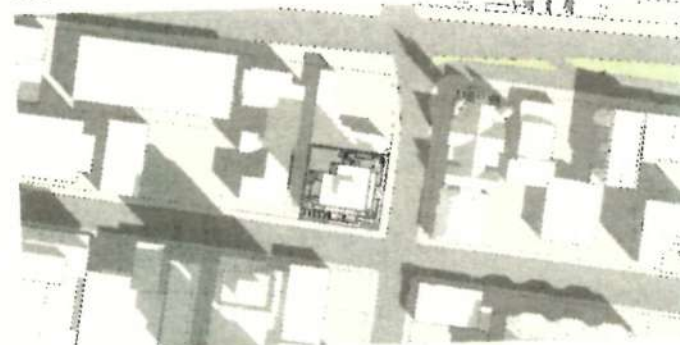
2 Context Elevation (Quadra Street)
A501 1:500



EQUINOX 2 p.m.



EQUINOX 12 noon



EQUINOX 10 a.m.

4 Shadow Studies
A501 1:300



Project Name	Quadra Block Development
Project Number	100-0000000
Project Address	100-0000000
Project Date	100-0000000

de Hoog & Klendoff	architects
Quadra Block Development	100-0000000
Site Analysis	A501 1



Looking South-West Along Pandora Street

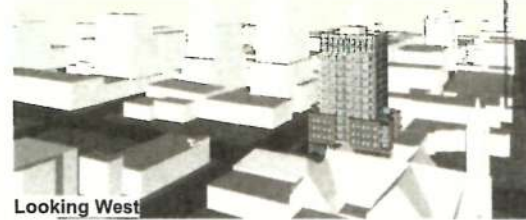


Looking South Along Quadra Street at Mason



Looking North Along Quadra Street at Yates

1 Street Views
A502 N.T.S.



Looking West



Looking East



Looking North



Looking South

2 Skyline Views
A502 N.T.S.

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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de Hoog & Klaruit architects	
Quadra Remembrance	
View Analysis	
A502	1

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1 Detail Perspective View of Residential Entrance
N.T.S.



2 + Perspective View of South-East Corner at Johnson and Quadra Streets
A503 N.T.S.



3 Looking North Down Quadra at the Conservatory
A503 N.T.S.



4 Detail Perspective Looking South
A503 N.T.S.

[illegible]

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Perspective Studies

A503

1

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LANDSCAPE ELEMENTS

1. Quadra Street Trees - 3 Fraxinus ornus or similar tree, to be selected in consultation with City of Victoria Parks
2. On site paving - concrete unit paving, standard and plank forms
3. New Town Paving - cast in place concrete with tooling and unit paver accents
4. Johnson Street Trees - 3 Carpinus betulus, to be selected in consultation with City of Victoria Parks
5. Level 2 Terrace patios with hydropressed slab paving
6. Level 2 Terrace Green Roof reduces impervious site coverage

LEGEND

Property line

LANDSCAPE MATERIALS

- Cast in place concrete band, 300 mm width, smooth finish
- Level 1 - Driveway Paving - Cast in Place Concrete with tooling and unit paver accents
- Level 1 - Standard unit paving, shadow blend, herringbone pattern
- Level 1 - Large format plank paving, mix of natural and charcol, running bond
- Level 1 - Standard unit paving, shadow blend, running bond
- Level 2 Patios - Hydropressed slab paving
- New Town Paving - Cast in Place Concrete with Tooling and Unit Paving Accents (as per draft COV streetscape guidelines)
- Extensive Green Roof Area - Pre-installed mat system over 100 mm high growing medium, irrigated with drip (DB entry heat regulation)
- Decorative Rock Cover - 100 mm depth, 25 - 50 mm dia, smooth river rock, pre-washed stones with no sharp edges, no weeds
- Prefabricated Planter - 35" x 38" x 36", Set on 1/2" thickness rubber, rubber spacers, min 4 per planter
- Prefabricated Planter - 48" L x 12" W x 24" H, Set on 1/2" thickness rubber spacers, min 4 per planter
- Prefabricated Planter - 48" L x 18" W x 42" H, Set on 1/2" thickness rubber spacers, min 4 per planter. Some sizes vary.
- Prefabricated Bench - 1.8mW length
- Privacy Screen - refer to Arch for details

NOT FOR CONSTRUCTION

12 / 01 / 2018
12 / 01 / 2018

Murdoch
de Greeff
Landscape Architects

STORMWATER MANAGEMENT NOTES

- A. Green roofs are proposed for L2 and L5 roof areas. Total green roof area is 273sq. m, which is approximately 20% of the total site area. Refer L1 02 for L5 Landscape Plan

DRAWING NOTES

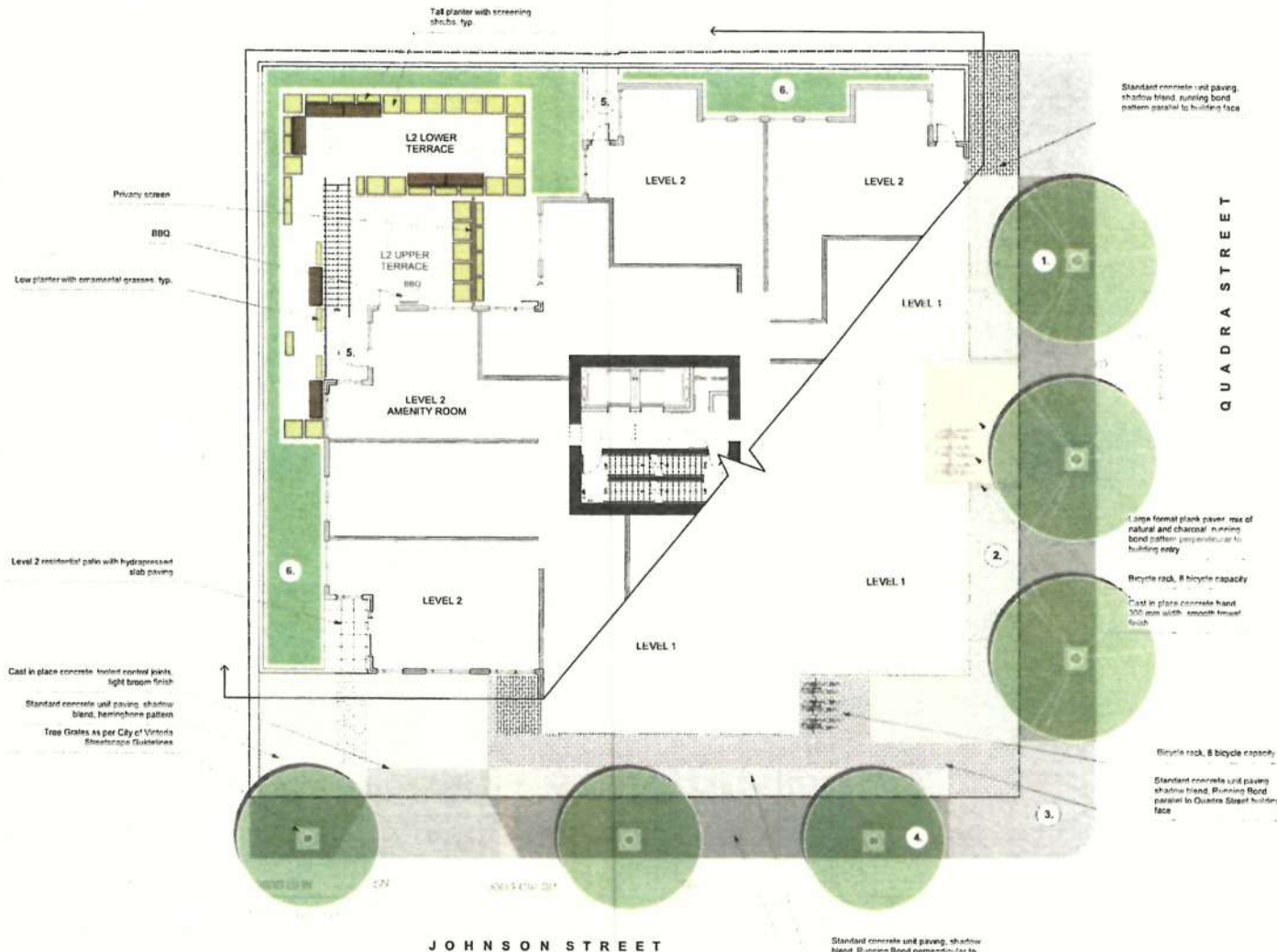
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation on site prior to construction work
2. All plant dimensions in metres and all detail dimensions in millimetres
3. Plant quantities on Plans shall take precedence over detail call outs
4. Contractor to provide location and elevation of all existing services and utilities prior to start of construction
5. Provide, supply and set out for approval by Landscape Architect prior to proceeding with work
6. Contractor to provide irrigation system for all plants to ensure HARC Standards and Planting Specifications
7. Landscape installation to carry a 1 year warranty from date of completion
8. Plant material installation and maintenance to conform to the current edition of the Canadian Landscape Standard
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape detail information including irrigation
10. Tree protective fencing for existing trees to be installed prior to commencement of all site work

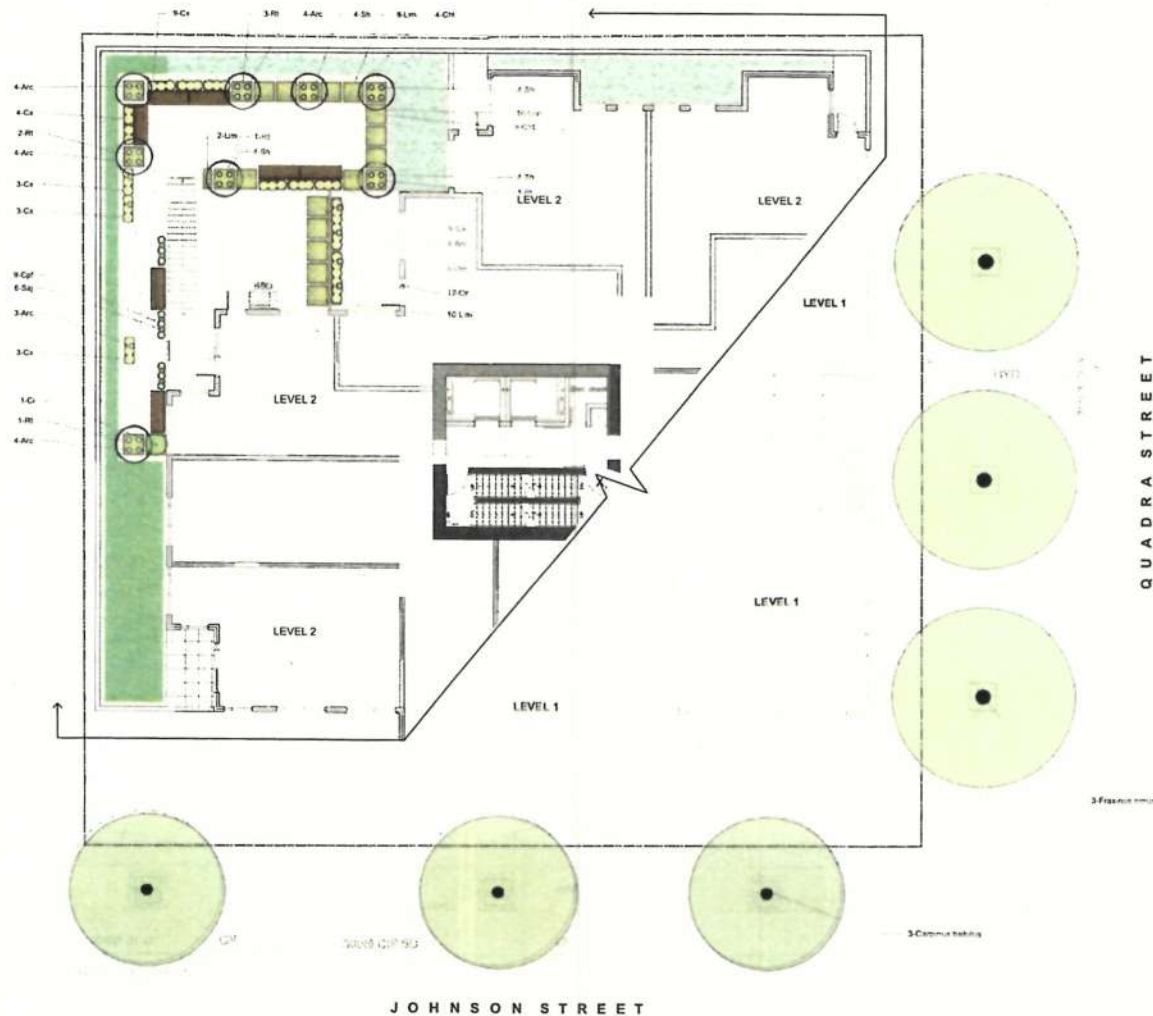
client
ALPHA PROJECT
DEVELOPMENTS LTD
210-737 VATES STREET
VICTORIA, BC

project
QUADRA RESIDENCES
1400 QUADRA STREET,
VICTORIA, BC

sheet title
Landscape Materials
Plan

project no. 117-11
scale 1:100 @ 24"x36"
drawn by MJD/78
checked by SMH/20
revision no. sheet no.
1 L1.01





Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
PLANT LIST - LEVEL 1				
TREES:				
1	1	Carpinus betulus	European Hornbeam	6.0m cal. x 8.0m
3	3	Fagus sylvatica	Flowering Ash	6.0m cal. x 8.0m

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
PLANT LIST - LEVEL 2				
TREES:				
8	8	Blueberry	Staphylea trifolia	95 per
SHRUBS/TREES/GRASSES/ROCKS/GRASS/COVER:				
Arc	23	Arctostaphylos uva-ursi	Kinnikinnick	81 per
Cx	42	Calluna vulgaris x arctostaphylos uva-ursi	Feather Reed Grass	81 per
Cp	9	Calluna vulgaris 'Purple Fire'	Mountain Fire	50 per
Ch	14	Chamaenerion	Mountain Chamaenerion	92 per
Cx	1	Calluna vulgaris	Rock Rose	92 per
Lm	30	Lupinus micranthus	Lupinus	81 per
Sh	15	Shrubus arctostaphylos uva-ursi	Mountain Shrubus	92 per
Sq	5	Sedum autumn 'Joy'	Autumn Sedum	81 per

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
GREEN ROOF PLANT LIST - LEVEL 2				
GREEN ROOF - SUB				
300	300	Sedum album	Stonewort	step 72 per tray / 20cm x 10cm
300	300	Sedum album 'Blue Lappet'	Blue Lappet Sedum	step 72 per tray / 20cm x 10cm
300	300	Sedum album 'Sedum'	Angelic Sedum	step 72 per tray / 20cm x 10cm
300	300	Sedum album 'Vase Shaped'	Cape Sedum	step 72 per tray / 20cm x 10cm
GREEN ROOF - STANDS				
175	175	Arctostaphylos uva-ursi	Red Columbine	Sp3 20cm x 10cm
175	175	Calluna vulgaris	Stonewort	Sp3 20cm x 10cm
175	175	Chamaenerion	Stonewort	Sp3 20cm x 10cm
175	175	Chamaenerion	Stonewort	Sp3 20cm x 10cm
175	175	Chamaenerion	Stonewort	Sp3 20cm x 10cm
175	175	Chamaenerion	Stonewort	Sp3 20cm x 10cm
175	175	Chamaenerion	Stonewort	Sp3 20cm x 10cm
175	175	Chamaenerion	Stonewort	Sp3 20cm x 10cm

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1 42 / 2018
2 42 / 2018
Murdoch
de Greeff
Landscape Architects & Designers

- PLANTING NOTES**
- Plant quantities and species may change between response of DP and construction due to plant availability and design changes.
 - Green roof to be constructed with a 10% slope towards the south.
 - Final selection of the best trees to be determined through consultation with City of Victoria Parks staff.
 - All new plantings to be installed.

- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all symbols, lines and existing structures on site prior to construction.
 - All plant dimensions in metres and all material quantities in metres.
 - Plant quantities on plans shall take precedence over plant list quantities.
 - Consider to review location and elevation of all existing structures and utilities prior to start of construction.
 - Provide layout of all work for approval by the appropriate Authority prior to commencing work.
 - Consider to review location and elevation of all existing structures and utilities prior to start of construction.
 - Consider to review location and elevation of all existing structures and utilities prior to start of construction.
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ALPHA PROJECT
DEVELOPMENTS LTD
210-237 VATES STREET
VICTORIA, BC
QUADRA RESIDENCES
1400 QUADRA STREET
VICTORIA, BC
Planting Plan

117.11
1:100
@ 24"x36"
11/17/18
1 L3.01

Rob Bateman

From: Karen Brown [REDACTED]
Sent: Saturday, October 20, 2018 10:40 AM
To: Rob Bateman
Subject: 1400 Quadra

Follow Up Flag: Follow up
Flag Status: Flagged

We recently purchased at 960 Yates Street and are really enjoying the life downtown. We approve of the development change at 1400 Quadra Street. We like to keep the downtown core as a liveable city. Please promote this on our behalf.

Many thanks for your work,
Karen and Richard Brown

Sent from my iPad

Rob Bateman

From: Emanuela Bourne [REDACTED]
Sent: Saturday, October 20, 2018 5:39 PM
To: Rob Bateman
Subject: 1400 Quadra St.

Follow Up Flag: Follow up
Flag Status: Flagged

As a tax paying worker in the neighbourhood, I would like to share my thoughts (and happiness) on this development.

I have been long awaiting this project to get underway as it is in my direct eyesight and as such continually on my mind; I believe it to be an awesome addition to the neighbourhood, but have been amazed at how long it has been sitting idle.

Most importantly of late, is the positive development we desperately need to offset the disaster of adjacent 844 Johnson that is hugely mismanaged by Portlan Housing. I hope we soon will see a beautifully, maintained, happy building across the block!

Sincerely,

Emanuela Bourne

ReStart Computer Inc
847 Yates Street
Victoria BC V8W1M1
T: 250.995.3020

Rob Bateman

From: Andrew Small [REDACTED]
Sent: Saturday, October 20, 2018 10:42 PM
To: Rob Bateman
Subject: 1400 Quadra Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I support the proposed OCP amendment for 1400 Quadra St. I believe that this is a perfectly suitable use for the property, and that it will benefit the Harris Green neighbourhood. As a resident of Harris Green, I am excited to see more residential towers mixed with commercial and other uses (firehall, etc). I think that this is the perfect neighbourhood to densify, and let grow. The atmosphere and quality of life are constantly improving as more people move into the area, attracting businesses, and adding vibrancy. I support this proposal, as well as several others including the "leaning" tower at Johnson and Vancouver, and proposals on both sides of Pandora Ave in the same block. My one desire for these and all other proposals would be added emphasis on trees, gardens, and all sorts of green ecosystems. Victoria is the "Garden City", and I see no reason why new developments can't help to maintain and add to that image. I would prefer this over mid-block walkways and art installations. Sorry to ramble off topic, but you get the hint.

Thank you for your time,

Andrew Small

Rob Bateman

From: Siamak Sanati [REDACTED]
Sent: Sunday, October 21, 2018 9:51 AM
To: Rob Bateman
Subject: 1400 Quadra St project

Follow Up Flag: Follow up
Flag Status: Flagged

1400 Quadra project is desperately needed. After 2 years of wrangling and red tape we are happy to hear that there could be a positive outcome.

Specially with horrible situation of human warehousing at 844 Johnson.

I will be at hearing date

thanks

Rob Bateman

From: Anne Moon [REDACTED]
Sent: Monday, October 22, 2018 9:46 AM
To: Rob Bateman
Subject: bad neighbour

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Bateman:

re 1400 Quadra St.

It is hard to imagine that ANYONE would want to live next to the hellhole that is known as 844 Johnson St. Fires, shootings, thefts, assaults and general mayhem are associated with this bad example of re-housing the needy. Imagine your west facing window or balcony looking on to this building, with its out of control tenants?

Surely city council has some sort of duty of care?

Clean up the neighbourhood before any more "development" goes ahead. It would be gross negligence to approve any development before the Portland Hotel Society brings some order out of the 844 Johnson chaos.

Regards,

Anne Moon

302-1613 Quadra St.
Victoria BC V8W 2L5

[REDACTED]

Rob Bateman

From: Kerry [REDACTED]
Sent: Monday, October 22, 2018 3:48 PM
To: Rob Bateman
Subject: 1400 Quadra street

Follow Up Flag: Follow up
Flag Status: Flagged

I am fine with application for core mixed use residential of this property but would reduce number of stories from the proposed 14 to a maximum 10. Byron Wolfe

Sent from my iPad

Rob Bateman

From: Dave Chard [REDACTED]
Sent: Wednesday, October 24, 2018 4:53 PM
To: Rob Bateman
Cc: Bijan Neyestani
Subject: 1400 Quadra Street

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rob

I am writing in regard to your Neighborhood circular dated October 16th, 2018.

The city and council should fully support this application in order to have additional market housing ASAP in this neighbourhood. As the developer of 834 Johnson and now Vivid and Yates on Yates the more density and tax paying citizens that can be brought into this neighbourhood the better. Time is of the essence.

I wish the applicant much success in seeing the approval process expediated, given his desire to develop another quality residential project providing additional housing for the community.

Sincerely

Dave Chard

CHARD DEVELOPMENT LTD.
SUITE 500 - 509 RICHARDS STREET
VANCOUVER, BC V6B 2Z6 [MAP](#)

DIRECT 604.682.6092
MAIN 604.682.6046
MOBILE 604.970.4900

CHARDDEVELOPMENT.COM

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Rob Bateman

From: Lucy Austin [REDACTED]
Sent: Tuesday, November 6, 2018 1:34 PM
To: Rob Bateman
Subject: 1400 Quadra Street Rezoning No. 00595 & DP000503

Follow Up Flag: Follow up
Flag Status: Flagged

As the owner of a condominium unit in the neighbourhood and having been invited to submit a response I ask you to consider the following.

I am not sure of the zoning on this proposed building but the current zoning in the neighbourhood along with grandfathering provisions have resulted in our residential building being taken over by those operating STVR. Five of fifteen units are now operating as STVRs thus removing these units from the long term rental market. The balance of power means it is now too late for the Corporation to ban this use. I urge you not to allow this with any new proposed buildings. It makes it more difficult for people to find rental accommodation in what should be an in-demand neighbourhood. This area of the City has a larger street population and drug-use presence. If nobody makes their home in the area it can never develop as a strong neighbourhood.

Lucy Austin

Rob Bateman

From: Bruce Davis [REDACTED]
Sent: Wednesday, November 21, 2018 3:21 PM
To: Rob Bateman
Subject: 1400 Quwdra

Follow Up Flag: Follow up
Flag Status: Flagged

RE: 1400 Quadra

As a newcomer to Victoria (I moved here last June) I have what you might call a visitor's view of the city – especially in comparison with Vancouver, where I lived for 30 years. My concern is that housing pressures are going to influence development decisions and lead to what apparently has happened regarding 1400 Quadra, namely not to accept staff's recommendation to deny the application in return for a deal to keep the property as market housing in perpetuity.

It's not a terrible deal, just an example where the Official Community Plan is compromised – with no explanation by the applicant justifying the departure from the plan, other than the city needs lots of housing. But in this neighbourhood, it's not market housing but subsidized housing that's needed. There is already such a facility next door to the subject property, as I'm sure you know.

I own a condo up a block on Johnson Street, so I'm no Nimby. As an ex-Vancouverite, I can just imagine what this town is going to look like in a few years if short term solutions like this continue. I'll tell you – you'll lose Victoria's best asset: its uniqueness. What's going to happen after Ming's is sold, then the dry cleaners and the health food place across the street? Is there any recognition at city hall of the dangers the city faces in an atmosphere of fear, and where there's no effective zoning protection?

I have a feeling that, at least in the downtown, the best thing would be to have block by block - or even street by street zones.

And when is Victoria going to take a financial position in some of these properties, provide a kind of municipal banker as other cities do?

Thanks,

Bruce Davis

PS – is there a pubic hearing scheduled yet?

To: Committee of the Whole **Date:** September 20, 2018

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

Subject: Rezoning Application No. 00595 for 1400 Quadra Street and Associated Official Community Plan Amendment

471

uses including residential, hotels and other visitor accommodation. In terms of place character features, the OCP envisions three- to five-storey building façades that define the street wall with upper storeys set back above. The plan supports a maximum residential floor space ratio of 3:1 and total commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1. The Application proposes a residential FSR of 5.27 which is not consistent with the overall intent of the Core Business Designation.

- the proposal would require an OCP amendment to change the Urban Place Designation from Core Business to Core Residential, which is the designation immediately across Quadra Street. The Application is consistent with this proposed designation which supports diverse housing types including low-, mid-, and high-rise multi-unit residential and mixed-use. The floor space ratio in this designation generally ranges from a base of 3:1 to a maximum of 5.5:1. The Development Permit Area would also need to change to be consistent with this OCP amendment (see concurrent Development Permit with Variances Application).
- the subject property is designated Central Business District in the *Downtown Core Area Plan* (DCAP, 2011). The DCAP supports a strong concentration of commercial employment uses, along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores. The maximum density for mixed use development is 6:1 FSR, of which the residential portion shall not exceed 3:1 FSR. The Application proposes a residential FSR of 5.27, which is not consistent with the FSR limits in the DCAP, and does not meet the overall intent of this area serving as the primary employment, commercial and cultural centre for the City and the region. If Council chooses to approve the Application, the DCAP would also require amendments for consistency with the OCP amendment, including changing the district from Central Business District to Residential Mixed-Use District.
- The *City of Victoria Density Bonus Policy* does not identify an amenity contribution target (fixed rate target) for standard rezoning of properties that require an OCP Amendment. Therefore, land lift analysis is required. The land lift analysis has determined that the proposal would not increase the value of the property and therefore no amenity contribution would be expected under the Density Bonus Policy.
- A Housing Agreement is being proposed to secure the 113 dwelling units as rental in perpetuity.

Although the Application is inconsistent with a number of City policies related to its current land use designation of Core Business, as noted above, it would provide more than 100 units of rental housing stock, secured in perpetuity. The provision of these rental units would help to address the current rental shortage and may help to provide a stabilizing residential influence in an area of the City which is undergoing considerable transition. Based on these additional considerations, an alternate motion is provided at the end of this report for Council's consideration.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for a 14-storey, mixed-use building consisting of ground floor commercial and residential above with a density of 5.50:1 floor space ratio (FSR).

The following differences from the existing zones (CBD-1 Zone and MRD-1 Zone) are being

proposed. The proposal has no differences from the destination zone (CBD-2 Zone) except for the increased density and the location of one parking space. The increased density would require site specific regulations in the new zone and the parking location would require a variance (see concurrent Development Permit with Variance report):

- increase the maximum FSR to 5.5:1
- remove the requirement for a maximum FSR of 3.0:1 for residential uses
- increase the height requirement to 42.70m
- increase the site coverage to 77.6%
- locate one accessible visitor parking space outside of the building.

The request to amend the *Official Community Plan* is necessary in order to accommodate the increased residential density above 3.0:1 FSR. An amendment to the *Downtown Core Area Plan* would be required to accommodate the OCP amendment.

Affordable Housing Impacts

The applicant proposes the creation of 113 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed to secure 113 rental dwelling units in perpetuity.

Sustainability Features

The applicant has identified sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The Application proposes 142 long term bike storage spaces and 13 short term bike spaces, which exceed the requirements in the *Zoning Regulation Bylaw* by one bike space.

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 predominantly characterized by low and mid-rise commercial, residential and mixed use buildings. Immediately adjacent land uses include:

- to the north: a 2-storey commercial building and surface parking lot
- to the south: a 1-storey commercial building and surface parking lot
- to the east: the 3-storey Royal Conservatory of Music building (Heritage-Designated)
- to the west: a 5-storey residential building.

Existing Site Development and Development Potential

The site is presently vacant and is undergoing remediation.

The site is currently partially zoned CBD-1 Zone (site specific) and MRD-1 Zone. The site specific CBD-1 Zone portion would permit a 15m high commercial office building at 1.5 FSR. The MRD-1 Zone portion would permit a 30m high mixed-use building. The site may be difficult to develop to its maximum potential under current zoning due to its size and configuration.

Data Table

The following data table compares the proposal with the existing CBD-1 (site specific) and MRD-1 Zones. An asterisk is used to identify where the proposal is less stringent than the existing zones. If the property is rezoned as proposed, the destination zone would be the CBD-2 Zone with a site specific regulation to accommodate the increased density. A variance would be required to locate one parking space outside of the building.

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	Proposed Zone CBD-2
Site area (m ²) – minimum	1370.40	N/A	N/A	N/A
Density (Floor Space Ratio) – maximum	5.50:1 *	N/A	1.5:1	4.0:1
Residential density (Floor Space Ratio) – maximum	5.27:1 *	N/A	N/A	3.0:1
Office density (Floor Space Ratio) – maximum	N/A	0.6:1	N/A	N/A
Total floor area (m ²) - maximum	7537.00	N/A	N/A	N/A
Height (m) – maximum	42.70 *	30.00	15.00	45.00
Rooftop structure projection (m) – maximum	2.78	5.00	5.00	5.00
Storeys – maximum	14	N/A	N/A	N/A
Site coverage (%) – maximum	77.60 *	N/A	60.00	N/A
Front setback plane (ratio) (Quadra Street) – minimum	Within setback plane	N/A	5:1 (angle of Inclination)	5:1 (angle of Inclination)
Setbacks (m) – minimum				
Front (Quadra Street)	2.60	0.5	N/A	N/A
Rear (West)				
Under 20m in height	0.5	N/A	N/A	N/A

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	Proposed Zone CBD-2
20-30m in height	7.74 (5.50 for balcony)	N/A	3.0	3.0
30-45m in height	7.74 (5.50 for balcony)	N/A	6.0	6.0
Side (North)				
Under 20m in height	0.57	N/A	N/A	N/A
20-30m in height	7.03	N/A	3.0	3.0
30-45m in height	7.09	N/A	6.0	6.0
Side (Johnson Street)				
Under 20m in height	3.10	N/A	N/A	N/A
20-30m in height	5.91	N/A	3.0	3.0
30-45m in height	6.00	N/A	6.0	6.0
Projections into setbacks – maximum	Less than 0.6	0.60	0.60	0.60
Rooftop structure				
Setback from roof edge (m) – minimum	3.00	3.00	3.00	3.00
Rooftop coverage (m) – maximum	19.7	30.0	30.0	30.0
Height (m) – maximum	2.78	5.00	5.00	5.00
Vehicle parking stalls – minimum				
Total vehicle parking	104	80	80	80
Residential	93	69	69	69
Visitor	11	11	11	11
Vehicle parking location	1 space outside structure *	within structure	within structure	within structure

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	Proposed Zone CBD-2
Bicycle parking stalls – minimum				
Long term residential	142	141	141	141
Short term	13	13	13	13

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Downtown Harris Green CALUC at a Community Meeting held on May 18, 2017. A letter dated September 23, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The subject property is designated Core Business in the *Official Community Plan* (OCP, 2012), which supports commercial, including office and retail along with complementary uses including residential, hotels and other visitor accommodation. In terms of place character features, the OCP envisions three- to five-storey building façades that define the street wall with upper storeys set back above. The plan supports a maximum residential floor space ratio of 3:1 and total commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1.

The Application exceeds the residential FSR envisioned in this location and is not consistent with the overall intent of the Business Core Designation. The Application therefore requires an OCP amendment to change the designation from Core Business to Core Residential. The proposal would be consistent with the Core Residential Urban Place Designation which supports diverse housing types including low-, mid-, and high-rise multi-unit residential and mixed-use. The floor space ratio in this designation generally ranges from a base of 3:1 to a maximum of 5.5:1 across Quadra Street. The Development Permit Area would also need to change to be consistent with this OCP amendment (see concurrent Development Permit with Variances Application).

The OCP envisions the downtown as the cultural, employment, business and entertainment heart of the Capital Region. The proposed OCP amendment may detract from the overall intent of the downtown area and would decrease the potential for commercial services and employment.

The applicant has supplied a letter from Colliers International (attached) stating that the current market conditions would suggest that caution be applied to any new office development. It should also be noted that the proposal is located across the street from the Core Residential designation. If the OCP amendment is approved, the site would become a contiguous part of the Core Residential designation and not an isolated lot.

OCP Amendment Consultation

The *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying along with posting a notice on the City's website will provide adequate opportunities for consultation with those affected, should Council consider the alternate motion that would advance the proposed OCP Amendment.

The OCP Amendment Application is to change the Urban Place Designation from Core Business to Core Residential. Given the surrounding area is predominantly low and mid-rise commercial, residential and mixed-use buildings, and given that through the Community Association Land Use Committee (CALUC) Community Meeting process all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation 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 government and its agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal would have no impact on any of these plans.

Downtown Core Area Plan

The subject property is within the Central Business District in the *Downtown Core Area Plan* (DCAP, 2011). The Central Business District supports a strong concentration of commercial employment uses, along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores. Objectives of this district include serving a long-term function as the primary employment centre for the City and the region, and to provide an adequate land base to primarily accommodate commercial and office development in the future. The maximum density for mixed use development in this location is 6:1 FSR, of which the residential portion shall not exceed 3:1 FSR.

The Application proposes a residential FSR of 5.27 which is inconsistent with the DCAP. The proposed increase in residential density would also not meet the overall intent of this area providing a land base to accommodate commercial and office development in the future.

If Council chooses to approve this Application, the DCAP would also require amendments for consistency with the OCP amendment, including changing the district from Central Business District to Residential Mixed-Use District.

Density Bonus Policy

The City of Victoria Density Bonus Policy does not identify an amenity contribution target (fixed rate target) for standard rezoning of properties that require an OCP Amendment. Therefore, land lift analysis is required. This study was completed by G.P. Rollo and associates, September 25, 2018 (attached), and it has been determined that there would be no land lift from the proposed zoning for market rental as compared to a strata project at 3.0 FSR with commercial at grade.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application. There are five public trees impacted by this Application – two *Fraxinus ornus* and three *Carpinus betulus*. These trees will be removed because they will not withstand the impacts of the proposed underground parkade and new utility installations for the development. Six new trees are to be planted within the public realm on Quadra and Johnson Streets, with a net gain of one tree.

Regulatory Considerations

The following differences from the existing zones, CBD-1 Zone (site specific) and MRD-1 Zone, are being proposed and would be accommodated in the proposed CBD-2 Zone (site specific):

- increase the maximum FSR to 5.5:1
- remove the requirement for a maximum FSR of 3.0:1 for residential uses
- increase the height requirement to 42.70m
- increase the site coverage to 77.6%.

If Council chooses to approve the Application, the new zone would be based on the CBD-2 Zone except with the density increased as noted above. A variance would also be required for one accessible visitor parking space to be located outside of the building.

The increases to the overall density, height and site coverage are consistent with the OCP and DCAP policy. The residential density increase is not consistent with City policy and would require an OCP amendment (see above). The DCAP would also require amendments for consistency with the OCP amendment, including changing the district from Central Business District to Residential Mixed-Use District.

CONCLUSIONS

The proposal to construct a 14-storey, mixed-use building consisting of ground floor commercial and residential above, is not consistent with OCP and DCAP policy with respect to proposed land use and density. The proposed residential density does not reinforce and enhance this location as the primary employment, commercial and cultural centre for the City and the region. However, it would provide more than 100 units of rental housing stock, secured in perpetuity. The provision of these rental units would help to address the current rental shortage and may help to provide a stabilizing residential influence in an area of the City which is undergoing considerable transition. Additionally, the property is located on the edge of the Core Business District, directly across the street from an area of the City which is in a land use designation which would support this form of development.

ALTERNATE MOTIONS

Option 1 (Approve Current Proposal)

1. 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.00595 for 1400 Quadra 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:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement Bylaw securing all dwelling units as rental in perpetuity.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. 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.
 - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

2. That, if approved, Council direct staff to prepare the following plan amendments:
 - i. Consequent amendment of the *Downtown Core Area Plan, 2011* to change the Central Business District designation covering the site to the Residential Mixed-Use District designation.

Option 2 (Revise)

That Council direct staff to:


1. Work with the applicant to revise the Application to be more consistent with the OCP and DCAP, particularly in relation to decreasing the residential density and increasing support of this area as the primary employment, commercial and cultural centre for the city and the region.
2. Bring the revised proposal back to a Committee of the Whole meeting.

Respectfully submitted,


Rob Bateman
Senior Process Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Sept. 28, 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 September 24, 2018
- Attachment E: Community Association Land Use Committee Comments dated September 23, 2018
- Attachment F: Letters from Colliers International dated July 11, 2017 and October 2, 2017
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- Attachment I: Draft Minutes from the Advisory Design Panel Meeting of August 22, 2018.



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

To: Committee of the Whole **Date:** September 20, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variance Application No. 000503 for 1400 Quadra Street

RECOMMENDATION

That Council decline Development Permit with Variance Application No. 000503 for the property located at 1400 Quadra Street.

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 revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, 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 1400 Quadra Street. The proposal is to construct a 14-storey, mixed-use building consisting of ground floor commercial and residential above with a floor space ratio of 5.5:1.

The following points were considered in assessing this Application:

- although the proposal is currently in Development Permit Area 2 (HC): Core Business of the *Official Community Plan* (OCP, 2012), this report assesses the consistency of the proposal with the objectives and guidelines contained in Development Permit Area 3 (HC): Core Mixed-Use Residential, because, if the concurrent rezoning and OCP amendment Application is approved, the Development Permit Area will also need to change to remain consistent.
- the proposal is generally consistent with the objectives and guidelines contained in Development Permit Area 3 (HC): Core Mixed-Use Residential of the OCP. The

proposal would help enhance the area with urban design that reflects the function of a major residential area in scale, massing and character while responding to its historic context.

- a variance is requested to locate an accessible visitor parking space outside of the building on Johnson Street and is considered supportable because it would not have substantial impacts on parking and traffic flow. It would, however, result in a parked car being visible from the street and sidewalk.

As noted in the report related to the Rezoning Application, although this Application deviates from a number of policies related to the use and density, should Council choose to advance it for consideration at a Public Hearing an alternate motion related to the Development Permit Application has also been provided.

BACKGROUND

Description of Proposal

The proposal is to construct a 14-storey, mixed-use building consisting of ground floor commercial and residential above with approximately 113 residential rental units. Specific details include:

- two retail units along Quadra Street and Johnson Street (a total of approximately 339m²)
- mid-rise building form with a mix of traditional and contemporary-style design features, including punched windows and rectilinear lines and both traditional and modern finishes
- exterior materials include painted concrete, brick veneer, prefinished metal flashing, prefinished metal security gate, prefinished metal and translucent glass canopies, prefinished aluminium window systems, and insulated spandrel panel
- upper storeys stepped back from Quadra Street: approximately 2.4m (levels 1-4), 4.4m (levels 5-12), and 7.1m (levels 13-14)
- upper storeys stepped back from Johnson Street: approximately 3.1m (levels 1-4), 6m (levels 5-12), and 7.1m (levels 13-14)
- recessed main entrance to the residential portion of the building
- communal amenity space on level 2 along with a rooftop deck (a portion of which is sunken a half storey down) with hard and soft landscaping including hydrapressed slab paving, groundcovers, shrubs, and trees
- no landscaping at street level
- secure bike parking for 142 bikes located on the main floor behind the retail units
- three levels of underground parking for 104 stalls
- publicly accessible bike parking for 13 bikes located on Quadra Street and on Johnson Street.

The proposed variances are to permit one parking stall (accessible visitor parking) outside of the building.

Sustainability Features

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

- a construction waste management plan
- materials with recycled content and sourced regionally wherever possible
- low emitting materials

- building designed to BC Energy Step Code 1
- low flow fixtures and water efficient landscaping
- high reflectance roofing and green roofing
- light pollution reduced by minimizing light trespass from the building site.

Active Transportation Impacts

The Application proposes 142 long term bike storage spaces and 13 short term bike storage spaces which exceeds the requirement in the *Zoning Regulation Bylaw* by one bike space.

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.

Existing Site Development and Development Potential

The site is presently vacant and is undergoing site remediation.

The site is currently partially zoned CBD-1 (site specific) Zone and MRD-1 Zone. The site specific CBD-1 Zone portion would permit a 15m high commercial office building at 1.5 FSR. The MRD-1 Zone portion would permit a 30m high mixed-use building. The site may be difficult to develop to its maximum potential under current zoning due to its size and configuration. This proposal requires a rezoning to a site-specific zone and an OCP Amendment, as discussed in the concurrent Rezoning Application report.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Downtown Harris Green CALUC at a Community Meeting held on May 18, 2017. A letter dated September 23, 2018 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

Although the *Official Community Plan* currently identifies this property within Development Permit Area 2 (HC): Core Business, this report assesses the consistency of the proposal with the objectives and guidelines within Development Permit Area 3 (HC): Core Mixed-Use Residential. This is because the Development Permit Area would need to change to be consistent with the proposed OCP amendment (see concurrent Rezoning and OCP Amendment Application report).

The proposal is generally consistent with the Design Guidelines associated with this Development Permit Area. The following specific topics are explained for Council's consideration.

Massing of Upper Storeys

The regulations and policy require step backs to upper storeys to minimize the effects of shading and maintain views to the open sky and to avoid the visual presence of a bulky upper building mass. The building meets the zoning requirements and guidelines with respect to side and rear step backs to upper storeys (minimum of 3m step back below 30m in height and 6m step back above 30m, excluding the podium) as well as the requirement for a 5:1 building setback ratio (established at a height of 15m) on public streets. The design of the building, however, still results in the appearance of a bulky upper building mass. This may be partly due to the proportions of the massing, particularly the overall height of the building as compared to the tower's width as well as the height of the podium in relation to the height of the tower. At its base above the podium, the tower is approximately 31m deep by 31m wide and the floor plates reduce in size at higher levels. The level 14 floor plate is approximately 23m by 23m. The darker coloured podium and lighter coloured tower will help to visually reduce the massing of the upper storeys.

Relationship to the Street

The proposed building must be designed to relate well to public streets and sidewalks, including high quality architectural materials and detailing to enhance visual interest for pedestrians. The podium height is appropriate to frame the street, create a human scale, and relate to existing nearby buildings. The podium is also articulated with portions set farther back from the street and provides a recessed residential entry. The commercial entrances are not recessed but are identified with signage. One parking space would external to the building and therefore visible from the street and sidewalk (see Regulatory Considerations section below).

The materials include brick cladding and glazing, which would help provide visual interest. A portion of the exterior is painted concrete adjacent to the underground parking access. Continuous weather protection at street level is provided with a metal and translucent glass canopy that also covers all entries.

Relationship to Existing Adjacent Properties

As noted above in relation to the massing of upper storeys, the *Zoning Regulation Bylaw* and Design Guidelines include detailed requirements for stepping back buildings from the property line to provide adequate separation from adjacent buildings. The proposal meets these setback requirements; however, a proposal for a tower on an adjacent property may need to be located farther back to give adequate separation space between buildings.

The existing adjacent building to the west on Johnson Street is set back approximately 8m from the property line and has windows which face the proposal. The proposal may impact privacy because it includes a portion of wall that is approximately 3.7m set back from the lot line, with windows and balconies.

The existing building to the north on Quadra Street would not be substantially affected by the proposal. Several of the proposed units on levels 2 and 3, however, will have windows facing the existing building which is located at or near the property line. These windows would be approximately 2.9m from the property line.

Uniformity of Facades and Cohesion of Building Design

The separate building façades use contrasting materials (brick cladding and spandrel glass) to relate to both historical and contemporary buildings in the area. However, they also have a largely repetitive design with windows on a regular grid-like pattern, which may lack visual interest. To help mitigate this, Juliette balconies are proposed on portions of the elevations. The Juliette balconies and window styles would help visually connect the distinct façades together. It should be noted, however, that these are located in front of windows and not in front of operable doors. These guardrails may result in a faux appearance since they are only decorative and not functional.

Heritage Landmark Building Context

The height, setbacks, siting and overall massing of the proposed building should respect the visual prominence and character-defining importance of the Victoria Conservatory of Music, a heritage landmark building. St. John the Divine and the Palladian also provide heritage context at Quadra and Mason Streets.

The proposal responds to this heritage context with podium height, colours, materials, and recessed window design. The podium height rises to a maximum of four stories which is in keeping with the two-and-a-half storey height of the Conservatory's south extension across the street. A darker colour on the base emphasizes the four-storey scale while a lighter colour above helps diminish the building's overall size and prominence in relation to the Victoria Conservatory of Music. The recessed windows in the brick veneer is consistent with nearby traditional buildings. Other materials on the proposed building, such as the insulated spandrel panels and pre-finished metal canopies, are more contemporary and speak to the varied architectural expressions of the area.

Common Amenity Space

Indoor and outdoor amenity space is provided for the residents at the northwest corner of the site on level 2. A portion of the outdoor amenity space is sunken a half storey down and accessed by exterior stairs. The applicant is proposing to use landscaping to soften the effect of the surrounding concrete walls.

The upper outdoor common space is located adjacent to a private patio. The applicant is proposing to use landscaping to provide a screen between the two areas for privacy.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application. There are five public trees impacted by this Application – two *Fraxinus ornus* and three *Carpinus betulus*. These trees will be removed because they will not withstand the impacts of the proposed underground parkade and new utility installations for the development. Six new trees are to be planted within the public realm on Quadra and Johnson Streets, with an overall net gain of one tree.

Regulatory Considerations

The proposed variance is to locate one accessible visitor parking space outside of the building. This variance would not have substantial impacts on parking and traffic flow. It would, however, result in a parked car being visible from the street and sidewalk.

Approval of the concurrent Rezoning Application and OCP Amendment are also required to facilitate this development and are discussed in a separate report.

Advisory Design Panel Review

The proposal was presented to the Advisory Design Panel (ADP) at a meeting on August 22, 2018. At time of writing this report, the draft ADP meeting minutes and motion had not been ratified by the Panel. The draft minutes have been attached to this report. The draft ADP motion recommended that the Development Permit Application be approved with the following recommendations:

- improve the consistency of the elevations' expressions with particular attention to the north façade
- increase privacy between units from the exterior decks to restrict opportunities for overlook / trespass
- reconsider the building termination / how the building meets the sky
- refine the modulation of the building to emphasize its verticality and reinforce its slenderness.

In response to these recommendations, the applicant made revisions to the proposal which included the following:

- north elevation revised to provide more consistency with other elevations
- patio privacy increased with privacy screen, tall planters, and a two level common patio
- parapet heights corrected to help define termination of the building and help the visual slenderness of the building.

CONCLUSIONS

The proposal to construct a 14-storey, mixed use building consisting of ground floor commercial and residential above, is generally consistent with Development Permit Area 3 (HC): Core Mixed-Use Residential. The building has upper storeys set back, a podium that relates to the street, and materials and design that respond to the heritage context. The parking location variance is supportable because of the limited impact it would have on parking and circulation. This Application, however, would require approval of the concurrent Rezoning Application and OCP Amendment where the proposed changes to the use and density are inconsistent with OCP and DCAP policy. Staff therefore recommend that Council consider declining this Application.

ALTERNATE MOTION

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. 00595, if it is approved, consider the following motion:


"That Council authorize the issuance of Development Permit Application No. 000503 for 1400 Quadra 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. permit one parking stall to be located outside of the building.
3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Rob Bateman
Senior Process Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

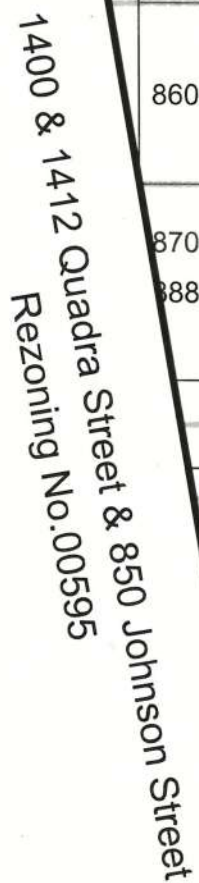


Date:

Sept. 27, 2018

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
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1400 & 1412 Quadra Street & 850 Johnson Street
Rezoning No.00595





1. Contact Plan
Ass: 1.750



2. Location Plan
Ass: 1.750

PROJECT DESCRIPTION

CIVIC ADDRESS
1400 QUINCE STREET
V8N 2R6

LEGAL DESCRIPTION
LOT 10 & 2 OF PLAN 4201, S. LOT 7 OF PLAN 4174
ALL OF LOTS 10, 307 & 314, VICTORIA CITY

REGISTERED OWNER

Quince & Kinross
1400 Quince Street
V8N 2R6

ARCHITECT

Quince & Kinross
1400 Quince Street
V8N 2R6

DESIGN CONSULTANT

Paul Morris
18 Bannockburn Ave.
V8N 2R6

STRUCTURAL CONSULTANT

RJC
270 - 445 Tye Road
V8N 2R6

MECHANICAL CONSULTANT

Super Mechanical & Climate Control Ltd.
300 - 12411 Highway 104
V8N 2R6

ELECTRICAL CONSULTANT

Applied Engineering Services Ltd.
300 - 12411 Highway 104
V8N 2R6

LANDSCAPE ARCHITECT

Murdoch & Smith Inc.
200-524 Columbia St.
V8Z 1G1

CIVIL CONSULTANT

Harold Engineering
1001 Victoria Street
V8N 2R6

GEOTECHNICAL

Geotech Consultants
28 Francis Street
V8Z 1G1

SURVEYOR

Brad Curran & Associates
40 - 870 Victoria Street
V8N 2R6

ENVELOPE

RJC
270 - 445 Tye Road
V8N 2R6

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION
14 STOREY RESIDENTIAL BUILDING

USES
Primarily Retail Main Floor Residential Above

EXISTING ZONE R-48 HARRIS GREEN S-1 CENTRAL BUSINESS DISTRICT

PROPOSED ZONE: SITE SPECIFIC

DENSITY BONUS AREA: A-1

DEVELOPMENT PERMIT AREA: DP42 (H) CORE BUSINESS, HA-4

SITE AREA: 1370.4 m² (14,751 s.f.)

FLOOR AREA	Level	Area (m ²)	Area (s.f.)
GROUND FLOOR	Level 1	221.4 m ²	2,385 s.f.
RES. LOBBY	Level 1	125.4 m ²	1,354 s.f.
PARKING ENTRANCE	Level 1	76.4 m ²	827 s.f.
RES. AMENITY	Level 2	52.4 m ²	564 s.f.
RESIDENTIAL	Level 2	577.2 m ²	6,198 s.f.
RESIDENTIAL	Level 3-13	729.9 m ²	7,856 s.f.
RESIDENTIAL	Level 13-14	484.1 m ²	5,194 s.f.
RESIDENTIAL	Level 13-14	434.2 m ²	4,644 s.f.
MECHANICAL	Level 13-14	434.2 m ²	4,644 s.f.
TOTAL PROPOSED		1,537.4 m ²	16,514 s.f.

FLOOR SPACE RATIO: 1.0 : 1.704 1,537.4 m² (16,514 s.f.)

SITE COVERAGE: 77.4%

OPEN SITE SPACE: 16.1%

GRADE OF BUILDING: 21.57 m (70.75 ft)

HEIGHT OF BUILDING: 42.7 m

NUMBER OF STOREYS: 14 STOREYS

RESIDENTIAL PARKING: 654 stalls (avg. 11 stalls per storey)

COMMERCIAL PARKING: 14 stalls (avg. 1 stall per storey)

BICYCLE PARKING: 142 stalls (avg. 2 stalls per storey)

SETBACKS: 15.24 m (50 ft)

REAR SETBACK: 0.5 m

SIDE SETBACK: 0.5 m

FRONT SETBACK: 0.5 m

SITE COMPOSITION: 14.0 m x 40.0 m x 30.0 m

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LIST OF DRAWINGS

Architectural

A001 Project Data

A100 Project Site Plan

A101 Site Plan

A201 P1 Parking Plan

A202 P2 Parking Plan

A203 P3 Parking Plan

A204 Level 1

A205 Level 2

A206 Level 3

A207 Level 4

A208 Level 5

A209 Level 6

A210 Level 7

A211 Level 8

A212 Level 9

A213 Level 10

A214 Level 11

A215 Level 12

A216 Level 13

A217 Level 14

A218 Level 15

A219 Level 16

A220 Level 17

A221 Level 18

A222 Level 19

A223 Level 20

A224 Level 21

A225 Level 22

A226 Level 23

A227 Level 24

A228 Level 25

A229 Level 26

A230 Level 27

A231 Level 28

A232 Level 29

A233 Level 30

A234 Level 31

A235 Level 32

A236 Level 33

A237 Level 34

A238 Level 35

A239 Level 36

A240 Level 37

A241 Level 38

A242 Level 39

A243 Level 40

A244 Level 41

A245 Level 42

A246 Level 43

A247 Level 44

A248 Level 45

A249 Level 46

A250 Level 47

A251 Level 48

A252 Level 49

A253 Level 50

A254 Level 51

A255 Level 52

A256 Level 53

A257 Level 54

A258 Level 55

A259 Level 56

A260 Level 57

A261 Level 58

A262 Level 59

A263 Level 60

A264 Level 61

A265 Level 62

A266 Level 63

A267 Level 64

A268 Level 65

A269 Level 66

A270 Level 67

A271 Level 68

A272 Level 69

A273 Level 70

A274 Level 71

A275 Level 72

A276 Level 73

A277 Level 74

A278 Level 75

A279 Level 76

A280 Level 77

A281 Level 78

A282 Level 79

A283 Level 80

A284 Level 81

A285 Level 82

A286 Level 83

A287 Level 84

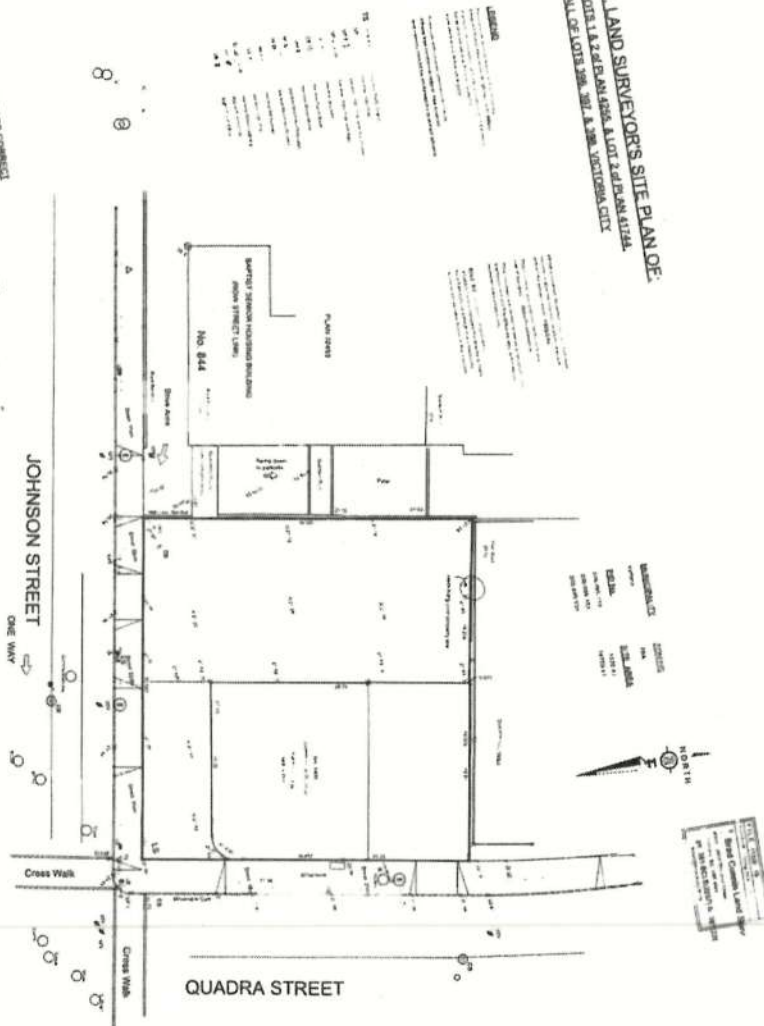
A288 Level 85

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Development Services Division

B.C. LAND SURVEYOR'S SITE PLAN OF:
LOTS 1, 2 & 3 PLAN 4284, ALLOT 1 & 2 PLAN 4114
SITING OF LOTS 1, 2 & 3, 1001 A. 1001, VICTORIA, B.C.

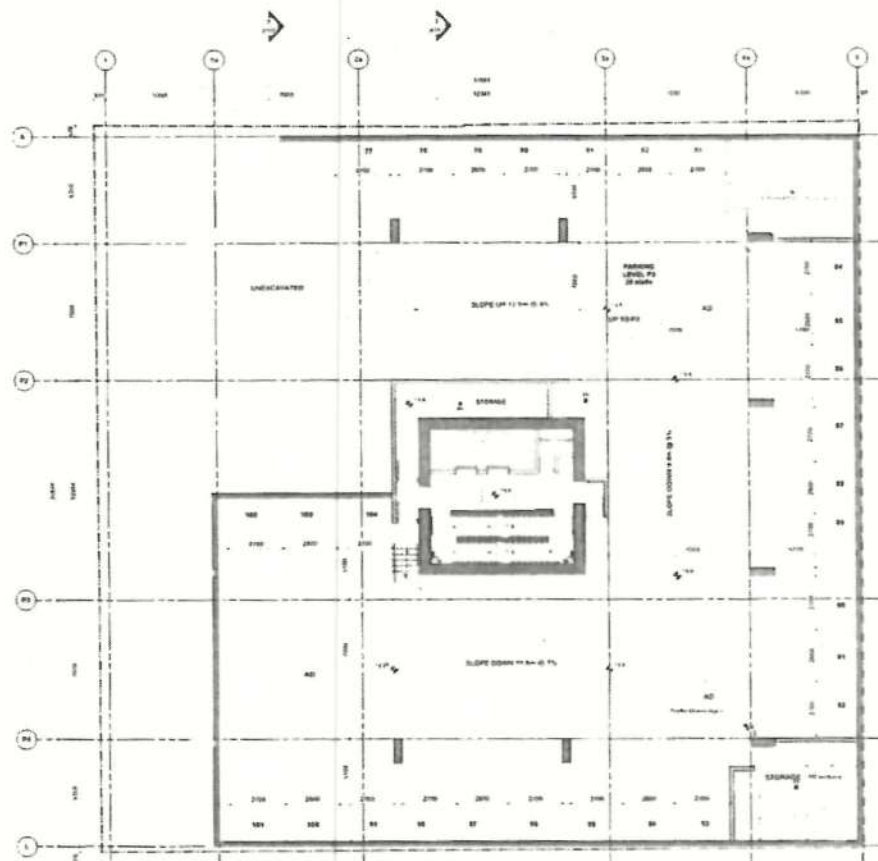


GENERAL NOTES:
 1. THE SITE PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.
 2. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE B.C. LAND SURVEYOR.

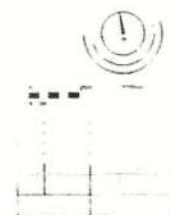
SCALE:
 1" = 100'

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City of Victoria
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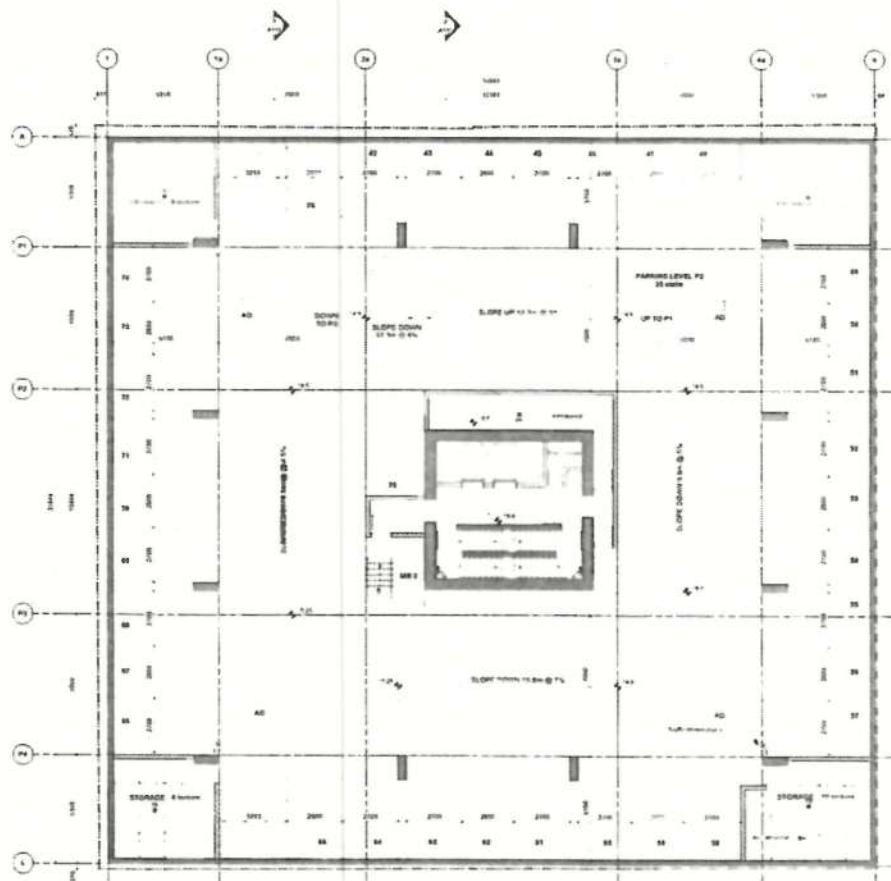
AS SHOWN & NOTED - 1001 A. 1001
 1001 A. 1001
 1001 A. 1001
 1001 A. 1001



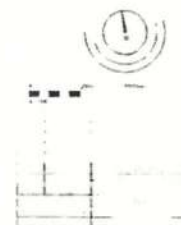
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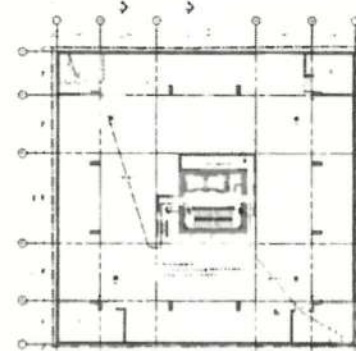
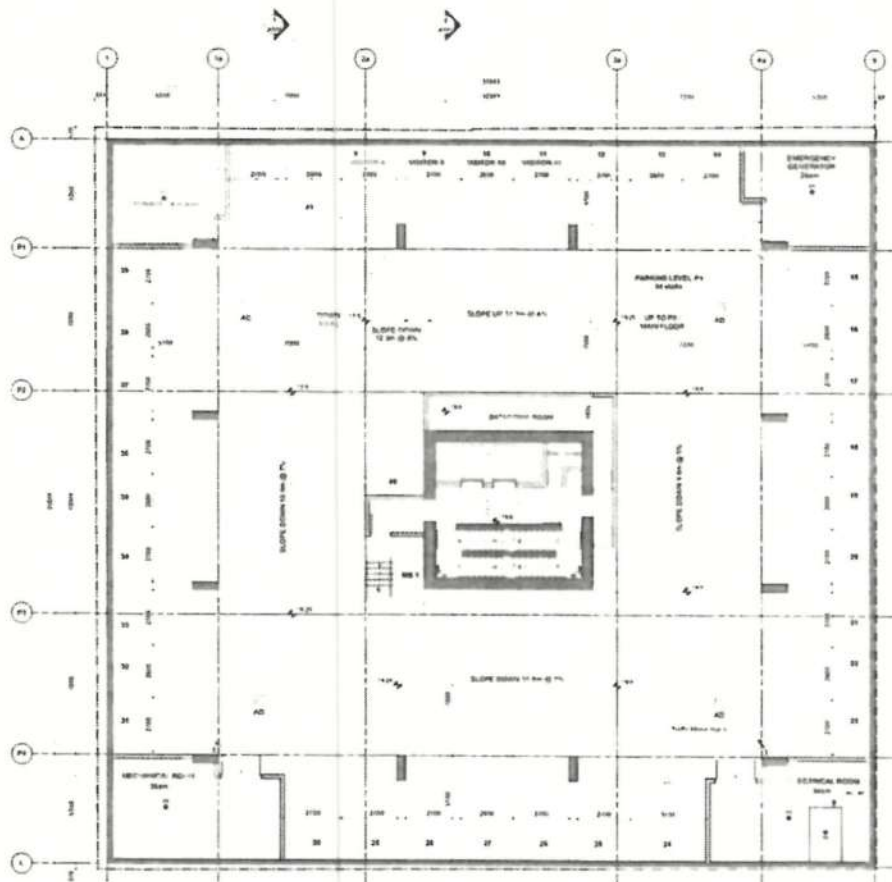
de Hong & Macmillan architects
3000 14th Avenue
Victoria, BC V8T 2C2
P3 Parking Plan
A201 1



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City of Victoria
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Development Services Division



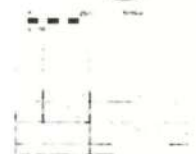
de Hong & Hsiao
P2 Parking Plan
A202 1



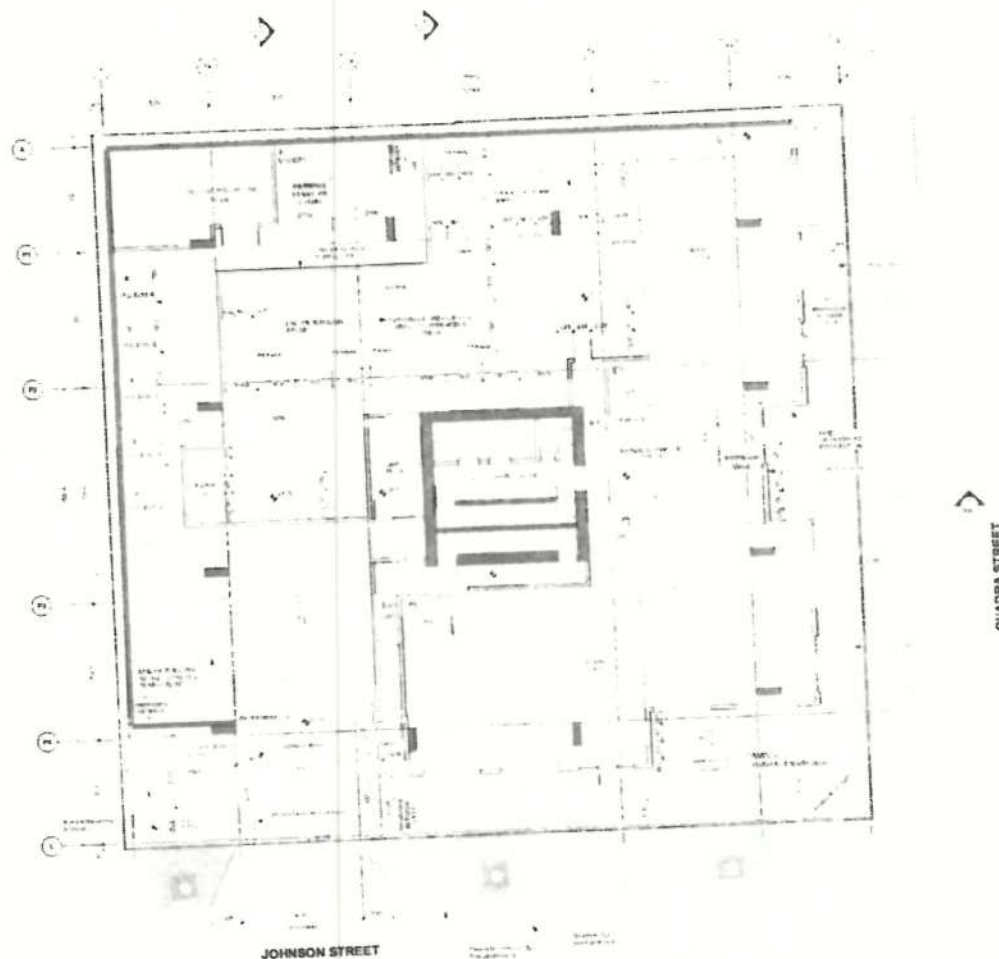
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City of Victoria

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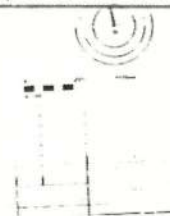
Planning & Development Department
Development Services Division



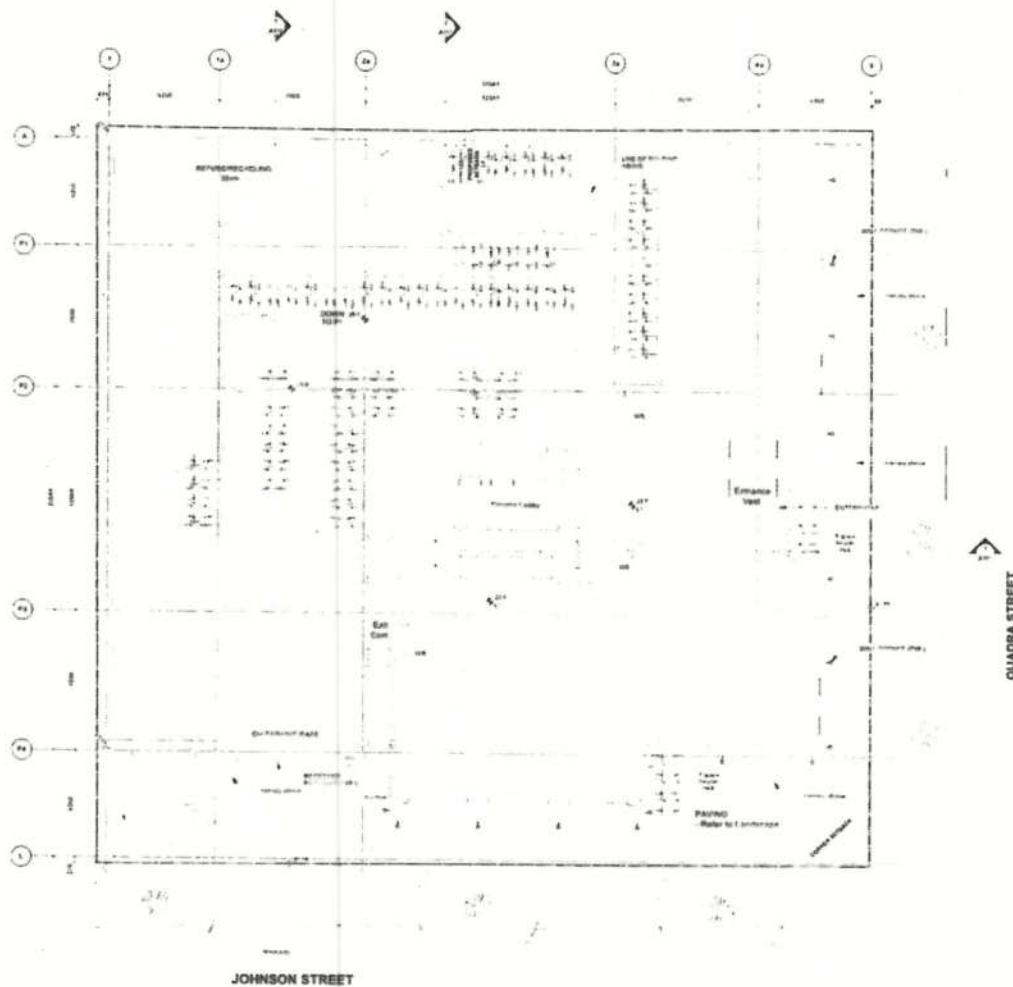
de Hoog & Stewart
Planning & Development
P1 Parking Plan
A203 | 1



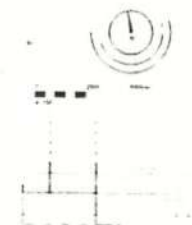
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Development Services Division



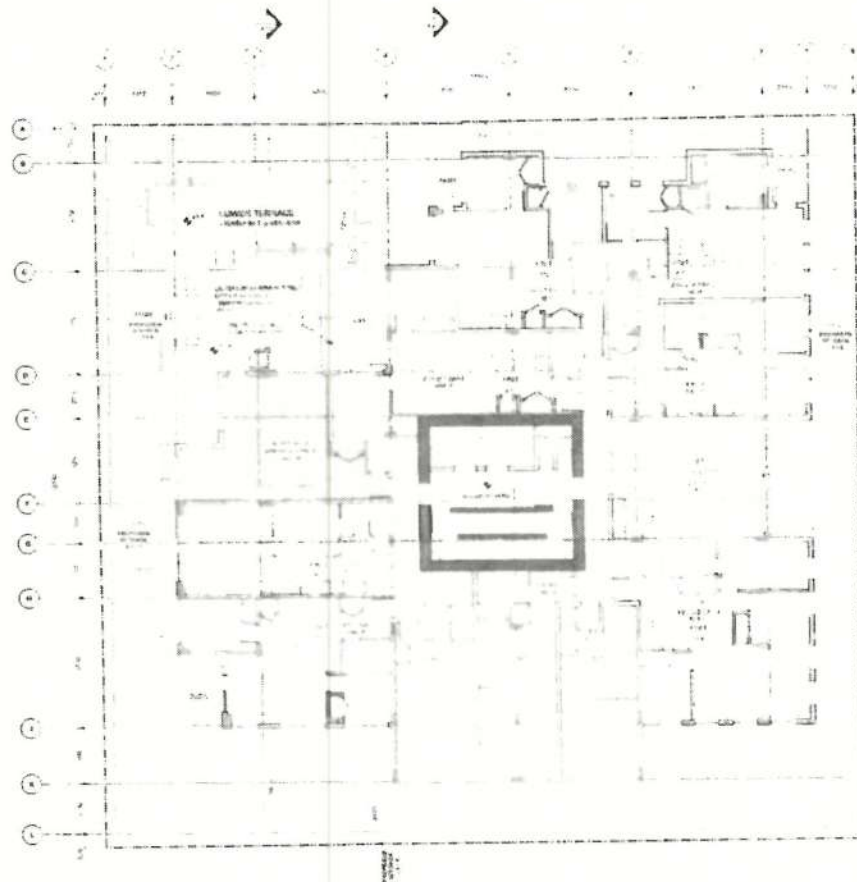
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L1 Plan
A204 | 1



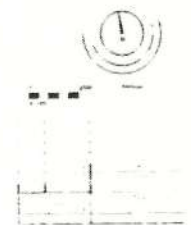
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Development Services Division



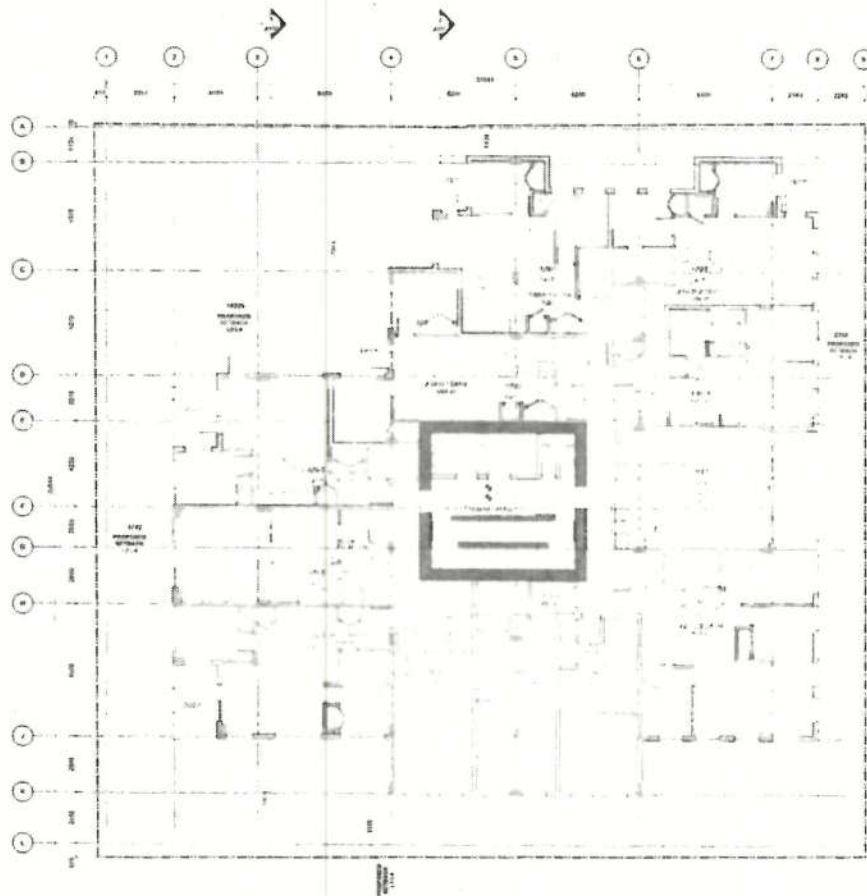
de Hong & Kien
L1 Lighting Plan
A204a 1



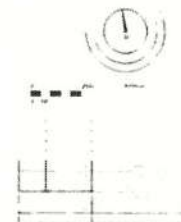
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SEP 18 2018
 Planning & Development Department
 Development Services Division



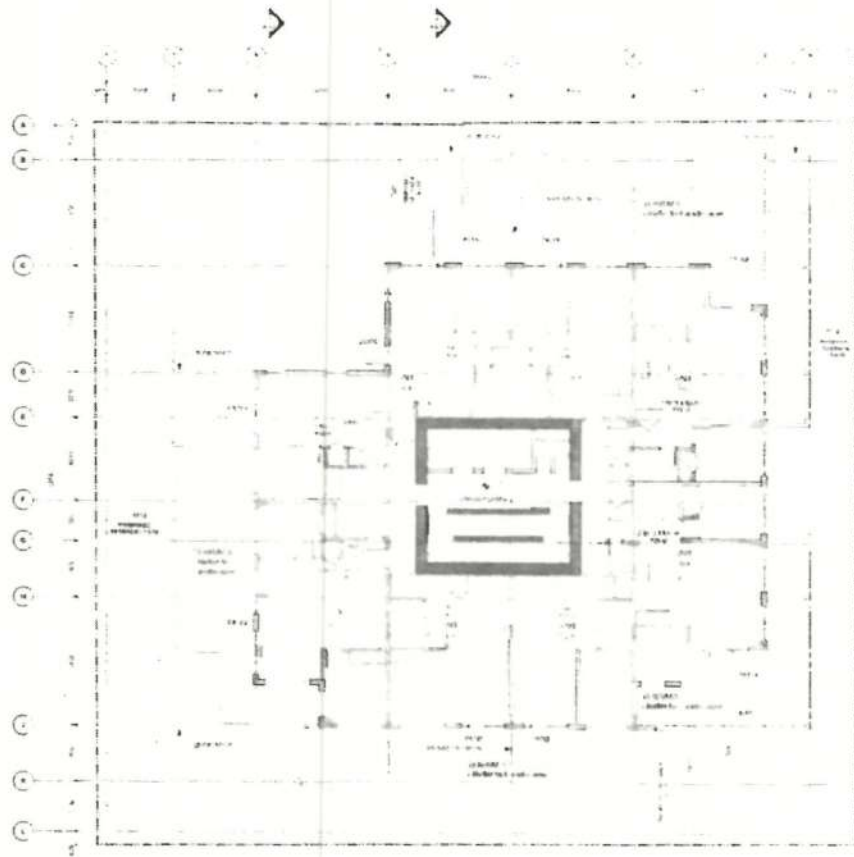
de Hoog & Rian
 L2 Plan
 A205 | 1



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Development Services Division



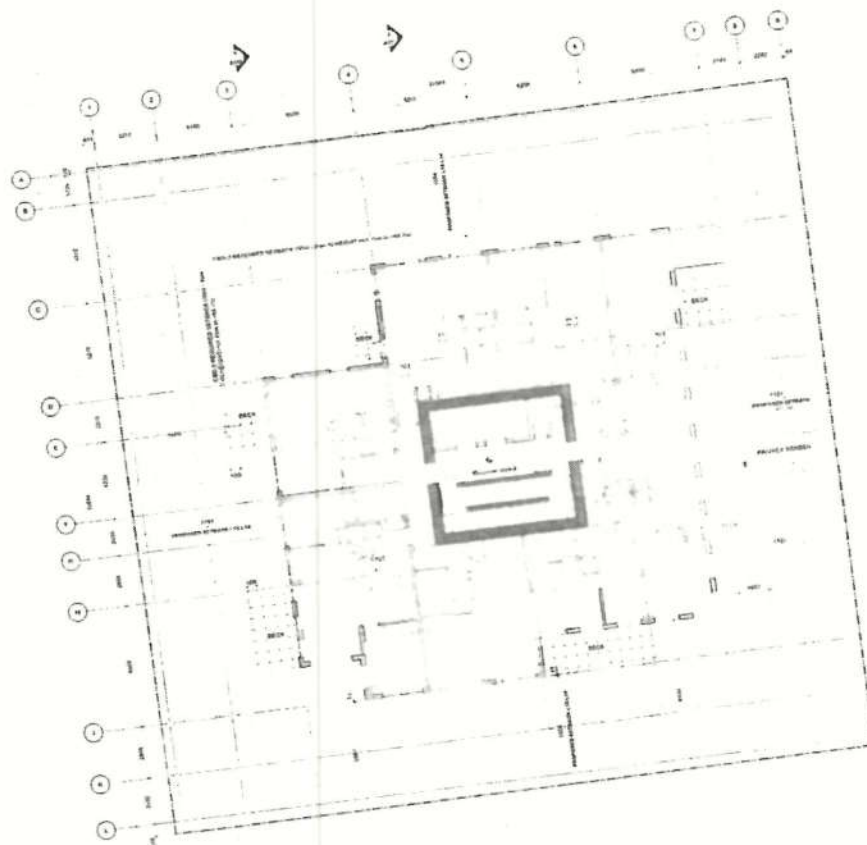
de Waag & Klouff 2018/09/25
Project: [illegible]
Drawing: [illegible]
L3- L4 Plan
A205 1



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City of Victoria
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Development Services Division



de Hong & Blouin architects
Landscape Architecture
LS Plan
A207 1



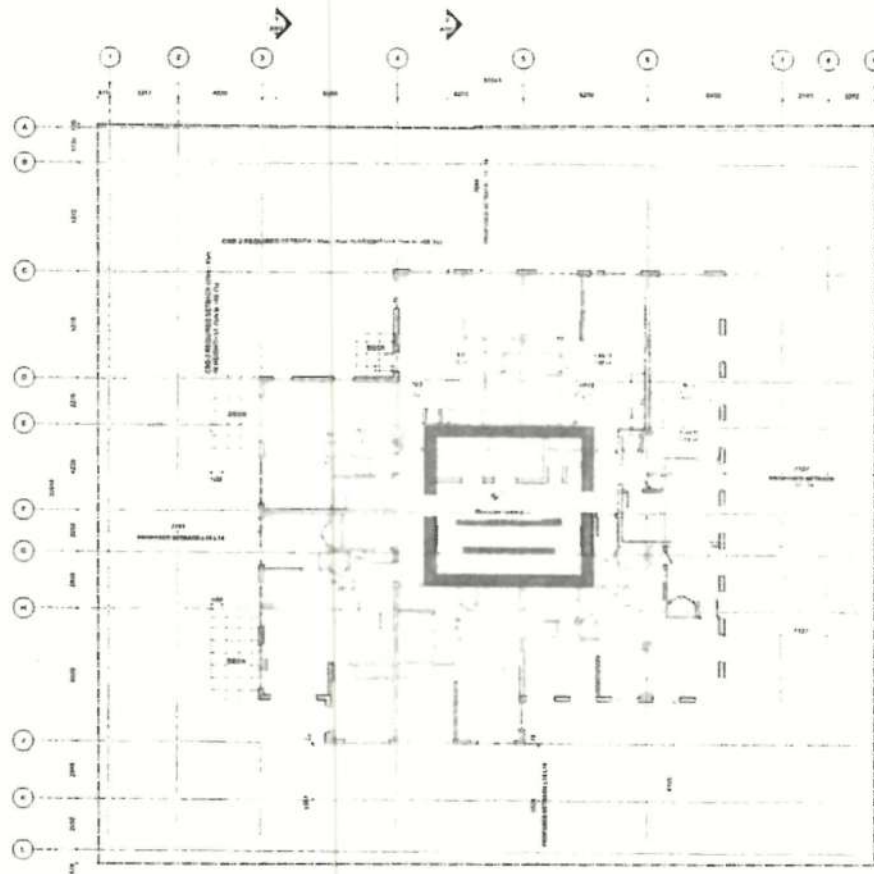
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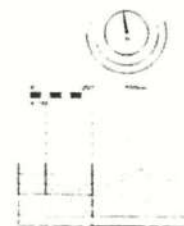
Planning & Development Department
Development Services Division



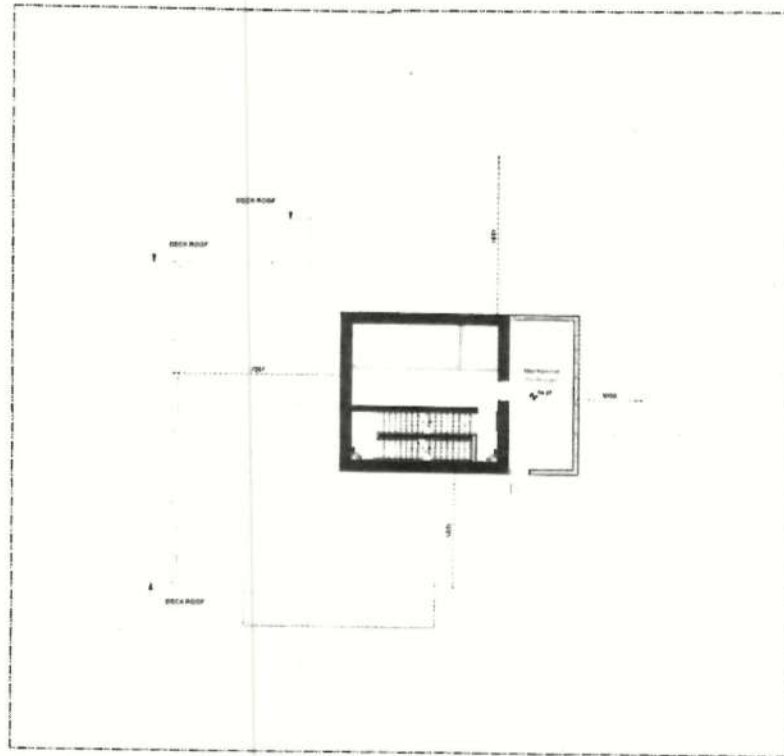
de Hong & Wai
112 Plan
A209 1



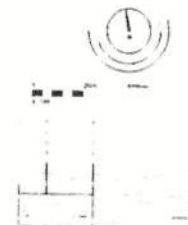
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Development Services Division



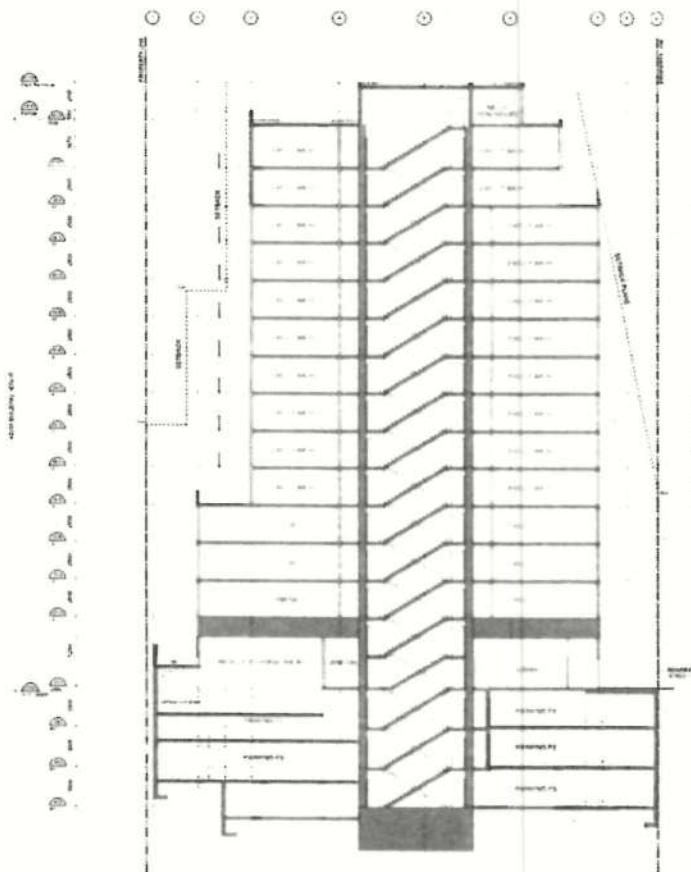
de Hong & Kien
Charter Corporation
L.S. Plan
A210 1



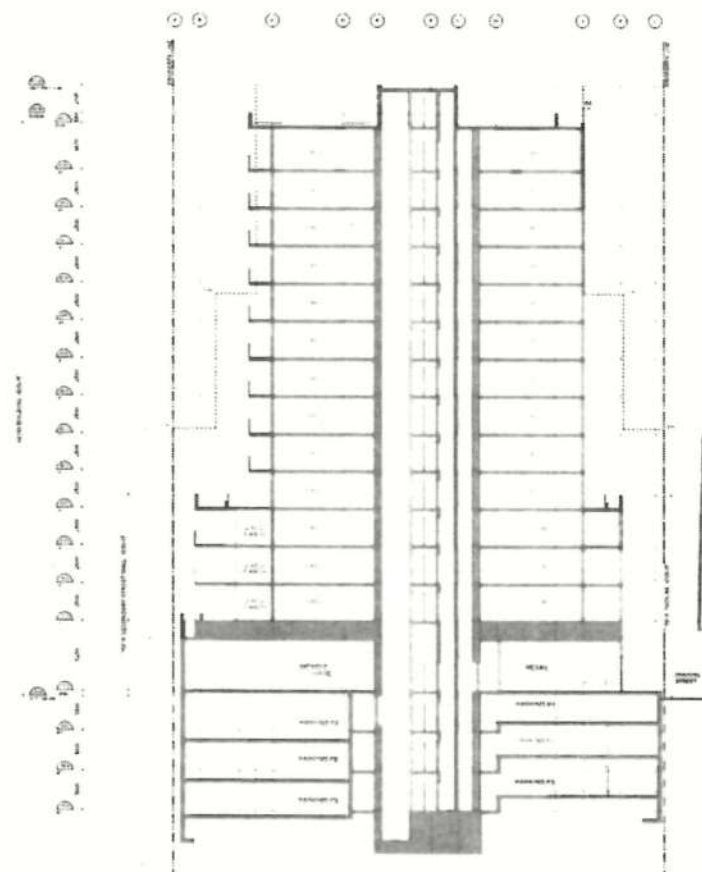
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Development Services Division



de Haag & Kienoff architects
Roof Plan
A211 | 1

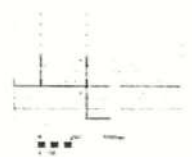


1 Building Section
Scale 1/8" = 1'-0"

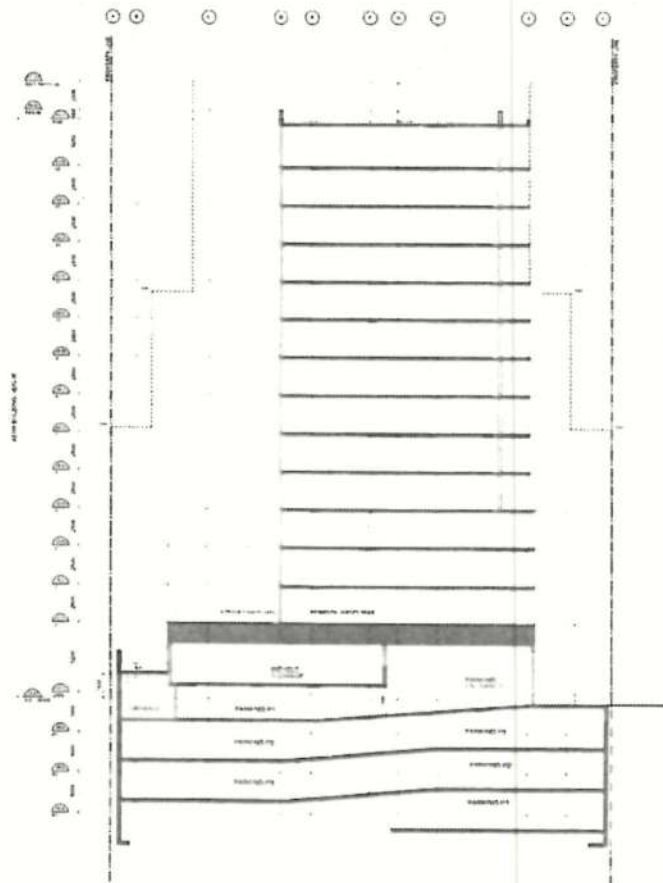


2 Building Section
Scale 1/8" = 1'-0"

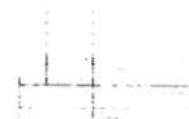
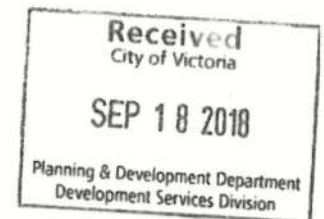
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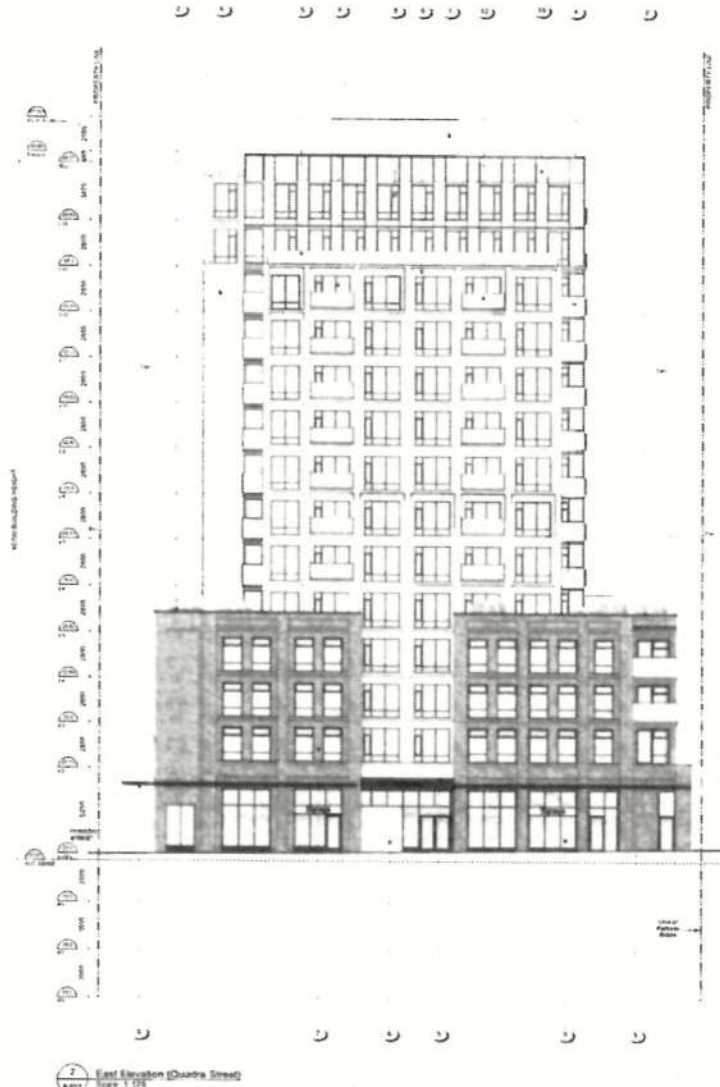
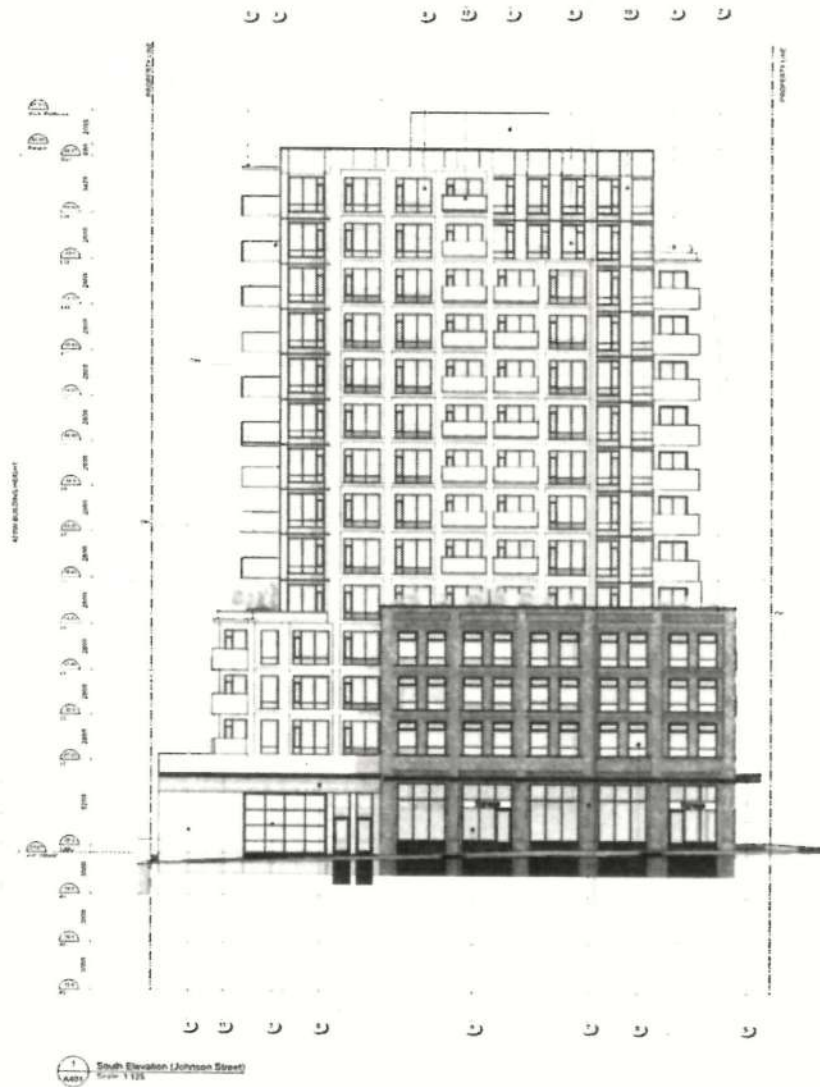


de Hong & Elmslie
Architects
"Thanks for update"
Building Sections
A301



Building Section
Scale 1/100





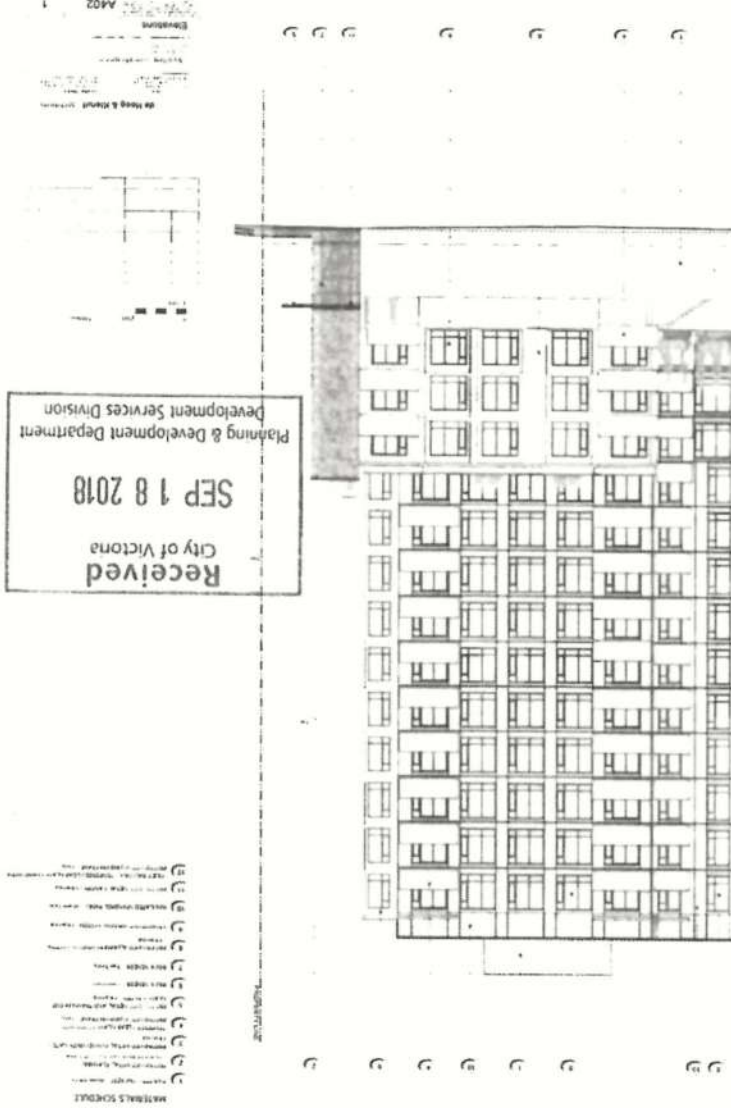
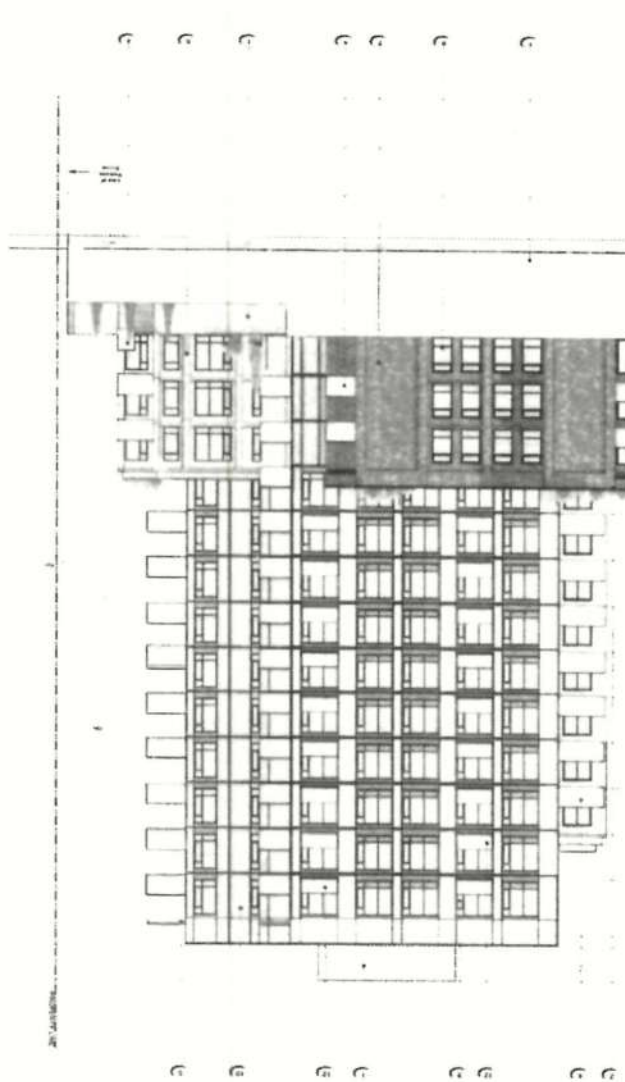
MATERIALS SCHEDULE

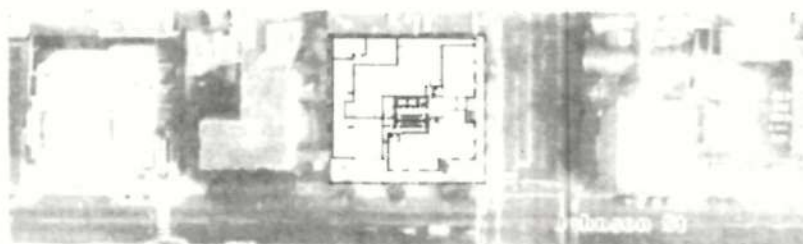
1. EXTERIOR WALLS - CONCRETE
2. EXTERIOR WALLS - BRICK
3. EXTERIOR WALLS - CLAY TILE
4. EXTERIOR WALLS - METAL CLADDING
5. EXTERIOR WALLS - GLASS CURTAIN WALL
6. EXTERIOR WALLS - STONE
7. EXTERIOR WALLS - TERRAZZO
8. EXTERIOR WALLS - WOOD
9. EXTERIOR WALLS - PLASTER
10. EXTERIOR WALLS - GYPSUM BOARD
11. EXTERIOR WALLS - INSULATION
12. EXTERIOR WALLS - FINISH
13. EXTERIOR WALLS - PAINT
14. EXTERIOR WALLS - STAIN
15. EXTERIOR WALLS - VARNISH
16. EXTERIOR WALLS - SEALANT
17. EXTERIOR WALLS - ADHESIVE
18. EXTERIOR WALLS - FASTENERS
19. EXTERIOR WALLS - ACCESSORIES
20. EXTERIOR WALLS - OTHER

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de Hong & Macmillan Architects

Elevations
A401 1





1 Context Elevation (Johnson Street)
A501 1/200



2 Context Elevation (Quadra Street)
A501 1/200



EQUINOX 2 p.m.



EQUINOX 12 noon



EQUINOX 10 a.m.

4 Shadow Studies
A501 1/200

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Looking South-West Along Pandora Street



Looking South Along Quadra Street at Mason



Looking North Along Quadra Street at Yates

1 Street Views
A502 N.T.S.



Looking West



Looking East



Looking North



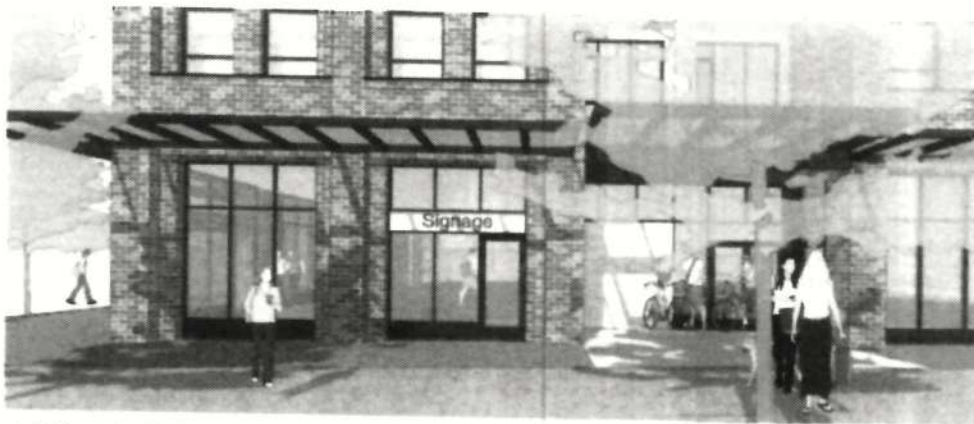
Looking South

2 Skyline Views
A502 N.T.S.

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de Haas & Klarmann
ARCHITECTS
1000 14th Avenue
Victoria, BC V8W 2E1
Phone: 250-383-1111
Fax: 250-383-1112
www.dehaas.com
A502



1 Detail Perspective View of Residential Entrance
A501 N.T.S.



3 Looking North Down Quadra at the Conservatory
A502 N.T.S.



2 Perspective View of South-East Corner of Johnson and Quadra Streets
A503 N.T.S.



4 Detail Perspective Looking South
A504 N.T.S.

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Perspective Studies
A503



1 North and East Facades
A504 N.T.S.



2 North and West Facades
A504 N.T.S.

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MATERIALS SCHEDULE

- 1. EXTERIOR WALLS - CONCRETE
- 2. EXTERIOR WALLS - BRICK
- 3. EXTERIOR WALLS - CLAY TILE
- 4. EXTERIOR WALLS - METAL PANELS
- 5. EXTERIOR WALLS - STONE
- 6. EXTERIOR WALLS - TERRAZZO
- 7. EXTERIOR WALLS - GLASS
- 8. EXTERIOR WALLS - WOOD
- 9. EXTERIOR WALLS - PLASTER
- 10. EXTERIOR WALLS - Gypsum
- 11. EXTERIOR WALLS - Cement
- 12. EXTERIOR WALLS - Concrete
- 13. EXTERIOR WALLS - Brick
- 14. EXTERIOR WALLS - Clay Tile
- 15. EXTERIOR WALLS - Metal Panels
- 16. EXTERIOR WALLS - Stone
- 17. EXTERIOR WALLS - Terrazzo
- 18. EXTERIOR WALLS - Glass
- 19. EXTERIOR WALLS - Wood
- 20. EXTERIOR WALLS - Plaster
- 21. EXTERIOR WALLS - Gypsum
- 22. EXTERIOR WALLS - Cement
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- 24. EXTERIOR WALLS - Brick
- 25. EXTERIOR WALLS - Clay Tile
- 26. EXTERIOR WALLS - Metal Panels
- 27. EXTERIOR WALLS - Stone
- 28. EXTERIOR WALLS - Terrazzo
- 29. EXTERIOR WALLS - Glass
- 30. EXTERIOR WALLS - Wood
- 31. EXTERIOR WALLS - Plaster
- 32. EXTERIOR WALLS - Gypsum
- 33. EXTERIOR WALLS - Cement
- 34. EXTERIOR WALLS - Concrete
- 35. EXTERIOR WALLS - Brick
- 36. EXTERIOR WALLS - Clay Tile
- 37. EXTERIOR WALLS - Metal Panels
- 38. EXTERIOR WALLS - Stone
- 39. EXTERIOR WALLS - Terrazzo
- 40. EXTERIOR WALLS - Glass
- 41. EXTERIOR WALLS - Wood
- 42. EXTERIOR WALLS - Plaster
- 43. EXTERIOR WALLS - Gypsum
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- 46. EXTERIOR WALLS - Brick
- 47. EXTERIOR WALLS - Clay Tile
- 48. EXTERIOR WALLS - Metal Panels
- 49. EXTERIOR WALLS - Stone
- 50. EXTERIOR WALLS - Terrazzo
- 51. EXTERIOR WALLS - Glass
- 52. EXTERIOR WALLS - Wood
- 53. EXTERIOR WALLS - Plaster
- 54. EXTERIOR WALLS - Gypsum
- 55. EXTERIOR WALLS - Cement
- 56. EXTERIOR WALLS - Concrete
- 57. EXTERIOR WALLS - Brick
- 58. EXTERIOR WALLS - Clay Tile
- 59. EXTERIOR WALLS - Metal Panels
- 60. EXTERIOR WALLS - Stone
- 61. EXTERIOR WALLS - Terrazzo
- 62. EXTERIOR WALLS - Glass
- 63. EXTERIOR WALLS - Wood
- 64. EXTERIOR WALLS - Plaster
- 65. EXTERIOR WALLS - Gypsum
- 66. EXTERIOR WALLS - Cement
- 67. EXTERIOR WALLS - Concrete
- 68. EXTERIOR WALLS - Brick
- 69. EXTERIOR WALLS - Clay Tile
- 70. EXTERIOR WALLS - Metal Panels
- 71. EXTERIOR WALLS - Stone
- 72. EXTERIOR WALLS - Terrazzo
- 73. EXTERIOR WALLS - Glass
- 74. EXTERIOR WALLS - Wood
- 75. EXTERIOR WALLS - Plaster
- 76. EXTERIOR WALLS - Gypsum
- 77. EXTERIOR WALLS - Cement
- 78. EXTERIOR WALLS - Concrete
- 79. EXTERIOR WALLS - Brick
- 80. EXTERIOR WALLS - Clay Tile
- 81. EXTERIOR WALLS - Metal Panels
- 82. EXTERIOR WALLS - Stone
- 83. EXTERIOR WALLS - Terrazzo
- 84. EXTERIOR WALLS - Glass
- 85. EXTERIOR WALLS - Wood
- 86. EXTERIOR WALLS - Plaster
- 87. EXTERIOR WALLS - Gypsum
- 88. EXTERIOR WALLS - Cement
- 89. EXTERIOR WALLS - Concrete
- 90. EXTERIOR WALLS - Brick
- 91. EXTERIOR WALLS - Clay Tile
- 92. EXTERIOR WALLS - Metal Panels
- 93. EXTERIOR WALLS - Stone
- 94. EXTERIOR WALLS - Terrazzo
- 95. EXTERIOR WALLS - Glass
- 96. EXTERIOR WALLS - Wood
- 97. EXTERIOR WALLS - Plaster
- 98. EXTERIOR WALLS - Gypsum
- 99. EXTERIOR WALLS - Cement
- 100. EXTERIOR WALLS - Concrete



de Hong & Warrall

Project: [illegible]
Drawing: [illegible]
Scale: [illegible]
Date: [illegible]
A504



1. METAL PANELS - 100% ALUMINUM

2. BRICK - 100% CLAY

3. BRICK - 100% CLAY

4. BRICK - 100% CLAY

5. BRICK - 100% CLAY



6. BRICK - 100% CLAY

MATERIALS SCHEDULE

- 1. METAL PANELS - 100% ALUMINUM
- 2. BRICK - 100% CLAY
- 3. BRICK - 100% CLAY
- 4. BRICK - 100% CLAY
- 5. BRICK - 100% CLAY
- 6. BRICK - 100% CLAY
- 7. BRICK - 100% CLAY
- 8. BRICK - 100% CLAY
- 9. BRICK - 100% CLAY
- 10. BRICK - 100% CLAY



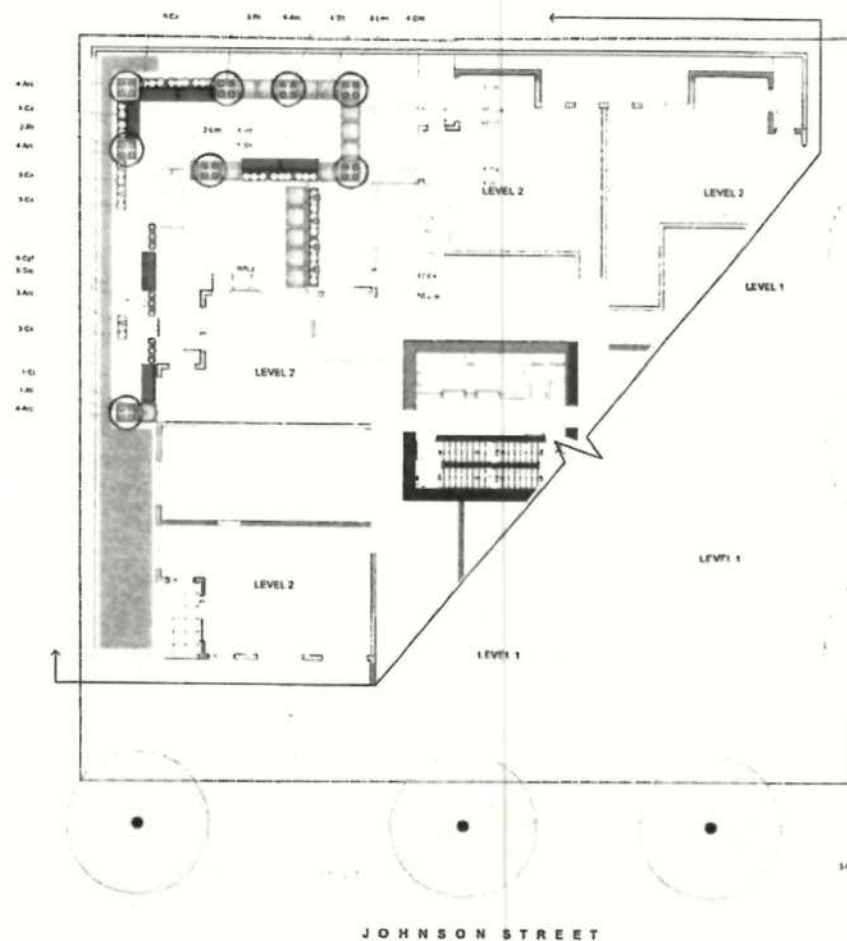
By Hong & Rasmussen

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PLANT LIST (JUNE)				
Sp.	Qty	Botanical Name	Common Name	Soil Test Plant Rating
<u>ORCHID</u>				
	1	Phajonotus	Phajonotus	100
	1	Phajonotus	Phajonotus	100

[illegible]

City	Business Name	Company Name	Seal, Size & Plant Rating
100	Coastal Refining Co.	Thames	trap 12 per day 1200000
100	Andromeda Refining Co. (Wid. Lagoon)	Blue Lagoon Production	trap 12 per day 1200000
100	Andromeda Refining Co. (Sipping)	Andromeda Production	trap 12 per day 1200000
100	Andromeda Refining Co. (Wid. Lagoon)	Coastal Refining Co.	trap 12 per day 1200000

UNIVERSITY OF ALABAMA			
176	Aluminum Bromide	Red-Powdered	50g 1000000000
175	Ammonium Chloride (white)	White Powder	50g 1000000000
174	Ammonium Chloride	White Powder	50g 1000000000
173	Ammonium Bromide	White Powder	50g 1000000000
172	Ammonium Nitrate	White Powder	50g 1000000000
171	Ammonium Sulfate	White Powder	50g 1000000000
170	Ammonium Sulfate	White Powder	50g 1000000000
169	Ammonium Sulfate	White Powder	50g 1000000000
168	Ammonium Sulfate	White Powder	50g 1000000000

NOT FOR CONSTRUCTION

Case	Case description	Case outcome
1	Case 1: A patient with a history of chronic kidney disease (CKD) and hypertension (HTN) presented with a sudden onset of severe headache and vomiting. The patient was found to have a large intracerebral hemorrhage (ICH) in the right frontal lobe.	The patient was managed with supportive care and a craniotomy was performed to evacuate the hematoma. The patient made a full recovery.
2	Case 2: A patient with a history of CKD and HTN presented with a sudden onset of weakness in the right arm and leg. The patient was found to have a small ICH in the right parietal lobe.	The patient was managed with supportive care and a craniotomy was performed to evacuate the hematoma. The patient made a full recovery.
3	Case 3: A patient with a history of CKD and HTN presented with a sudden onset of confusion and vomiting. The patient was found to have a large ICH in the right temporal lobe.	The patient was managed with supportive care and a craniotomy was performed to evacuate the hematoma. The patient made a full recovery.
4	Case 4: A patient with a history of CKD and HTN presented with a sudden onset of weakness in the left arm and leg. The patient was found to have a small ICH in the left parietal lobe.	The patient was managed with supportive care and a craniotomy was performed to evacuate the hematoma. The patient made a full recovery.
5	Case 5: A patient with a history of CKD and HTN presented with a sudden onset of confusion and vomiting. The patient was found to have a large ICH in the left temporal lobe.	The patient was managed with supportive care and a craniotomy was performed to evacuate the hematoma. The patient made a full recovery.



ALPHA PROJECT
DEVELOPMENTS LTD
210-737 YATES STREET
VICTORIA BC

QUADRA RESIDENCES
1405 QUADRA STREET
VICTORIA, BC

Planting Plan

Project No.	11719
Scale	1:20 @ 34"x30"
Worksheet	MS-207B
Checked by	Shirley

1 L3.01

Received
City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division

PLANTING NOTES

- 1) Effect of interest rate increases may change behavior response of GDP and production due to global competition and supply changes
- 2) Finance used to be predominantly national and regional interest rate response with prices between being set in US
- 3) Foreign investment will have increased before the full dollarization process was implemented with 1% of GDP financing dollarization
- 4) All income payments by govt. increased

DRAWING NOTES

- 1. **Identify the "problem"** (usually, an economic issue and political effect) that requires a legislative response to government's needs
- 2. **Identify the "solution"** (usually, a legislative response to the problem) that will address the problem and meet government's needs
- 3. **Identify the "policy"** (usually, a legislative response to the problem) that will address the problem and meet government's needs
- 4. **Identify the "policy"** (usually, a legislative response to the problem) that will address the problem and meet government's needs
- 5. **Identify the "policy"** (usually, a legislative response to the problem) that will address the problem and meet government's needs
- 6. **Identify the "policy"** (usually, a legislative response to the problem) that will address the problem and meet government's needs
- 7. **Identify the "policy"** (usually, a legislative response to the problem) that will address the problem and meet government's needs
- 8. **Identify the "policy"** (usually, a legislative response to the problem) that will address the problem and meet government's needs
- 9. **Identify the "policy"** (usually, a legislative response to the problem) that will address the problem and meet government's needs
- 10. **Identify the "policy"** (usually, a legislative response to the problem) that will address the problem and meet government's needs

F. LAND USE MATTERS

F.3 1400 Quadra Street - Rezoning Application No.00595 and Associated Official Community Plan Amendment and Development Permit with Variance Application No.000503 (Harris Green)

Committee received a report dated September 20, 2018 from the Director of Sustainable Planning and Community Development purposing a 14-storey, mixed-use building consisting of ground floor commercial and residential above with a floor space ratio of 5.5:1.

Committee discussed:

- *the mix of residential and business space*

Moved By Councillor Thornton-Joe

Seconded By Mayor Helps

Rezoning Application No. 00595

1. 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.00595 for 1400 Quadra 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:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement Bylaw securing all dwelling units as rental in perpetuity.
 - b. 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.
 - c. 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.
 - d. 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.

- e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. 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.
 - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That, if approved, Council direct staff to prepare the following plan amendments:
- i. Consequent amendment of the Downtown Core Area Plan: 2011 to change the Central Business District designation covering the site to the Residential Mixed-Use District designation.

Development Permit with Variance Application No. 000503

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. 00595, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000503 for 1400 Quadra 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. Permit one parking stall to be located outside the building
3. The Development Permit lapsing two years from the date of this resolution."

Motion to postpone

Moved By Councillor Isitt

Seconded By Mayor Helps

That Council postpone consideration of the motion to give Committee an opportunity to consider staff's recommendation.

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 Isitt

That Council decline Rezoning Application No. 00602 and Development Permit with Variance Application No.000503 for the property located at 1400 Quadra Street.

Defeated due to no seconder

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

To lift the postponed motion from the table.

CARRIED UNANIMOUSLY

On the Main Motion:

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)

24 September 2018

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



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RE: 1400/1402 Quadra Street & 840 Johnson Street - Application for Rezoning and Concurrent Development Permit.

Dear Mayor & Members of Council:

On behalf of our client, Alpha Project Developments Ltd., we are pleased to submit this revised application for rezoning and concurrent development permit for the above named property.

DESCRIPTION OF PROPOSAL

The proposed development is located on the north west corner of the intersection of Quadra Street and Johnson Street. Across Quadra Street to the east is the Victoria Conservatory of Music, a heritage landmark building (previously the Metropolitan United Church). The property to the west is the five storey Portland Hotel Society Residential Outreach building. The property to the north is a two storey retail plaza. A large 21 storey residential project has recently been approved across Johnson Street to the south. A residential building similar in size to our proposal is located beyond the Outreach building to the west at 834 Johnson Street.

The west half of the site is currently zoned R-48-Harris Green. The east half consists of 2 small lots and is zoned S1-Limited Service District. The three individual properties will be amalgamated and the entire site rezoned to a site specific zone. The properties are located within Development Permit Area 4. Previous uses included a drycleaner and used car dealership. The existing single storey buildings have now been demolished and the site is undergoing environmental remediation.

We are requesting a site specific zone that is generally in conformance with the City of Victoria Downtown Core Area Plan and the Official Community Plan. Located in the Core Business District, the maximum permitted FSR is 6.0:1, with a maximum residential component of 3.0:1. We are proposing a 14 storey building with three levels of underground parking and a density of 5.5:1 FSR. This proposal has been reduced from 15 storeys and 6.0:1 FSR as initially proposed. The ground floor includes a commercial/retail component. Levels 2 through 14 are residential use. With total residential exceeding 3.0:1 FSR an amendment to the OCP is requested.

Use & Location of Use

Double-height retail spaces face onto Quadra and Johnson Streets, bisected by the residential lobby entry facing onto Quadra. Underground parking is accessed from Johnson Street. The refuse/recycling room is generously sized to allow for ease of recycling and on-site space is provided adjacent to the garage entrance for bin storage on pickup days.

On the second floor there is a communal amenity space / business centre that opens onto a large shared outdoor patio. The remainder of the second floor is rental suites.

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The upper floors of the building will be market rental apartments with a mix of suites including 12 studios, 10 junior one bedroom units, 46 one bedroom/one bath units, 39 two bedroom/one bath units, 3 two bedroom/two bath, and 3 three bedroom/two bath units for a total of 113 suites. Suites range in size from 38m² to 83m² and have been designed to provide a good mix for downtown living, including accommodation for families.

Density

The OCP identifies base density for mixed use on this site as 4.0:1 with a maximum density of 6.0:1. Residential use is restricted to a maximum FSR of 3.0:1. For commercial viability a predominately residential rental building is proposed, which will provide a variety of housing options in the downtown core and improve the street activity and appeal of the block and surroundings. The proposed building yields a maximum total density of 5.5:1 (5.27:1 Residential + 0.23:1 commercial).

Height

The OCP identifies the maximum height for this site as 45 m and 15 storeys for residential use. The proposed building complies with has a maximum height of 42.7 m and 14 storeys.

Setbacks

Proposed setbacks meet or exceed all requirements of the OCP, and have been refined through collaboration with Planning staff to ensure appropriate "breathing room" around the tower. Additional stepping and increase setbacks at the intersection of Johnson and Quadra Streets to create an open public plaza at the corner and enhance views to the Conservatory of Music building.

Parking

104 parking stalls are proposed. The secure underground parking structure includes eleven visitor stalls, and one accessible stall. A second accessible visitor parking space is at grade next to the sidewalk. Parking is provided at a ratio of 0.92 stalls per suite. Parking is provided in compliance with the new Zoning Bylaw 2018 for the Downtown area.

A total of 142 Class 1 bicycle spaces are provided at the main floor, conveniently accessed directly from Quadra Street. In conformance with the new Zoning bylaw this includes the required 140 residential and 2 commercial spaces. In addition there are 11 residential and 2 commercial Class 2 (short term) spaces located near the residential and retail entries.

Landscape

Street level paving patterns have been selected to highlight the residential entrance and to align with Quadra Street. Six new street trees are proposed for this area and will be of a species selected in consultation with City Parks. Sufficient structural soil will be provided to enable the new trees to thrive. These will replace the five existing trees that are struggling and unlikely to survive construction.

The level 2 and level 5 terraces are proposed as extensive green roofs. They are designed as a proprietary sedum mat system inter-dispersed with grasses, ferns and

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bulbs suitable to the micro-climatic conditions over a shallow layer of growing medium. The proposed green roof areas cover approximately 30% of the total site area. Some benefits include; impervious cover reduction, supports biodiversity, promotes building energy conservation and reduces urban heat island effect.

Building Design

The fundamental design revisions from the previous submission are the increased stepping back of the building progressively with height and the creation of a taller, more substantial street-oriented podium.

In accordance with the DCAP the primary podium facing Johnson and Quadra Street is four storeys and 14.5 meters tall. Clad in dark grey/brown brick the podium conveys a sense of weight and permanence, a counterpoint to the lighter tower rising above. Large expanses of storefront glazing with pairs of tall windows above set within a hierarchy of brick pilasters create a familiar, traditional backdrop to city life. Glass and steel weather protection extends over all street fronting commercial.

Secondary building faces set back from the podium along Quadra and Johnson extend from the 5th to the 12th and 14th floors. Clad in a lighter brick and punctuated by the larger glazing of living rooms and bedrooms, these faces echo the quality of the podium, but with more contemporary proportions.

The upper North and West floors have window wall cladding combining clear glass and warm grey spandrel. The same system carries across the top two floors facing Quadra and Johnson, and differentiates where the building steps back at the 12th floor. This third exterior treatment completes the sequence of traditional to modern as the building rises.

Entrances are clearly identified, visible and accessible from the principal frontage streets. Entrances open directly onto a public plaza area and sidewalk. The plaza space allows for seasonal street furniture and space for activities to animate the pedestrian environment. A café owner may choose to place outdoor tables and chairs to take advantage of the sunny exposure of this corner location.

The siting of the building relative to the street grid produces minimal shadowing of public spaces. Setting the slender tower back from the corner minimizes the shadowing effect on the conservatory building.

High quality, durable, and timeless building materials are proposed including carefully detailed brick cladding and clear glass/spandrel panel aluminum window wall.

Sustainability Features

Demolition of existing buildings has been controlled to maximize re-use and recycling of construction products. The contaminated site is fully remediated.

A construction waste management plan will be followed during construction. The new building will have a comprehensive and generously sized recycling facility for tenants.

The building design will utilize materials with recycled content and sourced regionally wherever possible. Low emitting materials, specifically adhesives and sealants, paints and coatings, flooring systems, and composite wood and agrifibre products will be specified.

The building will be designed to the requirements of BC Energy Step Code 1 and for

water efficiency, water use will be minimized by using low flow fixtures, water efficient landscaping and planting native and adaptive species that utilize storm water for irrigation.

The heat island effect will be minimized with a high reflectance and green roofs. Green roofs are proposed for level 2 and level 5 roof areas. Total green roof area is 273 m² which is approximately 20% of the total site area.

The existing 5 street trees will be replaced with 6 new trees of a species selected in consultation with City Parks. Trees will be provided with sufficient structural soil for optimum growth.

Light pollution will be reduced by minimizing light trespass from the building and site.

CPTED

All outdoor spaces have been designed in accordance with CPTED guidelines to ensure that safety and security requirements are effectively addressed. There are no hidden, private, or covered spaces at the street level. The minimal surface parking is open to the street. There are no hidden alcoves in the transitions between uses and access to the building is secure and observable. Continuous glazing at the street level maximizes visibility and entrances are well-lit.

Conclusion

This revised application represents a high quality residential and commercial building that conforms to the OCP and DCAP requirements, entirely redesigned to fully comply with height-related setback requirements.

This project is a significant step in the realization of the goals of the OCP and DCAP. It will improve the vitality and safety of this area and expand the available rental housing options in the downtown area by providing a good mix of rental suites. The project is of an appropriate scale to its location and has been designed to minimize the impact of the building on the street and adjacent building sites and will compliment the Victoria Conservatory of Music heritage landmark building by highlighting access, and maintaining viewscales.

Sincerely yours,

Charles Kierulf Architect AIBC MRAIC

de Hoog & Kierulf architects



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

September 23, 2018

Re: 1400 Quadra Street Rezoning and OCP Amendment

Dear Mayor Helps and Council,

The DRA LUC has reviewed the drawings for the proposed building and hosted a CALUC meeting on May 18, 2017 for the above-mentioned application. The presentation was conducted by Lynn Gordon-Findlay of de Hoog and Kierulf Architects.

Based on the information presented by the applicant the purpose of the Rezoning and OCP amendment is to create a 14-storey market rental building with ground floor commercial space fronting Quadra and Johnson Streets. Information presented at the public meeting indicates the applicant is requesting an OCP amendment to increase the residential FSR component of this project from the allowable 3:1 to approximately 6:1. Some minor variances for setbacks are also requested.

Comments and concerns raised at the Land Use Committee public meeting are as follows:

- The question was asked whether the proposed building will "improve the neighbourhood". The applicant stated that having more residents will provide more eyes on the street with the expectation that there will be an improvement in the local conditions.
- There were questions asked regarding the amount of time the construction would take and the amount of blasting required. The applicant offered that construction would take approximately 2 years and there will be significant blasting taking place.
- When asked to clarify the OCP amendment to create residential occupancy for the entire building rather than include office occupancy at 50%, the applicant pointed out that it was economically difficult to split occupancies due to the need for separate lobbies and elevators for the two uses.
- Questions were asked related to the setbacks of any proposed balconies and the adjacent windows of the adjacent supportive housing complex at 844 Johnson. The applicant stated that the balconies had a minimum 4.5m setback. Dual pane windows and other sound abatement techniques will be included.

Comments and concerns raised by committee members are as follows:

- The applicant has included three bedroom apartments within this proposal which will allow families to reside within the downtown area. This is a laudable response to current residential needs.

- The applicant is providing adequate parking for this project in compliance with City regulations which is highly desirable and should be encouraged. Many other applications are seeking significant parking variances or provide no parking at all creating parking pressures in adjacent neighbourhoods.
- The building exterior appears to be of a higher than average quality.
- Ubiquitous clear glass balcony guards do not screen personal possessions that are inevitably stored on balconies from public view. It is suggested that at least a portion of the railing glass on each balcony be of the obscure type to provide some screening from public view and create additional aesthetic interest.
- It is disappointing that the stained glass feature shown on early drawings that responded to the architectural detail of the Conservatory opposite appears to have been removed from the current design.
- Since the CALUC meeting, the requested FSR has been reduced to 5.5:1 which is in keeping with the lower density OCP designation for buildings of residential occupancy immediately across Quadra and to the east.
- It is noted that if this application was located immediately across the street it would not require an OCP amendment.

There were no objections to this application stated by attendees at the CALUC meeting. The DRA has a policy not to support OCP amendments without a compelling rationale to do so. The risk taken by the applicant to improve the local area in spite of the challenges of the particular site in this particular case warrants support.

Sincerely,



Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

ALPHA PROJECT DEVELOPMENTS LTD.

**St. Andrew's Square 1
210 – 737 Yates Street
Victoria, B.C. V8W 1L6
Tel: (250)360-1944 Fax: (250)381-4680**

04 October 2017

**Development Services
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6**

Attention: Charlotte Wain, Senior Planner

Dear Charlotte,

Re: 1400 Quadra Street

Thank you for your response with respect to the letter from Colliers dated 11 July 2017, a copy of which is enclosed for your reference. You have requested further information supporting the contents of that letter and we attach an additional letter from Colliers together with a mid year office survey for your review.

In speaking with Colliers, they have offered to provide additional information to you should you have any specific questions pertaining to the survey results.

Yours truly,



Bijan Neyestani



July 11th, 2017

Alpha Project Development Ltd
400-931 Fort Street,
Victoria, B.C.
V8V 3K3

Attn: Mr. Bijan Neyestani

Dear Mr. Neyestani

**RE: Office Development Potential, Corner of Johnson and Quadra Streets,
Victoria, BC**

Further to our recent conversation, you have asked us for our opinion with respect to an office development at the corner of Johnson and Quadra Streets in downtown Victoria.

Market conditions for the first half of 2017 for office in the market have been relatively flat with limited new supply coming to market and limited absorption. These conditions will change dramatically, however, in late 2017 and early 2018 as Phase I of Capital Park is completed and Phases I and II of 1515 Douglas are ready for occupancy.

By April 2018, approximately 407,000 sf of new inventory will have been added to the market. Furthermore, in fall 2019, an approximately 130,000sf of additional office space will be ready for occupancy at Capital Park.

The impact of this new supply on the market vacancy is expected to be substantial as we have noted at least three office buildings that are anticipated to be emptied in their entirety, in addition to other office buildings that will experience newly vacated areas.

It is important to note that there is approximately 511,000sf of current vacancy in the region providing a market vacancy of approximately 6.05%. We anticipate that in 2018 the vacancy rate will increase to between 10-11%. The impact of this additional vacancy will be downward pressure on rates as landlords compete with each other for available tenants.

We anticipate, provided limited new inventory is added to the market and with current absorption rates remaining consistent going forward, that it will be a five year process to have vacancy rates return to historical levels.

We note that your site is not currently situated in a traditional office area. Johnson and Quadra is outside the periphery in terms of amenities and features that the vast majority of office users are looking for in the core. Specifically, office tenants are generally seeking locations with a desirable streetscape with close proximity to restaurants, retail and other office tenancies.

Currently, the Johnson and Quadra area does not offer these amenities in any significant way and we don't see this changing in the foreseeable future. In fact, given the surrounding residential nature of new development, we would suggest that office demand will continue to be challenged in this area.

In short, current market conditions would suggest that caution be applied to any new office development. Furthermore, should you decide to proceed with an office project, we would suggest that a site in the traditional office areas of the downtown core would be substantially better received in the market.

We would be pleased to meet with you to discuss in further detail at your convenience.

Yours truly,

A handwritten signature in black ink, appearing to be 'G. Smith', written over a horizontal line.

Graham C. Smith
Senior Vice-president

1175 Douglas Street
Suite 1110
Victoria, BC
Canada V8W 2E1

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FAX +1 250 3823564

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October 2, 2017

Alpha Project Developments Ltd.
P.O. Box 846
Victoria, B.C.
V8W2R9

Attention: Messrs. Bijan Neyestani and Fred Rohani

Dear Sirs:

Re: **Rezoning Application**
1400-1402 Quadra Street & 850 Johnson Street
Victoria, B.C.

We understand your application with the City of Victoria to rezone the above-referenced property is proceeding through the application process with the objective being the development of a 15 story 125 suite purpose built rental apartment building with ground level retail/commercial space. We have taken the opportunity of reviewing the building plans and specifications for this proposed development and wish to commend you for bringing forward yet another project that will enhance the urban fabric of our downtown core and provide much needed rental housing that will help satisfy the demand created by the burgeoning population of Victoria residents who are choosing more and more to live in the core of our City. If required, Colliers International would be happy to speak in favour of this rezoning application.

Our support for this rezoning is based on many factors which we have elaborated on herein.

Existing Zoning: We have taken time to review the existing zoning under which the proposed development could be built, providing a sizeable mixed use commercial and residential development with office and street level retail on the lower floors and residential (condo or rental) accommodation on the upper floors. While we completely support the development of residential density in this location, we question the viability of new office space on this site. While demand for new office space has been proven out, as evidence by recent leasing activity in several new projects, we see the Quadra/ Johnson location as being inferior for any significant office demand by either the private or public sector. Locational challenges related to the neighbouring Street Link housing project would act to deter any office user from leasing space in this location. Economic rents for new office development in this location would also bring into question the viability of the mixed-use model. Furthermore, the mix of office and residential use within one building has proven to be problematic over time.

Office Use: While an office use at this location may generate positive daytime traffic to the general neighbourhood with the arrival and departure of office users during the day, the office use would not generate any significant pedestrian traffic during the evenings or on weekends. Our research has proven out that the densification of our downtown core for residential use far outpaces the economic and social drivers provided by office use, especially at times of the day or on weekends when street front traffic is most desirable. The increase in resident street front

traffic also acts to reduce unsavory activity in a neighbourhood. We can credit the City with a reduction in our downtown storefront retail vacancy rate for over ten percent (10.0%) two years ago to just over five percent (5.0%) in Q2 2017 by adopting a policy of increased residential density in our downtown core. The change in the zoning and overall use of the subject site would work to further the progress being made by both the City and the development community in creating a much-improved urban experience and environment.

Residential Densification: Despite the ongoing development of numerous purpose-built apartment built rental apartment buildings in Victoria's downtown core, demand for this accommodation continues to far outpace supply. With residential vacancy rates remaining at historic low levels, we see a continued and almost insatiable demand for more rental housing in our downtown core. This level of demand far outpaces any comparable level of demand we see in other asset categories in the core of our city, including office and retail space.

We welcome the opportunity of discussing this subject and our support for your rezoning the subject property located at the north-west corner of Johnson and Quadra Streets. Please let us know when it would be appropriate to speak at any of the upcoming neighbourhood association meetings or City Council meetings.

If you have any further questions or require any additional information in this regard, please contact me directly.

Your truly,

COLLIERS INTERNATIONAL

A handwritten signature in black ink, appearing to read "David Ganong", written over a horizontal line.

David Ganong
Managing Director – Vancouver Island.

Research &
Forecast Report

GREATER VICTORIA OFFICE MARKET

Second Quarter 2017



Accelerating success



Investment Market

Office Investment sales for the first half of 2017 were limited to sales under \$2.6M with nine buildings transacting for a total sales volume of \$9M year-to-date. Six of these sales were to "owner-occupiers." So far, no larger notable investment sales have occurred in 2017 which is a reflection of a lack of supply of investment product. Demand remains strong from the full spectrum of investors, including institutional and private equity. For the balance of 2017, we expect to see an increase in sales volume with the continuing low cap rate trend ranging from sub 5% to 6%, depending on asset class, tenancy strength, and location.



Forecast

Vacancy is expected to increase between 1.5% to 2.0% by the end of 2017 as we see new supply starting to come to market. The first phase of Capital Park will be providing 125,000 square feet of new Class A office space by September of this year. This building has been fully pre-leased to the Provincial Government. 750 Pandora Ave, the larger tower behind 1515 Douglas Street, will be coming to market early 2018, adding a further 184,000 square feet of Class A office space to the downtown inventory. BCIMC is expanding from their current size and will be occupying the entire building at 750 Pandora Avenue.



Suburban Notable Lease Transactions

TENANT NAME	ADDRESS	TYPE	APPROXIMATE SIZE (SF)
1. Provincial Government	2261 Keating Cross Road	Renewal	24,800
2. Coast Capital Savings	2950 Jutland Road	Sublease	12,881
3. Provincial Government	29 Helmcken Road	Headlease	10,550
4. ARO Inc.	2261 Keating Cross Road	Headlease	7,333
5. Island Trust	1627 Fort Street	Renewal	7,237

Downtown Notable Lease Transactions

TENANT NAME	ADDRESS	TYPE	APPROXIMATE SIZE (SF)
1. Provincial Government	727 Fisgard Street	Renewal	44,708
2. Provincial Government	810 Fort Street	Renewal	12,122
3. CRD	1675 Douglas Street	Renewal	6,960
4. Benevity	1005 Langley Street	Expansion	5,727
5. Provincial Government	703 Broughton Street	Headlease	5,465

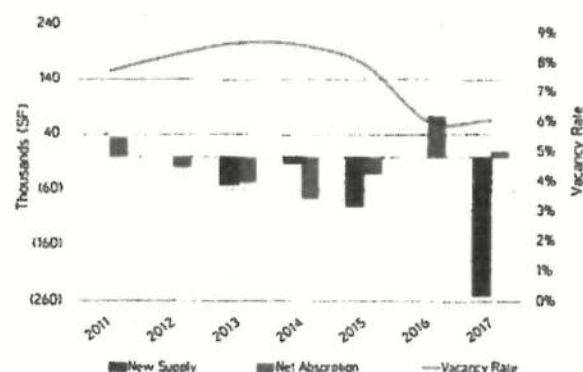
Downtown

Downtown vacancy has remained nearly unchanged from 6.02% as of year-end 2016 to 6.05% second quarter 2017. Downtown Class A office space is still the lowest vacancy segment even though there was a slight increase from year-end 2016's 1.07% to 1.44% mid-year 2017. Total downtown absorption has decreased significantly from a positive 73,454 square feet as of year-end 2016 to 11,729 square feet mid-year 2017. New Supply is at a negative 249,858 square feet, which is primarily due to the adjustment of the office inventory.

Trends

- Class A office space remains in high demand as tenants look to upgrade from their current office situation.
- New Class A construction is now surpassing the \$30 per SF base rent level. This is a historic new high and tenants are willing to pay for the added benefits new Class A office space has to offer.
- There is a noticeable increase in the number of tenants looking for large office floor plates (20,000 SF to 40,000 SF), however, there are limited options in the downtown core for these size ranges and tenants are having to look at the Suburban market for more options.
- Parking is still becoming more difficult to secure in the downtown core as a number of surface parking lots have been sold as development sites, and new bike lane infrastructure is further impacting the accessibility of parking in the downtown core. There is also an expected increase in parking rates over the next year. Tenants are therefore looking to the suburbs to satisfy challenging parking requirements.

Downtown Historical Performance



Supply

The Azzurro on 1950 Blanshard Street added 11,087 square feet of Class B+ office space to the inventory. This was the only new supply for the first two quarters of the year, however, there were a few changes to the office building inventory. 1105 Pandora Ave has been removed from the inventory, by a negative 27,000 square feet, as the site is to be redeveloped into condos. 940 Blanshard Street had a building size reduction by 233,445 square feet as to only account for the office portion of the building.

Downtown	Q4 2016	Q2 2017	Trend
Office Inventory	4,761,916	4,512,058	↓
Net Absorption	73,454	11,729	↓
Vacancy Rate	6.01%	6.05%	↑
New Supply	0	11,087	↑
Under Construction	500,000	500,000	↔

Market Indicators

MARKET	CLASS	TOTAL INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION	NET NEW SUPPLY
	A	513,808	7,384	1.44%	(1,901)	0
	B	3,393,962	184,410	5.43%	14,015	(222,358)
	C	604,288	81,125	13.42%	(385)	(27,500)
Region Total		4,512,058	272,919	6.05%	11,729	(249,858)

396 offices in 68 countries on 6 continents

United States: 153
Canada: 29
Latin America: 24
Asia Pacific: 79
EMEA: 111

\$2.6B

US Revenue
Average

2B

Revenue
with investment

15,000

Employees
and staff
worldwide

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Colliers International Group Inc. is a leading provider of real estate services, with over 396 offices in 68 countries on 6 continents. With a strong focus on client service and innovation, Colliers International Group Inc. is committed to providing the highest quality real estate services to its clients. The company's services include commercial real estate, residential real estate, and investment services. Colliers International Group Inc. is a member of the Colliers International Group, which is a leading provider of real estate services worldwide.

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September 25, 2018

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

Re: 1400 & 1412 Quadra Street and 850 Johnson Street Development Land Lift Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete a Land Lift and Amenity Contribution Analysis for the proposed rezoning of 1400 and 1412 Quadra Street and 840 Johnson Street Victoria (the Site) from the base density allowable in the OCP for Mixed Use Residential District Zoning (MRD-1) and Central Business District Zone (CBD-1) to the proposed new Zone (CBD-2) by Alpha Project Developments Ltd. (the Developer).

The purpose of the analysis is to estimate the land lift and amenity contribution on the site from an increase in density on the Site from that which would allow for development of a mixed commercial and residential building with a maximum of 3.0 FSR for residential use (identified as the 'base density' under the current Density Bonus Policy) to a proposed density of 5.5 FSR mixed commercial and residential rental project on the combined Site. The Developer is proposing all residential units developed be secured as market rental in perpetuity through a housing agreement.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the Site assuming it already had the new Zoning for 5.5 FSR and the maximum value a developer could pay for the site if developed as permitted under the OCP with prevailing market conditions. GPRA has been asked to assess the value of the Site with the following potential uses:

- 1) Residential rental
- 2) Commercial retail uses;

GPRA used standard developer proformas for each case to model the economics of typical development as proposed/allowed under the each zoning. The 'Lift' is then calculated as the difference in residual land values under both current zoning and the proposed new zoning/density.

METHODOLOGY & ASSUMPTIONS

The Site is roughly 1,370 square metres in area and can be developed under the OCP with a mix of ground floor commercial with residential density up to 3.0 FSR above. The proposed new development at roughly 5.5 FSR would amount to approximately 7,537 square metres of GBA, comprised of 7,216 square metres (gross area) of residential (composed of 113 rental apartments

to be secured as rental in perpetuity through a housing agreement), and 321 square metres of ground floor commercial space, with 104 parking stalls to be provided. The developer has indicated that there is significant environmental remediation required on the site, but the cost of this would be carried under both scenarios and does not impact the analysis.

The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired output. In typical proformas this output is usually profit, following a revenues minus costs equals profit formula.

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For these analyses GPRA has determined the residual value based on the developer achieving an acceptable profit of 15% on total project costs (calculated as a representative portion of overall project costs for the proposed development) for the base analysis as a strata apartment building. For the rezoned rental apartment project a profit to project cost metric is not appropriate, as it would be difficult to support any land value and achieve a profit. Instead, developers would typically look at the yield of ongoing revenue measured as an internal rate of return (IRR). GPRA has determined the residual land value for the rezoned property using a target IRR of 5.55%, reflective of current capitalization rates for rental apartments and commercial retail in the City (the 5.55% IRR is set at 2% points above the blended cap rates for rental at 4.0% and the cap rate for commercial at 5.25%). The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving an acceptable return for their project.

The residual land value determined from this analysis is then compared to the value of the site using the supported base density as determined by the OCP to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required only from the proposed rezoning to 5.5 FSR and not from development under the OCP would impact the lift and would need to be identified, priced, and included in a revised analysis.

Typically there is some sharing of the lift value between the Municipality/District and the developer, but the percentage shared varies by community and by project. It is GPRA's understanding that in compliance with current policy, the City has determined that they will seek 75% of the lift for amenities.

GPRA determined strata revenues used in the base analysis from a review of recent sales and offerings for sale of recently developed apartments of wood frame and of concrete construction within roughly 10 km of the Site, with a focus on projects that were deemed comparable to that which has been proposed for the Site. Rents for apartment units and commercial uses have also been drawn from a scan of projects with current listings in the area. Consideration has been given to how the adjacency to various social services in the neighbourhood might impact revenue.

Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. Development or soft costs

have been drawn from industry standards, and from the City's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

GPRA estimates that there is no lift from the proposed zoning for market rental as compared to a strata project at 3.0 FSR with commercial at grade as indicated in the OCP. As such, GPRA does not recommend the City seek an amenity contribution from this rezoning under these conditions.

I trust that our work will be of use in the City's determination of the Amenity Contribution they will seek as part of rezoning 1400 and 1412 Quadra Street and 840 Johnson Street, Victoria. I am available to discuss this further at your convenience.



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Advisory Design Panel Report

For the Meeting of August 22, 2018

To: Advisory Design Panel **Date:** August 10, 2018
From: Rob Bateman, Senior Process Planner
Subject: Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1400 and 1412 Quadra Street and 850 Johnson Street and provide advice to Council.

The proposal is for a 14-storey mixed-use building with ground floor commercial and purpose-built rental above, including approximately 105 dwelling units. The overall proposed density is 5.5:1 floor space ratio. Concurrent with this Application is Rezoning Application No. 00595, and variances related to setbacks, vehicle parking location and bike parking are currently proposed as part of the Development Permit Application. An Official Community Plan amendment would also be required because the proposal does not meet the use and density policies contained in that plan.

The property is situated within Development Permit Area 2 (HC): Core Business and the following documents were considered in assessing this Application:

- *Official Community Plan (OCP, 2012)*
- *Downtown Core Area Plan (2011)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Standards and Guidelines for the Conservation of Historic Places in Canada*
- *City of Victoria Heritage Program Sign & Awning Guidelines (1981).*

The proposal is generally consistent with the applicable Design Guidelines; however, staff are looking for commentary from the Advisory Design Panel with regard to:

- heritage landmark building context
- massing of the upper storeys
- uniformity of façades and cohesion of building design.

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 / Architect:	Mr. Charles Kierulf, MRAIC De Hoog & Kierulf Architects
Development Permit Area:	Development Permit Area 2 (HC): Business Core
Heritage Status:	N/A

Description of Proposal

The proposal is to construct a 14-storey mixed-use building with approximately 105 rental multiple dwelling units above and two commercial retail units on the ground floor. The overall proposed density is 5.5:1 floor space ratio. The proposed residential density is approximately 5.25:1, and the building would have a maximum height of 42.70m. Concurrent with this Application is Rezoning Application No. 00595, and variances related to setbacks, vehicle parking location and bike parking are currently proposed as part of the Development Permit Application. An Official Community Plan amendment would also be required because the proposal does not meet the use and density policies of this plan.

The proposal includes the following major design components:

- 105 rental residential units
- two commercial units along Quadra Street and Johnson Street (a total of approximately 339m²)
- 107 parking spaces (including 7 visitor spaces)
- secure bike parking for 142 bikes (long term) located on the main floor behind the retail units
- publicly accessible bike parking for 16 bikes (short term) located near the entrance to the residential units on Quadra Street and near an entrance to the retail unit on Johnson Street
- indoor and outdoor residential amenity space located on the northwest side of level two.

Exterior building materials include:

- painted concrete
- brick veneer
- prefinished metal flashing
- prefinished metal security gate
- prefinished metal and translucent glass canopies
- prefinished aluminium window system
- storefront window system
- insulated spandrel panel
- prefinished metal canopy.

Landscaping elements at ground level include:

- concrete unit paving (running bond)
- large format plank paver (running bond)
- broom finish concrete parking access driveway.

Landscaping elements on level two include:

- common outdoor amenity area with tall planters with screening shrubs, low planters with ornamental grasses, and prefabricated benches
- hydropressed slab paving on the common amenity area and private dwelling unit patios
- green roof (prevegetated mat system) between the common and private areas.

The following data table compares the proposal with the existing Central Business District – 1 Zone (CBD-1) and Mixed Use Residential District – 1 Zone (MRD-1). An asterisk is used to identify where the proposal is less stringent than the existing Zones. Additionally, the key City policy that pertains to the area has been included in this table.

Several aspects such as the floor space ratio, commercial floor area, occupied roof space, number of units, setbacks and bike parking may not be entirely accurate and will need to be confirmed with more information from the applicant.

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	OCP Policy	DCAP Policy
Site area (m ²) – minimum	1370.40	N/A	N/A	N/A	N/A
Density (Floor Space Ratio) – maximum	5.5:1 *	N/A	1.5:1	4:1 base 6:1 max.	4:1 base 6:1 max.
Residential Density (Floor Space Ratio) – maximum	5.25:1 *	N/A	N/A	3:1	3:1
Total floor area (m ²) - maximum	7537.00	N/A	N/A	N/A	N/A
Height (m) – maximum	42.70 *	30.00	15.00	N/A	45
Rooftop Structure Projection (m) – maximum	2.78	5.00	5.00	N/A	N/A
Storeys – maximum	14	N/A	N/A	24	15
Site coverage (%) – maximum	79.40 *	N/A	60.00	N/A	N/A
Front Setback Plane (ratio)(Quadra Street) – minimum	Within setback plane	N/A	5:1 (angle of Inclination)	N/A	5:1 (angle of Inclination)

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	OCP Policy	DCAP Policy
Setbacks (m) – minimum					
Front (Quadra Street)	2.60	0.5	N/A	N/A	N/A
Rear (West)					
Under 20m in height	3.24	N/A	N/A	N/A	3.00
20-30m in height	7.74 (5.50 for balcony)	N/A	3.0	N/A	3.00
30-45m in height	7.74 (5.50 for balcony)	N/A	6.0	N/A	6.00
Side (North)					
Under 20m in height	1.84	N/A	N/A	N/A	3.00
20-30m in height	7.12	N/A	3.0	N/A	3.00
30-45m in height	7.12	N/A	6.0	N/A	6.00
Side (Johnson Street)					
Under 20m in height	2.60	N/A	N/A	N/A	3.00
20-30m in height	5.91	N/A	3.0	N/A	3.00
30-45m in height	5.91*	N/A	6.0	N/A	6.00
Projections into Setbacks – maximum	Under 0.6	0.60	0.60	N/A	N/A
Rooftop Structure					
Setback from roof edge (m) – minimum	3.00	3.00	3.00	N/A	N/A
Rooftop coverage (%) – maximum	19.7	30.0	30.0	N/A	N/A
Height (m) – maximum	2.78	5.00	5.00	N/A	N/A

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	OCP Policy	DCAP Policy
Vehicle parking stalls – minimum					
Total vehicle parking	107	69	69	N/A	N/A
Residential	100	63	63	N/A	N/A
Visitor	7	6	6	N/A	N/A
Vehicle parking location	1 space outside structure *	within structure	within structure	N/A	N/A
Bicycle parking stalls – minimum					
Long term residential	140	140	140	N/A	N/A
Long term commercial	2	2	2	N/A	N/A
Short term	13	11	11	N/A	N/A

Sustainability Features

The applicant has not indicated sustainability features.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject site is designated Core Business in the *Official Community Plan* (OCP, 2012), which envisions commercial, including office and retail along with complementary uses including residential, hotels and other visitor accommodation. In terms of place character features, the OCP envisions three- to five-storey building façades that define the street wall with upper storeys set back above.

The main objectives of the Development Permit Area 2 (HC): Core Business that are relevant to this proposal are:

- to revitalize a central business district through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings, balanced with protection of the views from public vantage points of heritage landmark buildings including the 907 Pandora Avenue (Victoria Conservatory of Music)

- to conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area
- to enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.

Although the proposed building form is consistent with the OCP, the proposed density of residential use is not because it exceeds the density envisioned in the policy.

Downtown Core Area Plan

The subject site is designated Central Business District in the *Downtown Core Area Plan* (DCAP, 2011), which envisions a strong concentration of commercial employment uses along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores. New development should clearly reinforce and enhance the position of the Central Business District as the primary employment, commercial and cultural centre for the City and the region. To assist with this, residential development should be restricted to a maximum density of 3:1 FSR. The DCAP also includes policies supporting ground floor commercial uses that encourage pedestrian activity.

The proposed mixed-use building provides ground level commercial, which is supported by DCAP policy, but it exceeds the residential density envisioned in the DCAP.

Development Permit Area Design Guidelines

The Design Guidelines in the DCAP are intended to revitalize the central business district through high quality architecture, landscape and urban design while enhancing the heritage value, special character and the significant historic buildings, features and characteristics of this area. Specific guidelines:

- encourage the use of building elements such as awnings, canopies and projections to provide pedestrians with continuous shelter from rain and other elements
- ensure that the height, setbacks, siting and overall massing of proposed new buildings respect the visual prominence and character-defining importance of the Victoria Conservatory of Music, a heritage landmark building. The building design should consider the character-defining elements of this building
- reduce building bulk of upper storeys to minimize the effects of shading and wind vortices, to maintain views to the open sky and to avoid the visual presence of bulky upper building mass
- encourage varied heights and massing to avoid uniformity in building design
- consider street wall heights that are appropriate for the context of each street
- encourage visually articulated designs and quality architectural materials and detailing in building bases and street walls to enhance visual interest for pedestrians.

Staff consider that the proposal is generally consistent with the Design Guidelines; however, opportunities may exist to improve the design.

ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary.

Heritage Landmark Building Context

The context of the area includes the prominent Victoria Conservatory of Music on the east side of Quadra Street, as well as Saint John the Divine and the Palladian at Quadra and Mason Streets. The proposal should respect the visual prominence and character-defining features and characteristics of this context, especially the Victoria Conservatory of Music directly to the east. The height of the proposed building podium on all four elevations rises to a maximum of four stories, with a brick veneer materiality expressed in a buff and coal creek colour. The podium height, material and colour acknowledge the aesthetics of the traditional stone cladding materials of the Victoria Conservatory of Music, as well as the two-and-a-half storey height of the Conservatory's south extension. The colour of materials also emphasizes the four-storey scale while the lighter buff brick veneer de-accentuates the overall scale of the building by diminishing the building's prominence in relation to the Victoria Conservatory of Music and by giving greater emphasis to the darker and more substantial materiality at the street level.

The proposed windows are recessed into the brick cladding to create "punched" fenestration openings consistent with traditional buildings in the area, and particularly with the conservatory extension. Other materials on the proposed building are more contemporary and speak to the varied architectural expressions of the area, including insulated spandrel panels and pre-finished metal canopies.

The Panel is being asked to comment on whether the materials, height, setbacks and overall massing of the proposed new building sufficiently respect the visual prominence and character-defining importance of the nearby heritage landmark building.

Massing of Upper Storeys

Staff expressed concern regarding the mass of the upper storeys and potential impacts on shading, views to the open sky, and the visual presence of a bulky upper building mass as it relates to the heritage landmark building across Quadra Street. In response, the applicant has increased the setbacks to the upper floors.

The Panel is being asked to comment on the massing of the upper storeys and whether further setbacks of the upper storeys are needed to reduce the bulky appearance.

Uniformity of Façades and Cohesion of Building Design

Each of the building façades have a largely repetitive design with windows on a regular grid-like pattern, which may lack visual interest. At the same time, each façade is distinct from the other and they do not visually connect to each other.

The Panel is being asked to comment on the uniformity of each building façade and whether design changes are warranted to increase the visual interest, as well as the whether the individual façades should be redesigned to fit more cohesively together in the overall building design.

Relationship to Adjacent Properties

The Zoning Regulation Bylaw and Design Guidelines include detailed requirements for stepping back buildings from the property line to provide adequate separation from adjacent buildings. The proposal meets these setback requirements; however, the existing adjacent building to the

west on Johnson Street has windows set back approximately 6m from the property line, which face the proposal. The proposal includes a portion of wall that is approximately 3.2m set back from the lot line, with windows and balconies facing the adjacent building. The existing building to the north on Quadra Street would not be substantially affected by the proposal, but future redevelopment may be impacted by the proposal's design. The ADP is requested to comment on the design of the building as it relates to adjacent properties and whether revisions are warranted to reduce potential impacts such as privacy issues.

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 Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson 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 Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson 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 June 13, 2018
- Applicant's letter dated August 3, 2018.

cc: Charles Kierulf, De Hoog & Kierulf Architects.

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY AUGUST 22, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:08 PM

Present: Stefan Schulson (Acting Chair); Sorin Birliga;
Deborah LeFrank; Jason Niles; Carl-Jan Rupp

**Absent for a
Portion of the Meeting:** Justin Gammon

Absent: Jesse Garlick (Chair); Elizabeth Balderston; Paul
Hammond

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Leanne Taylor – Senior Planner
Rob Bateman – Senior Process Planner
Katie Lauriston – Secretary
Devon Cownden – Secretary

2. MINUTES

Minutes from the Meeting held July 25, 2018

Motion:

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Minutes of the Meeting of Advisory Design Panel held July 25, 2018 be adopted as presented.

Carried Unanimously

3. APPLICATIONS

3.1 Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street

The City is considering a Development Permit and Rezoning Application to construct a 14-storey mixed-use building with ground floor commercial and purpose-built rental above, including approximately 105 dwelling units.

Applicant meeting attendees:

PETER DE HOOG
ROB WHETTER
SCOTT MURDOCH
BIJAN NEYESTANI

DE HOOG & KIERULF ARCHITECTS
DE HOOG & KIERULF ARCHITECTS
MURDOCH DE GREEFF INC.
ALPHA PROJECT DEVELOPMENTS LTD.

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

- heritage landmark building context
- massing of the upper storeys
- uniformity of the façades and the cohesion of the building design
- the proposal's relationship to adjacent properties.

Mr. De Hoog and Mr. Whetter provided the Panel with a detailed presentation of the site and context of the proposal, and Scott Murdoch provided the Panel with details of the proposed landscape plan.

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

- what are the proposal's specific design responses to the Conservatory of Music?
 - the proposal does not attempt to reproduce the Conservatory's massing, but the applicants have worked closely with the Planning department to ensure that the proposal provides an appropriate response
 - the proposal mirrors the Conservatory's scale, while the darker palette and variegated materials at the podium level provide an appropriate response to the Conservatory's stone wall colours
- what is the proposal's discrepancy with the Official Community Plan (OCP)?
 - Mr. Bateman clarified that the density limits are specific to the use. Residential use allows for a 3:1 floor space ratio (FSR) and the proposal has an FSR of approximately 5.21:1
- what is the reasoning behind the uneven distribution of balconies between the corner of Johnson and Quadra Streets as compared to the northwestern corner?
 - the balcony distribution reflects the location and sizes of units; studios do not have balconies and the larger, corner suites do have balconies
- were Juliet balconies considered for the suites without balconies, to lend a more residential appearance?
 - the applicants did not think this to be necessary, and the design's simplicity without balconies was thought to be more effective
 - more balconies were considered, but they were very small
- what is the rationale behind the different façade treatments, especially at the north side?
 - the window wall treatment is slightly distinct on the north side, with a slight adjustment to the window modules
 - the north façade has a more modern feel and interesting texture, which can be seen from 1-2 blocks away
- where is the parkade access located?
 - on the southwest side
- was increased height considered, given the adjacent buildings?
 - the applicants have been discouraged from pursuing this option, as increased height would not conform to the Downtown Core Area Plan (DCAP)
 - Mr. Bateman clarified that through the OCP amendment, the proposal is aiming to have the same urban place designation as the adjacent property. The new designation would limit the proposal's FSR, which in turn affects the allowable height

- what is the rationale for eroding the massing at the northwest corner, and was this approach considered for the northeast corner instead?
 - an earlier iteration of the proposal further addressed the northeast corner, but the applicants were asked by City staff to ensure setbacks to the interior lot lines to ensure the suites' liveability
- what is the rationale behind the dark spandrel colour, particularly on the Johnson Street side?
 - the renderings may not accurately reflect the intended colour; it will be a lighter colour to contrast against both the darker and the lighter brick elements
- what is the colour of the podium?
 - the podium colour will be variegated
- was a lighter colour considered for the podium to reduce its presence on the street?
 - the podium is not intended as a heavy element
- an earlier iteration of the proposal had a greater FSR; when this was reduced, was a taller, more slender tower considered?
 - increased height was discouraged by the Planning department, and the proposal also had to stay within the setbacks and have secondary walls
- what is the design rationale for how the building meets the sky?
 - there are construction limits as to how thin the upper floors can be, and the top two storeys' floorplate cannot be made smaller due to the costs
 - the height is limited in the DCAP, and the applicants are looking to minimize the number of requested variances
- how is security ensured for the second and fifth level patios?
 - the patios are accessible for maintenance and achieve the desired visual effect
 - there is an exterior railing for safety, but no dividers between units. This could be addressed through the placement of planters
- how would bicycle access through the lobby function, given the narrow vestibule?
 - the primary bicycle entrance is located off Quadra Street and is 5ft wide
- does the façade treatment come down to grade at the north and west, next to adjacent buildings?
 - the treatment extends to the height of the adjacent buildings because the lower levels are at a zero lot line.

Panel members discussed:

- appreciation for the subtlety of the brick detail and mix of materials colours
- desire for increased consistency between the elevations, especially on the north façade, for a more cohesive appearance
- concern for the dark colour and strength of presence of the five-storey podium on Quadra and Johnson Streets
- opportunity for lighter or reflective elements at the podium level to reflect and showcase the Conservatory building
- desire for increased liveliness, as shown in the precedent images, perhaps through the introduction of a lighter element brought down to the street level
- appreciation for the proposed massing and sensitivity to the nearby heritage buildings
- lamenting the move away from the previously-proposed massing erosion at the northeast in recognition of the Conservatory building

- appreciation for the sensitive and well-crafted response to context
- no concerns for the proposed OCP amendment and residential density
- the need to refine the building massing at the Johnson and Quadra street corner
- concern for the imposing podium massing, especially on Quadra Street
- opportunity to decrease the four-storey podium height to achieve a better-proportioned, more elegant tower
- the proposal's heavy and squat appearance and its abrupt truncation
- desire for increased height
- opportunity for a lighter element, especially where the building meets the sky
- desire for privacy screening between patios, especially to separate the communal patio from the private outdoor spaces.

Motion:

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street be approved with the following recommendations:

- improve the consistency of the elevations' expressions with particular attention to the north façade
- increase privacy between units from the exterior decks to restrict opportunities for overlook / trespass
- reconsider the building termination / how the building meets the sky
- refine the modulation of the building to emphasize its verticality and reinforce its slenderness.

Carried Unanimously

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 (1314-1324 DOUGLAS STREET) BYLAW”.
2. The exterior of the building (built 1891) located at 1314-1324 Douglas Street, legally described as PID 009-370-242, the easterly 70 feet of Lot 430, Victoria City, except the northerly 30 feet thereof; and PID 009-370-323, the easterly 70 feet of Lot 431, Victoria City, is designated to be protected heritage property.

ADOPTED on the _____ day of _____ 2018.

MAYOR



Council Report

For the Meeting of December 13, 2018

To: Council

Date: December 7, 2018

From: C. Coates, City Clerk

Subject: Heritage Designation (1314-1324 Douglas Street) Bylaw No. 18-109

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Heritage Designation (1314-1324 Douglas Street) Bylaw No. 18-109

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 18-109.

The issue came before Council on October 4, 2018 where the following resolution was approved:


Heritage Designation Application No. 000178 for 1314-1324 Douglas Street

That Council approve the designation of the heritage-registered property located at 1314-1324 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

Respectfully submitted,


Chris Coates
City Clerk

Report accepted and recommended by the City Manager:


Date: Dec 7, 2018

List of Attachments:

- Bylaw No. 18-109

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 (645-651 JOHNSON STREET) BYLAW”.
2. The exterior of the building (built 1909) located at 645-651 Johnson Street, legally described as PID 009-369-775, Parcel A (DD 74649I) of Lots 430 and 431, Victoria City, except Parcel No. 1 (DD 176785I) thereof, is designated to be protected heritage property.

ADOPTED on the _____ day of _____ 2018.

MAYOR



Council Report

For the Meeting of December 13, 2018

To: Council

Date: December 7, 2018

From: C. Coates, City Clerk

Subject: Heritage Designation (645-651 Johnson Street) Bylaw No. 18-110

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Heritage Designation (645-651 Johnson Street) Bylaw No. 18-110

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 18-110.

The issue came before Council on October 4, 2018 where the following resolution was approved:

Heritage Designation Application No. 000177 for 645-651 Johnson Street

That Council approve the designation of the heritage-registered property located at 645-651 Johnson Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Chris Coates'.

Chris Coates
City Clerk

Report accepted and recommended by the City Manager:

A handwritten signature in black ink, appearing to read 'Carolyn Jenkins'.

Date:

Dec 7, 2018

List of Attachments:

- Bylaw No. 18-110

NO. 18-121

A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to adopt the annual financial plan for the year 2019.

Under its statutory powers, including section 165 of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

1. This Bylaw may be cited as the "FIVE YEAR FINANCIAL PLAN BYLAW, 2019."
2. Schedules 1 to 5 attached hereto and forming part of this Bylaw are adopted as the five year Financial Plan of the Corporation of the City of Victoria.
3. The Director of Finance is authorized to pay out in accordance with the Bylaws of the City, the sums of money shown in Schedule 2 and Schedule 4 for the year 2019, for the purpose described in each category.
4. All cheques drawn on the bank for payment of funds belonging to the City must be signed by the Director of Finance and countersigned by the Mayor before being issued.
5. All payments already made from municipal revenues for the current year are ratified and confirmed.
6. The Five Year Financial Plan Bylaw No. 17-124 is repealed.

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2019
READ A THIRD TIME the	day of	2019
ADOPTED the	day of	2019

CITY CLERK

MAYOR

Bylaw No.18-121
Schedule 1 - December 7, 2018
City of Victoria
2019 - 2023 Operating Financial Plan

	2019	2020	2021	2022	2023
REVENUES					
Property Value Taxes	136,381,808	140,169,650	143,663,331	147,169,420	150,803,230
Property Value Taxes from New Assessments	739,000	500,000	500,000	500,000	500,000
Parcel Taxes	1,405,849	1,405,849	1,405,849	1,405,849	1,395,849
Special Assessments	1,338,000	1,338,000	1,338,000	1,338,000	1,338,000
Grants in Lieu of Taxes	6,205,500	6,218,550	6,231,861	6,245,438	6,259,287
User Fees and Charges	5,888,949	5,994,717	6,102,616	6,212,691	6,324,982
Permits and Licences	5,043,728	5,054,211	5,064,905	5,075,815	5,086,945
Parking Services	17,664,261	17,947,590	18,236,586	18,531,362	18,832,033
Water Utility Fees and Charges	20,270,291	20,746,682	21,238,703	21,746,491	22,470,160
Sewer Utility Fees and Charges	7,122,553	7,337,386	7,584,054	8,042,191	8,309,828
Stormwater Utility Fees and Charges	5,580,240	5,770,068	6,067,809	6,274,488	6,490,123
Other Sources	35,529,906	36,000,979	36,478,747	36,966,980	37,465,907
	243,170,085	248,483,682	253,912,460	259,508,724	265,276,343
TRANSFERS FROM					
Accumulated Surplus					
Reserves					
Art in Public Places	235,000	150,000	150,000	150,000	150,000
Financial Stability	1,080,403	196,000	158,000	334,000	100,000
Tree Replacement Reserve	145,290	46,196	47,120	48,062	49,023
Climate Action Reserve	60,000	-	-	-	-
	1,520,693	392,196	355,120	532,062	299,023
	244,690,778	248,875,878	254,267,580	260,040,786	265,575,366

Bylaw No.18-121
Schedule 2 - December 7, 2018
City of Victoria
2019 - 2023 Operating Financial Plan

	2019	2020	2021	2022	2023
EXPENDITURES					
General Government	37,119,481	37,702,570	38,329,813	39,204,049	39,639,878
Police	56,127,968	56,843,816	58,189,179	59,567,094	60,978,353
Victoria Fire Department	17,590,340	18,010,273	18,410,730	18,801,971	19,265,322
Engineering and Public Works	18,230,860	18,535,506	18,935,593	19,287,428	19,675,315
Sustainable Planning and Community Development	5,228,827	5,160,525	5,263,521	5,368,642	5,475,864
Parks, Recreation and Facilities	21,780,431	22,132,595	22,594,853	23,067,838	23,552,056
Greater Victoria Public Library	5,451,900	5,560,938	5,672,157	5,785,600	5,901,312
Victoria Conference Centre	6,725,507	6,863,541	7,004,399	7,148,244	7,295,107
Water Utility	14,483,938	14,765,582	15,052,842	15,345,853	15,644,728
Sewer Utility	3,787,793	3,858,286	3,930,192	4,003,552	4,078,396
Stormwater Utility	3,551,387	3,622,478	3,694,987	3,768,950	3,844,394
Health Tax	1,900,000	1,938,000	1,976,760	2,016,295	2,056,621
Utilities Health Tax	132,981	135,641	138,353	141,121	143,943
	192,111,414	195,129,750	199,193,379	203,506,635	207,551,288
DEBT SERVICING					
Principal and Interest - General	4,729,616	4,729,617	4,729,617	4,729,616	4,402,980
Principal and Interest - Parking Services	809,382	809,382	809,382	809,382	785,532
Principal and Interest - Victoria Conference Centre	340,359	340,359	340,359	340,359	340,359
	5,879,357	5,879,358	5,879,358	5,879,357	5,528,871
TRANSFERS TO					
Capital Funds					
General	11,140,000	11,140,000	11,140,000	11,140,000	11,140,000
Water Utility	3,899,000	4,093,000	4,297,000	4,511,000	4,935,000
Sewer Utility	3,437,000	3,630,000	3,804,000	4,188,000	4,180,000
Stormwater Utility	3,192,000	3,336,000	3,487,000	3,646,000	3,813,000
Reserves					
Equipment and Infrastructure					
City Equipment	1,602,500	1,602,500	1,602,500	1,602,500	1,602,500
City Vehicles and Heavy Equipment	1,623,104	1,623,104	1,623,104	1,623,104	1,623,104
City Buildings and Infrastructure	8,630,754	9,141,671	9,652,798	10,164,139	10,675,698
Parking Services Equipment and Infrastructure	2,325,976	2,500,228	2,688,174	2,879,784	3,099,001
Multipurpose Arena Facility Equipment and Infrastructure	142,000	142,000	142,000	142,000	142,000
Gas Tax	3,591,000	3,591,000	3,591,000	3,591,000	3,591,000
Police Vehicles, Equipment and Infrastructure	1,156,000	1,156,000	1,156,000	1,156,000	1,156,000
Water Utility Equipment and Infrastructure	1,850,000	1,850,000	1,850,000	1,850,000	1,850,000
Sewer Utility Equipment and Infrastructure	649,407	600,000	600,000	600,000	800,000
Stormwater Utility Equipment and Infrastructure	100,000	100,000	200,000	200,000	200,000
Recreation Facilities Equipment and Infrastructure	28,300	28,300	28,300	28,300	28,300
Financial Stability	2,697,967	2,697,967	2,697,967	2,697,967	3,024,604
Tax Sale Lands	50,000	50,000	50,000	50,000	50,000
Victoria Housing	250,000	250,000	250,000	250,000	250,000
Art in Public Places	150,000	150,000	150,000	150,000	150,000
Climate Action	90,000	90,000	90,000	90,000	90,000
Artificial Turf	95,000	95,000	95,000	95,000	95,000
	46,700,008	47,866,770	49,194,843	50,654,794	52,495,207
	244,690,778	248,875,878	254,267,580	260,040,786	265,575,366

Bylaw No.18-121
Schedule 3 - December 7, 2018
City of Victoria
2019 - 2023 Capital Plan

	2019	2020	2021	2022	2023
REVENUES					
Utility Connection Fees	1,100,000	1,150,000	1,200,000	1,200,000	1,200,000
Grants and Partnerships	61,093,000	-	-	-	-
TRANSFERS FROM					
Operating Funds					
General	11,140,000	11,140,000	11,140,000	11,140,000	11,140,000
Water Utility	3,899,000	4,093,000	4,297,000	4,511,000	4,935,000
Sewer Utility	3,437,000	3,630,000	3,804,000	4,188,000	4,180,000
Stormwater Utility	3,192,000	3,336,000	3,487,000	3,646,000	3,813,000
Reserves					
Equipment and Infrastructure					
City Equipment	2,084,000	1,458,000	1,414,000	1,173,000	1,279,000
City Vehicles and Heavy Equipment	1,350,000	-	-	-	-
City Buildings and Infrastructure	10,990,000	-	-	-	-
Debt Reduction Reserve	3,900,000	-	32,000,000	-	-
Parking Services Equipment and Infrastructure	810,000	260,000	265,000	270,000	275,000
Gas Tax	5,771,000	2,105,000	1,055,000	1,076,000	1,098,000
Police Vehicles, Equipment and Infrastructure	1,957,000	1,580,000	1,342,000	1,330,000	1,330,000
Police Emergency Response Reserve					
Sewer Utility Reserve	1,344,000	2,123,000	2,165,000	2,208,000	2,252,000
Multipurpose Arena Equipment and Infrastructure	425,000	-	-	-	-
Tax Sale Lands					
Parks and Greenways Acquisition					
Development Cost Charges	5,489,000	-	-	-	-
DEBT PROCEEDS					
	117,981,000	30,875,000	62,169,000	30,742,000	31,502,000

Bylaw No.18-121
Schedule 4 - December 7, 2018
City of Victoria
2019 - 2023 Capital Plan

	2019	2020	2021	2022	2023
EXPENDITURES					
Capital Equipment	3,914,000	1,518,000	1,677,000	1,441,000	1,552,000
Capital Programs and Projects					
Active Transportation	12,474,000	1,108,000	1,130,000	1,153,000	1,175,000
Complete Streets	3,637,000	3,710,000	3,784,000	3,860,000	4,237,000
Parks	4,610,000	190,000	20,000	20,000	21,000
Street Infrastructure	1,359,000	1,092,000	910,000	985,000	947,000
Retaining Walls and Railings	120,000	750,000	550,000	-	-
Facilities	75,825,000	-	32,000,000	-	-
Sanitary Sewers	5,844,000	6,103,000	6,319,000	6,746,000	6,782,000
Stormwater	3,442,000	5,691,000	4,792,000	4,972,000	5,161,000
Waterworks	4,449,000	4,643,000	4,897,000	5,111,000	5,535,000
Contingency	350,000	357,000	364,000	371,000	378,000
Police	1,957,000	1,580,000	1,342,000	1,330,000	1,330,000
Projects to be determined (Facilities, Active Transportation, Parks, Fleet etc.)		4,133,000	4,384,000	4,753,000	4,384,000
	117,981,000	30,875,000	62,169,000	30,742,000	31,502,000

**Bylaw No. 18-121
Schedule 5 – December 7, 2018
Financial Plan Objectives and Policies**

Revenue and Tax Policy

Purpose

The purpose of the Revenue and Tax Policy is to outline the proportions of revenue sources, the distribution of property taxes among property classes and the use of permissive property tax exemptions.

Objectives

- To provide tax payers with stable, equitable and affordable property taxation while at the same time providing high quality services.
- To support the OCP and other City plans as well as complement the Regional Context Statement.

Policies

1. Revenue Proportions by Funding Sources

Property taxes are the main source of revenue for the City and pay for services such as police and fire protection, bylaw enforcement, and infrastructure maintenance. Property taxes provide a stable and consistent source of revenue for services that are difficult or undesirable to fund on a user pay basis. Therefore, property taxes will continue to be the City's major source of revenue.

However, it is the City's desire to charge user fees where feasible. Some programs, such as recreation, are partially funded by user fees. The City also has several self-financed programs that are fully funded by user fees. These include Water Utility, Sewer Utility, Stormwater Utility, and Garbage Utility.

Policy 1.0

User pay funding will be used for such services that are practical and desirable to fund on a user pay basis.

Services that are undesirable or impractical to fund on a user pay basis will be funded by property taxes.

Policy 1.1

The City will continue to explore alternative revenue sources to diversify its revenue base.

2019 Revenue Proportions by Funding Source

Revenue Source		% Total Revenue
Property Value Taxes	137,120,808	56.04%
Parcel Taxes	1,405,849	0.57%
Special Assessments	1,338,000	0.55%
Grants in Lieu Taxes	6,205,500	2.54%
User Fees and Charges	5,888,949	2.41%
Permits and Licences	5,043,728	2.06%
Parking Services	17,664,261	7.22%
Water and Sewer Utility Fees and Charges	27,392,844	11.19%
Stormwater Utility Fees and Charges	5,580,240	2.28%
Other Sources	<u>37,050,599</u>	<u>15.14%</u>
TOTAL	244,690,778	100.00%

2. Distribution of Property Taxes Among Property Classes

Market value changes that result in uneven assessment changes between property classes result in a tax burden shift to the class experiencing greater market value increases unless tax ratios are modified to mitigate the shift.

Until 2007, it was Council's practice to modify tax ratios to avoid such shifts. This equalization practice provided an effective tax increase that was equal for all classes. It is important to be aware that this practice only avoids shifts *between* property classes. There is still a potential for shifts within a property class where one property has experienced a market value change that is greater than the average for that class.

However, starting in 2007, business and industrial tax ratios have been held constant in recognition of the larger tax burden that has been placed on those classes. This resulted in higher tax increases being passed on to the residential class compared to business and industrial.

The pressure continues across the country to reduce the tax burden on the business and industrial classes. In recognition of this, and the desire to support a healthy business environment, Council's goal is to have a business class tax burden that is equitable.

In 2012, a comprehensive review of the Revenue and Tax Policy was conducted to determine if Council's objective of reducing the tax burden on the business class was appropriate and if so, that the mechanism of achieving the objective (reduction of tax ratio) was the most effective mechanism to achieve the goal. The review concluded that additional relief for the business tax class was warranted. However, the tax ratio was not the best mechanism of achieving that goal. As a result, Council approved the following policy objective: To reduce the business property tax class share of the total property tax levy to 48% over three years (2012-2014). The redistribution excludes impact of new assessment revenue. The total redistribution of the tax levy was \$1.51 million.

In 2015, an update review was completed and based on the findings, policy 2.0 was amended to maintain the current share of taxes among tax classes.

Policy 2.0

Maintain the current share of distribution of property taxes among property classes, excluding the impact of new assessment revenue, by allocating tax increases equally. Business and industrial classes will be grouped as outlined in Policy 2.1.

Policy 2.1

Tax rates for the light and major industrial tax classes will be equal to the business tax rate to support the City's desire to retain industrial businesses.

Policy 2.2

Farm Tax Rates will be set at a rate so taxes paid by properties achieving farm status will be comparable to what the property would have paid if it were assessed as residential.

3. Use of Permissive Property Tax Exemptions

The City continues to support local non-profit organizations through permissive tax exemptions. Each year, a list of these exemptions is included in the City's Annual Report.

In addition, the City offers a Tax Incentive Program to eligible owners of downtown heritage designated buildings to offset seismic upgrading costs for the purposes of residential conversion of existing upper storeys. The exemptions are for a period up to ten years.

The City encourages redevelopment of lands within the City and the use of environmentally sustainable energy systems for those developments through revitalization property tax exemptions.

Policy 3.0

Permissive property tax exemptions are governed by the City's Permissive Property Tax Exemption Policy, which outlines the criteria for which property tax exemptions may be granted.

Policy 3.1

Heritage property tax exemptions are governed by the City's Heritage Tax Incentive Program.

Policy 3.2

Revitalization property tax exemptions are governed by the City's Revitalization Tax Exemption (Green Power Facilities) bylaw.

SANITARY SEWER AND STORMWATER UTILITIES BYLAW, AMENDMENT BYLAW (NO. 6)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to increase the stormwater user fee factor rates, CRD sewer consumption charge payable, connection fees, dye tests fees, and special fees and considerations payable under the *Sanitary Sewer and Stormwater Utilities Bylaw 14-071*.

Contents

- 1 Title
- 2 Section 27A
- 3 Schedule “A”
- 4 Effective date

Under its statutory powers, including section 194 of the *Community Charter*, the Council of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "SANITARY SEWER AND STORMWATER UTILITIES BYLAW, AMENDMENT BYLAW NO. 6)".

Section 27A

- 2 Section 27A to the Sanitary Sewer and Stormwater Utilities Bylaw 14-071 is amended by repealing the existing Section 27A and replacing it with the updated Section 27A to this bylaw amendment.

Schedule “A”

- 3 Schedule “A” to the Sanitary Sewer and Stormwater Utilities Bylaw 14-071 is amended by repealing the existing Schedule “A” and replacing it with the updated Schedule “A” to this bylaw amendment.

Effective date

- 4 This Bylaw comes into force on January 1, 2019.

READ A FIRST TIME the	10th	day of	December	2018
READ A SECOND TIME the	10th	day of	December	2018
READ A THIRD TIME the	10th	day of	December	2018
ADOPTED on the		day of		2018

CITY CLERK

MAYOR

27A. CRD Sewer Consumption Charge

- (1) Pursuant to the powers of the City under the Additional Powers Regulation, B.C. Reg. 236/2002, a rate of \$3.52 for the months of June through September and a rate of \$5.03 for all other months multiplied by the number of units of water used at the owner's premises must be paid by each owner in respect of a portion of the annual operating costs and debt costs of the Capital Regional District Liquid Waste Management Core Area and Western Communities Service that are payable by the City.

SCHEDULE "A"
FEES AND CHARGES

1. Sanitary Sewer Use Charge

1 The sanitary sewer use charge for each unit of water used for the months of June through September is \$1.53 and for all other months is \$2.18.

2. Sanitary Sewer Service and Stormwater Service Connection Fees

1 – 100 mm	\$8800
2 – 100 mm (in same trench)	\$11800
1 – 150 mm	at cost
2 – 150 mm (in same trench)	at cost
1 – 200 mm	at cost
1 – 150 / 1 - 200 mm (in same trench)	at cost
1 – 150 / 1 – 100 mm (in same trench)	at cost
1 – 250 mm	at cost
2 – 200 mm	at cost

3. Hub Connection Fees

\$1000 / hub connection

4. Dye Tests

\$200 for one visit to a single location or site, to a maximum of one hour

5. Sewer Service Connection Test for Reuse or Abandonment

4 service connections or fewer	\$250/visit/site
Each additional service connection	\$100/visit/site

6. Sewer Service Connection Rehabilitation

1 – 100 mm	\$ 3500
1 – 150 mm	\$ 4000

7. Sealing a Discontinued Sewer Service Connection

\$1000 per service

8. Special Fees and Considerations

All connection fees are for an application for a service connection to a single property unless otherwise stated. Service connection configurations not covered in this Schedule are subject to the Director's approval, and will be charged for "at cost".

Service connection fees under section 3 of this Schedule A include rock removal up to a depth of 1.0 m. All additional rock removal costs shall be paid by the applicant at cost.

At cost service connections must pay for all rock removal on an at cost basis. The estimated cost of rock removal shall be determined at the time rock is encountered. These costs must be paid by the applicant prior to the City continuing the installation.

All service connections larger than 100 mm, and all connections installed on Arterial Roads or within the Downtown Core: at cost

All service connections that are requested to be installed outside normal working hours, where approved by the Director will be billed for at cost.

If the applicant is performing their own restoration on their property frontage in the area of a new service installation, at their cost, the Director will allow a rebate of \$200 per service trench.

9. Contaminated Soil

Where the removal of contaminated soil is required it shall be done at cost.

10. Archaeological Site

Costs associated with working in vicinity of an archaeological site shall be done at cost.

11. Administrative Charges

Where work is performed at cost an administrative charge of 18% must be calculated and added to the "at cost" total.

12. Stormwater User Fees

The stormwater user fee payable by an owner shall be determined by applying and totaling the four factors in the Stormwater User Fee Calculation Table below.

Stormwater User Fee Calculation Table

STORMWATER USER FEE CALCULATION TABLE

1.A IMPERVIOUS SURFACES FACTOR

	Fee (per sq meter)
	\$0.6919

2.A STREET/SIDEWALK CLEANING FACTOR

	Fee (per meter)
Local	\$1.75
Collector	\$3.75
Arterial	\$4.20
Downtown	\$41.53

2.B INTENSITY CODE FACTOR

	Fee (per property)
Low Density Residential	\$0.00
Multi Family Residential	\$83.60
Civic/Institutional	\$72.11
Commercial/Industrial	\$142.36

2.C CODES OF PRACTICE FACTOR

	Fee (per property)
Required to register under Stormwater Code of Practice Schedule E	\$64.53

11. Rainwater Management Credit Program

(a) Educational Programs

Except for a property that is used as a school, in order to qualify for a rainwater management credit an educational program for a Civic/Institutional or Commercial/Industrial property must relate to, describe and inform either the owner's employees or members of the public about a stormwater management facility that has been approved under the Rainwater Management Credit Program, that is located on the property, and that is functional and in good working condition. A qualifying educational program may include or consist of signs, brochures, or other graphic or printed information that is located in a prominent location on the property.

For a property that is used as a school, in order to qualify for a rainwater management credit an educational program must be included in the regular curriculum and form part of the regular teaching program for the school.

(b) Calculation of Credits

Where the owner of premises applies for participation in the rainwater management credit program, and the application is approved by the Director, a percentage credit for each approved credit type will be applied to the stormwater user fee in the amount(s) set out in the following tables.

Rainwater Management Credit Table – Low Density Residential Properties

Rainwater Best Management Practice (BMP)	Minimum Size	Min. Roof Area (m ²) directed to BMP	Ongoing Credit
Cistern	1200L	25	10%
Infiltration Chamber		25	10%
Rain Garden		25	10%
Bioswale		25	10%
Permeable paving - no infiltration trench/piping	10 m ²		10%
Permeable paving - infiltration trench/piping		25	10%

Rainwater Management Credit Table – Multi-Family Residential, Civic/Institutional and Commercial/Industrial Properties

	Minimum Impervious Area Treated (%)	Credit (%)
Infiltration Chamber / Rain Garden / Bioswale/ Permeable Pavement / Cisterns Plumbed for Indoors / Intensive Green Roofs	10	4
	15	7
	20	9
	25	11
	30	13
	35	16
	40	18
	45	20
	50	22
	55	24
	60	27
	65	29
	70	31
	75	33
	80	36
	85	38
	90	40
	Minimum Impervious Area Treated (%)	Credit (%)
Cisterns- Hand Use	10	2
	15	3
	20	4
	25	6
	30	7
	35	8
	40	9
	45	10
	50	11
	55	12
	60	13
	65	14
	70	16
	75	17
	80	18
	85	19
	90	20

	Minimum Impervious Area Treated (%)	Credit (%)
Cisterns - Irrigation System/ Extensive Green Roof	10	3
	15	5
	20	7
	25	8
	30	10
	35	12
	40	13
	45	15
	50	17
	55	18
	60	20
	65	22
	70	23
	75	25
	80	27
	85	28
	90	30

(c) **BMP (Design and Construction Requirements) Table**

The following table sets out additional requirements for the design and construction of stormwater retention and water quality facilities.

BMP	DIY Build	Tier A Contractor Build	Tier B, C & D Contractor Build
Rain Barrel	1	1	N/A
Cisterns - at grade	1	1	2
Cisterns - below grade	3	3	3
Cisterns - above grade	3	3	3
Rain Gardens	1	1	2
Bio Swales	1	1	2
Green Roof	N/A	3	3
Permeable Paving without Infiltration Trench/piping	1	1	2
Permeable Paving with Infiltration Trench/piping	2	1	3
Infiltration Chamber	3	3	3

1 Design and construction must follow City standards and specifications.

2 Design and construction must follow City standards and specifications. Must be designed and installed under the supervision of a Qualified Designer.

3 Design and construction must follow City standards and specifications. Must be designed and installed under the supervision of a Qualified Professional. Green Roofs must be designed by and installed under the supervision of a Qualified Professional who is a professional architect or structural engineer

Inspections as required at specified intervals.

DIY Build - Owner is responsible for construction methods and adhering to design. Failure to do so may result in rejection at owner's expense. City assumes no responsibility for rejection or liability for damages.

In the table above:

- (a) "Tier A", "Tier B", "Tier C" and "Tier D" mean, respectively, properties that are classified under section 28(4) of this bylaw as Low Density Residential, Multi-Family Residential, Civic/Industrial and Commercial/Industrial.
- (b) "DIY Build" means that the owner of Low Density Residential property constructs or installs the stormwater retention and water quality facility themselves, without the assistance of a contractor.

NO. 18-099

SOLID WASTE BYLAW, AMENDMENT BYLAW (NO. 7)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the *Solid Waste Bylaw No. 12-086* to increase the fees for the collection of solid waste.

Contents

- 1 Title
- 2 Schedule "A"
- 3 Effective date

Under its statutory powers, including section 194 of the *Community Charter* and the *Local Government Act Additional Powers Regulation*, the Council of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "SOLID WASTE BYLAW, AMENDMENT BYLAW (NO. 7)".

Schedule "A"

- 2 Bylaw No. 12-086, the Solid Waste Bylaw, is amended by repealing Schedule "A" and replacing it with the updated Schedule "A" to this bylaw amendment.

Effective date

- 3 This Bylaw comes into force on January 1, 2019.

READ A FIRST TIME the	10th	day of	December	2018
READ A SECOND TIME the	10th	day of	December	2018
READ A THIRD TIME the	10th	day of	December	2018
ADOPTED on the		day of		2018

CITY CLERK

MAYOR

Schedule 1**Schedule “A”****Solid Waste Bylaw**

The fees for the collection of solid waste from each residential unit by size of bin under Section 16 are:

Size	Annual Fee
80 Litre Bin	\$195.63
120 Litre Bin	\$222.39
180 Litre Bin	\$262.56

WATERWORKS BYLAW, AMENDMENT BYLAW (NO. 13)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to increase the connection fees, special fees and consumption charges payable under the *Waterworks Bylaw No. 07-030*.

Contents

- 1 Title
- 2 Schedule "A"
- 3 Effective date

Under its statutory powers, including section 194 of the *Community Charter* and the *Local Government Act Additional Powers Regulation*, the Council of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "WATERWORKS BYLAW, AMENDMENT BYLAW (NO. 13)".

Schedule "A"

- 2 Schedule "A" to the Waterworks Bylaw No. 07-030 is amended by repealing the existing Schedule "A" and replacing it with the updated Schedule "A" to this bylaw amendment.

Effective date

- 3 This Bylaw comes into force on January 1, 2019.

READ A FIRST TIME the	10th	day of	December	2018
READ A SECOND TIME the	10th	day of	December	2018
READ A THIRD TIME the	10th	day of	December	2018
ADOPTED on the		day of		2018

CITY CLERK

MAYOR

Schedule A**Fees**1. Connection fee for any water service, other than a fire line:

<u>Size of Connection or Meter</u>	<u>Connection Charge</u>
18 mm	\$ 6,300.00
25 mm	6,500.00
40 mm	at cost
50 mm	at cost
75 mm	at cost
100 mm	at cost
150 mm	at cost
200 mm and greater	at cost
For duplexes only, 2-18mm (in the same trench)	at cost
For duplexes only, 2-25 mm (in the same trench)	at cost
Cap water service, 12mm to 25 mm	at cost
Cap water service, 40mm and greater	at cost

Special fees:

- (a) To upgrade a meter, outlet pipe, and accessories under s. 8(4) of the Waterworks Bylaw: \$500.00
- (b) Service pipe installations on Arterial Roads or within the Downtown Area: an additional at cost per trench.
- (c) Service Pipe that is requested to be installed outside normal working hours, where approved by the Director: at cost.
- (d) Temporary water connection: \$400.00.
- (e) Fire hydrant connection fee: \$100.00 per fire hydrant per day.
- (f) New fire hydrants that are installed at the request of an applicant: at cost.

2. Connection fee for a fire line:

<u>Size of Connection or Meter</u>	<u>Connection Charge</u>
100 mm	at cost
150 mm	at cost
200 mm and greater	at cost

3. Consumption charge

Consumption charge for each unit of water used: \$4.11

4. Service charge(a) 4-month service charge:

<u>Size of Connection</u>	<u>Service Charge</u>
12 mm	\$34.57
18 mm	\$39.23
25 mm	\$57.50
40 mm	\$71.88
50 mm	\$114.60
75 mm	\$215.52
100 mm	\$344.43
150 mm	\$644.18
200 mm	\$1,431.05

5. Fire Hydrant charge

(a) Esquimalt: \$4.00 monthly for each hydrant

(b) Non-municipal purposes: \$4.00 monthly for each hydrant.

6. Administrative Charges

Where work is performed "at cost" an administrative charge of 18% must be calculated and added to the "at cost" total.

7. Water Meter Activation/Deactivation Fee

To have an authorized person attend at a water meter pursuant to section 7A (5): \$40.

Schedule 1

Schedule A

Bylaws & Enforcement Officers

Item Number	Column 1 - Bylaws	Column 2 - Bylaw Enforcement Officers
1	Abandoned Properties Bylaw	Bylaw Officer; Police Constable
2	Animal Control Bylaw -sections 17, 36, 37, 38, 39, 48 and 49	Animal Control Officer; Bylaw Officer; Police Constable
3	Animal Control Bylaw -all provisions except those listed in Item 2	Animal Control Officer; Manager of Bylaw and Licensing Services; Police Constable
4	Bicycle Courier Bylaw	Bylaw Officer; Police Constable
5	Blasting (Construction) Operations Bylaw	Building Inspector; Bylaw Officer
6	Boulevard Tree Lighting Bylaw	Bylaw Officer; Electrical Inspector
7	Building Bylaw	Building Inspector; Bylaw Officer
8	Business Licence Bylaw	Bylaw Officer
9	Commercial Vehicle Licensing Bylaw	Bylaw Officer; Police Constable
10	Dance (All-Night Event) Bylaw	Bylaw Officer; Police Constable
11	Dance (Club) Bylaw	Bylaw Officer; Police Constable
12	Electrical Safety Regulation Bylaw	Bylaw Officer; Electrical Inspector
13	Escort and Dating Service Bylaw	Bylaw Officer
14	Fence Bylaw	Bylaw Officer
15	Fire Prevention and Regulation Bylaw	Bylaw Officer; Fire Prevention Officer; Police Constable
16	Fireworks Bylaw	Bylaw Officer; Fire Prevention Officer; Police Constable
17	Idling Control Bylaw	Bylaw Officer; Police Constable
18	Litter Prohibition Bylaw, 1977	Bylaw Officer
19	Cannabis-Related Business Regulation Bylaw	Bylaw Officer, Police Constable
20	Noise Bylaw	Bylaw Officer; Police Constable
21	Nuisance (Business Regulation) Bylaw	Bylaw Officer
22	Outdoor Market Bylaw	Bylaw Officer
23	Parking Lot Bylaw	Bylaw Officer
24	Parks Regulation Bylaw -sections 6(j), 6(k), 12(3), 12(4) and 17	Animal Control Officer; Bylaw Officer; Police Constable
25	Parks Regulation Bylaw - all provisions except those listed in Item 23	Bylaw Officer; Police Constable
26	Pesticide Use Reduction Bylaw	Bylaw Officer
27	Plumbing Bylaw	Bylaw Officer; Plumbing Inspector
28	Property Maintenance Bylaw	Bylaw Officer; Police Constable
29	Residential Properties Parking Bylaw	Bylaw Officer; Police Constable

30	Ross Bay Cemetery Bylaw	Bylaw Officer; Police Constable
31	Sanitary Sewer and Stormwater Utilities Bylaw	Bylaw Officer
32	Second Hand Dealers Bylaw	Bylaw Officer; Police Constable
33	Short-Term Rental Regulation Bylaw	Bylaw Officer
34	Sidewalk Cafes Regulation Bylaw	Bylaw Officer
35	Sign Bylaw	Bylaw Officer
36	Solid Waste Bylaw	Bylaw Officer
37	Street Collections Bylaw	Bylaw Officer; Police Constable
38	Street Vendors Bylaw	Bylaw Officer; Police Constable
39	Streets and Traffic Bylaw - sections 20 to 44 inclusive	Manager of Bylaw and Licensing Services; Police Constable
40	Streets and Traffic Bylaw - all provisions except those listed in Item 36	Bylaw Officer; Police Constable
41	Towing and Immobilizing Companies Bylaw	Bylaw Officer; Police Constable
42	Tree Preservation Bylaw	Bylaw Officer
43	Vehicles For Hire Bylaw	Bylaw Officer; Police Constable
44	Zoning Regulation Bylaw	Bylaw Officer

Schedule 2

Schedule DD.1
Short-Term Rental Regulation Bylaw
Offences and Fines

Column 1 –Offence	Column 2 – Section	Column 3- Set Fine	Column 4 – Fine if paid within 30 days
Operate without a valid licence	3(1)	\$500	\$500
Failure to include business licence number in advertising	5	\$250	\$250
Failure to designate a responsible person	6(1)	\$350	\$350
Failure to display contact for responsible person	6(2)	\$350	\$350
Failure to have responsible person available to attend	6(4)	\$350	\$350
Failure to designate responsible person when operator away	6(5)	\$350	\$350

THE HONOURABLE MOBINA JAFFER, Q.C.
SENATOR – BRITISH COLUMBIA



SENATE | SÉNAT
CANADA

L'HONORABLE MOBINA JAFFER, C.R.
SÉNATRICE – COLOMBIE-BRITANNIQUE

October 24, 2018

Her Worship Lisa Helps
Mayor of the City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

MAYOR'S OFFICE

NOV 16 2018

Dear Madam Mayor,

Re: C-48, the Oil Tanker Moratorium Act

For thousands of years, the orca has been a symbol of unspoiled nature and strength for the people of British Columbia. Orcas and whales help make up our unique environment that is uncommon not only in Canada but in the world. It is vital that we do what we can to protect them.

As a Senator and British Columbian, I am proud to sponsor Bill C-48, which seeks to formalize in law a ban on oil tankers in the north coast of British Columbia. The ban extends to the heaviest of oils and those that do not dissipate easily.

Oil spills have long-lasting effects on the environment. The effect of even one spill would be catastrophic to the rich waters that sustain us and millions of salmon, Kermode bears and whales.

Preventing an oil spill rather than responding to a devastation that would result from one is the best way to preserve our coastline, especially if our consideration now means preserving the waters for our children, grandchildren and great-grandchildren.

Please do not hesitate to contact me or my office should you have any questions or concerns. For further information, I have enclosed an appendix and a speech I delivered during second reading in the Senate.

I look forward to working with you on Bill C-48.

Sincerely,

The Honourable Mobina S.B. Jaffer, Q.C.
Senator for British Columbia

Appendix

Context:

1. The oil tanker moratorium is consistent with a 1972 federal government policy decision to impose a moratorium on crude oil tanker traffic and provide additional protection for B.C.'s northern coastline around Dixon Entrance, Hecate Strait and Queen Charlotte Sound. The area will extend from the Canada-Alaska border in the north, down to the point on B.C.'s mainland adjacent to the northern tip of Vancouver Island, and will also include Haida Gwaii. The Tanker Moratorium will complement the existing voluntary Tanker Exclusion Zone which has been in place since 1985.
2. Oil tankers carrying more than 12,500 metric tonnes of crude oil or persistent oil as cargo will be prohibited from stopping, loading or unloading any of those oils at ports or marine installations within the affected area.
3. Bill C-48 will apply to the shipment of crude oils as defined by the International Convention for the Prevention of Pollution from ships. It will also apply to a range of persistent oil products that are heavier and, when spilled, break up and dissipate slowly.
4. Many Northern B.C. communities rely on marine transportation for resupply - for the provision of goods, including essential fuels (heating oils and other critical petroleum products), needed by residents. The moratorium will not apply to vessels that carry less than 12,500 metric tonnes of crude oil or persistent oil products. At this threshold or below, shipments will be permitted to allow communities to continue to receive these critical goods.
5. Under the proposed legislation, enforcement officers (such as Transport Canada's marine safety inspectors) will have the authority to board vessels to inspect, sample, and seize cargo as required. The legislation would also include significant penalties of up to \$5 million.

Bill C-48, the Oil Tanker Moratorium Act

Senator Mobina Jaffer

Second Reading Speech

Honourable Senators, I am proud to rise today as a Senator of British Columbia and as sponsor of Bill C-48, the *Oil Tanker Moratorium Act*.

Honorables sénateurs, c'est avec fierté que je me lève aujourd'hui en tant que sénatrice de la Colombie-Britannique et marraine du projet de loi C quarante-huit (C-48), Loi sur le moratoire relatif aux pétroliers.

This bill is about our environment. C-48 is an important piece of environmental legislation meant to protect British Columbia's waters. To accomplish this, the bill will enshrine a longstanding crude oil tanker moratorium on the pristine northern coast of my home province, entrench environmental measures that are already long in practice, and implement measures to mitigate the risk and potential scale of oil spills in a very special ecosystem.

On one hand, Bill C-48 is an affirmation of our collective responsibility as stewards of British Columbia's ecologically rich and relatively untouched coastal environment, with its kelp forests, salmon runs, resident orcas and Kermode bears.

On the other hand, Bill C-48 also recognizes the economic imperative of the small communities of coastal British Columbia, many of which have no road access, who depend on the marine shipment of goods, including petroleum products

necessary to heat homes and run businesses. For that reason, the provisions of the bill will also ensure that these communities are able to function after the moratorium is put into place.

To illustrate this balance, I would like to generally describe what this bill does:

The Oil Tanker Moratorium Act will prohibit oil tankers carrying more than 12,500 metric tonnes of crude and persistent oils as cargo from stopping, loading or unloading at ports or marine installations in northern British Columbia.

Les navires transportant une cargaison de moins de douze mille cinq cents (12 500) tonnes métriques de pétrole brut ou d'hydrocarbures persistants pourront se rendre dans les collectivités nordiques qui dépendent de ces cargaisons pour obtenir de l'huile à chauffage et d'autres produits.

The moratorium area extends from the Canada/U.S. border in the north to the point on British Columbia's mainland that is across from the northern tip of Vancouver Island. The area also includes the area of Haida Gwaii.

This bill is a key element of the Government of Canada's Oceans Protection Plan, or OPP. The OPP is a Canadian strategy to demonstrate world leadership in ensuring marine safety, protecting coastlines, and ensuring clean water, while providing economic opportunities for Canadians.

Let me repeat that this bill serves to complement the existing voluntary Tanker Exclusion Zone.

La zone d'exclusion volontaire fait en sorte que, depuis mille neuf cent quatre-vingt-cinq (1985) les pétroliers ayant une cale chargée desservant l'oléoduc Trans-Alaska doivent passer à l'ouest de la zone visée par le moratoire, à des centaines de kilomètres à l'ouest de Haida Gwaii, et bien loin de la côte ouest de l'île de Vancouver.

Bill C-48's proposals are also consistent with a 1972 federal government policy decision to impose a moratorium on crude oil tanker traffic and provide additional protection for B.C.'s northern coastline around Dixon Entrance, Hecate Strait and Queen Charlotte Sound.

In other words, Bill C-48 will entrench and unify these older policies in our laws, so that anyone entering our waters can understand them. This is a key element of the Government of Canada's Oceans Protection Plan, Canada's strategy to demonstrate world leadership in ensuring marine safety, protecting coastlines, and ensuring clean water, while providing economic opportunities for Canadians.

In order to ensure compliance with these measures, Bill C-48 also proposes strict penalties for its contravention. Those who violate the moratorium by carrying more than 12,500 metric tonnes of persistent oil or an oil that persists in the environment as cargo within the zone could be fined up to five million dollars.

Honourable Senators, let me now address to some of the specific elements of the bill.

Ces restrictions s'appliquent au pétrole brut ou aux hydrocarbures persistants, qui sont reconnus pour être les plus lourds et, comme leur nom l'indique, être ceux qui persistent le plus longtemps à la suite d'un déversement.

Each of the oils listed in the bill were identified using an internationally-recognized method used by the International Oil Pollution Compensation Funds. This test categorized each oil type according to their boiling point range, an internationally recognized measure which will be familiar to people working in the shipping industry.

These oils which will be banned include: partially upgraded bitumen, synthetic crude oil, slack wax, pitch and bunker C fuel.

Contrairement aux produits pétroliers plus légers, comme l'essence ou le carburant pour avions, qui finissent par s'évaporer ou être décomposés dans la mer par les microbes, les parties les plus lourdes de certains hydrocarbures persistent dans l'environnement pendant de nombreuses années. Ils flottent, se dispersent, coulent au fond de l'eau ou échouent sur le rivage. Les parties les plus lourdes des hydrocarbures ne peuvent ni s'évaporer ni se désintégrer.

With that said, the Moratorium Bill does not represent a total ban. These fuels will be allowed to be shipped in quantities below 12,500 metric tonnes to resupply the coastal communities in the moratorium area that depend upon these shipments.

To better help these coastal communities, several non-persistent oils or oils that dissipate more quickly through evaporation such as gasoline, light diesel oil, and kerosene were also exempted from the ban.

Honourable Senators, there is a very important reason that these particular oils have been chosen for the moratorium.

We all remember the Exxon Valdez oil spill in Alaska in 1989, with its heartbreaking and unforgettable scenes of 1,200 miles of shoreline coated in thick black, persistent, oil.

The damage this spill caused was catastrophic. According to the Exxon Valdez Oil Spill Trustee Council, outright deaths from the spill included approximately 250,000 seabirds,
2,800 sea otters,
300 harbour seals,
250 bald eagles,
up to 22 orcas,
and billions of salmon and herring eggs.¹

Even after a decade, when the oil seemed to have disappeared, tests on ducks and sea otters showed exposure to hydrocarbons, the chemical compounds contained in crude oil. Even today, the estimated amount of remaining crude oil remains in the thousands of gallons of oil.

¹ <http://www.evostc.state.ak.us/%3FFA=facts.QA>

This is not surprising when one considers that the industry standard for an oil spill response is only 10% cleanup of the oil. Further, in the case of raw, unrefined bitumen, a diluent is used to help it flow. This diluent evaporates quickly, but poses dangers to first responders to the spill who would be exposed to toxic fumes.

Sheila Malcolmson MP, In the other place, spoke eloquently about the slow response times for oil spills. In her region on the south-eastern coast of Vancouver Island, in the event of an oil spill, the corporate entity responsible has up to 72 hours to get to the spill with booms.

In her remarks Ms. Malcolmson also pointed out many facts to support the need for an oil tanker moratorium.

First, shipping oil is a dangerous thing to do, especially through the rough waters off the coast of British Columbia. There are swift currents and tides. Rough waters contribute to the risk of a spill and makes cleanup of a spill all the more difficult.

Nous ne pouvons pas nous permettre de prendre un tel risque. Le nettoyage d'un déversement de pétrole est une opération complexe et coûteuse qui doit être effectuée rapidement, et nous ne pouvons pas assumer ce risque. Ce type d'activité doit également faire l'objet d'autres études et recherches.

The Royal Society of Canada, Polaris, and the National Academies of Sciences, Engineering, and Medicine all agree that it is not clear with a spill in marine waters how long bitumen will float, especially with rough water and sediment.

Honourable Senators, much is at stake. The damage from oil spills has lasting effects. For example, spilled oil could contaminate shellfish beds and consequently the animals that eat the shellfish.

The damage doesn't stop there. An oil spill affects the First Nations communities whose culture and economy depend on a healthy, pristine ocean.

While preventing oil spills is clearly the best approach to environmental protection, in the event of a spill, quick action is imperative. In the remote north coast of British Columbia, the area to be protected by C-48, there is simply not the capacity to respond quickly in the event of a potential oil spill.

C'est pour cette raison que le projet de loi C- quarante-huit (C-48) est si important. Il atténuerait les risques de déversements dans l'un des écosystèmes et le long des côtes les plus fragiles du Canada en maintenant les pétroliers ayant une cale chargée à distance du rivage (jusqu'à cent-trente (130) kilomètres); cette zone a été déterminée en calculant la pire dérive possible pour un pétrolier désemparé ayant une cale chargée par rapport au temps nécessaire pour l'arrivée des secours.

With C-48, we will always be able to respond to a crisis and save precious heritage.

Honourable Senators, I would like to stress exactly what we are protecting when we put this moratorium into place. In committee proceedings in the other place,

they heard from a variety of witnesses who each spoke at length about the animals and people of this remarkable ecosystem.

For example, Misty MacDuffee, a Biologist and Program Director with the Raincoast Conservation Foundation's Wild Salmon Program, captured the precious natural value of the area. She told the committee the following, and I quote:

British Columbia's north and central coast, along with Haida Gwaii, comprise a unique environment that is increasingly uncommon not just in Canada but in the world. It is an archipelago where lush forests and granite buttresses greet the sea, where grizzlies dig for clams in sight of the open Pacific, where wolves swim to distant islands in pursuit of seals, where the ethereal calls of killer whales are used to pursue salmon migrating thousands of kilometres to freshwater rivers of a forest, and where the summer sun sets on the blows of feeding humpback whales that are surrounded by thousands of shearwaters, auklets, and gulls, all in pursuit of tiny fish that spawn on a sandy shore or on the giant kelps that buffer the fragile coast shoreline.(End quote)

This is what C-48 is trying to save when it takes steps to prevent catastrophic oil spills in the area. These spills would severely damage this incredibly productive ecosystem and kill many of the creatures Canadians not only value for their own sake, but also see as iconic emblems of Canada's wilderness and indeed, as part of our national identity.

In addition to safeguarding the food chain, a benefit of the Moratorium bill that may not be immediately obvious is the limit on underwater noise from large ships, which can significantly disturb the lives of marine mammals. These waters

are a fragile ecosystem for some of the most majestic mammals, including the resident killer whale population, an endangered species that is now reduced to under 75 remaining whales in the area. Killer whales have in fact been endangered since the 1980's with no sign of recovery on the horizon and acoustic disturbances from vessel noise is a key threat to their recovery.

The whole social network of whales relies on their ability to communicate back and forth – underwater noise interferes with their ability to hunt, navigate, and call out to one another. It is for this reason that noise, produced by vessels, contributes to their reproduction slow down.

Humans have allowed this majestic species to become endangered. I, however, truly believe humans and whales can share the Ocean. It is our job to protect this species for one reason alone. Because we cherish them. Simply put, the ocean is full of life and is our sustenance. Thus it is our duty to protect species that humans have endangered.

In British Columbia, wild salmon are an iconic species. The waters off British Columbia's north coast are a significant salmon migration route, with millions of salmon coming from the more than 650 streams and rivers along the coast. The impacts of a single oil spill would be devastating.

We enjoy eating this delicious and nutritious salmon. Salmon have helped make and sustain the temperate rainforest. Salmon support First Nations communities, coastal communities, and are an integral part of our west coast economy. Salmon is British Columbian food.

Salmon also supports a booming fishing industry in British Columbia.

Commercial fishery on the north coast catches over \$100 million worth of fish annually. Over 2,500 residents along B.C.'s north coast work in the fishery and the processing industry employs thousands more.

In addition to their economic importance, salmon is integral to the cultures of native peoples of the Pacific Northwest. For the indigenous peoples of this area, salmon is both an essential food and a strong spiritual symbol that is central to their traditions and culture.

Sin nous pouvons mesurer la contribution économique de ces activités pour les collectivités du Nord-Ouest du Pacifique, mais la valeur que représente le saumon pour les communautés autochtones et leur culture, elle, est incalculable.

The west coast wilderness tourism industry is now estimated to be worth over \$782 million annually, employing some 26,000 people full-time and roughly 40,000 people in total.

The beauty of this coastal region and the abundance of salmon have made it a world-renowned destination for ecotourism, creating jobs and opportunities for economic growth. The shoreline is dotted with sports fishing lodges, as enthusiasts flock to experience the natural marine environment and take part in the world famous fishery.

This legislated crude oil tanker ban will help protect the temperate rain forest and Gwaii Haanas marine conservation parks. These two protected areas have incredible biological diversity and it should be protected. They contain many

species of concern like iconic killer whales, grizzly bears, bald eagles, and Pacific salmon. We simply cannot afford to lose them.

Le projet de loi C-quarante-huit (C-48) protégera et préservera la richesse environnementale de la région de la côte Nord de la Colombie-Britannique.

Bill C-48 protects these ecosystems in a way that will not interfere with resupply activities that are so important for communities and industry along this coast.

Once in force, the moratorium will prohibit oil tankers from entering or departing ports and marine installations in northern BC. It will also prohibit transfers to ensure large tankers don't offload products to smaller fuel barges making multiple trips to ports.

By finding the right balance between environmental protection and community and industry resupply, the government will ensure that shipping companies continue to employ workers from these communities. These jobs are important to the individuals working on these ships and the economies of their communities and beyond.

However, while community and industry resupply would be allowed to continue, tanker activity would be strictly limited. Large tankers carrying crude oil or persistent oils in quantities over 12,500 metric tonnes would not be allowed to do business in the moratorium's area.

These strong measures reflect the views of many Indigenous people who helped shape Bill C-48, and who continue to act as the stewards of the lands and waters of BC's northern coasts, and of the wildlife that relies on these generous and sensitive habitats for survival. In addition to acting as stewards of this natural world, many Indigenous individuals and communities rely on the waterways covered by the proposed moratorium for their livelihood, food security, transportation and cultural lives.

The proposed moratorium demonstrates that a clean environment and strong economy are mutually compatible. It is an example of sustainable development at its best.

Honourable Senators, I would again emphasize the special value of my provinces northern coast. This factor should be at the heart of our deliberations on C-48. Those persons most passionate and eloquent on the topic are those who live sustainably as part of this environment, and I would again quote committee proceedings in the other place. Mr. Modestus Nobels, Interim Chair of Friends of Wild Salmon, said the following:

For those of us who live on the north coast, it is an extremely important place. We rely heavily on the resources within that region for economic, recreational, and personal use. We have for years feared an oil spill and the repercussions of that in terms of how our lives would fold out. I don't know how to equate for you the value that exists there for us. We have lived on that piece of land for a long time. Many of my neighbours are from first nations who have been there for centuries. We all rely upon the ocean there. We all rely upon the resources. Those resources

are, to us, more important than the other industries that have been brought to us as economies. The economy we wish to see in the region is that of fish, of forestry, and of an ocean that we can rely upon for tourism for generations to come.

Le projet de loi C-quarante-huit (C-48) est une étape importante qui nous permettra de conserver l'un des plus extraordinaires écosystèmes du Canada pour les générations à venir. Je vous remercie de votre attention.



MAYOR'S OFFICE

NOV 16 2018

November 8, 2018

Ref: 110802

Her Worship Lisa Helps
Mayor and Council, City of Victoria
1 Centennial Square
Victoria BC V8W 1P6
Via Email: lhelps@victoria.ca

Dear Mayor ^{Lisa} Helps and Council:

Congratulations!

I am pleased to advise you that on November 14, 2018, the Province will issue your municipality's 2018 grant-in-lieu of property tax payment by electronic funds transfer.

Based on the property identified in the attached Grant Payment Details Report, your payment for 2018 is \$3,542,465.53. This payment is for provincially owned properties in your community and is made in accordance with the Municipal Aid Act. If your payment has changed from last year, it is likely due to a revised valuation by the BC Assessment Authority or a change in municipal tax rates.

Included in this payment is \$232,559.82, due to your Regional District. This amount is to be transferred to them at your earliest convenience.

This year, the Province will issue a total of \$15,995,510.28 in grants-in-lieu of property taxes.

If you have any questions or concerns, please contact the Real Property Division at RPD.ADMO@gov.bc.ca.

I'd also like to take this opportunity to extend my congratulations on your recent election. I wish you every success in your term ahead as Mayor and Council of the City of Victoria.

Sincerely,

Jinny Jogindera Sims
Minister

Attachment: Grant Payment Details Report

pc: Susanne Thompson, Chief Financial Officer, City of Victoria, Via Email: sthompson@victoria.ca
Jocelyn Jenkyns, Chief Administrative Officer, City of Victoria, Via Email: jjenkyns@victoria.ca

Province of British Columbia
Ministry of Citizens' Services



Grant Payment Details Report

Fiscal Year 18-19

Jurisdiction: 234 - City of Victoria

Tax Class	Municipal	Regional Land	Regional Improvements
01 - Residential	3.288900	0.224700	0.224700
06 - Business and Other	11.626100	0.816900	0.816900

Assessment Roll Number	Tax Class	Location	Address	Taxable Values						Grant Amounts						
				General			School/Other			Municipal			Regional			Total GIL
				Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	
01-002-001	06	Courthouse	850 Burdett St.	8,060,000	30,560,000	38,620,000	8,060,000	30,560,000	38,620,000	93,706.37	355,293.62	448,999.98	6,584.21	24,964.46	31,548.68	480,548.66
				8,060,000	30,560,000	38,620,000	8,060,000	30,560,000	38,620,000	93,706.37	355,293.62	448,999.98	6,584.21	24,964.46	31,548.68	480,548.66
01-016-022	06	Jack Davis Building	1810 Blanshard St.	4,905,000	38,398,000	43,303,000	4,905,000	38,398,000	43,303,000	57,026.02	446,418.99	503,445.01	4,006.89	31,367.33	35,374.22	538,819.23
				4,905,000	38,398,000	43,303,000	4,905,000	38,398,000	43,303,000	57,026.02	446,418.99	503,445.01	4,006.89	31,367.33	35,374.22	538,819.23
01-025-017	06	Windermere/Waddington & City of Victoria Parkade	940 Blanshard St.	1,429,000	2,708,000	4,137,000	1,429,000	2,708,000	4,137,000	16,613.70	31,483.48	48,097.18	1,167.35	2,212.17	3,379.52	51,476.69
				1,429,000	2,708,000	4,137,000	1,429,000	2,708,000	4,137,000	16,613.70	31,483.48	48,097.18	1,167.35	2,212.17	3,379.52	51,476.69
01-025-034	06	Windermere/Waddington & City of Victoria Parkade	940 Blanshard St.	4,936,000	46,102,000	51,038,000	4,936,000	46,102,000	51,038,000	57,386.43	535,986.46	593,372.89	4,032.22	37,660.72	41,692.94	635,065.83
				4,936,000	46,102,000	51,038,000	4,936,000	46,102,000	51,038,000	57,386.43	535,986.46	593,372.89	4,032.22	37,660.72	41,692.94	635,065.83
01-064-008	06	Maritime Museum	28 Bastion Sq.	2,826,000	805,000	3,631,000	2,826,000	805,000	3,631,000	32,855.36	9,359.01	42,214.37	2,308.56	657.60	2,966.16	45,180.53
				2,826,000	805,000	3,631,000	2,826,000	805,000	3,631,000	32,855.36	9,359.01	42,214.37	2,308.56	657.60	2,966.16	45,180.53
01-518-001	01	Richard Blanshard Building	1515 Blanshard St.	88,300	324,000	412,300	88,300	324,000	412,300	290.41	1,065.60	1,356.01	19.84	72.80	92.64	1,448.66
	06	Richard Blanshard Building	1515 Blanshard St.	12,200,000	58,697,000	70,897,000	12,200,000	58,697,000	70,897,000	141,838.42	682,417.19	824,255.61	9,966.18	47,949.58	57,915.76	882,171.37
				12,288,300	59,021,000	71,309,300	12,288,300	59,021,000	71,309,300	142,128.83	683,482.80	825,611.63	9,986.02	48,022.38	58,008.40	883,620.03
02-138-006	01	Rainbow Express Childcare	433 Kingston St.	895,000	15,600	910,600	895,000	15,600	910,600	2,943.57	51.31	2,994.87	201.11	3.51	204.61	3,199.48
				895,000	15,600	910,600	895,000	15,600	910,600	2,943.57	51.31	2,994.87	201.11	3.51	204.61	3,199.48
02-138-077	06	Q-Lot	620 Menzies St.	9,305,000	69,800	9,374,800	9,305,000	69,800	9,374,800	108,180.86	811.50	108,992.36	7,601.25	57.02	7,658.27	116,650.64
				9,305,000	69,800	9,374,800	9,305,000	69,800	9,374,800	108,180.86	811.50	108,992.36	7,601.25	57.02	7,658.27	116,650.64
02-142-026	06	Queens Printer/Heritage Houses	Superior St.	5,613,000	6,954,000	12,567,000	5,613,000	6,954,000	12,567,000	65,257.30	80,847.90	146,105.20	4,585.26	5,680.72	10,265.98	156,371.18
				5,613,000	6,954,000	12,567,000	5,613,000	6,954,000	12,567,000	65,257.30	80,847.90	146,105.20	4,585.26	5,680.72	10,265.98	156,371.18
02-169-007	06	Parking & Access To	646 Superior St.	1,640,000	100	1,640,100	1,640,000	100	1,640,100	19,066.80	1.16	19,067.97	1,339.72	0.08	1,339.80	20,407.76

Province of British Columbia
Ministry of Citizens' Services



Ministry of
Citizens' Services

Grant Payment Details Report

Fiscal Year 18-19

Assessment Roll Number	Tax Class	Location	Address	Taxable Values						Grant Amounts						
				General			School/Other			Municipal			Regional			Total GIL
				Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	
		Museum														
				1,640,000	100	1,640,100	1,640,000	100	1,640,100	19,066.80	1.16	19,067.97	1,339.72	0.08	1,339.80	20,407.76
02-169-010	06	Douglas Bldg & Annex	617 Government St.	10,926,000	38,188,000	49,114,000	10,926,000	38,188,000	49,114,000	127,026.77	443,977.51	571,004.28	8,925.45	31,195.78	40,121.23	611,125.50
				10,926,000	38,188,000	49,114,000	10,926,000	38,188,000	49,114,000	127,026.77	443,977.51	571,004.28	8,925.45	31,195.78	40,121.23	611,125.50
Totals for 234				62,823,300	222,821,500	285,644,800	62,823,300	222,821,500	285,644,800	722,192.00	2,587,713.73	3,309,905.73	50,738.04	181,821.77	232,559.82	3,542,465.53

Province of British Columbia
Ministry of Citizens' Services



Grant Payment Details Report

Fiscal Year 18-19

Report Totals

Taxable Values						Grant Amounts						
General			School/Other			Municipal			Regional			
Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Total GIL
62,823,300	222,821,500	285,644,800	62,823,300	222,821,500	285,644,800	722,192.00	2,587,713.73	3,309,905.73	50,738.04	181,821.77	232,559.82	3,542,465.53