AGENDA - VICTORIA CITY COUNCIL

Thursday, April 25, 2019, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

The City of Victoria is located on the homelands of the Songhees and Esquimalt 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	
	By Poet Laureate, John Barton.	
C.	READING OF MINUTES	
C.1	Minutes from the daytime meeting held April 11, 2019	1
C.2	Minutes from the evening meeting held April 11, 2019	4
D.	REQUESTS TO ADDRESS COUNCIL	
D.1	Marg Gardiner: Gardening in James Bay	36
D.2	Kathryn Pankowski: Community Gardening	
D.3	Natasha Sergio: James Bay Berry Patch	
D.4	Georgina Patko: Opening of Connection Place	
D.5	Paul Beilstein: Costs Associated with Building Legal Suite in House and Lack of Fairness vs. Illegal Suites	
E.	PROCLAMATIONS	
E.1	"Child Abuse Prevention Month" - April 2019	42
E.2	"St. George Day" - April 23, 2019	43

E.3 "Huntington Disease Awareness Month" - May 2019 44

E.4 "Falun Dafa Day" - May 13, 2019 45

F. PUBLIC AND STATUTORY HEARINGS

F.1 3055A Scott Street (The Original FARM): Application for a Provincial Cannabis Retail Store Licence 46

Council is seeking input on a provincial license application for The Original Farm, a proposed cannabis retail store at 3055A Scott Street.

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

- Motion to provide a response to the Liquor and Cannabis Regulation Branch

F.2 1276 and 1278 Gladstone Avenue: Rezoning Application No. 00629 89

Council is considering an application to permit two existing single-family dwellings on one lot.

F.2.a Public Hearing & Consideration of Approval 127

- Motion to give 3rd reading to:
  - Zoning Regulation Bylaw, Amendment Bylaw (No. 1166) No. 19-009
- Motion to adopt:
  - Zoning Regulation Bylaw, Amendment Bylaw (No. 1166) No. 19-009

F.3 926 and 932 Pandora Avenue: Rezoning Application No. 00605 and Development Permit Application No. 000508 132

Council is considering an application to allow for an 11-storey, mixed-use building consisting of approximately 150 residential units with ground-floor commercial use fronting Pandora Avenue and five townhouse units fronting Mason Street.

F.3.a Public Hearing & Consideration of Approval: 282

- Motion to give 3rd reading to:
  - Zoning Regulation Bylaw, Amendment Bylaw (No. 1179) No. 19-003
- Motion to adopt:
  - Zoning Regulation Bylaw, Amendment Bylaw (No. 1179) No. 19-003

- Housing Agreement (926 and 932 Pandora Avenue) Bylaw (2019) No. 19-004
- **Motion to approve development permit**

G. REQUESTS TO ADDRESS COUNCIL

H. UNFINISHED BUSINESS

H.1 Letter from the Attorney General 297

A letter of response dated April 3, 2019, regarding the City's interest in a public inquiry into money laundering in British Columbia.

H.2 Letter from the Minister of Municipal Affairs and Housing 299

A letter of response dated April 9, 2019, regarding a request that municipal election voting rights be extended to permanent residents.

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the April 18, 2019 COTW Meeting 301

Link to the April 18, 2019 COTW Agenda

I.1.a.a Work without permit - 1162/1164 Kings Rd./Bylaw File #74282 (Hillside/Quadra)

I.1.a.b Request to Study a Portion of Robert Street as a Potential Heritage Conservation Area (Vic West)

I.1.b Report from the April 25, 2019 COTW Meeting (Report to Follow)

J. NOTICE OF MOTIONS

K. BYLAWS

K.1 Bylaws for Rezoning Application for 224 Superior Street 302

A report recommending:

1st and 2nd readings of: Zoning Regulation Bylaw, Amendment Bylaw (No. 1141) No. 19-010**1st, 2nd, and 3rd readings of**Housing Agreement (224 Superior Street) Bylaw (2019) No. 19-011

The application is ready to proceed to Public Hearing and proposes to convert the existing B&B into four residential units and to subdivide the property to

create a new small lot to build a single family dwelling.

K.2 **Vehicles for Hire Bylaw** 317

A report recommending:

- **1st, 2nd, and 3rd readings of:**
  - Vehicles for Hire Bylaw, Amendment Bylaw (No. 19) No. 19-046

The purpose of this bylaw is to amend the Vehicles for Hire Bylaw to increase the maximum number of passengers on rickshaws.

K.3 **Tax Bylaw, 2019** 322

A report recommending:

- **1st, 2nd, and 3rd readings of:**
  - Tax Bylaw, 2019 No. 19-047

The purpose of this bylaw is to impose tax rates and taxes for the year 2019.

K.4 **Boulevard Tax Bylaw, 2019** 326

A report recommending:

- **1st, 2nd, and 3rd readings of:**
  - Boulevard Tax Bylaw, 2019 No. 19-042

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

K.5 **Business Improvement Area Rate Bylaw, 2019** 328

A report recommending:

- **1st, 2nd, and 3rd readings of:**
  - Business Improvement Area Rate Bylaw, 2019 No. 19-043

The purpose of this bylaw is to levy taxes on taxable property located in the Downtown Victoria Business Improvement Area.

K.6 **Officers Bylaw Amendment** 353

A report recommending:

- **1st, 2nd, and 3rd readings of:**
  - Officers Bylaw, Amendment Bylaw (No. 1) No. 19-027

The purpose of this bylaw is to amend the bylaw that establishes officer positions for the City of Victoria.

K.7 Streets and Traffic Bylaw 362

A report recommending:

- **1st, 2nd, and 3rd readings of:**
  - Streets and Traffic Bylaw, Amendment Bylaw (No. 8) No. 19-048

The purpose of this bylaw is to amend the Streets and Traffic Bylaw to eliminate free parking at metered spaces on Sundays.

K.8 Five Year Financial Plan Bylaw, 2019 364

- **Adoption 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.

L. CORRESPONDENCE

L.1 Letter from the Mayor of the Corporation of the Township of Esquimalt 372

A letter dated April 12, 2019, conveying the Township of Esquimalt's Council and residents' sincere thanks for the City and Fire Department's assistance during a fire that took place in Esquimalt on April 7, 2019.

M. NEW BUSINESS

N. QUESTION PERIOD

O. ADJOURNMENT

MINUTES - VICTORIA CITY COUNCIL

April 11, 2019, 11:50 A.M.
Council Chambers, City Hall, 1 Centennial Square
Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts and Councillor Thornton-Joe

ABSENT: Councillor Young

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk , P. Bruce - Fire Chief, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, A. Hudson - Acting Director of Sustainable Planning & Community Development, C. Mycroft - Manager of Executive Operations, T. Zworski - City Solicitor, K. Sidhu - Committee Secretary, J. O'Connor - Deputy Director of Finance

A. CONVENE COUNCIL MEETING

B. CLOSED MEETING

Moved By Councillor Collins
Seconded By Councillor Isitt

MOTION TO CLOSE THE APRIL 11, 2019 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)(c) labour relations or other employee relations;

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

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

CARRIED UNANIMOUSLY

C. APPROVAL OF CLOSED AGENDA

Moved By Councillor Loveday
Seconded By Councillor Alto

That the Agenda be approved.

CARRIED UNANIMOUSLY

E. READING OF CLOSED MINUTES

E.1 Minutes from the closed meeting held March 28, 2019

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That the minutes from the March 28, 2019 Closed Council meeting be adopted.

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.3 Employee Relations – Community Charter Section 90 (1)(c)

Council received a closed report regarding employee relations.

The discussion and motion were recorded and kept confidential.

F. UNFINISHED BUSINESS

F.1 Land – Community Charter Section 90 (1)(e)

Council received a closed report regarding a land item.

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 1:08 p.m.

CARRIED UNANIMOUSLY

CITY CLERK	MAYOR

DRAFT

MINUTES - VICTORIA CITY COUNCIL

April 11, 2019, 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 Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe

ABSENT: Councillor Young

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

A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Alto
Seconded By Councillor Collins

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

B. POETRY READING

The City's Youth Poet Laureate, Aziza Moqia Sealey-Qaylow, read a poem titled "Cherry blossoms have bloomed in my mother's backyard".

C. READING OF MINUTES

Moved By Councillor Potts
Seconded By Councillor Alto

That the following minutes be adopted:
1. Minutes from the daytime meeting held March 28, 2019
2. Minutes from the evening meeting held March 28, 2019

CARRIED UNANIMOUSLY

DRAFT

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That the speakers in Section D and Section G be permitted to address Council.

CARRIED UNANIMOUSLY

D.1 Glynne Evans: Planting of Non-Invasive Empress Paulouia Trees
Outlined why Council should permit their request to plant non-invasive Empress Paulownia trees in city parks.

D.3 Dawn Smith: Affordable Housing
Outlined why Council should pass a strong inclusionary housing policy for the city.

D.4 Suzanne Nievaart: Inclusionary Housing Policy
Outlined why Council should ensure that the affordable housing target be 50% of core residential, in the new inclusionary housing policy.

Moved By Councillor Isitt
Seconded By Councillor Collins

That Council add Ibrahim Haj Ibrahim to the speaker's list.

CARRIED UNANIMOUSLY

G.2 Brekke Beyer: Affordable Housing
Outlined why Council should adopt a strong inclusionary housing policy.

G.10 Ibrahim Haj Ibrahim: Mobile Bicycle Vending
Outlined why Council should approve the Mobile Bicycle Vending Bylaw.

E. PROCLAMATIONS

E.1 "National Organ and Tissue Donation Awareness Week" - April 21 to 27, 2019

Moved By Councillor Collins
Seconded By Councillor Dubow

That the following proclamation be endorsed:
1. "National Organ and Tissue Donation Awareness Week" - April 21 to 27, 2019

CARRIED UNANIMOUSLY

DRAFT

E.2 "Human Values Day 2019" - April 24, 2019

Moved By Councillor Dubow
Seconded By Councillor Collins

That the following proclamation be endorsed:
1. "Human Values Day 2019" - April 24, 2019

CARRIED UNANIMOUSLY

E.3 "Global Love Day" - May 1, 2019

Moved By Councillor Loveday
Seconded By Councillor Potts

That the following proclamation be endorsed:
1. "Global Love Day" - May 1, 2019

CARRIED UNANIMOUSLY

E.4 "National Dental Hygienists Week" - April 6 to 12, 2019

Moved By Councillor Isitt
Seconded By Councillor Dubow

That the following proclamation be endorsed:
1. "National Dental Hygienists Week" - April 6 to 12, 2019

CARRIED UNANIMOUSLY

F. PUBLIC AND STATUTORY HEARINGS

F.1 1150 McClure Street: Rezoning Application No. 00652

Zoning Regulation Bylaw, Amendment Bylaw (No. 1176) No. 19-041:
To rezone the land known as 1150 McClure Street from the R1-B Zone, Single Family Dwelling District, to the R1-B-M Zone, Single Family Dwelling (McClure Street) District, to permit the construction of a Single Family Dwelling with two rental suites as an accessory use.

F.1.a Public Hearing & Consideration of Approval

Miko Betanzo (Planner): *Advised that the application is to rezone from the R1-B Zone to a site-specific zone to permit the construction of a detached single-family dwelling with two basement rental suites as accessory residential uses.*

Mayor Helps opened the public hearing at 7:00 p.m.

Duane Ensing (Applicant): Provided information regarding the application.

Elizabeth Hanley (McClure Street): Expressed concerns with the application, due to limited parking and as the back extension will negatively affect her property.

Douglas Curran (Burdett Avenue): Expressed concerns with the application, due to limited parking and lack of driveway.

Ric Houle (Pandora Avenue): Expressed support for the application as you would be able to grow tomatoes.

Council discussed the following:

- *The process undertaken by the City to notify the Community Association Land Use Committee of the change to the application.*

Mayor Helps closed the public hearing at 7:25 p.m.

Moved By Councillor Potts
Seconded By Councillor Loveday

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1176) No. 19-041

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Potts

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1176) No. 19-041

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted:**

1. Housing Agreement (1150 McClure Street) Bylaw 2019 No. 19-035

CARRIED UNANIMOUSLY

Councillor Collins withdrew from the meeting at 7:32 p.m. due to a pecuniary conflict of interest with the following item, as she lives in close proximity.

F.2 430 Parry Street: Rezoning Application No. 00641 and Development Permit Application No. 000528

Zoning Regulation Bylaw, Amendment Bylaw (No. 1174) No. 19-006:
To rezone the land known as 430 Parry from the R-2 Zone, Two Family Dwelling District, to the R3-P Zone, Multiple Dwelling Parry Street District, to permit a multiple dwelling.

Development Permit Application:
The Council of the City of Victoria will also consider issuing a development permit for the land known as 430 Parry Street, in Development Permit Area 16, General Form and Character for the purposes of approving the form and character of the multiple dwelling use as well as landscaping.

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

Miko Betanzo (Senior Planner): *Advised that the application is to construct a four to five storey residential strata building.*

Mayor Helps opened the public hearing at 7:33 p.m.

D'Arcy Jones, Bianca, and Luke Mari (Applicant): Provided information regarding the application.

Molly Vermeulen: Expressed support for the application and requested that the community amenity contribution be provided to the James Bay Community School Centre, who will receive in-kind support by Aryze Development.

Kristina Campbell (St. Lawrence Street): Expressed support for the application and requested that the community amenity contribution be provided to the James Bay Community School Centre, who will receive in-kind support by Aryze Development.

Jason Niles (Menzie Street): Expressed support for the application as it will provide a benefit to the community.

Eric Swanson (Centre Road): Expressed support for the application, due to the need for affordable housing.

Kiki Wind (Michigan Street): Expressed concerns with the application, as their property will be negatively impacted by the development.

Resident (Oswego Street): Expressed support for the application, as it will provide gentle density and in-fill.

Emily (Johnson Street): Expressed support for the application, as it will provide new affordable housing in a walkable community.

Chris O'Carroll (Toronto Street): Expressed support for the application, as it will be a beautiful addition to the neighbourhood.

Alexander Teliszewsky (Toronto Street): Expressed support for the application, as it is a creative and good fit for the neighbourhood.

Justin Gamble (Michigan Street): Expressed support for the application, due to the inclusion of affordability and as it will be a good fit for the neighbourhood.

DRAFT

Dominic (Michigan Street): Expressed concerns with the application, as their property will be negatively impacted by the building by the height and increased shadows.

Ric Houle (Pandora Avenue): Expressed concerns with the application.

Valerie Elliott: Expressed support for the application, as the building will be a benefit to the neighbourhood.

Norma Pelkie (Niagara Street): Expressed support for the application, in relation to her positive relationship with Aryze Development.

Herman Starling (Niagara Street): Expressed support for the application, as the scale and texture are a good fit with other buildings on the street.

Council discussed the following:

- *How the building to the north of the application may be affected by shadows from the building's height.*
- *The neighbourhood consultation that was undertaken by the applicant.*

Mayor Helps closed the public hearing at 8:32 p.m.

Moved By Councillor Loveday
Seconded By Councillor Dubow

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1174) No. 19-006

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Alto

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1174) No. 19-006

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted:**

1. Housing Agreement (430 Parry Street) Bylaw 2019 No. 19-007

CARRIED UNANIMOUSLY

DRAFT

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That Council authorize the issuance of Development Permit with Variances Application No. 000528 for 430 Parry Street, in accordance with:

1. Plans date stamped August 30, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
   a. reduce the required number of parking stalls from sixteen to ten
   b. increase the maximum site coverage from 60% to 75%
   c. decrease the open site space from 20% to 10.5%
   d. reduce the front yard setback from 5.0m to 0m
   e. reduce the side yard setback (north) from 2.0m to 0m.
3. The Development Permit lapsing two years form the date of this resolution.

CARRIED UNANIMOUSLY

Motion Arising:

Moved By Mayor Helps
Seconded By Councillor Isitt

That Council allocate the amenity contribution as per the community amenity contribution policy to the Little Waves Daycare, to repair the ramp and porch.

CARRIED UNANIMOUSLY

Councillor Collins returned to the meeting at 8:47 p.m.

Council recessed from 8:47 p.m. to 8:53 p.m.

F.3 1491 Edgeware Road and 2750 Gosworth Road: Rezoning Application No. 00659 and Development Permit with Variances Application No. 00090

Zoning Regulation Bylaw, Amendment Bylaw (No. 1185) No. 19-038:
To rezone the land known as 1491 Edgeware Road and 2750 Gosworth Road from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to permit four 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 1491 Edgeware Road and 2750 Gosworth Road, in Development Permit Area 15A: Intensive Residential Small Lot for the purpose of establishment of objectives for the form and character and landscaping of intensive residential development.

F.3.a Public Hearing & Consideration of Approval

Miko Betanzo (Senior Planner): *Advised that the application is to rezone two vacant lots to four small lots.*

Mayor Helps opened the public hearing at 8:54 p.m.

Niall Paltiel and Chris McGeoff (Applicant): Provided information regarding the application.

Ric Houle (Pandora Avenue): Expressed concerns with the application.

Mayor Helps closed the public hearing at 9:13 p.m.

Moved By Councillor Loveday
Seconded By Councillor Collins

That the following bylaw **be given third reading:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1185) No. 19-038

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Collins

That the following bylaw **be adopted:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1185) No. 19-038

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Loveday

That Council authorize the issuance of Development Permit with Variances Application No. 00090 for 1491 Edgeware Road and 2750 Gosworth Road, in accordance with:
1. Plans date stamped January 15, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

   Proposed Lot 1
   i. decrease the lot width from 10.0m to 9.99m
   ii. decrease the front yard setback from 6.00m to 2.48 m
   iii. decrease the rear yard setback from 6.00m to 1.50m
   iv. decrease the front yard setback for an accessory building from 18.0m to 3.74m
   v. allow an accessory building to be located in the side yard.

   Proposed Lot 2
   i. decrease the lot width from 10.0m to 9.99m
   ii. increase the site coverage maximum from 40% to 40.79%.

Proposed Lot 3
i. decrease the lot width from 10.0m to 9.99m
ii. increase the site coverage maximum from 40% to 40.4%.

Proposed Lot 4
i. decrease the minimum side yard setback with a habitable window from 2.40m to 1.50m.

3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

Motion Arising:

Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council direct staff to receive the voluntary amenity contribution of $2,000 from the applicant to be used for traffic calming on Gosworth Road as soon as possible.

CARRIED UNANIMOUSLY

G. REQUESTS TO ADDRESS COUNCIL

G.3 Sean Leitenberg: Five Corners at Fairfield and Moss Height of Commercial Buildings

Outlined why Council should consider that the small urban village at Fairfield Road and Moss Street have a 4 storey recommendation for height to facilitate the development of rental housing and that parking reductions be considered to facilitate affordable housing.

G.4 Ric Houle: Description of Chem Trails and How They Affect Victoria's Environment, Climate, and Solar Power Collective Community

Outlined concerns relating to chem trails.

G.8 Gregory Abbott: Fairfield Neighbourhood Plan

Outlined why Council should not alter the height and density recommendation as recorded in the Draft Community Plan for Five Corners Commercial.

H. UNFINISHED BUSINESS

H.1 Letter from the Auditor General for Local Government

A letter of response dated January 22, 2019, regarding a request for an audit of the Johnson Street Bridge project.

Moved By Councillor Isitt
Seconded By Councillor Alto

That the correspondence dated January 22, 2019 from the Auditor General for Local Government be received for information.

CARRIED UNANIMOUSLY

H.2 Letter from the Minister of Infrastructure and Communities

A letter of response dated January 25, 2019, regarding the Crystal Pool and Wellness Centre Replacement Project.

Moved By Councillor Isitt
Seconded By Councillor Alto

That the correspondence dated January 25, 2019 from the Minister of Infrastructure and Communities be received for information.

CARRIED UNANIMOUSLY

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the April 4, 2019 COTW Meeting

I.1.a.a FCM Special Advocacy Fund Election 2019 City of Victoria Contribution

Moved By Councillor Loveday
Seconded By Councillor Potts

WHEREAS FCM has a long track-record of delivering gains for all Canadian municipalities, like the permanent Gas Tax Fund.

WHEREAS FCM's hard work and influence has significantly shaped historic gains for local governments starting with our Election 2015 breakthrough, including:

- The Investing in Canada infrastructure plan — a 12-year, $180 billion federal investment in local infrastructure, from public transit to wastewater system upgrades.
- Canada's first-ever national housing strategy, including key commitments to repair and build affordable housing across the country.
- A strengthened seat at the table, including through unprecedented engagement with federal ministers, as well as with opposition leaders and the Prime Minister.
- A predictable federal allocation model for transit expansions that puts municipalities in the driver's seat.
- A $2 billion rural and northern infrastructure fund — the biggest investment of its kind in a generation.

- Better access to high-speed broadband through the federal Connect to Innovate program and the CRTC decision to mandate universal broadband access.
- New capacity-building programs on asset management and climate change — led by FCM — as well as a new $125 million capital investment in FCM's Green Municipal Fund.

WHEREAS the 2019 election is a vital opportunity to build on those gains and to consolidate the municipal sector's position as an essential national partner to any federal government no matter which party wins the next federal election.

WHEREAS FCM's Special Advocacy Fund will drive FCM's most ambitious campaign ever, which will include reaching out to every federal party to keep municipal priorities front-and-centre heading into and throughout Election 2019, as well as in the crucial first months of a new government.

BE IT RESOLVED that Council approves $6,600 from surplus to cover Victoria's participation in FCM's Special Advocacy Fund.

CARRIED UNANIMOUSLY

I.1.a.b Conference Attendance Request for Mayor Helps: Association of Vancouver Island Coastal Communities Conference

Moved By Councillor Collins
Seconded By Councillor Dubow

That Council authorize the attendance and associated costs for Mayor Lisa Helps to attend the AVICC Conference to be held in Powell River, April 12-14, 2019.

CARRIED UNANIMOUSLY

I.1.a.c Grant for the Victoria Hospitality Awards Program

Moved By Councillor Loveday
Seconded By Councillor Alto

That Council authorize a grant of $950 from the Contingency Fund to cover the cost of engraving the City of Victoria pins which are given to VHAP award winners.

CARRIED UNANIMOUSLY

I.1.a.d Direction for 2020 VicPD Budget

Moved By Councillor Isitt
Seconded By Councillor Potts

That Council requests that VicPD examine the following measures as part of the 2020 budget process:
(a) Consolidation of exempt management positions.
(c) Submission of detailed, transparent, and available information in time for public consultation inline with the rest of the City of Victoria budget.

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Loveday

That the motion be amended to add an item (b), as follows:

(b) **Discussions with City of Victoria staff to identify potential efficiencies and cost savings to VicPD through the potential transfer of delivery of some functions from VicPD civilian employees to direct City of Victoria delivery of services, with cost recovery from the Township of Esquimalt.**

FOR (5): Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts
OPPOSED (3): Mayor Helps, Councillor Alto, and Councillor Thornton-Joe

CARRIED (5 to 3)

Main motion as amended:

That Council requests that VicPD examine the following measures as part of the 2020 budget process:
(a) Consolidation of exempt management positions.
(b) Discussions with City of Victoria staff to identify potential efficiencies and cost savings to VicPD through the potential transfer of delivery of some functions from VicPD civilian employees to direct City of Victoria delivery of services, with cost recovery from the Township of Esquimalt.
(c) Submission of detailed, transparent, and available information in time for public consultation inline with the rest of the City of Victoria budget.

FOR (5): Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts
OPPOSED (3): Mayor Helps, Councillor Alto, and Councillor Thornton-Joe

CARRIED (5 to 3)

I.1.a.e Liquor Licence Application for 301 Cook - Beagle Pub - Increase Hours (Fairfield)

Moved By Councillor Collins
Seconded By Councillor Alto

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

1. Council, after conducting a review with respect to noise and community impacts, does support the application of The Beagle Pub located at 301 Cook Street having hours of operation from 11:00 am to 11:00 pm Monday through Thursday, 11:00 am to 12:00 am Friday, 9:00 am to 12:00 am Saturday, and 9:00 am to 11:00 pm Sunday.

   Providing the following comments on the prescribed considerations:

   a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request and assumptions are the noise impacts would be proportional in comparison to existing licence capacity, and associated noise levels in the vicinity. The request, if approved affects only opening hours on Saturday and Sunday allowing the establishment to open two hours early on those days and the adjustment is not likely to cause additional impacts.
   b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports the business plan and long term viability of the establishment.
   c. The views of residents were solicited via a mail out to 306 neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received nine letters in response to the request which included three in support of the application and six opposed.
   d. Council recommends the license endorsements be approved.

CARRIED UNANIMOUSLY

I.1.a.f Fairfield Neighbourhood Plan – Update

Moved By Councillor Collins
Seconded By Mayor Helps

1. That Council receive the draft Fairfield Neighbourhood Plan (March 2019) (Attachment A), for consideration.
2. That Council consider consultation for proposed Official Community Plan (OCP) amendments associated with Fairfield Neighbourhood Plan alignment:
   a. Consider consultation under Section 475(1) and 475(2) of the Local Government Act and direct staff to undertake consultation with those affected by the proposed

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amendments to the Official Community Plan as identified in the following recommendations.

b. Consider consultation under Section 475(2)(b) of the Local Government Act and direct staff:
   i. to refer the proposed Official Community Plan amendments to the Songhees Nation, the Esquimalt Nation, and the School District Board;
   ii. that no referrals are necessary to the Capital Regional District Board, or the provincial or federal governments.

3. That Council direct staff to prepare Official Community Plan amendment bylaws following consultation, and in accordance with feedback received, to amend Section 6: Land Management and Development and related maps and policies as follows:
   a. to delete policy 6.19 and 6.20 (and renumber policies accordingly) and make related changes to clarify the OCP intent regarding development within and near urban villages
   b. for Core Residential areas, to reduce the density range for some blocks on the south side of Meares Street (from 2:1 - 3.5:1 floor space ratio, down to 1.5:1 - 3:1 floor space ratio, and 1.2:1 - 2.5:1 floor space ratio) consistent with the draft Fairfield Neighbourhood Plan
   c. for Urban Residential Areas, to consider increased densities up to 2.5:1 floor space ratios in blocks north of Fairfield Road between Quadra Street and Vancouver Street, to consider commercial uses at grade in locations indicated in neighbourhood plans, and to clarify that neighbourhood plans should be consulted in determining which Urban Residential areas may be considered suitable for bonus density
   d. for Large Urban Villages, to refer to the Fairfield Neighbourhood Plan for consideration of building form and height, thereby reducing anticipated height in Cook Street Village to 4 storeys
   e. for Small Urban Villages, to add three parcels to Moss Street Small Urban Village consistent with the draft Fairfield Neighbourhood Plan
   f. to change the name of "Ross Bay Village" to "Fairfield Plaza", designate it as a Small Urban Village, consider 3 to 4 storey buildings and place character features consistent with the Fairfield Neighbourhood Plan, and consider additional density up to approximately 2:1 floor space ratio for advancement of plan objectives
   g. for Traditional Residential areas, to consider development up to 2.5 storeys for certain infill housing types, and up to 3 storeys in limited locations near Cook Street Village and along Fairfield Road as consistent with the Fairfield Neighbourhood Plan.

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4. That Council direct staff to prepare Official Community Plan amendment bylaws following consultation, and in accordance with feedback received, for Appendix A: Development Permit Areas as follows:
    a. amend Development Permit Area 5: Large Urban Villages to update guidelines with the new Guidelines for Cook Street Village (2019)
    b. amend Development Permit Area 6A: Small Urban Villages to add the areas of Five Points Village, Moss at May Village, and Fairfield Plaza, and to apply the Guidelines for Corridors, Villages and Town Centres (2017) with added guidelines for Fairfield Plaza
    c. amend Development Permit Area 14: Cathedral Hill Precinct, to include new policies regarding building separation, landscape setback, and impact on Pioneer Square and the Provincial Law Court Green
    d. amend Development Permit Area 15F: Intensive Residential - Attached Residential Development to include the Traditional Residential areas of Fairfield, and to apply the revised *Design Guidelines for Attached Residential Development: Fairfield Neighbourhood (2019).*
5. That Council direct staff to undertake a final round of engagement on the draft Fairfield Neighbourhood Plan and associated OCP amendments to include a meeting with the Fairfield Neighbourhood Plan working group; an on-line plan summary and survey; two open house events; meetings with interested stakeholder groups; referral to the Advisory Design Panel for comment; and notification to the Planning and Zoning Committee of the Fairfield-Gonzales Community Association.
6. That Council direct staff to prepare a zoning bylaw amendment that would allow fourplexes as a right on lots between 6000 and 7499 square feet and sixplexes as a right on lots 7500 square feet or larger as long as:
    a. The proposed buildings conform to *Design Guidelines for Attached Residential Development: Fairfield Neighbourhood*.
    b. At least half the units in each building are affordable to very low to moderate income households on either a rental or ownership basis depending on the tenure of the building.
    c. There are provision for onsite cycling storage and consideration of a car share.
    d. Proposed new buildings meet the BC step code step 5 standard.
    e. Direct staff to bring economic modeling and information on the viability of these types of projects back to Council with bylaws and that this information reflect Council's desire to have the most affordability for very low to low income households.

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That Council approve up to five storeys along Fairfield Road subject to shadow studies at the time of redevelopment and having mitigation strategies.

Amendment:

Moved By Mayor Helps
Seconded By Councillor Isitt

That Council approve up to five storeys along Fairfield Road **as part of the Fairfield Plaza urban village,** subject to shadow studies at the time of redevelopment and having mitigation strategies.

Amendment to the amendment:

Moved By Councillor Isitt
Seconded By Mayor Helps

That Council approve up to five storeys along Fairfield Road **frontage, as part of the Fairfield Plaza urban village,** subject to shadow studies at the time of redevelopment and having mitigation strategies.

FOR (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (1): Councillor Dubow

CARRIED (7 to 1)

On the amendment:

FOR (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (1): Councillor Dubow

CARRIED (7 to 1)

Main motion as amended:

1. That Council receive the draft Fairfield Neighbourhood Plan (March 2019) (Attachment A), for consideration.
2. That Council consider consultation for proposed Official Community Plan (OCP) amendments associated with Fairfield Neighbourhood Plan alignment:
    a. Consider consultation under Section 475(1) and 475(2) of the Local Government Act and direct staff to undertake consultation with those affected by the proposed amendments to the Official Community Plan as identified in the following recommendations.

b. Consider consultation under Section 475(2)(b) of the Local Government Act and direct staff:
   i. to refer the proposed Official Community Plan amendments to the Songhees Nation, the Esquimalt Nation, and the School District Board;
   ii. that no referrals are necessary to the Capital Regional District Board, or the provincial or federal governments.

3. That Council direct staff to prepare Official Community Plan amendment bylaws following consultation, and in accordance with feedback received, to amend Section 6: Land Management and Development and related maps and policies as follows:
   a. to delete policy 6.19 and 6.20 (and renumber policies accordingly) and make related changes to clarify the OCP intent regarding development within and near urban villages
   b. for Core Residential areas, to reduce the density range for some blocks on the south side of Meares Street (from 2:1 - 3.5:1 floor space ratio, down to 1.5:1 - 3:1 floor space ratio, and 1.2:1 - 2.5:1 floor space ratio) consistent with the draft Fairfield Neighbourhood Plan
   c. for Urban Residential Areas, to consider increased densities up to 2.5:1 floor space ratios in blocks north of Fairfield Road between Quadra Street and Vancouver Street, to consider commercial uses at grade in locations indicated in neighbourhood plans, and to clarify that neighbourhood plans should be consulted in determining which Urban Residential areas may be considered suitable for bonus density
   d. for Large Urban Villages, to refer to the Fairfield Neighbourhood Plan for consideration of building form and height, thereby reducing anticipated height in Cook Street Village to 4 storeys
   e. for Small Urban Villages, to add three parcels to Moss Street Small Urban Village consistent with the draft Fairfield Neighbourhood Plan
   f. to change the name of "Ross Bay Village" to "Fairfield Plaza", designate it as a Small Urban Village, consider 3 to 4 storey buildings and place character features consistent with the Fairfield Neighbourhood Plan, and consider additional density up to approximately 2:1 floor space ratio for advancement of plan objectives
   g. for Traditional Residential areas, to consider development up to 2.5 storeys for certain infill housing types, and up to 3 storeys in limited locations near Cook Street Village and along Fairfield Road as consistent with the Fairfield Neighbourhood Plan.

4. That Council direct staff to prepare Official Community Plan amendment bylaws following consultation, and in accordance

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with feedback received, for Appendix A: Development Permit Areas as follows:

a. amend Development Permit Area 5: Large Urban Villages to update guidelines with the new Guidelines for Cook Street Village (2019)
b. amend Development Permit Area 6A: Small Urban Villages to add the areas of Five Points Village, Moss at May Village, and Fairfield Plaza, and to apply the Guidelines for Corridors, Villages and Town Centres (2017) with added guidelines for Fairfield Plaza
c. amend Development Permit Area 14: Cathedral Hill Precinct, to include new policies regarding building separation, landscape setback, and impact on Pioneer Square and the Provincial Law Court Green
d. amend Development Permit Area 15F: Intensive Residential - Attached Residential Development to include the Traditional Residential areas of Fairfield, and to apply the revised *Design Guidelines for Attached Residential Development: Fairfield Neighbourhood (2019).*

5. That Council direct staff to undertake a final round of engagement on the draft Fairfield Neighbourhood Plan and associated OCP amendments to include a meeting with the Fairfield Neighbourhood Plan working group; an on-line plan summary and survey; two open house events; meetings with interested stakeholder groups; referral to the Advisory Design Panel for comment; and notification to the Planning and Zoning Committee of the Fairfield-Gonzales Community Association.
6. That Council direct staff to prepare a zoning bylaw amendment that would allow fourplexes as a right on lots between 6000 and 7499 square feet and sixplexes as a right on lots 7500 square feet or larger as long as:
   a. The proposed buildings conform to *Design Guidelines for Attached Residential Development: Fairfield Neighbourhood*.
   b. At least half the units in each building are affordable to very low to moderate income households on either a rental or ownership basis depending on the tenure of the building.
   c. There are provision for onsite cycling storage and consideration of a car share.
   d. Proposed new buildings meet the BC step code step 5 standard.
   e. Direct staff to bring economic modeling and information on the viability of these types of projects back to Council with bylaws and that this information reflect Council's desire to have the most affordability for very low to low income households.

That Council approve up to five storeys along Fairfield Road frontage, as part of the Fairfield plaza urban village, subject to

shadow studies at the time of redevelopment and having mitigation strategies.

CARRIED UNANIMOUSLY

Councillor Thornton-Joe withdrew from the meeting at 9:48 p.m. due to a pecuniary conflict of interest with the following item, as her husband is employed with BC Transit.

I.1.a.g Annual Parking Services Update

Councillor Isitt requested that Council vote on each item separately, and that item three be broken into two parts.

Moved By Councillor Collins
Seconded By Councillor Alto

That Council:
1. Direct staff to bring forward amendments to the Streets and Traffic Bylaw to authorize charging fees for metered on-street parking on Sundays
2. Direct staff to update the Parking Rates Policy to reflect monthly rate increases
3. Direst staff to implement a four hour time limit on Sundays and rates in 90 minute zones to be at $2 per hour and $1 per hour in other areas.

Moved By Councillor Collins
Seconded By Councillor Alto

That Council:
1. Direct staff to bring forward amendments to the Streets and Traffic Bylaw to authorize charging fees for metered on-street parking on Sundays

CARRIED UNANIMOUSLY

Moved By Councillor Collins
Seconded By Councillor Alto

2. Direct staff to update the Parking Rates Policy to reflect monthly rate increases

CARRIED UNANIMOUSLY

Moved By Councillor Collins
Seconded By Councillor Alto
3. Direct staff to implement a four hour time limit on Sundays.

FOR (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

Moved By Councillor Collins
Seconded By Councillor Alto

4. Direct staff to implement Sundays rates in 90 minute zones to be at $2 per hour and $1 per hour in other areas.

CARRIED UNANIMOUSLY

Councillor Thornton-Joe returned to the meeting at 9:50 p.m.

I.1.a.h Municipal Survivor Challenge

Moved By Mayor Helps
Seconded By Councillor Collins

1. That Council participates in the Municipal Survivor Climate Challenge and directs staff to calculate Council's averages and send them to the Highland's Corporate Officer before April 22, 2019.
2. That Council notes that collective responses to climate change by all levels of government are central to solving this problem.

CARRIED UNANIMOUSLY

I.1.a.i Paid Leave for Employees Who Have Experienced Violence
Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council requests that the Mayor write, on behalf of Council, to the provincial Minister of Labour, indicating the City of Victoria's support for amendments to the Employment Standards Act to provide a minimum of ten (10) days paid leave to employees who have experienced intimate, personal and relationship violence, to provide a measure of economic security for employees to leave violent relationships in order to keep themselves and their children safe.

CARRIED UNANIMOUSLY

I.1.b Report from the April 11, 2019 COTW Meeting

I.1.b.a 933 Collinson Street - Development Permit with Variances Application No. 00086 (Fairfield)

Moved By Councillor Loveday
Seconded By Councillor Alto

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

"That Council authorize the issuance of Development Permit with Variance Application No. 00086 for 933 Collinson Street, in accordance with:

1. Plans date stamped March 9, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, R1-S2 Zone, except for the following variances:
   i. to reduce the rear yard setback from 6.0m to 2.0m (for deck and stairs)
   ii. increase the site coverage from 40% to 60.1% (for deck and stairs).
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.b.b Amendment to the AVICC Climate Emergency Declaration Motion

Moved By Mayor Helps
Seconded By Councillor Isitt

That Council endorse the proposed amendments to AVICC Resolution 16 Climate Emergency Declaration submitted by the Sunshine Coast Regional District. The deletions are struck through and the additions are in red:

WHEREAS the impacts of climate change in the form of extreme weather events, wildfires and drought are occurring at an accelerated rate and with growing frequency throughout BC and are creating major financial, social and environmental costs which are largely being borne by local governments and the residents they serve;

AND WHEREAS there is an urgency for action but a lack of resources and coordination to support local governments in their ability to adapt to and mitigate the ongoing effects of climate change, especially with respect to infrastructure upgrades, repairs and maintenance, and emergency preparedness measures:

THEREFORE BE IT RESOLVED that the provincial government be urged to declare a province wide Climate Emergency <u>and to assist local governments in achieving carbon neutrality by 2030 and a 45% reduction in greenhouse gas emissions by 2030 and a 100% reduction in greenhouse gas emissions by 2050 as per the Intergovernmental Panel on Climate Change October 2018 report.</u> ~~in order to emphasize the critical imperative for immediate action~~

~~and to assist with province-wide collaboration and coordination of resources that will support local governments~~

BE IT FURTHER RESOLVED THAT the President of UBCM communicate to the Provincial Minister of the Environment local government's support to help the Province close the 25% emissions gap in the *CleanBC Plan*, and call on the Province to provide the powers and resources to local governments to do so.

CARRIED UNANIMOUSLY

I.1.b.c Late Motion to AVICC Convention - Subsidies to Fossil Fuel Companies

Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council endorse the following motion and submit to the Association of Vancouver Island and Coastal Communities as a late resolution for consideration at the 2019 Convention:

WHEREAS the Federal government recently released a scientific report that reveals that Canada is warming at twice the global rate, the Provincial government recently approved a $5.35-billion package of tax incentives for a $40-billion LNG Canada megaproject, supported by $1.275 billion from the Federal government, and, according to a 2015 report by the International Monetary Fund, the annual Federal government subsidy to the fossil fuel industry is $46 billion;

AND WHEREAS the funding formula for local governments has changed little since 1867 with local governments receiving roughly 8 cents of every tax dollar leaving them unprepared for the emerging and significant costs of mitigation and adaption to climate change;

THEREFORE BE IT RESOLVED that UBCM call on the Provincial government to end all subsidies to fossil fuel companies and to invest the money instead in climate change mitigation and adaptation activities being undertaken by local governments in a predictable and regularized funding formula and that the UBCM through the FCM call on the Federal government to end all subsidies to fossil fuel companies and to invest the money instead in climate change mitigation and adaptation activities being undertaken by local governments in a predictable and regularized funding formula.

CARRIED UNANIMOUSLY

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I.1.b.d Attendance at the AVICC Conference, Powell River, April 12-14, 2019

Moved By Councillor Collins
Seconded By Councillor Isitt

That Council authorize the attendance and associated costs for Councillor Sarah Potts to attend the AVICC Conference to be held in Powell River, April 12-14, 2019.

CARRIED UNANIMOUSLY

I.1.b.e Inclusionary Housing and Density Bonus Policy

Moved By Councillor Isitt
Seconded By Councillor Potts

1. That the matter be referred to staff to report back by May 16 with any proposed amendments to the revised Attachment A to ensure a workable policy; and
2. Revised attachment A be forwarded to the working group for comment; and
3. That any amendments be consistent with the principle that new density beyond the entitlement in the existing zoning should be targeted toward the social purpose of expanding inclusivity and affordability in the community.
4. That the Interim Policy adopted by Council in November 2018 remain in effect until a new policy is adopted.

FOR (7): Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (1): Mayor Helps

CARRIED (7 to 1)

I.1.b.f 1900 - 1912 Richmond Road - Rezoning Application No. 00651 and Development Permit Application No. 000531 (North Jubilee)

Moved By Councillor Alto
Seconded By Councillor Potts

<u>Rezoning Application No. 00651</u>
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00651 for 1900-1912 Richmond 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. Preparation and execution of the following legal documents to the satisfaction of the City Solicitor:

a. Statutory Right-of-Way of 1.82m off Fort Street
b. Statutory Right-of-Way of 1.39m off Birch Street
c. Statutory Right-of-Way of 4.53m off Richmond Road
d. Statutory Right-of-Way of 1.44m off Ashgrove Street
e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.

2. Submission of revised plans that address the parking shortfall and the slope of the driveway to the underground parking.

Development Permit Application No. 000531
That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped March 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw*
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

Motion to refer:

Moved By Councillor Isitt
Seconded By Councillor Dubow

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project.

Amendment:

Moved By Councillor Collins
Seconded By Councillor Potts

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project **and work with the applicant to ensure Lifelabs and the Medical Clinic find a home either in the project or in the neighbourhood.**

Amendment to the amendment:

Moved By Mayor Helps
Seconded By Councillor Collins

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project **and work with the applicant to ensure Lifelabs and the Medical Clinic find a ~~home either in the project or in the neighbourhood~~ <u>place within a 2 km radius of the project</u>.**

FOR (3): Mayor Helps, Councillor Collins, and Councillor Dubow
OPPOSED (5): Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

DEFEATED (3 to 5)

Amendment to the amendment:

Moved By Councillor Isitt
Seconded By Councillor Alto

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project **and ~~work with the applicant to ensure Lifelabs and the Medical Clinic find a home either in the project or in the neighbourhood~~ <u>to work with the applicant to examine whether the medical facilities can be accommodated in the new building.</u>**

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved By Councillor Loveday
Seconded By Councillor Isitt

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project **and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, <u>and if not, then to work with the applicant to help ensure these services find a home in the surrounding neighbourhood.</u>**

CARRIED UNANIMOUSLY

On the amendment:
CARRIED UNANIMOUSLY

On the motion to refer, as amended:
That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if

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not, then to work with the applicant to help ensure these services find a home in the surrounding neighbourhood.

FOR (3): Councillor Dubow, Councillor Isitt, and Councillor Potts
OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Loveday, and Councillor Thornton-Joe

DEFEATED (3 to 5)

Amendment to the original motion:

Moved By Mayor Helps
Seconded By Councillor Thornton-Joe

That a point three be added to the rezoning application motion as follows:

That staff be directed to work with the applicant to determine whether affordability can be built into the project and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if not, then to work with the applicant to help ensure these services find a home in the surrounding neighbourhood.

CARRIED UNANIMOUSLY

On the main motion as amended:

Rezoning Application No. 00651
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00651 for 1900-1912 Richmond 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. Preparation and execution of the following legal documents to the satisfaction of the City Solicitor:
   a. Statutory Right-of-Way of 1.82m off Fort Street
   b. Statutory Right-of-Way of 1.39m off Birch Street
   c. Statutory Right-of-Way of 4.53m off Richmond Road
   d. Statutory Right-of-Way of 1.44m off Ashgrove Street
   e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.
2. Submission of revised plans that address the parking shortfall and the slope of the driveway to the underground parking.
3. That staff be directed to work with the applicant to determine whether affordability can be built into the project and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if not, then to

work with the applicant to help ensure these services find a home in the surrounding neighbourhood.

Development Permit Application No. 000531
That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:
1. Plans date stamped March 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw*
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

Councillor Isitt requested that the point three of the Rezoning Application motion be voted on separately.

On the main motion as amended:

Rezoning Application No. 00651
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00651 for 1900-1912 Richmond 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. Preparation and execution of the following legal documents to the satisfaction of the City Solicitor:
   a. Statutory Right-of-Way of 1.82m off Fort Street
   b. Statutory Right-of-Way of 1.39m off Birch Street
   c. Statutory Right-of-Way of 4.53m off Richmond Road
   d. Statutory Right-of-Way of 1.44m off Ashgrove Street
   e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.
2. Submission of revised plans that address the parking shortfall and the slope of the driveway to the underground parking.

Development Permit Application No. 000531
That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped March 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw*
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (2): Councillor Dubow, and Councillor Isitt

CARRIED (6 to 2)

On the main motion as amended:

Rezoning Application No. 00651

3. That staff be directed to work with the applicant to determine whether affordability can be built into the project and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if not, then to work with the applicant to help ensure these services find a home in the surrounding neighbourhood.

CARRIED UNANIMOUSLY

I.1.b.g 2921 Gosworth Road - Rezoning Application No. 00667 and Development Permit with Variances Application No. 00096 (Oaklands)

Moved By Councillor Collins
Seconded By Councillor Alto

That the applicant works with staff to make changes to the proposed design and return to a Committee of the Whole meeting. Revisions should address:

- reducing the massing of the proposed house to better respond to the neighbourhood context
- revise the materials and colour of the proposed house to better reflect the neighbourhood context
- revise the landscaping and screening for the proposed patio for the existing house

CARRIED UNANIMOUSLY

I.1.b.h Revenue and Tax Policy Benchmark Monitoring and 2019 Tax Rates

Moved By Councillor Isitt
Seconded By Councillor Collins

That Council:

1. Approve 2019 tax rates based on current policy as follows:

Residential	3.1564
Utility	31.6048
Major Industrial	10.9821
Light Industrial	10.9821
Business	10.9821
Rec/Non Profit	7.1031

CARRIED UNANIMOUSLY

I.1.b.i Lobbying Efforts by Big Oil Companies to Deter Climate Action

Moved By Councillor Isitt
Seconded By Councillor Collins

That Council receive the report *Big Oil's Real Agenda on Climate Change* for information.

CARRIED UNANIMOUSLY

K. BYLAWS

K.1 Bylaw for Rezoning Application for 1276 to 1278 Gladstone Avenue

Moved By Councillor Potts
Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1166) No. 19-009

CARRIED UNANIMOUSLY

K.2 Bylaw for Rezoning Application for 926 and 932 Pandora Avenue

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1179) No. 19-003

Council discussed the following:
- *Whether the affordability captured in the Housing Agreement is consistent with the City's definition of affordability.*

DRAFT

Moved By Councillor Isitt
Seconded By Mayor Helps

That the motion be postponed until staff are able to provide the information.

CARRIED UNANIMOUSLY

K.3 <u>Bylaw for Financial Plan</u>

Moved By Councillor Collins
Seconded By Councillor Loveday

That Council amend the following bylaw **by replacing the bylaw that was given first reading on December 13, 2018 with the attached bylaw.**

1. Five Year Financial Plan Bylaw, 2019 No. 18-121

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Collins

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

1. Five Year Financial Plan Bylaw, 2019 No. 18-121

CARRIED UNANIMOUSLY

K.4 <u>Bylaw for Mobile Bicycle Vending</u>

Moved By Councillor Isitt
Seconded By Councillor Loveday

That the following bylaw **be adopted:**

1. Mobile Bicycle Vending, Miscellaneous Amendments Bylaw No. 19-040

CARRIED UNANIMOUSLY

K.5 <u>Bylaw for Parks Furnishing Program</u>

Moved By Councillor Alto
Seconded By Councillor Collins

That the following bylaw **be adopted:**

1. Recreation Fees Bylaw, Amendment Bylaw (No. 10) No. 19-036

CARRIED UNANIMOUSLY

K.6 <u>Bylaw for Business Improvement Area Establishment</u>

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

DRAFT

That the following bylaw **be given first, second, and third readings:**
1. Business Improvement Area Establishment Bylaw, 2019 No. 19-045

CARRIED UNANIMOUSLY

K.2 <u>Bylaw for Rezoning Application for 926 and 932 Pandora Avenue</u>

Staff advised Council that the affordability included in the Housing Agreement does not meet the City's definition of affordable home-ownership, but will be below market-rate.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the motion be lifted from the table.

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1179) No. 19-003

FOR (5): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (3): Councillor Dubow, Councillor Isitt, and Councillor Loveday

CARRIED (5 to 3)

Moved By Councillor Alto
Seconded By Councillor Loveday

That the following bylaw **be given first, second, and third readings:**
1. Housing Agreement (926 and 932 Pandora Avenue) Bylaw 2019, No. 19-004

CARRIED UNANIMOUSLY

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, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:
1. Plans date stamped April 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
   iii. increase the height from 30m to 32.34m for a rooftop mechanical room.

3. The Development Permit lapsing two years from the date of this resolution."

FOR (5): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (3): Councillor Dubow, Councillor Isitt, and Councillor Loveday

CARRIED (5 to 3)

L. CORRESPONDENCE

L.1 Letter from the Corporation of the District of Oak Bay

A letter dated April 1, 2019, in which the City was carbon-copied, regarding a proposed regional vegetation management strategy.

Moved By Councillor Collins
Seconded By Councillor Alto

That the correspondence dated April 1, 2019 from the Corporation of the District of Oak Bay be received for information.

CARRIED UNANIMOUSLY

N. QUESTION PERIOD

A question period was held.

O. ADJOURNMENT

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the Council meeting adjourn.
TIME: 10:45 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT

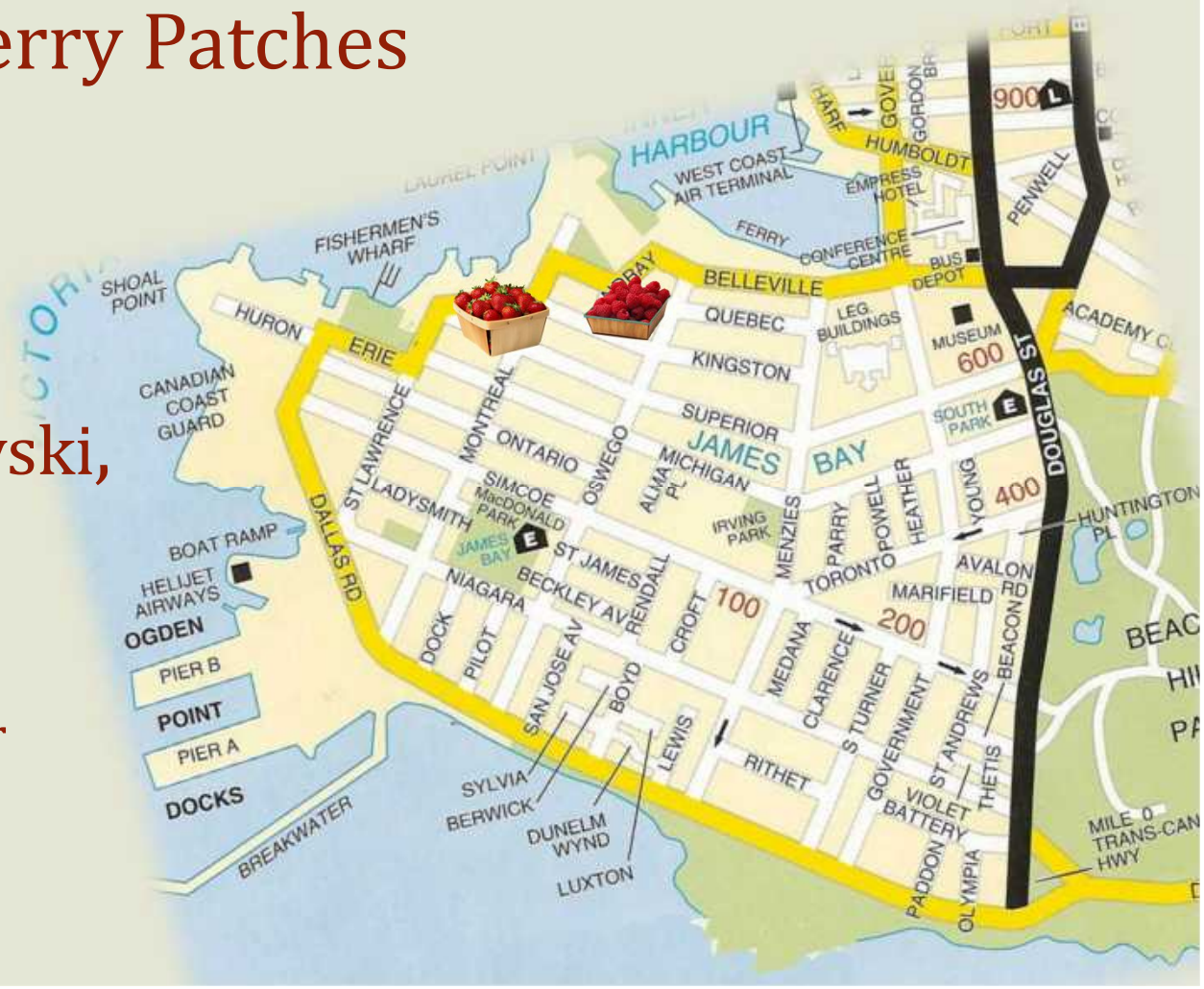
JBNA Gardening Program

Community Berry Patches

Marg Gardiner,
JBNA president

Kathryn Pankowski,
JBNA Garden Advocate

Natasha Sergio,
JB Gardening Volunteer

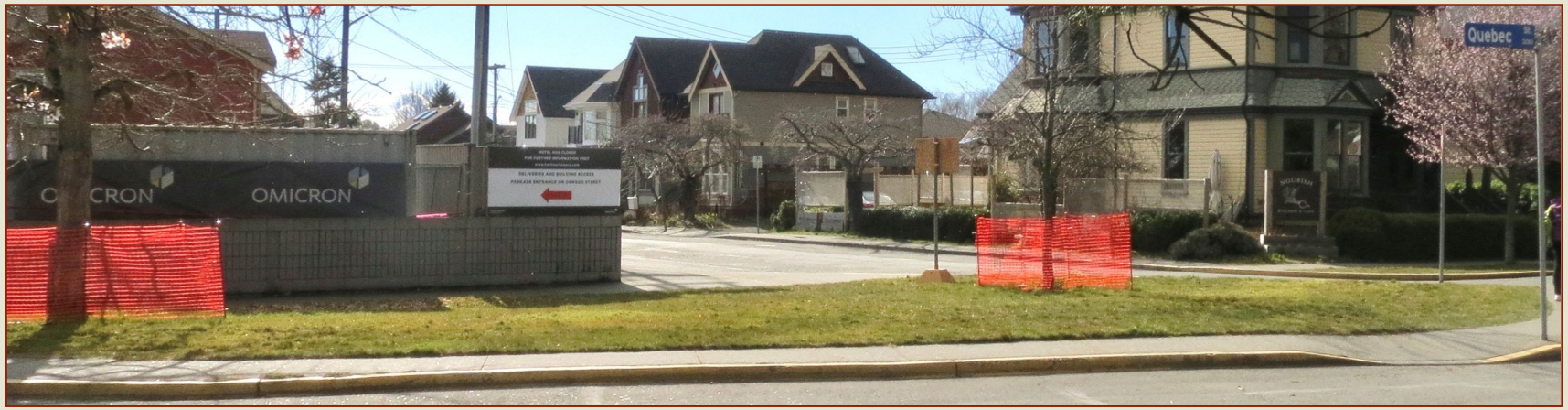


JBNA approach:
Gardening Advocate
Gardening Initiatives

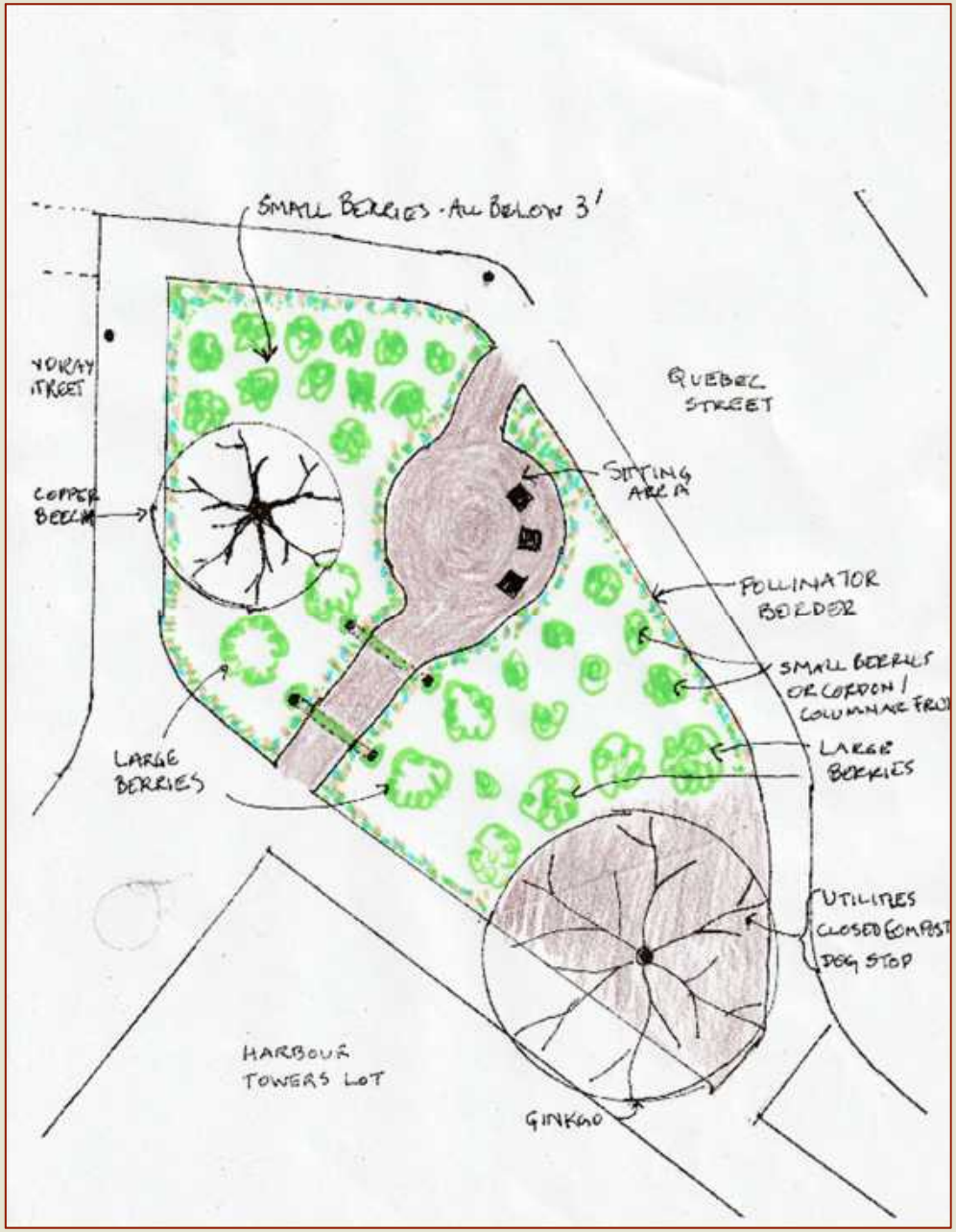
- *promotion of gardening (community newspaper)*
- *Todd Parkette food trees*
- *Redfern Park food trees*
- *Discovery Coffee herb box partnership*
- *Michigan St boulevard native plant pollinator garden*
- *partnership agreement with Montreal Allotment Garden*
- *land linking*
- *semi-annual plant swap*
- *proposed BERRY PATCHES*

Patch @

Quebec & Pendray



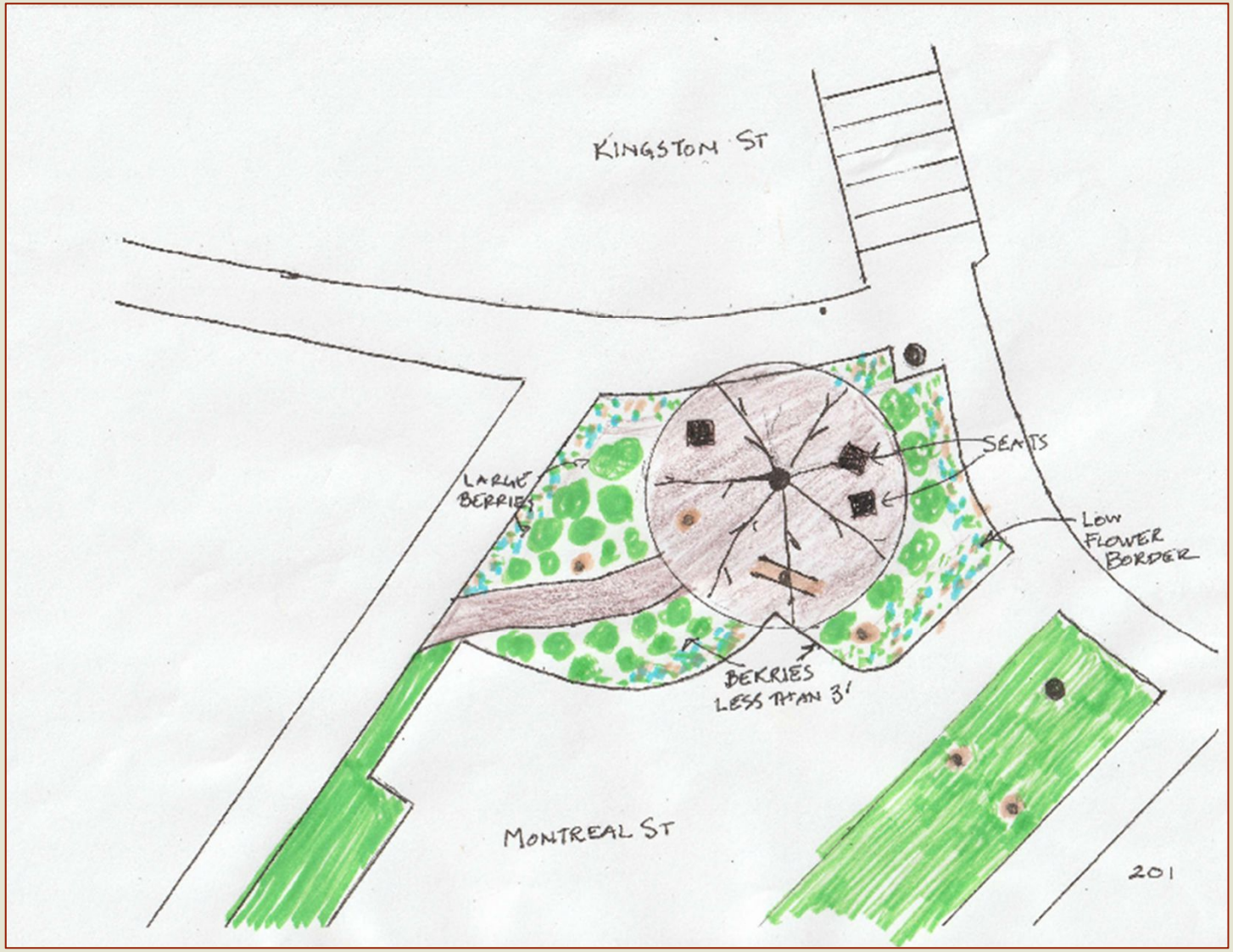
Patch @ Quebec & Pendray



Patch @

Montreal & Kingston

Patch @ Montreal & Kingston



"CHILD ABUSE PREVENTION MONTH"

WHEREAS *Children are the foundation for a prosperous and innovative society, and the foundation for a child's growth and development is established when the community takes responsibility for creating healthy environments where our children can thrive; and*

WHEREAS *All children deserve to have a safe, stable, nurturing home and community to foster their healthy growth and development; and*

WHEREAS *Child abuse and neglect is an important societal concern that may affect the long term health and well being of not only children, but also the adults they become; and*

WHEREAS *Child abuse and neglect impacts our entire society and our society's future; and*

WHEREAS *Child abuse prevention is a shared responsibility and finding solutions requires the involvement and collaboration of citizens, organizations and government entities; and*

WHEREAS *this month, we emphasize the importance of understanding the devastating problem of child abuse and neglect and commit to learn more about the behavioural and physical signs of possible abuse.*

NOW, THEREFORE *I do hereby proclaim month of April 2019 as* ***"Child Abuse Prevention Month"*** *on the* ***HOMELANDS*** *of the* ***SONGHEES AND ESQUIMALT PEOPLE*** *in the* ***CITY OF VICTORIA, CAPITAL CITY*** *of the* ***PROVINCE*** *of* ***BRITISH COLUMBIA.***

IN WITNESS WHEREOF*, I hereunto set my hand this 25th day of April, Two Thousand and Nineteen.*

_____

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored By:
Bev Moore-Davis
Miles for Smiles Foundation

"ST. GEORGE DAY "

WHEREAS, *the City of Victoria is named after Queen Victoria of the British United Kingdom; and*

WHEREAS, *many Victoria streets and other landmarks, got their names from British Immigrants or were constructed by British Immigrants from England; and*

WHEREAS, *much of Victoria's History, Culture and Development is the result of those that came from England and it is still very visible in many parts of Victoria; and*

WHEREAS, *many that have a British heritage still continue to contribute and take an active role in the growth and development of the City of Victoria; and*

WHEREAS, *England's influence can be seen in the English related businesses and buildings throughout Victoria.*

NOW, THEREFORE *I do hereby proclaim Tuesday, April 23rd, 2019 as* ***"ST GEORGE DAY"****on the* ***HOMELANDS*** *of the* ***SONGHEES AND ESQUIMALT PEOPLE*** *in the* ***CITY OF VICTORIA, CAPITAL CITY*** *of the* ***PROVINCE*** *of* ***BRITISH COLUMBIA.***

IN WITNESS WHEREOF*, I hereunto set my hand this 25th day of April, Two Thousand and nineteen.*

_____

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Steve McVittie
President, RSSG

"HUNTINGTON DISEASE AWARENESS MONTH"

WHEREAS *Huntington disease is a debilitating brain disorder that does not currently have a cure; and*

WHEREAS *one in every 7,000 Canadians has HD and approximately one in every 5,500 is at-risk of developing the disease. Many more are touched by HD as a caregiver, family member or friend; and*

WHEREAS *HD causes cells in specific parts of the brain to die. The disease leads to incapacitation and, eventually, death. It is likened to experiencing the symptoms of Alzheimers, Parkinsons, and Schizophrenia all in one disease; and*

WHEREAS *Huntington Awareness Month reflects the Huntington Society of Canada's mission, which is to aspire to a world free from HD. The Society strives to: maximize the quality of life of people living with HD by delivering services; enable others to understand the disease; and further research to slow and to prevent HD; and*

WHEREAS *The Society works with health and social services professionals to enable them to better serve people living with HD; and*

WHEREAS *The Huntington Society of Canada (HSC) is a respected leader in the worldwide effort to end Huntington disease. HSC is the only Canadian health charity dedicated to providing help and hope for families dealing with HD across Canada.*

NOW, THEREFORE *I do hereby proclaim the month of May 2019 as "**HUNTINGTON DISEASE AWARENESS MONTH**" on the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA**, **CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA.***

IN WITNESS WHEREOF*, I hereunto set my hand this 25th of April, Two Thousand and Nineteen.*

_____

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Khalilah Alwani
South Vancouver Island Chapter
Huntington Society of Canada

"FALUN DAFA DAY"

WHEREAS *Falun Dafa is an advanced ancient exercise and meditation practice of mind, body, and spirit based on the universal principles of Truthfulness, Compassion and Forbearance; and*

WHEREAS *Falun Dafa practitioners follow the principles and incorporate them into their daily lives, striving to become better people in all environments and situations; and*

WHEREAS *Falun Dafa has benefited both physically and spiritually tens of millions of people in over 100 countries around the world since its public introduction in China on May 13, 1992; and*

WHEREAS *Falun Dafa transcends cultural and racial boundaries and contributes to a more peaceful, tolerant, and compassionate society; and*

NOW, THEREFORE *I do hereby proclaim, Monday May 13th, 2019 as* ***"FALUN DAFA DAY",*** *on the* ***HOMELAND*** *of the* ***SONGHEES AND ESQUIMALT PEOPLE*** *in the* ***CITY OF VICTORIA, CAPITAL CITY*** *of the* ***PROVINCE*** *of* ***BRITISH COLUMBIA.***

IN WITNESS WHEREOF*, I hereunto set my hand this 25th day of April, Two Thousand and Nineteen.*

_____

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Sue Zhang
Falun Dafa Assoc.
of Vancouver

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the March 14, 2019 COTW Meeting

I.1.b.k 3055A Scott Street - Local Government Recommendation for The Original FARM

Moved By Councillor Isitt
Seconded By Councillor Potts

That the matter be referred to an opportunity for public comment at a Council Meeting for Council's consideration and that the notification radius be 100 meters from the subject site.

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

CARRIED (7 to 1)

F.8 3055A Scott Street - Local Government Recommendation for The Original FARM

Committee received a report dated March 7, 2019 from the City Clerk seeking a Council resolution in accordance with the requirements of the Cannabis Control and Licensing Act regarding an application by The Original FARM to obtain a provincial cannabis retail store licence at 3055A Scott Street.

Moved By Councillor Isitt
Seconded By Mayor Helps

That the matter be referred to an opportunity for public comment at a Council Meeting for Council's consideration.

That the notification radius be 100 meters from the subject site.

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

OPPOSED (1): Councillor Thornton-Joe

CARRIED (7 to 1)

Motion to refer:

Moved By Mayor Helps
Seconded By Councillor Isitt

Refer F.9 to after H.1 until the Police Chief arrives.

CARRIED UNANIMOUSLY

Councillor Dubow returned to meeting at 1:30 p.m.

CITY OF VICTORIA

Committee of the Whole Report

For the Meeting of March 14th, 2019

To:	Committee of the Whole	**Date:**	March 12th, 2019
From:	Chris Coates, City Clerk		
Subject:	Local Government Recommendation for The Original FARM at 3055A Scott Street		

RECOMMENDATION

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. Council supports the application of The Original FARM located at 3055A Scott Street to receive a provincial cannabis retail store license providing the following comments on the prescribed considerations:
   a. Council recommends that the LCRB issue a license to The Original FARM located at 3055A Scott Street, subject to the condition that this license not be issued until after The Original FARM obtains a Development Permit for any proposed alterations to the building exterior that are required to operate the business.
   b. The application has been reviewed by the Victoria Police Department, Bylaw Services Division, and Sustainable Planning and Community Development Branch and there are no site-specific comments in terms of impacts on the community.
   c. The views of residents were solicited through a mail-out to neighbouring property owners and occupiers within 100 meters of this address and to the relevant neighbourhood association. The City sent 532 letters and received 6 letters. All the respondents are concerned with the application moving forward and 2 respondents oppose the application. The City did not receive correspondence from the neighbourhood association.
   a. A Development Permit is required to ensure that building exterior alterations do not diminish the pedestrian experience and create safety concerns by obstructing the view from the sidewalk or street into the store.

EXECUTIVE SUMMARY

Since the Government of Canada legalized cannabis on October 17, 2018, the Province of British Columbia (The Province) is responsible for cannabis retail store licensing. The Province established a framework that sends referrals to the City for a positive or negative recommendation, which must include residents' views. The City adopted the *Cannabis Retail Store Licensing Consultation Policy and Fee Bylaw* to set the public consultation process and fees to manage these referrals.

The City plays a role in the provincial licensing scheme by providing a positive or negative recommendation on referrals from the Liquor and Cannabis Regulation Branch (LCRB). Provincial licences must comply with both the federal and provincial rules, as well as any municipal rules that

may be in effect. The City's *Cannabis-Related Business Regulation Bylaw* contains rules for cannabis storefront retailers, pursuant to the City's business regulation and licensing powers.

The Original FARM at 3055A Scott Street obtained a business licence on April 26, 2017 and has complied with municipal rules to date. They have never been issued a ticket, do not have outstanding monies owed to the City, and have been a compliant operator. The Original FARM suspended operations. In undertaking internal referrals to the Victoria Police Department, Bylaw Services Division, and Sustainable Planning and Community Development Branch, staff did not raise any issues with previous operations under the past municipal rules.

The required public notification process enables residents to share their views by providing written comments about the application. The City sent 532 notices to owners and occupiers within 100 metres of the proposed location for the cannabis retail store licence and received 6 letters. All the respondents are concerned with the application moving forward and 2 respondents oppose the application. The correspondence is attached as Appendix C. The neighbourhood association did not provide a response.

Staff recommend that Council support the application by The Original FARM to obtain a provincial cannabis retail store license at 3055A Scott Street, subject to obtaining a Development Permit for alterations to the building exterior.

PURPOSE

The purpose of this report is to seek a Council resolution, in accordance with the requirements of the *Cannabis Control and Licensing Act*, regarding an application by The Original FARM to obtain a provincial cannabis retail store license at 3055A Scott Street.

BACKGROUND

The LCRB issues cannabis retail store licences under the authority of the *Cannabis Control and Licensing Act* (the Act) and regulations. LCRB refers an application to the City for a recommendation about whether or not to issue a licence. The LCRB will not consider issuing a licence unless it receives a positive recommendation from the City.

Under the Act, a local government must take into account the location of the proposed retail store in considering the recommendation, provide comments about community impact, and include the views of residents. The City adopted the *Cannabis Retail Store Licensing Consultation Policy and Fee Bylaw* establishing a public consultation method and fees (Appendix A). A public notification letter is sent to owners and occupiers of parcels within 100 metres of the proposed location, and the neighbourhood association for the area, initiating an opportunity to provide written comment about the application. The public has two weeks to provide a response to the application.

The City's internal review may include comments from staff in Victoria Police Department, Bylaw Services Division, and Sustainable Planning and Community Development Branch.

Provincial licensees must obtain a business licence. The *Business Licence Bylaw* and *Cannabis-Related Business Regulation Bylaw* set out licensing and operating conditions for cannabis retail stores.

The Applicant

The Original FARM at 3055A Scott Street obtained a business licence on April 26, 2017. They have currently suspended operations. A map of the property and the immediate 100 metre area is attached as Appendix B.

Public Comments
A public consultation process for this application concluded on February 21st, 2019. The City distributed 532 public notification letters and received 6 letters. All 6 letters express one or more concerns with the application moving forward and 2 oppose the application. The neighbourhood association did provide a response. The correspondence is attached as Appendix C.

On their own initiative, an advocacy group provided approximately 1500 letters in support of five applications currently awaiting a Council decision. These are available for viewing on request but are excluded from the City process established in the *Cannabis Retail Store Licensing Consultation Policy and Fee Bylaw*.

ISSUES AND ANALYSIS

The following sections will identify the key issues and provide analysis for Council's consideration.

Previous Operations
The Original FARM has never been issued a ticket, does not have outstanding monies owed to the City, and has been a compliant operator.

Community Impact
The Victoria Police Department, Bylaw Services Division, and Sustainable Planning and Community Development Branch have no site-specific comments. VPD comments are attached as Appendix D.

Residents' Views
The City received 6 letters. All 6 letters express one or more concerns with the application moving forward and 2 oppose the application.

The respondents are concerned about the impact of previous operations on the community. These concerns include:

- customers using limited residential parking,
- illegal pedestrian crossing between residential parking and this cannabis retail store,
- public consumption, noise, 'rowdy' behaviour, and litter,
- proximity to schools, after-school care, and a mall

Municipal Requirements for Building Exteriors
The Act requires a licenced cannabis retail store to have non-transparent walls, which would require the applicant to alter the building exterior. The subject property is located within Development Permit Area 2 (HC). Alterations to exterior materials, including windows, require a Development Permit within this area. This type of application has been delegated to staff to complete.

OPTIONS AND IMPACTS

Option 1 – Refer application with a positive local government recommendation, subject to obtaining a Development Permit (Recommended)

Option 2 – Refer application with a negative local government recommendation with a comment about the reason for the negative recommendation

Accessibility Impact Statement

The recommended option has no accessibility implications.

CONCLUSION

The Original FARM at 1402 Douglas Street has been a compliant licensed cannabis storefront retailer in the City since June 2018. Based on the feedback received for this application from staff and residents, staff recommend providing supportive comments to the LCRB but that the issuance of the license be withheld until a Development Permit is issued. The proposed option would ensure that this operator continues to comply with municipal requirements and enable the LCRB to continue their consideration of the applicant for a cannabis retail store license.

Respectfully submitted,

Monika Fedyczkowska
Legislative and Policy Analyst

Chris Coates
City Clerk

Susanne Thompson
Deputy City Manager

Report accepted and recommended by the City Manager:

Date: March 13, 2019

Attachments

Appendix A: Cannabis Retail Store Licensing Consultation Policy and Fee Bylaw
Appendix B: A map of the property and the immediate 100 metre area
Appendix C: Residents' Views
Appendix D: VPD Comments

NO. 18-120

CANNABIS RETAIL STORE LICENSING CONSULTATION POLICY AND FEE BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to establish a process for the City to provide a recommendation to the Provincial Government for a cannabis retail store licence application referral, and to establish fees to recover the City's costs incurred in the course of work on a referral.

Contents

1 Title
2 Definitions
3 Public Consultation Method
4 Fees
5 Effective Date

Under its statutory powers, including section 33 of the *Cannabis Control and Licensing Act*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

1 This Bylaw may be cited as the "CANNABIS RETAIL STORE LICENSING CONSULTATION POLICY AND FEE BYLAW".

Definitions

2 In this Bylaw,

"Act"

means the *Cannabis Control and Licensing Act*;

"City"

means the Corporation of the City of Victoria;

"Council"

means the Council of the Corporation of the City of Victoria;

"general manager"

has the same meaning as under the Act;

"licence"

has the same meaning as under the Act;

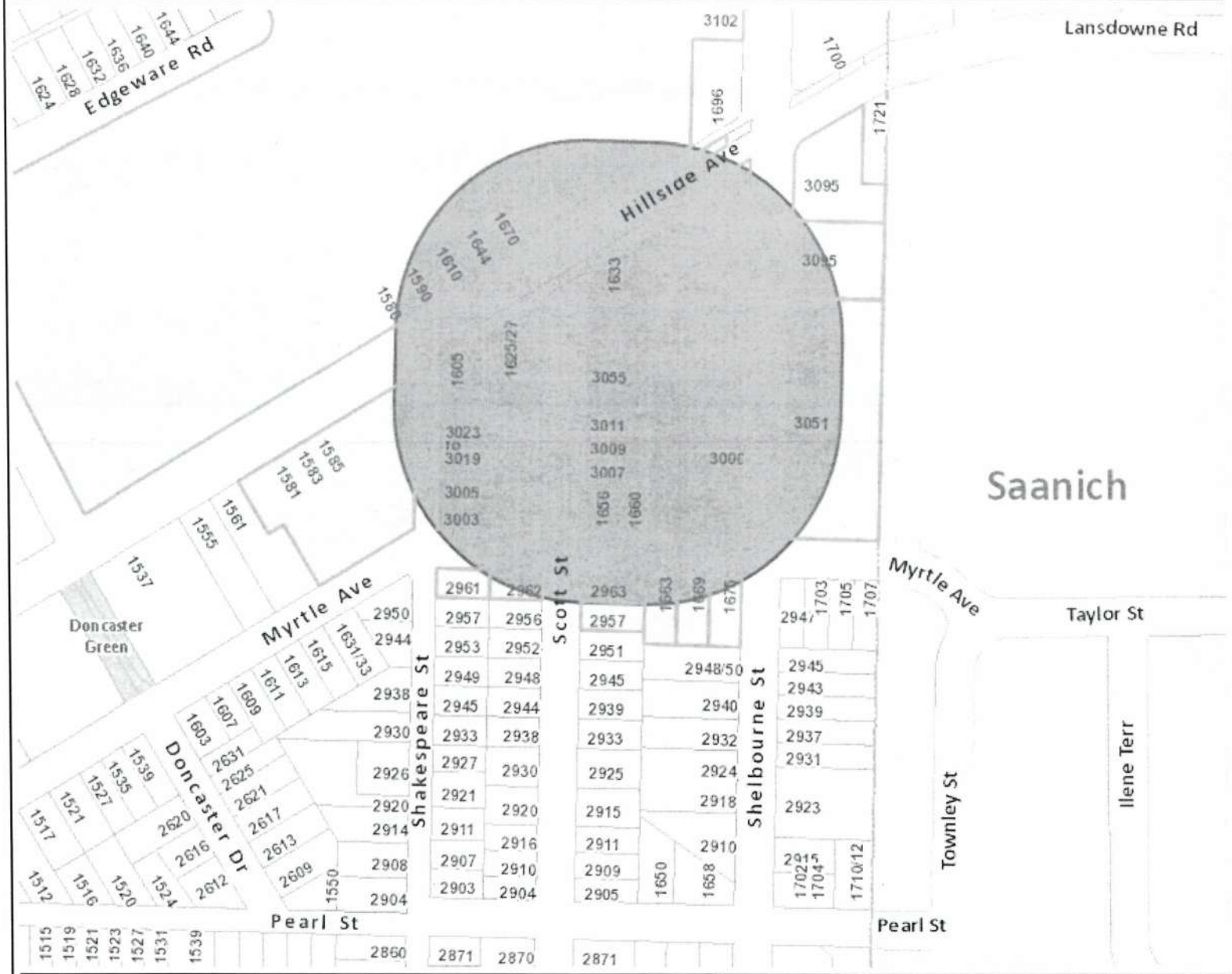
READ A FIRST TIME the	**8th**	day of	**November**	2018.
READ A SECOND TIME the	**8th**	day of	**November**	2018.
READ A THIRD TIME the	**8th**	day of	**November**	2018.
ADOPTED on the	**22nd**	day of	**November**	2018.

CITY CLERK MAYOR

CITY OF VICTORIA

3055 Scott Street Printed from VicMap (Internal Version)

03/07/2019



Legend

Victoria Parcels

1: 2,972

Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION

151 0 75 151 Meters

NAD_1983_CSRS_UTM_Zone_10N

Public domain: can be freely printed, copied and distributed without permission.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This plan should be field confirmed by the user prior to beginning construction. BC Hydro, Fortis Gas, Telus, and Fibre Optics locations must be confirmed with the appropriate utility. For internal use only. Do not distribute.

Attachment C

Rob Gordon

From: Legislative Services email
Sent: February 25, 2019 1:56 PM
To: Monika Fedyczkowska
Subject: FW: Input for cannabis retail store at 3055 Scott street A

-----Original Message-----
From: Personal info
Sent: February 20, 2019 5:27 PM
To: Legislative Services email <LegislativeServices@victoria.ca>
Subject: Input for cannabis retail store at 3055 Scott street A

Good day,
Please find below comments with regards to general impact to the community, personal view and my recommendation with regards to provincial licensing.
The store in question is located in a residential area of Oaklands and is steps away from Landsdowne Middle School. The location shares a small parking lot with a coffee shop, a Japanese restaurant, a Nail and Beauty salon, a lawyers office, a Karate School (mostly used by children) and a Subway Restaurant.
On street parking is very limited and the 11 unit Strata complex we live in has problems with street parking even though our street is zoned as residential parking only.
Both employees and owners at the cannabis store have told their customers to simply park on the street and not to worry about getting a ticket since the enforcement people would never be able to get here fast enough before the customers leave again.
This is unacceptable behaviour that clearly demonstrates the lack of respect for not only the residents of this street but for city parking regulations and bylaw personnel.
This store was open last fall when it was a medicinal dispensary. I have witnessed the parking fiasco first hand and do not wish this situation on anyone.
This is not the right location for this store, I therefore ask city council to deny the application for a cannabis retail store license.

Respectfully,
Personal info

Myrtle ave
Victoria V8R 4J8

Rob Gordon

From: Legislative Services email
Sent: February 25, 2019 1:57 PM
To: Monika Fedyczkowska
Subject: FW: Residential Input - The Original Farm

From: Personal info
Sent: February 21, 2019 10:38 PM
To: Legislative Services email <LegislativeServices@victoria.ca>
Subject: Residential Input - The Original Farm

Personal info scott st

Due to the high traffic volume The Original Farm (and other nearby business) create, parking is a concern in the residential area. Due to the number of commercial properties around Scott street I would like to see the city be proactive in ensuring only registered vehicles occupy the residential street parking and look to reducing the maximum speed in residential
Areas where there is high volume of traffic/vehicles.

Please do not disclose my email address and other personal information

Thank you
Personal info

Rob Gordon

From: Legislative Services email
Sent: February 25, 2019 1:40 PM
To: Monika Fedyczkowska
Subject: FW: The Original Farm 3055A Scott

-----Original Message-----
From: Personal info
Sent: February 18, 2019 3:08 PM
To: Legislative Services email <LegislativeServices@victoria.ca>
Subject: The Original Farm 3055A Scott

Hi,

Our only concern is the lack of parking for the above retail store and other stores in the area. We live in the strata complex on Myrtle Street but our access to our garages/parking is off Scott St. We find that with all the stores and businesses that there is a lack of parking for customers especially during the hours of 4pm to 6pm. Also frequently people are walking between cars mid block which is unsafe and difficult for drivers.
We are not against the Original Farm or any other of the stores in our area, but the parking needs to be addressed. The parking lot on the back side of the Farm store does not seem to be utilized. Can you explain?

Personal info
Myrtle Ave
Personal info

Please do not disclose our names or contact details

Rob Gordon

From: Legislative Services email
Sent: February 25, 2019 1:40 PM
To: Monika Fedyczkowska
Subject: FW: Cannabis retail store at 3055 Street A

From: Personal info
Sent: February 18, 2019 5:30 PM
To: Legislative Services email <LegislativeServices@victoria.ca>
Subject: re: Cannabis retail store at 3055 Street A

Hello,

My family received a letter in reference to the license application of a cannabis retail store in our neighborhood. We Personal info Scott street.

My husband and I have a Personal info We have lived here for the last couple years. During that time we have experienced living with an unlicensed Cannabis store. We do not have a problem with the store itself. They employees seemed very friendly and nice when ever we walked by, but there were other problems that affected us due to the store.

The two most pressing issues were parking and public substance use. The area in front of our house is zoned for residential parking only but people were constantly parking in this area leaving no spots available for visiting guests or our own vehicles. In addition to parking out front of our house, customers of the store also smoked and used the products they purchased from the Cannabis store in front of our house.

If you are going to go ahead with this application, we would just ask that you would take these two concerns into account.

Sincerely,

Personal info

Personal info Scott Street

Rob Gordon

From: Legislative Services email
Sent: February 25, 2019 1:40 PM
To: Monika Fedyczkowska
Subject: FW: Cannabis retail store at 3055 Scott Street

-----Original Message-----
From: Personal info
Sent: February 18, 2019 2:34 PM
To: Legislative Services email <LegislativeServices@victoria.ca>
Subject: Cannabis retail store at 3055 Scott Street

City of Victoria

My concern with this retail store, is the lack of parking in the lot adjacent to the store. I believe there are a couple dozen spots, used by at least eight businesses.
As a result, the store's cliental was using the 'residential parking only' spaces on Scott Street, then jay walking to cross the street, making it dangerous for both cars & pedestrians. Since the store has been closed I have noticed that there has been less traffic on the street.

Personal info

Myrtle Avenue
Victoria, BC
V8R4J8
Personal info

I wish to remain anonymous, please do not disclose any of my personal information.

Sent from my iPad

Rob Gordon

From: Legislative Services email
Sent: February 25, 2019 1:56 PM
To: Monika Fedyczkowska
Subject: FW: Cannabis retail store

-----Original Message-----
From: Personal info
Sent: February 20, 2019 11:35 PM
To: Legislative Services email <LegislativeServices@victoria.ca>
Subject: Cannabis retail store

To whom it may concern,

I would like to express my concern regarding the cannabis store proposed for 3055 Scott St A.

The Original FARM has been in operation in this location since we moved Personal info Myrtle Ave, which is just a block away, in 2016. I have noticed the following problems, all of which have ceased since the store closed in the summer of 2018:

1) Increased litter, including drug paraphernalia, left on our front garden and boulevard;

2) Increased traffic and parking on our street, which is clearly marked "residents only";

3) Increased noise and rowdy behaviour, including public drug use. This is especially concerning since our street is often used by the local elementary school and middle school students, and an after-school-care group.

I strongly oppose the location of this store, not only because I am a mother of Personal info , but because the store is in very close proximity to two schools. Oaklands Elementary is the biggest single-track elementary school in the district. Landsdowne Middle School is also very large, and only a block away. Hillside Mall is just across the street and is frequented by children and families. All these children witness the behaviour of the patrons and the drug paraphernalia littered around.

Thank you for considering my input. You can reach me at this email should you have further questions, but please keep my personal information confidential. Thank you.

Personal info

THE ORIGINAL
FARM

March 13, 2019

Mayor Lisa Helps & Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Sent via email
Re: The Original FARM, 3055a Scott Street, Local Government Recommendation

Dear Mayor and Council,

We are writing in response to the public consultation pertaining to The Original FARM at 3055a Scott Street required to obtain local government referral for our provincial cannabis retail license. The Original FARM has been an outstanding part of this community since 2015, constantly engaging with our neighbours positively and addressing concerns in a mutually beneficial way. We are happy to have received the feedback we have on our application and wish to speak to some of the concerns raised.

The Original FARM has access to ample parking immediately surrounding our store providing many options to customers beyond residential parking (see attached Parking Plan). There are 11 short term street parking spots open to the public, 23 parking stalls allocated to the 3055 Scott Street Strata exclusively (lot managed by Robbins), as well as 17 parking stalls in the neighbouring strata outside the Royal Bank for overflow use (lot also managed by Robbins). With parking as much of a challenge as it can be in Victoria, we feel lucky to have access to as much as we do. The staff team at Original FARM have always been trained to follow local by-laws, including instructing patrons adherence to the signage pertaining to surrounding residential parking. The Original FARM owners have never told staff or customers to park in residential zones and instruct customers to park in the abundance of available parking stalls allocated for commercial use immediately surrounding our Scott Street store.

FARM HILLSIDE 3055A SCOTT STREET
TEL 250.592.0027 VICTORIA, B.C. V8R 4J9
FARM DOWNTOWN 1402 DOUGLAS STREET
TEL 250.940.4688 VICTORIA, B.C. V8W 2G1
ORIGINALFARM.COM
INFO@ORIGINALFARM.COM

THE ORIGINAL
FARM

The Original FARM prides itself on limiting nuisance issues surrounding our stores through providing outstanding customer service, encouraging respect of our neighbours with proactive service and compliance training, as well as providing our customers a door person. Through our 3.5 years of operation, nuisance issues have never been brought to our attention by our neighbours and if they were, we would have found a solution to fix it immediately. FARM has avoided nuisance issues by setting clear expectations with customers. We cannot promise issues will not come up, however we can promise we'll take them seriously and they'll be dealt with immediately.

The above also pertains to comments surfacing regarding the youth in our neighbourhood. We have worked collaboratively with the neighbouring Karate school as years ago there was mutual worry of issues arising; however, they just never have. Parents see us as a professional operation that do not attract youth or draw their attention. We are just another business in the community and feel we have built a great relationship with our surrounding neighbours. In 3.5 years, we've never had any issues with youth from schools, this includes: loitering, children trying to get into the store, no issues brought to our attention by surrounding schools, and no issues with police regarding minors. We are extremely proud and have worked very hard to have a clean track record in our 3.5 years of operations.

We take great pride in our community and I think that's reflected in the way we do business. We look forward to being leaders in this new space and will continue to uphold our high standards.

Sincerely,

Allen Spillette
Co-Founder
The Original FARM
3055A Scott Street, Victoria

3055A SCOTT STREET
PARKING PLAN
HILLSIDE AVE
17 OVER FLOW PARKING SPOTS
PRIVATE PROPERTY
ADDITIONAL CUSTOMER PARKING ACROSS THE STREET AT ROYAL BANK
UNAUTHORIZED VEHICLES TOWED AT OWNERS EXPENSE
ROWS 1-17
CLOSE UP VIEW (BELOW)
Royal Bank
RBC
REFERENCED IN PARKING SIGN
5 SHORT TERM PARKING
SCOTT STREET
4 SHORT TERM PARKING
2 SHORT TERM PARKING
THE ORIGINAL FARM
23 PARKING SPOTS
PRIVATE PARKING

PHUNG HORWOOD
Real Estate Appraisers & Consultants

#114 - 1537 Hillside Avenue
Victoria, B.C. V8T 2C1
Phone [redacted]
Email [redacted]

April 15, 2019

Attn: Mayor Helps and Council

RE: 3055A Scott Street, Victoria, BC

The purpose of this letter is to lend support for the business located at 3055A Scott Street, Victoria, BC, known as The Original Farm. My firm is located just over one block due west of this business in the Hillside Professional Building. Tenants within our building range in tenants from the BC Cancer Society, accountants, real estate property managers and most recently a daycare. The daycare was the most recent tenant to move into this building and occupy a ground floor space with an outdoor play area at the rear of the building that fronts along Myrtle Avenue just 1.5 blocks from the Original Farm store.

We have been tenants of this building for 5 years this fall; but most importantly most of our staff including myself live within a 5 to 10 minute drive of this immediate neighbourhood. Therefore we are very conscious as well as sensitive to any changes both negative or positive that would impact not only our work lives but personal lives within this community.

When I first noticed the Original Farm signage outside two commercial retail units within the building at 3055 Scott Street I was unsure as to what type of traffic it would attract or business characteristics it would have. Admittedly, I am unfamiliar with this sector and industry; hence when there was a small influx of medical marijuana retailers to the Capital Region I was unsure what the impacts would be on their respective neighbourhood and communities.

However, my staff and I frequently go the adjacent café, restaurants, bank and other retailers that are located adjacent to or across from this space. Therefore, over the last 5 years we have consistently been able to observe most of the local businesses in the area and their impact to the community. To be honest, I often forget about the Original Farm being so close to our office due to its discreet and professional signage and window coverings. Almost on a daily basis I walk from my office to Hillside Coffee & Tea or the Hillside Mall, where I see very minimal increased traffic (pedestrian or vehicle) volumes to this area that would be directly related to the Original Farm. I have never had any undesirable encounters and it just looks and acts as any other business/storefront in the area. In fact I often notice synergies between the retail plaza business as I have seen people leave the bank to go the coffee shop, stop into Original Farm and then continue to another store in one of the several commercial centres in the immediate area.

In the beginning when we moved our firm to the Hillside Professional Centre, I was curious as to the type of customers the Original Farm would attract. Again I will admit, given my lack of experience or understanding of this sector I had my preconceived notions and stereotypes. However on this personal note, I am grateful that through almost daily observation and experience that my previous “ideas” of the type of clientele or impact to the neighbourhood this business would create were completely incorrect and prejudicial. To tie it all back to my earlier comments on my own office building, the last tenant to move in to our building was a daycare. They would have completed their own due diligence as part of their decision to have a child minding business in this area and found it to be a suitable and safe neighbourhood. From my understanding this daycare was fully booked with waitlists before the doors were officially open.

I have followed their progress and talked to the principals regarding their views on compliance and company philosophy. I respect how they have followed proper procedure every step of the way since their inception regardless of the initial financial losses in lieu of long term sustainability and compliance. I also respect the cost outlay to ensure their retail storefronts are presentable and professional as to be commensurate with other retail stores.

In conclusion, as a local business owner in the area and nearby resident, I have no objection to the Original Farm to re-open its doors.

Respectfully Submitted,

My Phung, AACI, P. App.
Principal and Senior Appraiser

Pamela Martin

From: Mike and Tracey FRASER [redacted]
Sent: April 3, 2019 4:52 PM
To: Legislative Services email
Subject: 3055A Scott st.

Hello,

PLEASE KEEP ALL CONTACT INFORMATION CONFIDENTIAL!!

The Farm has been in operation for a least 3 years, they have been good neighbours during that time. The owner has always been open to have conversations concerning the stores operation. As we expressed in a previous email traffic can be an issue however that includes all the businesses on the street (little Cesar's, RBC, Subway and Canada's best Karate)

With all the red tape the Farm has been through it would be a shame if they are not given a licence to sell cannabis.

Mike Fraser
1644 Myrtle Ave.

Pamela Martin

From: [redacted]
Sent: April 3, 2019 7:37 PM
To: Legislative Services email
Subject: 3055A scott st Victoria

Attn. Legislative Services Department
1 Centennial Square Victoria B C V8W 1P6
To whom it may concern,
My name is Manjit Singh Dhariwal and I live n Saanich at the address in my signature below. I am writing regarding the cannabis Victoria Cityl license application for Original FARM. My wife has lots of health issues, including arthritis and fibromyalgia. She has been seeking conventional treatments from doctors and specialists for years without successfully reducing her symptoms. Since she started using products from Original FARM, she has felt significant improvements and a much better quality of life. Beyond that, the folks that run the shop have been professional, discrete, and courteous in our engagement with them. We are certainly in favour and strongly recommend that Original FARM reopen and a license be granted.
Thank you for the opportunity to be heard.
Manjit Dhariwal
863 Maltwood Terrace
Victoria BC V8N 5C7
[redacted]

Pamela Martin

From: Myra Johnson [redacted]
Sent: April 8, 2019 10:36 PM
To: Legislative Services email
Subject: FARM cannabis outlet

To Whom It May concern:

I continue to be annoyed (even cranky) that my previous supplier of medicine does not yet have a license. Every month I went to their "Hillside" location and bought my tincture supply which had changed my suffering with my arthritic neck. It was clean, well-run, with helpful employees and very good service. I happily paid my GST and PST and thought it was money well spent.

For the last few months I have been forced to suffer again with the pain in my neck. Why the 'authorities' can't get this operation open again is beyond my understanding.

I should mention that I am 80 years old and have suffered with this for at least 20 years. When I finally discovered a real non-opiod substance which I could take at night and be without pain all day I was elated. I almost forgot what it felt like to suffer.

I would be most grateful if this organization would simply be allowed to open again in their previous location so I can once again drive 5 minutes, park, talk to those friendly faces and go my merry way.

Yours truly

Myra Johnson
[redacted]

March 26, 2019

To City of Victoria Mayor and Council,

I am writing in support of The Original FARM, Scott Street location as the owner of The Fernwood Inn & Fernwood Pizza Company, both liquor licensed establishments. Myself, as well as many friends, have frequented the Hillside FARM location in the past and are confused as to why there has been such delay in honouring FARM's responsible service.

As liquor service establishments, responsible alcohol service is of utmost importance in training my staff to maintain a safe restaurant environment for my guests. I have come to respect FARM enormously for their responsible service as well as maintaining a safe store for their patrons. Inspired by this, I have been able to draw on what FARM are doing and improve my own business and staff training.

The Original FARM store leads our community in so many ways, proven by the fact that I don't feel as comfortable frequenting another dispensary. Please expediate the re-opening and license FARM again for the betterment of the Fernwood and Oaklands Community! Hopefully they will be able to enter new municipalities soon so that they may showcase how it should be done there as well, setting the benchmark for others.

Thank you for your consideration,

Mike Colwill

Owner of The Fernwood Inn & Fernwood Pizza Company

[redacted]

PHONE 250-412-2001 | FAX 250-383-3831 | THEFERNWOODINN@SHAW.CA
1302 GLADSTONE AVENUE | VICTORIA, BC | V8R 1S1

Pamela Martin

From: Lucas De Amaral
Sent: March 28, 2019 8:30 AM
To: Public Hearings
Subject: FW: FARM - License

-----Original Message-----
From: Myra Johnson [redacted]
Sent: March 27, 2019 8:17 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: FARM - License

Dear Mayor Helps - and any other interested parties.

I have been considering writing you for some time.

I cannot understand why there is so much foot-dragging concerning the license for FARM dispensary. This seem cruel and totally ridiculous.

Let me tell you my situation:

I have arthritis in my neck and for at least 20 years I have put up with the pain and annoyance. Then a couple of years ago I discovered FARM and decided on a T and T tincture. At the time I was very impressed by their professional help and the general organization of their business. I was thrilled do discover that a few drops of this gave me nearly 24 hours of relief for the first time in many years.

However, they were forced to close in October. I did buy a couple of extra bottles but they have long ago been used up. Now I am forced back to Codine and ointments, neither of which really help much.

It is beyond my understanding why I should now not be able to obtain this help since Marijuana is now legal everywhere in the country. What sense does this make. FARM has been a model of how to run this business - they should be congratulated not punished.

I should mention that I am 80 years old and really very cranky about the situation.

For goodness sake just get this License (which they already had) delivered as soon as possible.

Myra Johnson

[redacted]

Pamela Martin

From: Victoria Mayor and Council
Sent: March 26, 2019 2:01 PM
To: Public Hearings
Subject: FW: Get on with licensing the pot stores NOW!!

From: Lynn Salter [mailto:[redacted]]
Sent: Tuesday, March 26, 2019 1:43 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Get on with licensing the pot stores NOW!!

It's absolutely ridiculous to have had the law changed federally and to have City Council put obstacles in the way of people's ability to exercise their legal right to purchase marijuana by stalling on the licensing. I am not impressed. The FARM on Scott Road has been in operation for years and should be allowed to open immediately. This is a well run business and appears to be very respectful of the neighbourhood. Why is City Council putting MORE obstacles in the way of instituting this long overdue change of the legalization of marijuana. Shame on Council and shame on you, Mayor Helps. I do make a point of voting and I will be remembering this issue come election day. Do what you were elected to do and get on with it.

Lynn Salter

Virus-free. www.avast.com

Pamela Martin

From: Victoria Mayor and Council
Sent: April 2, 2019 3:33 PM
To: Public Hearings
Subject: FW: Original Farm Hillside

From: Jen Hewlett [mailto[redacted]]
Sent: Monday, April 01, 2019 5:36 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Original Farm Hillside

Hello Mayor and Council,

I heard you are going to be getting more public feedback before approving the Original Farm's (cannabis store) Hillside location. I can't make the council meeting, but wanted to voice my opinion that I'm in total support of the store on Scott street across from Hillside mall. I don't understand what problem people have with it that doesn't also apply to the alcohol and cigarettes that are sold all over the place. Therefore, it should be approved.

thank you,
Jen Hewlett V8S 3S5

Pamela Martin

From: Victoria Mayor and Council
Sent: April 2, 2019 3:10 PM
To: Public Hearings
Subject: FW: The Original Farm

From: Julia Marshall [mailto:[redacted]]
Sent: Friday, March 29, 2019 3:52 PM
To: The Original Farm <[redacted]>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Lisa Helps (Mayor) <LHelps@victoria.ca>; [redacted]
Subject: Re: The Original Farm

You're welcome! My pleasure.

Julia

Get Outlook for iOS

From: The Original Farm <[redacted]>
Sent: Wednesday, March 27, 2019 9:21:41 AM
To: Julia Marshall; mayorandcouncil@victoria.ca
Cc: mayor@victoria.ca; [redacted]
Subject: RE: The Original Farm

Hello Julia,

Thank you for your support. If you have not had a chance to sign our petition please do so by visiting https://originalfarm.com/support-hillside/.

We also encourage everyone to write a letter of support to Mayor Helps and the City Council.

We look forward to seeing you soon.

Warmly,

Tara Hamzeh
The Original Farm
T: [redacted]
OriginalFarm.com
THE ORIGINAL FARM
Sign up for email updates

From: Julia Marshall <[redacted]>
Sent: Tuesday, March 26, 2019 2:18 PM
To: mayorandcouncil@victoria.ca
Cc: mayor@victoria.ca; [redacted]
Subject: The Original Farm

The Original Farm is a well run company that provides the essential service of selling cannabis products in a safe and orderly manner. I have patiently waited for the return of the Original Farm. The staff is educated on products that I can use to accurately and gently treat migraines without strong pharmaceuticals.

I trust that this council has a grip on the needs and wishes of its citizens.

Regards, Julia Marshall

SAANICH SCHOOLS
JULIA MARSHALL
Teacher, North Saanich Middle
10400 McDonald Park Road, North Saanich, BC V8L 0A3

Pamela Martin

From: Allan Lingwood [redacted]
Sent: March 28, 2019 9:35 AM
To: Legislative Services email
Subject: Fwd: Letter of Recommendation - Farm Victoria @ Hillside

This landed in my inbox… wanted to ensure it landed also in yours!
Many thanks,
Allan

Begin forwarded message:

From: Allen Spillette <[redacted]>
Subject: Fwd: Letter of Recommendation - Farm Victoria @ Hillside
Date: March 28, 2019 at 7:54:30 AM PDT
To: Allan Lingwood <[redacted]

From: Greg Wallis <[redacted]>
Sent: Thursday, March 28, 2019 7:34:20 AM
To: bisitt@victoria.ca
Subject: Letter of Recommendation - Farm Victoria @ Hillside
Hello Ben, we haven't had the pleasure of meeting in person yet - my name is Greg Wallis.

As you can tell from the subject line, I am writing you to support the re-opening of Farm Victoria's Hillside location. Allow me to provide some background information on myself to help you better understand my values, reasoning and point of view.

I was born, raised, and currently reside in Victoria. First and foremost, I am responsible for the happiness and safety of my young family (my wife, 3 year old girl, 5 year old boy), and would not recommend anything if I thought it would have a negative impact on them, or any family.

I am also a local business owner, employing 13 full time staff at our downtown Victoria office and production facility. Prior to setting up this office, I co-founded a youth basketball program in 2006 that has coached and mentored over 3,500 young athletes. This basketball program is still running to this day and, coincidentally, is just several blocks away from Farm Victoria's Hillside location.

As a Victoria native, family man, business owner, and mentor to young athletes, I fully support the reopening of the Farm Hillside location.

I believe their operators to be of the highest integrity in the industry. They have willfully donated over $250,000 to charity, operated at their Hillside location without incident for years prior to official legalization, and have voluntarily shut their doors since October 17th, sacrificing nearly half a year of revenue while their competitors remain open.

Seeing the Farm Hillside operators subjected to multiple hearings and reviews, stretched out over months while their losses accrue, is something that I empathize with as a business owner.

I understand that one of the key issues is the proximity to Lansdowne Middle School. Not the school itself, but the edge of their vast property. If there have been children from this school that were able to access Cannabis products at Farm Hillside, that would be a major concern. Have you had any reported incidents of this nature? If not, I hope common sense will prevail.

If you would like to discuss this matter further please do not hesitate to reply or call my direct line - [redacted].

Regards,

Greg Wallis / Director
[redacted]

Passion Sports
[redacted]
Suite 12 - 1950 Government Street Victoria BC V8T 4N8
passionsports.ca

Allan Lingwood
Head Compliance
The Original FARM
T [redacted]
C [redacted]
ORIGINALFARM.COM

Pamela Martin

From: Susan Bowen [redacted]
Sent: March 27, 2019 4:06 PM
To: Legislative Services email
Cc: [redacted]
Subject: In support of The Farm's cannabis dispensary application - Hillside Avenue

To whom it may concern:

I was deeply disappointed to read that a decision has been made to hold a public hearing in regards to licensing of The Farm's Hillside Avenue location. This company has complied with any and all regulations including closing their store on the day cannabis became a legal substance (unlike several other dispensaries in town). I'm sure this has created hardships and anxiety for both owners and staff. As a customer who lives in the neighbourhood, I am in disbelief that it has been five months and they still have not been granted the necessary license to re-open at this location. The federal government has badly mishandled cannabis legalization but the province, and now city council, has compounded the delay.

For context, my partner has a medical prescription for cannabis for pain. Last year he also battled cancer and we found that the products available at The Farm helped him immensely with pain and nausea and insomnia. We would like to see The Farm re-open as quickly as possible and ask that any further delays be dealt with quickly so we can again have access to this valued local dispensary. I have nothing but praise for the business and staff who work there. I have always been treated with courtesy and professionalism and look forward to their quick return to business.

I would appreciate hearing the rationale/reasoning behind a public hearing and the date it will be held as I will attend to support their application.

Respectfully,
Susan Bowen

ps: I was directed to the city's website to view materials relating to this matter. Several correspondents had written letters in opposition to the location of the dispensary and requested that their contact information be kept confidential. I could clearly read their names, addresses, email addresses, etc. through the black ink used to redact personal information at the following link:

https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpub-victoria.escribemeetings.com%2Ffilestream.ashx%3FDocumentId%3D34270&data=02%7C01%7Clegislativeservices%40victoria.ca%7C2817298793aa47584da308d6b308d37a%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C1%7C636893247821960774&sdata=w1JSmyCmlBEqLLk%2BZer%2FTC0N4i%2BpmIdRiAUFIABCf1w%3D&reserved=0

Pamela Martin

From: Dave Smith [redacted]
Sent: April 6, 2019 3:57 PM
To: Legislative Services email
Subject: license application for Original Farm, 3055A Scott Street, City Hall meeting April 25th

To whom it may concern,

I would like to share my thoughts on this application.

I live at 3002 Scott Street, the same street as the Original Farm, and if I had my wish, the Farm would not be approved for license.

1. It is very obvious, that while conducting business, our residential street turns into a highly congested road with hundreds of vehicles looking for parking, stopping and passing through everyday. Traffic and noise levels increase exponentially.

2. Our residential parking comes to an end because, inevitably, all spots are taken by consumers at the Original Farm.

3. Several times a day, customers of the Farm park directly in front of our residence, shop, return to the their vehicles, roll down their windows and light up before driving away.

4. The same can be said with the increase in public street traffic. Often, customers walk down our street, coming from the Farm smoking their purchase, and sometimes sit on our property, consuming. The smell of marijuana is somewhat a constant while the Farm is in operation.

Thank you for your consideration,

D. Smith
3002 Scott Street

(please keep my contact information confidential)

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Pamela Martin

From: Colleen Cuggy [redacted]
Sent: April 3, 2019 1:37 PM
To: Legislative Services email
Subject: The Original FARM Hillside - 3055 Scott Street

April 3, 2019

Attention: The Honourable Mayor Helps and members of Council Submitted Via Email: legislativeservices@victoria.ca

Legislative Services Department
1 Centennial Square, Victoria, BC, V8W 1P6

Dear Mayor Helps and Council,

My name is Colleen Cuggy, I am writing you in support of The Original FARM cannabis retail store application at 3055 Scott Street. I live in close proximity to this retail business at 3012 Scott St

I've had no issues with this location being here over the last 4 years and I feel they're a good fit for the neighbourhood. It's a welcoming store which is clean, bright and has very well-trained professional staff. We haven't had an increase of nuisance in the area since they've been open and it would be a shame if they were to close. We need access to cannabis in the Oaklands Fernwood neighbourhood and The Original Farm does a great job doing that. Other businesses that have occupied that area have caused more problem in the neighborhood in my opinion. When it used to be a bank it was regularly held up and there were more people hanging around when it was a bank. The fast food establishments in close proximity have issues leaving garbage all over the street and gathering people outside their stores. I think that the Original Farm establishment is a welcome addition to the neighborhood and a very good business neighbor.

.

Thank you

Colleen

If you are too busy to laugh, you are too busy!

Pamela Martin

From: Alicia Ferguson on behalf of Legislative Services email
Sent: April 16, 2019 4:04 PM
To: Victoria Mayor and Council
Subject: FW: Support for Farm re-opening ASAP

Forwarding for your information.

From: Hillside Coffee and Tea <[redacted]>
Sent: April 13, 2019 8:49 AM
To: Legislative Services email <LegislativeServices@victoria.ca>
Subject: Support for Farm re-opening ASAP

To whom it may concern,

We at Hillside Coffee & Tea, located at Unit 103 - 1633 Hillside Ave, are reaching out to you to voice our concern with the recent closure of The Original Farm dispensary located next door to us. Since their closure post legalization our business has been negatively affected, the foot traffic generated by shared customers has decreased drastically and we find our daily sales diminishing exponentially.

Farm has always been a consistent, positive presence in our area and has shown much integrity towards the local community. We fear the longer they are closed the more the businesses in the Hillside area are being negatively impacted; and could have long term repercussions for small business owners.

With support of The Original Farm, we write to you in urge to expedite the licensing for The Farm establishment in hope we can see them re-open their doors ASAP, strengthening the current economic situation in our local area.

Kind regards,

Hillside Coffee & Tea and Catering

Website:
hillsidecoffeeandtea.com

Catering Menu:
hillsidecoffeeandtea.com/catering

Event Bookings:
hillsidecoffeeandtea.com/events

Linkedin:
linkedin.com/company/hillside-coffee-tea-and-catering

Instagram:
instagram.com/hillsidecoffeeandtea

Facebook:
facebook.com/hillsidecoffeeandtea

April 9, 2019

Attention: The Honourable Mayor Helps and members of Council
Submitted Via Email: legislativeservices@victoria.ca

Legislative Services Department
1 Centennial Square, Victoria, BC, V8W 1P6

Dear Mayor Helps and Council,

My name is JEFF CHUNG ~~[insert name]~~, I am writing you in support of The Original FARM cannabis retail store application at 3055 Scott Street. I own the Subway restaurant next door to The Original FARM store; 1633 Hillside Avenue.

I've had no issues with this location being here over the last 4 years and I feel they're a good fit for the neighbourhood. It's a welcoming store which is clean, bright and has very well-trained professional staff. We haven't had an increase of nuisance in the area since they've open and it would be a shame if they were to close as it is a complimentary business which boosts the sales in my own business.

There is no access or exposure made to children from surrounding schools or youth in the community thanks to the level of professionalism of owners, staff, and a respectful customer base.

[insert desire to remain anonymous or show name on public record].

Thank you for your consideration,
[insert name and Signature]
JEFF CHUNG

Pamela Martin

From: Porters Furniture [redacted]
Sent: April 16, 2019 6:01 PM
To: Legislative Services email
Cc: [redacted]
Subject: Letter of support for The Original FARM cannabis retail store

April 16, 2019

To: Mayor Helps and Council

Legislative Services Department

1 Centennial Square, Victoria, BC, V8W 1P6

Dear Mayor Helps and Council,

My name is Mike Porter, a business owner next to Lansdowne field, between the field and The Original Farm location at 3055 Scott Street. In addition, I live 2 blocks from cannabis retail store. Between my 40 hour work week, and my daily walk in Lansdowne field, I would argue I spend more time in the area, than anyone.

I am in support of The Original FARM cannabis retail store application. The name of my store is Porter's Wood Furniture at 1721 Hillside Avenue.

I've personally had no issues with The Original FARM as a neighbor over the past and I feel they're a benefit to the community. I have shopped in the store in the past and enjoy the staff and the level of professionalism they maintain. I have had issues with fast food garbage in the neighborhood, however have never found any public smoking issues, loitering or garbage issues stemming from the Farm store. We haven't had an increase of nuisance in the area since they've opened.

Locals need access to cannabis in the Oaklands community. When they have re-opened I will be going into the store as I know their staff to be the most helpful and knowledgeable in our city. My business as well as many others do provide a significant buffer between the school and their dispensary. I have always appreciated the door person presence, preventing any minors from entering, or attempting to look into their store. This is a responsible and community minded business that deserves your support.

Please keep this communication confidential.

Thank you,

Mike Porter

Porter's Wood Furniture Co
http://www.woodfurnitureco.ca/
[redacted]

Pamela Martin

From: [redacted]
Sent: April 16, 2019 8:52 PM
To: Legislative Services email
Subject: Response to the application of the Original Farm marijuana licence

To the Mayor and Council,

We would like to give our support to the licence application of the Original Farm marijuana dispensary. This company, which is located across the street from our residence, had been operating for several years prior to October 2018 and we haven't had any concerns about the nature of their business or how it is conducted. They have proven to be good commercial neighbours and take good care of their property. Unlike some of the other businesses in the area, there has never been a problem with garbage strewn around, people loitering on the property or noise issues. Therefore, we are supportive of the Original Farm application to operate their business.

Regards,

Tom Creagh/Susan Bond
3004 Scott Street,
Victoria, BC
V8R 4J8

Mayor and Council,

I wanted to take a moment to express my support for the Original Farm's location at 3055A Scott Street. As a resident of Oaklands and a former Oaklands Community Association Board member I have been in contact with the owners of the Original Farm for some time now and have taken a keen interest in how they operate their business. From what I can tell they operate one of the most if not the most professional cannabis retail outlet in the city. One reflection of their commitment to professionalism is reflected in their store closers during the application time. I notice a number of unlicensed stores still in operation without any approvals, which to me is a blatant disregard for the rule of law.

The location of the store is well suited for its use as a cannabis retailer given the abundance of onsite parking and the proximity to two major transportation corridors both of which accommodate public transit. In addition associated existing bicyclical networks also allow for safe cycling access to the stores location.

The proximity to local schools is also acceptable as they are far from Oakland's Elementary school (which my son attends and daughter will likely also attend). No site lines to the store from Oaklands and the distance make it clear that there will be no issue for children. The proximity to Lansdowne School campus is also acceptable and are also far away from the location of the store. It should be noted that Lansdown has one the largest school grounds in the district. Further, kids can make their own decisions on what they put in their bodies, as adults we need to breakdown stigmas around drugs and alcohol by having open and honest discussions with our children about the pros and cons of engaging in this type of activity. I believe the Original Farm has done a great job at educating customers and the public on cannabis.

For the above reasons I support the application for Cannabis retail at 3055A Scoot Street

All the best
Jeff Lougheed
1424 Myrtle Avenue

Pamela Martin

From: Cheryl Brown [redacted]
Sent: April 13, 2019 1:35 PM
To: Legislative Services email
Subject: The Original Farm, 3055A Scott St

To Whom it May Concern,

I support The Original Farm's application to be a cannabis retail store.
I am in favour of their application.

Cheryl Brown
#103- 3051 Shelbourne St
Victoria V8R 6T2

Pamela Martin

From: Katie K [redacted]
Sent: April 9, 2019 5:13 PM
To: Legislative Services email
Subject: The Original FARM Hillside - 3055 Scott Street

April 9, 2019

Attention: The Honourable Mayor Helps and members of Council
Submitted Via Email: legislativeservices@victoria.ca

Legislative Services Department
1 Centennial Square, Victoria, BC, V8W 1P6

Dear Mayor Helps and Council,

My name is Katherine Kinch, I am writing you in support of The Original FARM cannabis retail store application at 3055 Scott Street. I live in close proximity to this retail business at 3012 Scott St

I've had no issues with this location being here over the last 4 years and I feel they're a good fit for the neighbourhood. It's a welcoming store which is clean, bright and has very well-trained professional staff. We haven't had an increase of nuisance in the area since they've been open and it would be a shame if they were to close. We need access to cannabis in the Oaklands Fernwood neighbourhood and The Original Farm does a great job doing that. Other businesses that have occupied that area have caused more problem in the neighborhood in my opinion. When it used to be a bank it was held up and there were more people hanging around when it was a bank. The fast food establishments in close proximity have issues leaving garbage all over the street and gathering people outside their stores. I think that the Original Farm establishment is a welcome addition to the neighborhood and a very good business neighbor.

Thank you

Katherine

K. BYLAWS

K.1 Bylaw for Rezoning Application for 1276 to 1278 Gladstone Avenue

Moved By Councillor Potts
Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1166) No. 19-009

CARRIED UNANIMOUSLY

CITY OF VICTORIA

Council Report
For the Meeting of April 11, 2019

To:	Council	**Date:**	March 28, 2019
From:	Andrea Hudson, Acting Director, Sustainable Planning and Community Development		
Subject:	**Update for Rezoning Application No. 00629 for 1276 and 1278 Gladstone Avenue**		

RECOMMENDATION

That Council give first and second reading to *Zoning Regulation Bylaw Amendment* (No. 1166) No. 19-009 for Rezoning Application No. 00629 for 1276 and 1278 Gladstone Avenue, and a Public Hearing date be set.

EXECUTIVE SUMMARY

The purpose of this report is to update Council on Rezoning Application No. 00629 for 1276 and 1278 Gladstone Avenue. The statutory Right-of-Way has been executed by the applicant, the Bylaws have been drafted, and the plans have been revised slightly to correct inconsistencies.

BACKGROUND

The proposal is to rezone the property to a site specific zone to allow two single family dwellings on a single lot. There have been minor plan revisions to correct inconsistencies with the plans, and the Statutory Right-of-Way of 1.85m on Gladstone Avenue has been executed by the applicant; however, proof of registration at the Land Titles Office is still pending as of the date of this report.

Plan Revision

Minor revisions to the plans were required for consistency between the drawings and what currently exists onsite. The inconsistencies were related to setbacks, average grade calculations and height. The draft R-2-T Zone, Two Single Family Dwelling District has been drafted to reflect what currently exists on site as per the plans dated January 11, 2019. The plans have been revised and are included in the attachments.

Statutory Right-of-Way

A Statutory Right-of-Way of 1.85m on Gladstone Avenue has been executed; however, at the time of writing this report the agreement has not been registered with the Land Titles Office by the applicant. It is anticipated that this step will be completed prior to the public hearing date.

CONCLUSIONS

As per Council's motion on July 12, 2018, the applicant has executed a Statutory Right-of-Way on Gladstone Avenue. The plans were also revised slightly to fix minor inconsistencies. As the applicant has carried out the recommendations set forth by Council, staff recommend that the application advance to a Public Hearing.

Respectfully submitted,

Chelsea Medd
Planner
Development Services Division

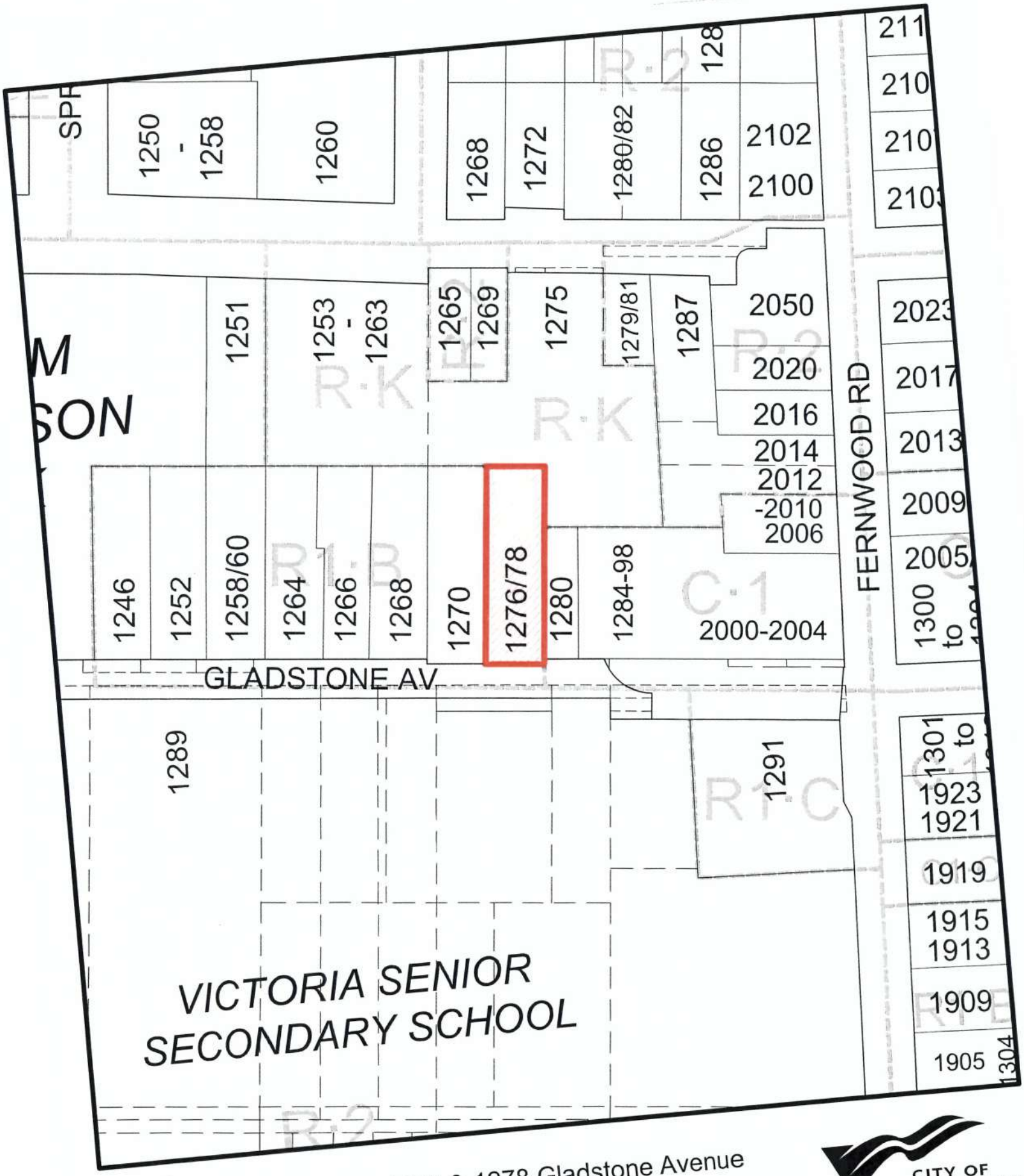
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: Jocelyn Jenkyns

Date: April 2, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Revised Plans dated January 11, 2019
- Attachment D: Council Motion from July 12, 2018.



1276 & 1278 Gladstone Avenue
Rezoning No.00629

N

CITY OF VICTORIA

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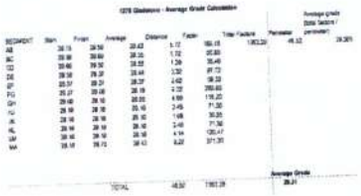
1276 & 1278 Gladstone Avenue
Rezoning No.00629

CITY OF VICTORIA

ATTACHMENT C

1 A1.1 2017 Site Photo
metric scale: 1 : 100



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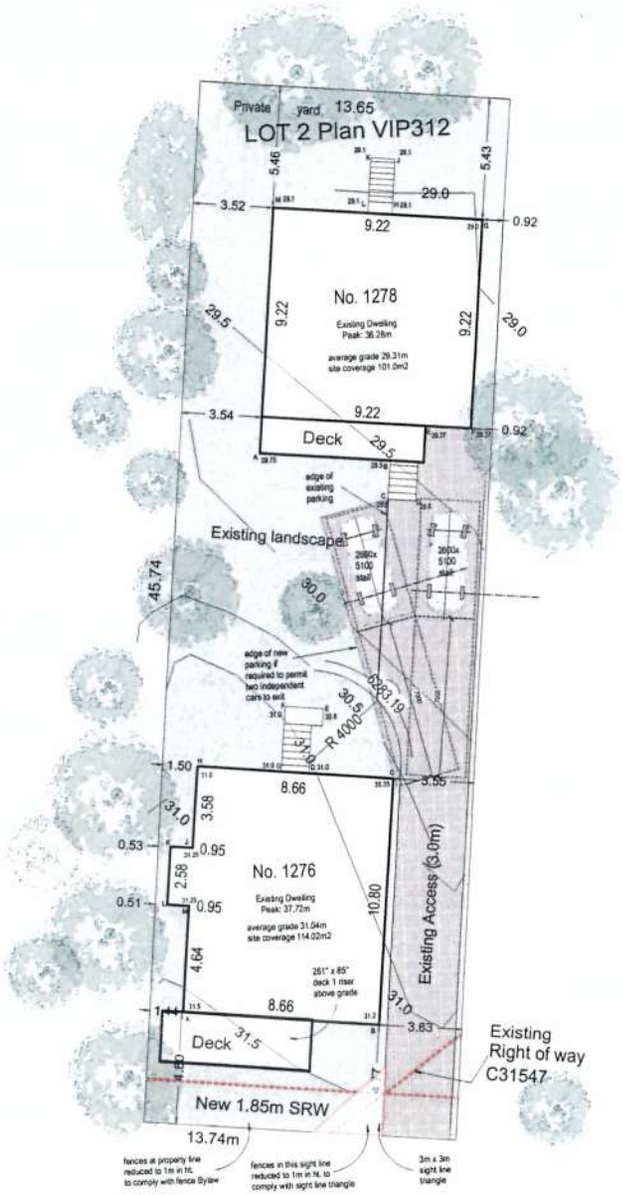
City of Victoria
JAN 1 1 2019
Planning & Development Department
Development Services Division



2 A1.1 Existing Site Plan
metric scale: 1 : 100
Site Survey prepared by Kenneth Ng, BCLS dated 01 February 2017

PROJECT DATA

Project Description
Rezoning Application for the purpose of documenting in Planning / Zoning that which exists on site. No new development is planned. No subdivision is planned.

Existing Permit records exist for and original 1907 single family home, and again records exist of a second single family home receiving a building permit in 1913.

The Purpose of this submission is to ensure that which is on site has the right to be on site, permitting both City & Owner the ability to respond following an emergency fire / earthquake.

Mortgage holders and insurance providers require a clear understanding of zoning rights and privileges in the event of an emergency.

Building Owner
Lorne Milne & Jordan Milne
101 Old Island Highway
Victoria BC V9B 1E3

Architect providing record drawings
Hillel Architecture Inc.
101-1831 Oak Bay Avenue, Victoria BC V8R 1C3
tel: 592-8168 fax: 592-8175

Legal Description
Lot 2, Section 61 Spring Ridge, Victoria City Plan 312
P.I.D. 009-189-084

Civic Address
1278 Gladstone Avenue, Victoria BC

A4 Found Conditions of Site

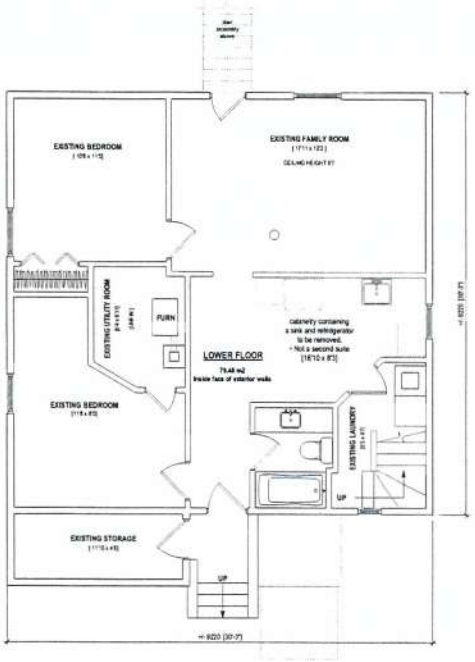
Hillel Architecture Inc

project
1276/1278 Gladstone Avenue
Victoria BC
drawing title
Site Plan
revision no.
drawing no.
A1.1

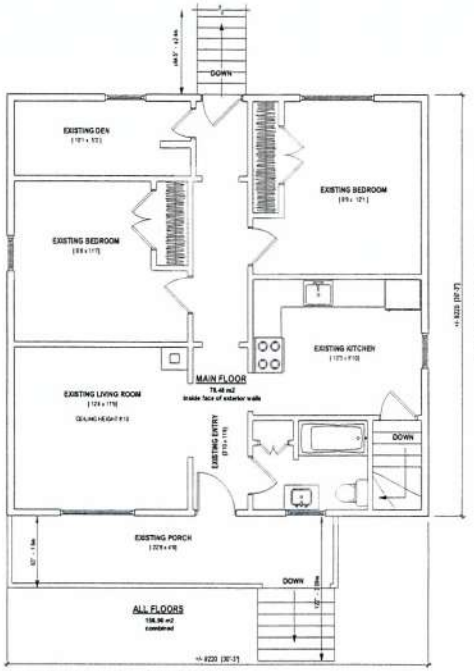
PROJECT DATA FOR 1278 GLADSTONE

	ZONING	PROPOSED DATA
ZONING	R1-B	
lot area	460m2 (min)	628.4 m2 (6,742.5 ft2)
lot coverage	40% (max)	16% (101.0m2)
floor space ratio	-	0.25:1
average grade	-	28.31m
height	7.6 m (2 storeys)	± 5.48 m (18'0") - exist. mid gable height unaltered
SETBACKS		
South (front)	7.5 m	29.49m (face of deck) 27.79m (face of stairs)
North (rear)	7.5 m or 25% of lot depth (whichever is greater)	5.43m (face of bldg) 2.53m (face of stairs)
East (side)	1.5 m or 10% of lot depth width (whichever is greater)	0.92m
West (side)	combined 4.5 m	3.52m

note: for setback dimensions, see B.C. Land Surveyor's plan prepared by Kenneth Ng, BCLS dated 14 December 2018



1 A2.1 No. 1278 Existing Lower Floor Plan
metric scale: 1 : 50



2 A2.1 No. 1278 Existing Main Floor Plan
metric scale: 1 : 50

Received
City of Victoria
JAN 11 2019
Planning & Development Department
Development Services Division

PROJECT DATA

Project Description
Rezoning Application for the purpose of documenting in Planning / Zoning that which exists on site. No new development is planned. No subdivision is planned.

Building Permit records exist for and original 1907 single family home, and again records exist of a second single family home receiving a building permit in 1913.

The Purpose of this submission is to ensure that which is on site has the right to be on site, permitting both City & Owner the ability to respond following an emergency (fire / earthquake).

Mortgage holders and insurance providers require a clear understanding of zoning rights and privileges in the event of an emergency.

Building Owner
Lorne Milne & Jordan Milne
101 Old Island Highway
Victoria BC V9B 1E8

Architect providing record drawings
Hillel Architecture Inc.
101-1831 Oak Bay Avenue, Victoria BC V8R 1C3
tel: 592-9168 fax: 592-9178

Legal Description
Lot 2, Section 61 Spring Ridge, Victoria City Plan 312
P.I.D. 009-168-084

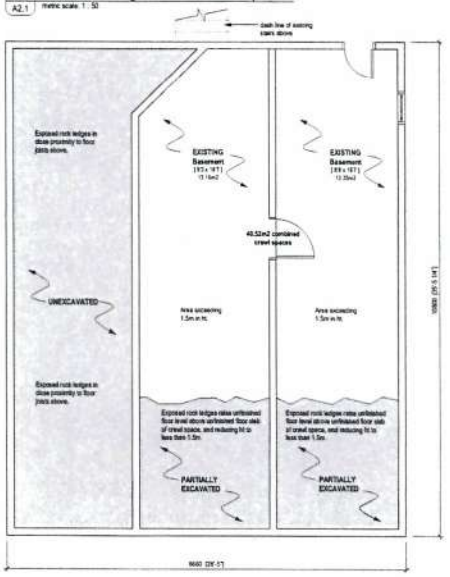
Civic Address
1278 Gladstone Avenue, Victoria BC

PROJECT DATA FOR 1276 GLADSTONE

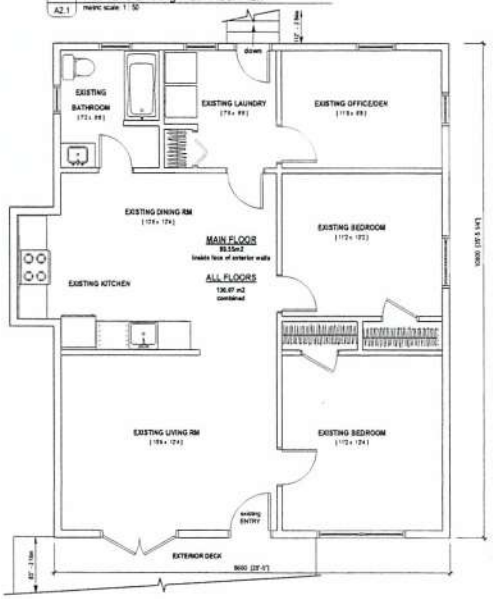
	ZONING	PROPOSED DATA
ZONING	R1-B	
lot area	460m2 (min)	626.4 m2 (6,742.5 ft2)
lot coverage	40% (max)	18% (114.02m2)
floor space ratio	-	0.21:1
average grade	-	31.04m
height	7.6 m (2 storeys)	± 5.31 m (17.4') - exist. mid hip height unaltered
SETBACKS		
South (front)	7.5 m	4.77m (face of bldg) 3.14m (face of deck)
North (rear)	7.5 m or 25% of lot depth (whichever is greater)	30.14m (face of bldg) 27.41m (face of stairs)
East (side)	1.5 m or 10% of lot depth width (whichever is greater)	3.55m
West (side)	combined 4.5 m	0.21m

note: for setback dimensions, see B.C. Land Surveyor's plan prepared by Kenneth Ng, BCLS dated 14 December 2018

3 A2.1 No. 1276 Existing Foundation / Crawl Space Plan
metric scale: 1 : 50



4 A2.1 No. 1276 Existing Main Floor Plan
metric scale: 1 : 50



As Found Conditions of Building Plans

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2	[illegible]	Sept 13, 2018	[illegible]
3	[illegible]	March 29, 2017	[illegible]
[illegible]		[illegible]	
[illegible]		[illegible]	
[illegible]		[illegible]	

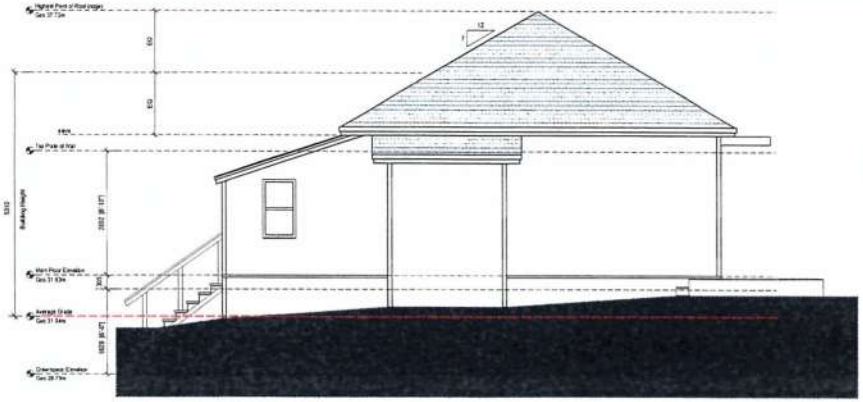
project
1276/1278 Gladstone Avenue
Victoria BC

drawing title
Existing House Plans

Hillel Architecture inc

Drawn: [illegible] Checked: [illegible] Date: [illegible] Scale: [illegible]

Drawing No. A2.1



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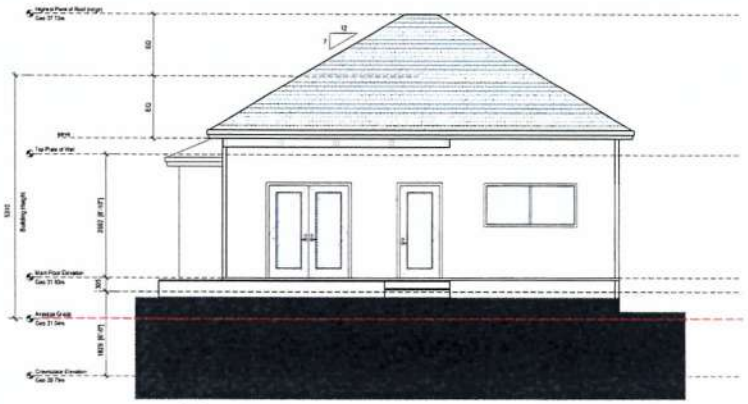
Metric Scale: 1:50



2 A3.1 No. 1276 South Elevation
Metric Scale: 1:50

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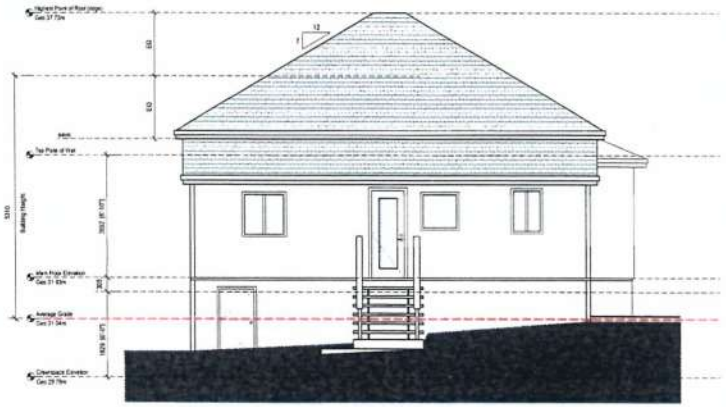
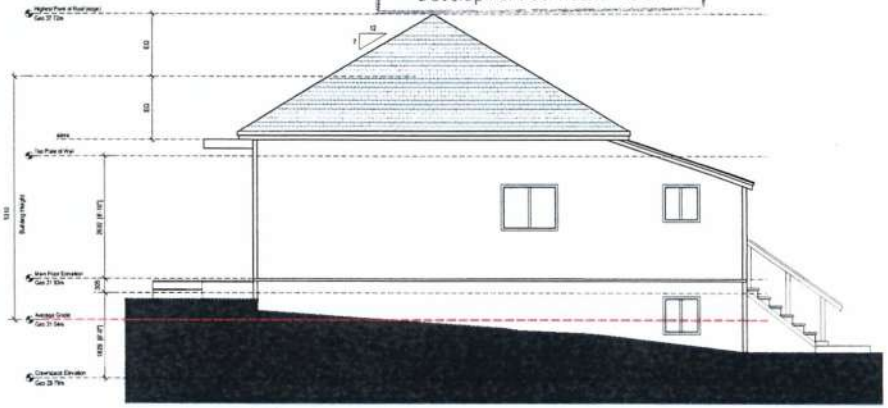
JAN 1 1 2019
Planning & Development Department
Development Services Division



3 A3.1 No. 1276 North Elevation
Metric Scale: 1:50



4 A3.1 No. 1276 East Elevation
Metric Scale: 1:50

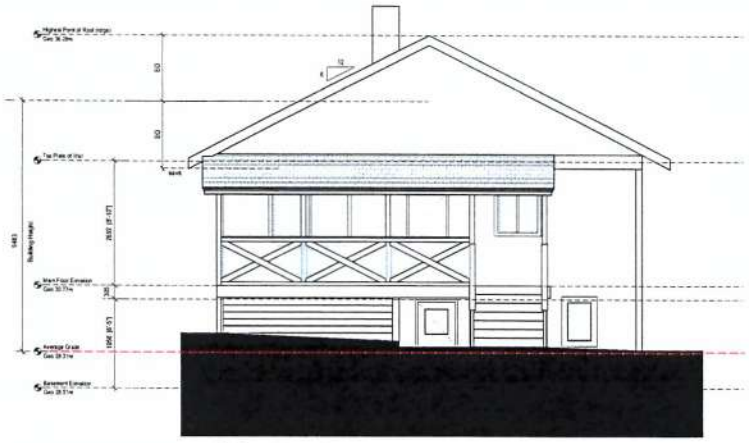
As Found Conditions / Exterior Elevations

Hillel Architecture Inc

1276/1278 Gladstone Avenue
Victoria BC

No. 1276 Existing Exterior Elevations

A3.1



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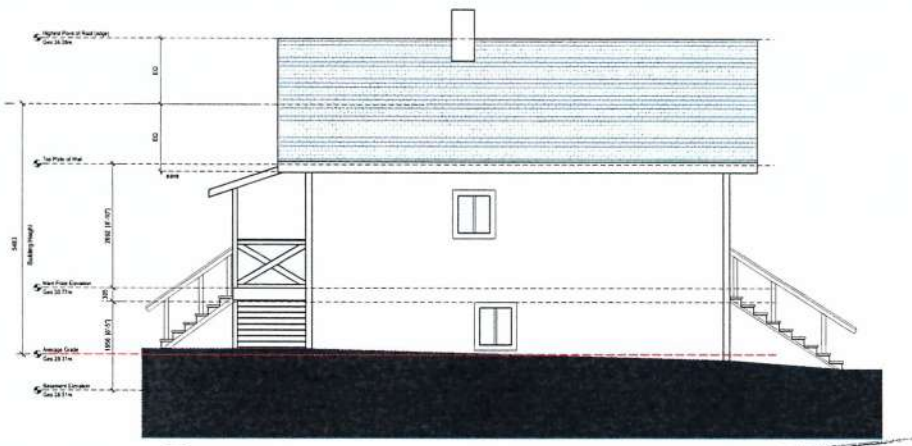

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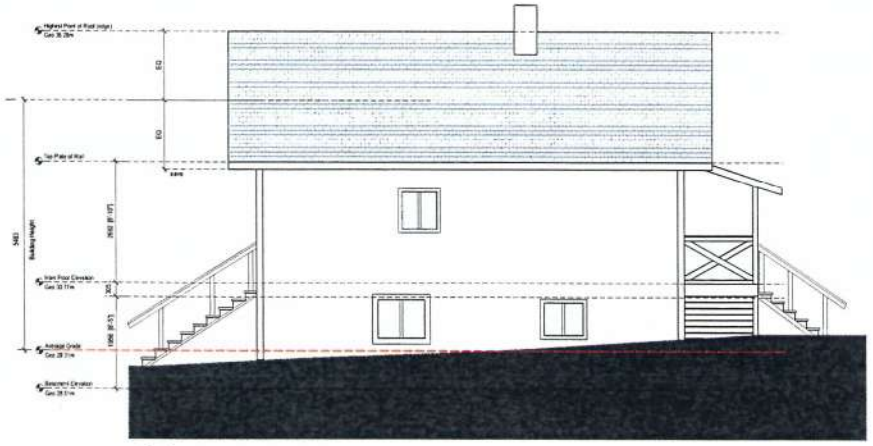

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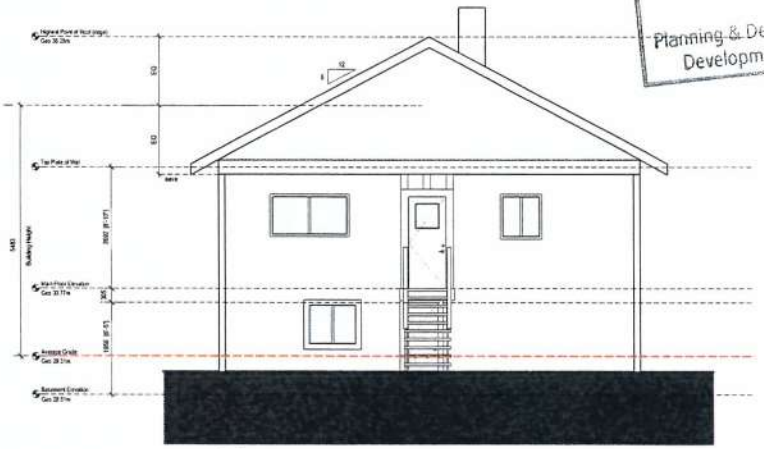

4 / A3.2 No. 1278 North Elevation
Metric Scale: 1:50

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City of Vic
JAN 1 1 2019
Planning & Development Department
Development Services Division

As Found Conditions / Exterior Elevations

Hillel Architecture Inc

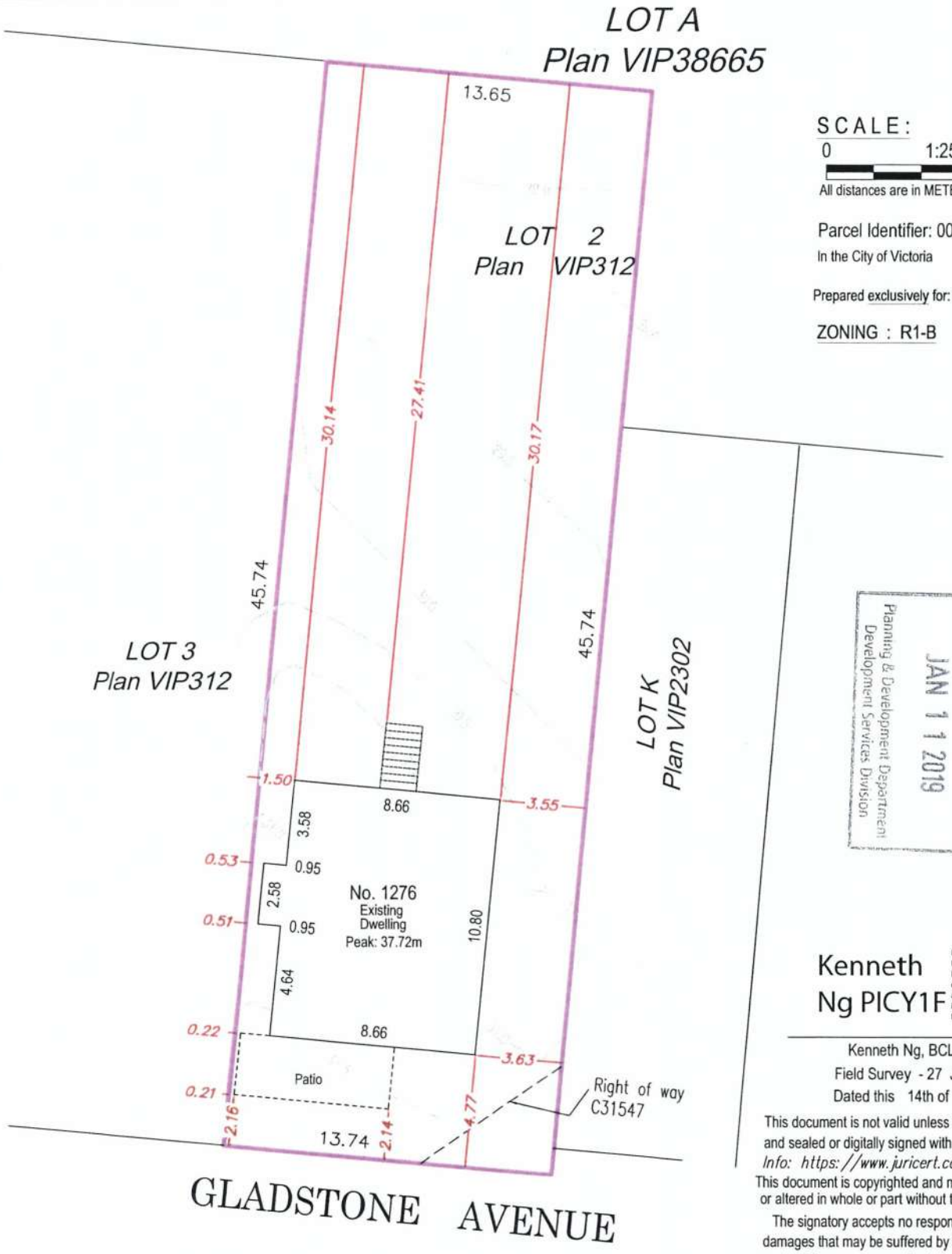
project
1276/1278 Gladstone Avenue
Victoria BC
drawing title
No. 1278 Existing Exterior Elevations
A3.2

Explorer
Land Surveying Inc

133-1335 Bear Mountain Pkwy
Victoria, B. C. V9B 6T9
Tel: (604) 355-8879
Email: kenneth@explorersurvey.com
File: 11383

B. C. Land Surveyor's Partial Location Certificate of:

LOT 2 SECTION 61 SPRING RIDGE VICTORIA CITY PLAN 312



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All distances are in METERS and decimals thereof.

Parcel Identifier: 009-166-084
In the City of Victoria

Prepared exclusively for: GMC Projects Inc

ZONING : R1-B

Received
City of Victoria
JAN 11 2019
Planning & Development Department
Development Services Division

Kenneth Ng PICY1F

Digitally signed by Kenneth Ng PICY1F
DN: c=CA, cn=Kenneth Ng PICY1F, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=PICY1F
Date: 2018.12.14 12:21:51 -08'00'

Kenneth Ng, BCLS

Field Survey - 27 January, 2017
Dated this 14th of December, 2018.

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Info: https://www.juricert.com

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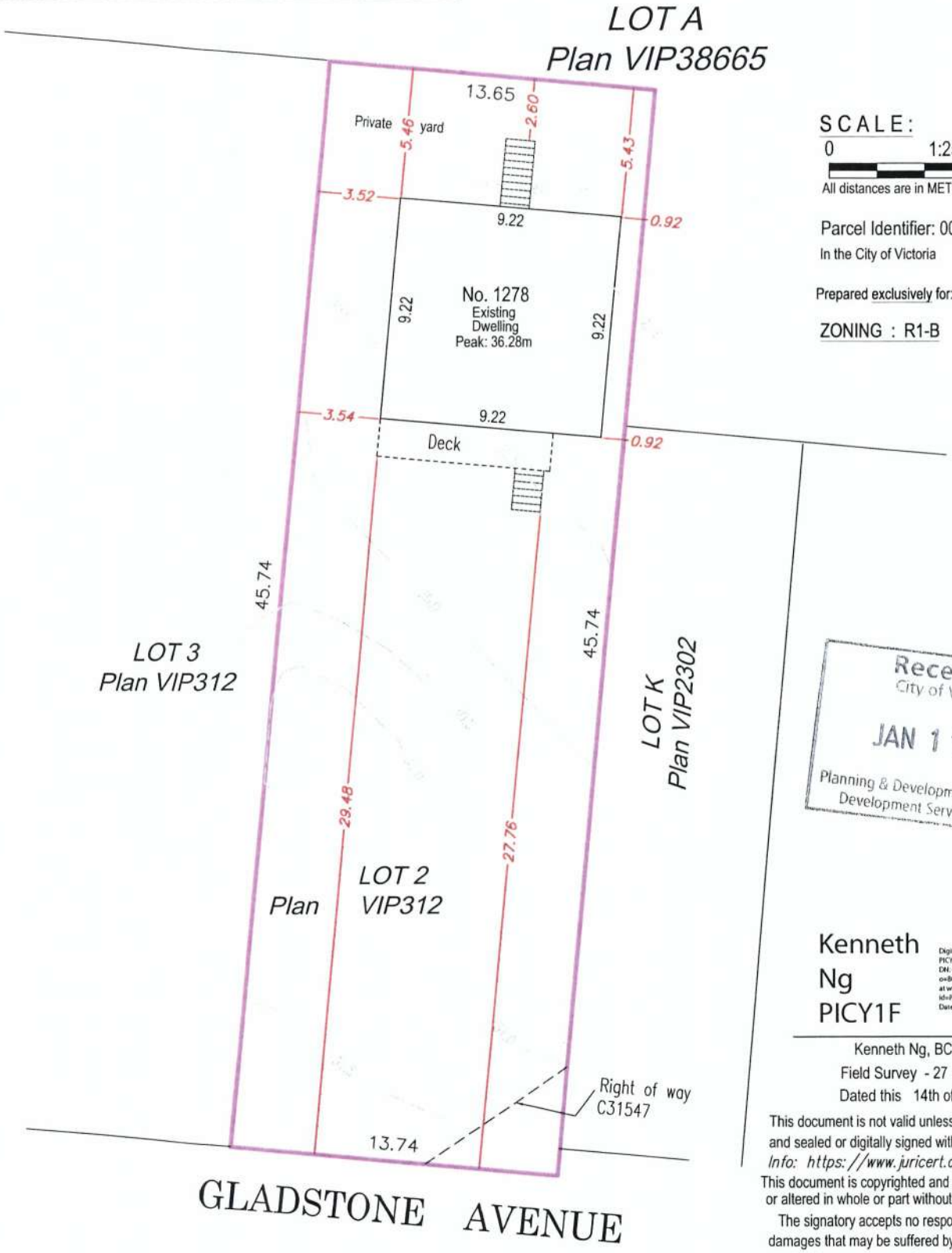
Explorer
Land Surveying Inc

133-1335 Bear Mountain Pkwy
Victoria, B. C. V9B 6T9
Tel: (604) 355-8879
Email: kenneth@explorersurvey.com
File: 11383

B. C. Land Surveyor's Partial Location Certificate of:

LOT 2 SECTION 61 SPRING RIDGE VICTORIA CITY PLAN 312



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All distances are in METERS and decimals thereof.

Parcel Identifier: 009-166-084
In the City of Victoria

Prepared exclusively for: GMC Projects Inc

ZONING : R1-B

Received
City of Victoria
JAN 11 2019
Planning & Development Department
Development Services Division

Kenneth Ng PICY1F

Digitally signed by Kenneth Ng PICY1F
DN: c=CA, cn=Kenneth Ng PICY1F, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=PICY1F
Date: 2018.12.14 12:22:35 -08'00'

Kenneth Ng, BCLS

Field Survey - 27 January, 2017
Dated this 14th of December, 2018.

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Info: https://www.juricert.com

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or action taken based on this document.

H.1.c Report from the July 12, 2018 COTW Meeting

H.1.c.a 1276-1278 Gladstone Avenue - Rezoning Application No. 00629 (Fernwood)

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. 00629 for 1276/1278 Gladstone Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way of 1.85m on Gladstone Avenue, to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.c Report from the July 12, 2018 COTW Meeting

H.1.c.a 1276-1278 Gladstone Avenue - Rezoning Application No. 00629 (Fernwood)

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. 00629 for 1276/1278 Gladstone Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way of 1.85m on Gladstone Avenue, to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Lucas
Seconded By Councillor Thornton-Joe

That the following items be approved without further debate:

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

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

Moved By Councillor Lucas
Seconded By Councillor Thornton-Joe

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

CARRIED UNANIMOUSLY

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of July 12, 2018

To: Committee of the Whole **Date:** June 28, 2018

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

Subject: **Rezoning Application No. 00629 for 1276/1278 Gladstone Avenue**

RECOMMENDATION

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

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 1276/1278 Gladstone Avenue. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a site specific zone to allow two existing non-conforming, single-family dwellings on a single lot.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Official Community Plan, 2012,* Traditional Residential Urban Place Designation, which envisions ground-oriented residential
- the proposal is generally consistent with the *Fernwood Neighbourhood Plan, 1994,* which encourages development that maintains the character of single-family dwellings
- the site specific zone would be drafted in a way that restricts the density, height, and setbacks to what currently exists for two single-family dwellings.

BACKGROUND

Description of Proposal

This Rezoning Application is to permit the two existing, non-conforming single-family dwellings on a single lot. The two single-family dwellings were approved through a building permit in 1907 and are considered legal non-conforming; however, under the current Zone, R1-B Single Family Dwelling District, only one single family dwelling would be permitted. The applicant wishes to be able to rebuild what currently exists in the event the buildings were destroyed beyond what could be rebuilt in accordance with legal non-conforming legislation. The applicant has indicated they are not strata titling, and would keep the property under one title. A future subdivision would trigger the need for a Panhandle Subdivision Development Permit, which would require approval from Council.

The following differences from the standard R1-B Zone, Single Family Dwelling District, are being proposed, some of which would be accommodated in the new Zone:

- allow two single-family dwellings
- reduce the lot width from 15.0m to 13.74m
- reduce the front yard setback (south building) from 7.50m to 4.77m
- reduce the rear yard setback (north building) from 11.44m to 5.43m (to the building) and 3.03 (to the stairs)
- reduce the (west) side yard setback (south building) from 3.0m to 0.51m
- reduce the (east) side yard setback (north building) from 1.50m to 0.92m
- reduce the combined side yard setback (south building) from 4.50m to 4.06m
- reduce the combined side yard setback (north building) from 4.50m to 4.44m.

Affordable Housing Impacts

The applicant is not proposing the creation of any new residential units.

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 by single-family dwellings, duplexes, and multiple dwellings. Fernwood Village is located directly to the east, and Victoria High School is across the street to the south.

Existing Site Development and Development Potential

The site presently contains two single-family dwellings permitted by building permit in 1907. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the current R1-B Zone. An asterisk is used to identify where the proposal is less stringent than this Zone.

Zoning Criteria	Proposal			Current Zone R1-B
Site area (m^2) – minimum	625.30			460.00
Lot width (m) – minimum	**13.74 ***			15.00
Number of single family dwellings – maximum	**2 ***			1
Floor space ratio – maximum	0.27			n/a
Site coverage % – maximum	27.00			40.00
Open site space – minimum	49.00			n/a
	South Bldg.	**North Bldg.**	**Both Bldgs.**	
First and second storey floor area (m) – maximum	89.55	79.48	169.03	280.00
Combined floor area (m) – maximum	130.07	158.96	289.03	300.00
Storeys – maximum	1	1	1	2
Height (m) – maximum	4.96	5.49	-	7.6
Basement	Yes	Yes	Yes	Permitted
Setbacks (m) – minimum				
Front	**4.77 ***	31.09	-	7.50
Projections (stairs) - maximum	n/a	**3.09 ***	-	2.50
Projections (porch) - maximum	n/a	1.60	-	1.60

	South Bldg.	North Bldg.	Both Bldgs.	
Setbacks (m) – minimum				
Rear	30.14	**5.43** * (building) **3.03** * (stairs)	-	11.44
Side (east)	3.55	**0.92** *	-	1.50
Side (west)	**0.51** *	3.52	-	3.00
Combined side yards	**4.06** *	**4.44** *	-	4.50
Parking – minimum	2			1

History

At some point in the past, a separate kitchen was added to the basement of 1278 Gladstone (north building). The kitchen is proposed to be removed with this Application.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fernwood CALUC at a Community Meeting held on December 6th, 2017. A letter from the CALUC dated April 13, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Traditional Residential. Within this designation, ground oriented residential buildings up to two storeys are envisioned, such as single-family, duplex and attached dwellings. The proposal is for an existing condition to be expressly permitted within the zone.

The OCP gives guidance on site-specific amendments to the plan that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies that are appropriate and site specific. The density for Traditional Residential envisions a FSR of 1:1, and the proposal is in keeping with the density at 0.27:1.

Since 1907, the use of this site has been for two single-family dwellings; and although the current Policy does not envision two single-family dwellings, it would support a duplex on this site (with variances). This proposal differs in that it is two detached dwellings.

Local Area Plans

The *Fernwood Neighbourhood Plan,* 1994, encourages that development maintain the look and character of single-family and duplex housing stock. The proposal is to retain the existing two single-family dwellings.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

Regulatory Considerations

The major difference between the R1-B Zone and the proposal is allowing two single-family dwellings on one lot. The site specific zone would allow two single-family dwellings, as they exist now; and if redeveloped, maintain the setbacks, density, and heights therefore ensuring they would be reconstructed as they currently exist.

The General Regulations of the *Zoning Regulation Bylaw* state that not more than one building other than an accessory building be built on one lot, except when a particular zone permits otherwise. The proposal is to rezone to a site specific zone that would allow two single-family dwellings on one lot.

The proposal is not considering small lot subdivision; however, if in the future it were, the standard lot size required would be 260m^2 for each lot, and it would also be subject to the panhandle lot regulations. The Small Lot Rezoning Policy does not support panhandle small lots. The applicant has indicated they are not planning on subdividing the property.

If the applicant were considering changing the use of one of the buildings to a garden suite, it would not meet Schedule M – Garden Suites, nor the Garden Suite Design Guidelines. The house at the rear is larger and would likely be considered the primary residence; however, the unit at the front would be over the maximum floor area for a garden suite and would also need several variances.

The *Fence Bylaw* regulates that fences constructed on residential zoned land must not exceed 1.22m if in the front yard. The applicant has indicated the height of the existing fence would be reduced to one metre, which also takes into account a three metre sight triangle next to the driveway.

Statutory Right-of-Way

The standard Right-of-Way for a local street is 18.0m; however, future transportation-related needs on the corridor can be met with a Right-of-Way width of 15.0m. The applicant is willing to grant the City a Statutory Right-of-Way of 1.85m on Gladstone Avenue for future upgrades to the sidewalk and boulevard.

CONCLUSIONS

The proposal to rezone the subject property from the R1-B Zone, Single Family Dwelling District, to site specific zone to permit the existing two single-family dwellings is generally consistent with the Traditional Residential Urban Place Designation and other *Official Community Plan* policies. It would allow a condition that was approved through a building permit in the past, and would allow this condition to exist in the future consistent with the existing setbacks, height, and density.

ALTERNATE MOTION

That Council decline Application No. 00629 for the property located at 1276/1278 Gladstone Avenue.

Respectfully submitted,

Chelsea Medd

Chelsea Medd
Planner
Development Services Division

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

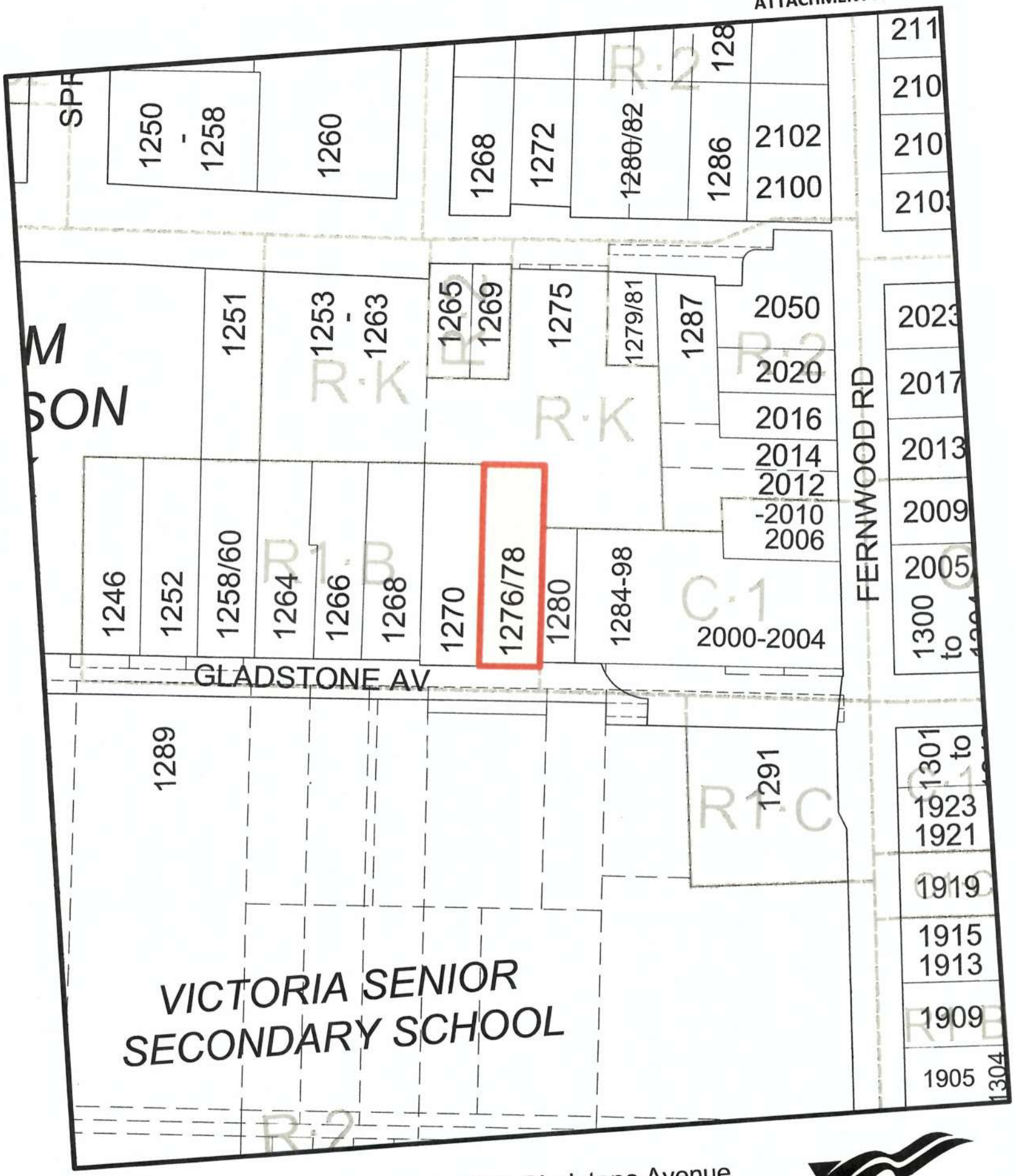
Report accepted and recommended by the City Manager: Jocelyn Jenkyns

Date: July 3, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 15, 2018
- Attachment D: Letter from applicant to Mayor and Council date stamped May 15, 2018
- Attachment E: Community Association Land Use Committee Comments dated April 13, 2018.

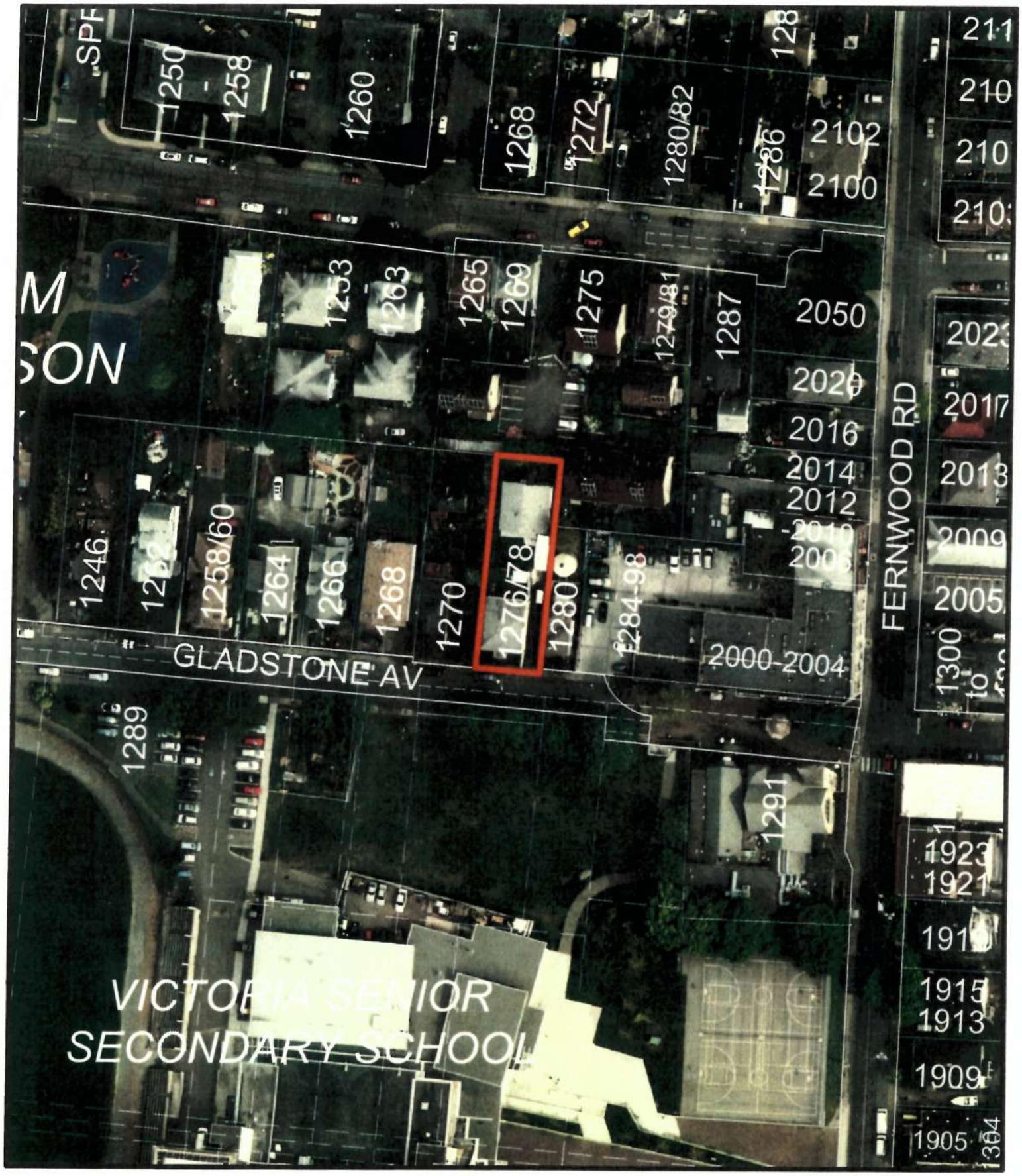
ATTACHMENT A



N

1276 & 1278 Gladstone Avenue
Rezoning No.00629

CITY OF VICTORIA



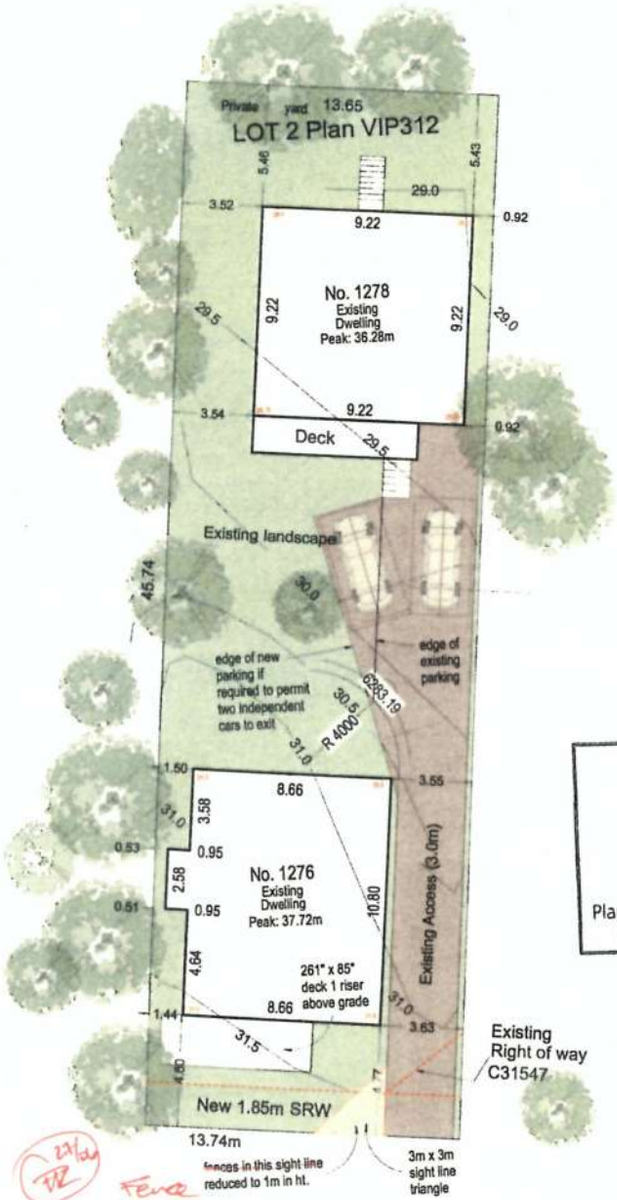
N

1276 & 1278 Gladstone Avenue
Rezoning No.00629

CITY OF VICTORIA

ATTACHMENT C

2 2017 Site Photo
A1.1 s/p metric scale 1 : 100



1 A1.1 s/p Existing Site Plan
metric scale 1 : 100
Site Survey prepared by Kenneth Ng, BCLS, dated 01 February 2017

PROJECT DATA

Received
City of Victoria
MAY 15 2018
Planning & Development Department
Development Services Division

As Found Conditions of Site and Building Plans

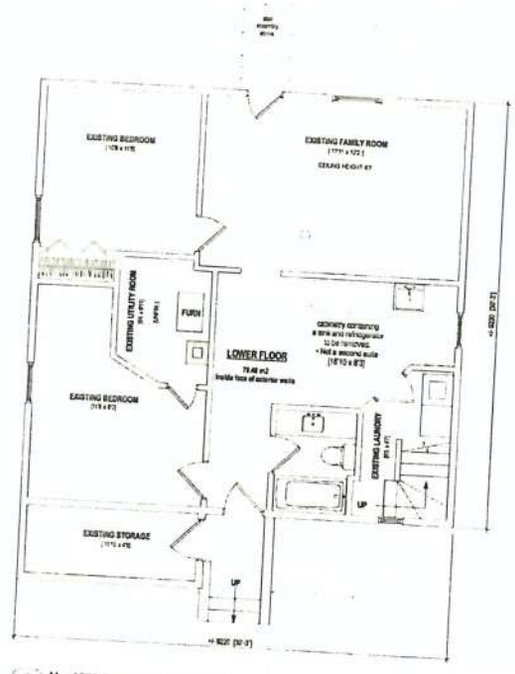
Hillel architecture

1276/1278 Gladstone Avenue
Victoria BC
Site Plan & Existing House Plans
A1.1

Received
City of Victoria

MAY 15 2018

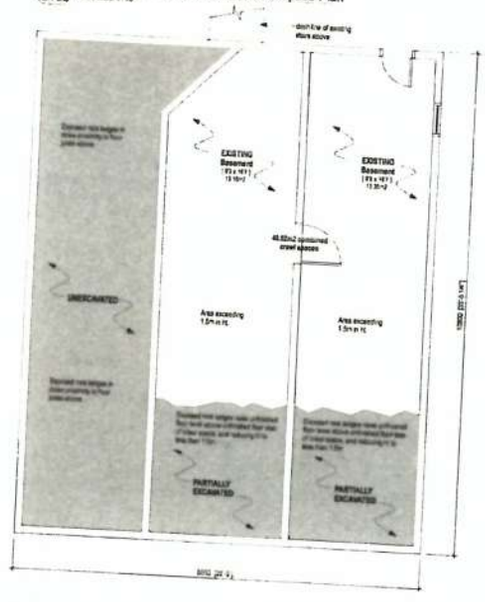
Planning & Development Department
Development Services Division



4 A2.1 s/d No. 1278 Existing Lower Floor Plan
metric scale: 1 : 75

1 A2.1 s/d No. 1278 Existing Main Floor Plan
metric scale: 1 : 75

3 A2.1 s/d No. 1276 Existing Foundation / Crawl Space Plan
metric scale: 1 : 75



2 A2.1 s/d No. 1276 Existing Main Floor Plan
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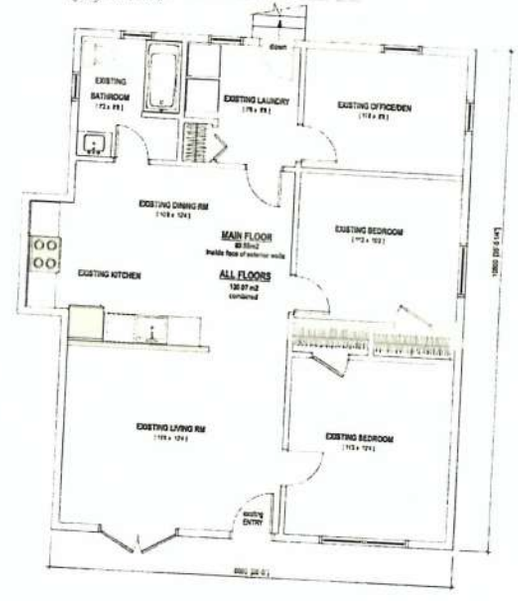


PROJECT DATA

Project Description

Building Owner

Architect providing record drawings

Legal Description

Civic Address

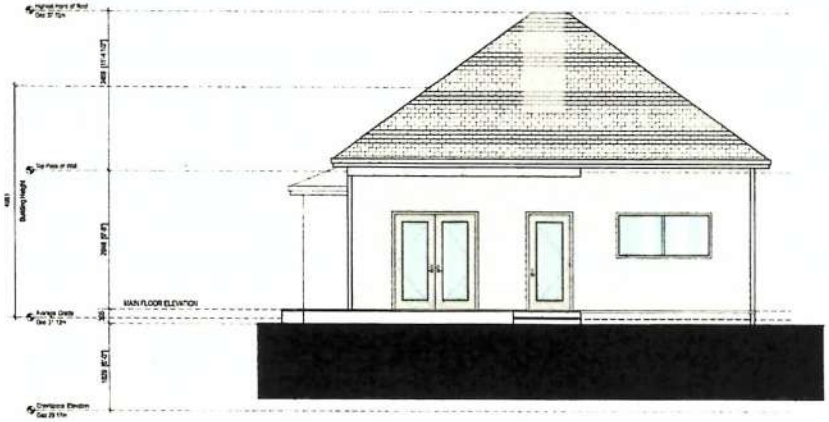
As Found Conditions of Site and Building Plans

Hillel architecture

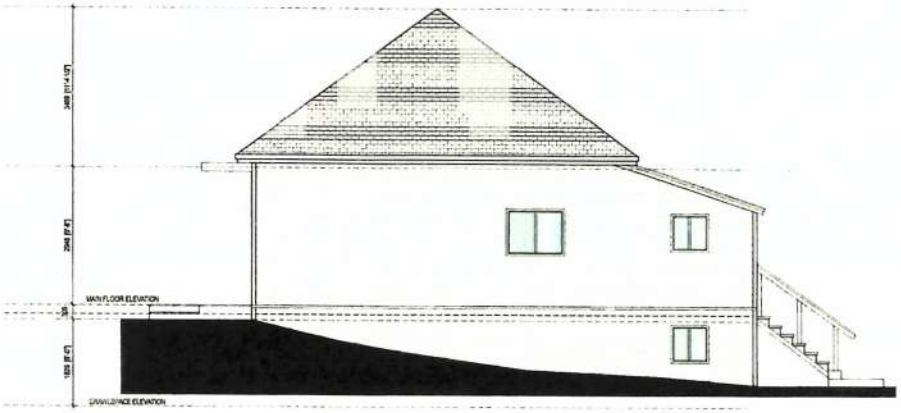
project
1276/1278 Gladstone Avenue
Victoria BC

drawing title
Site Plan & Existing House Plans

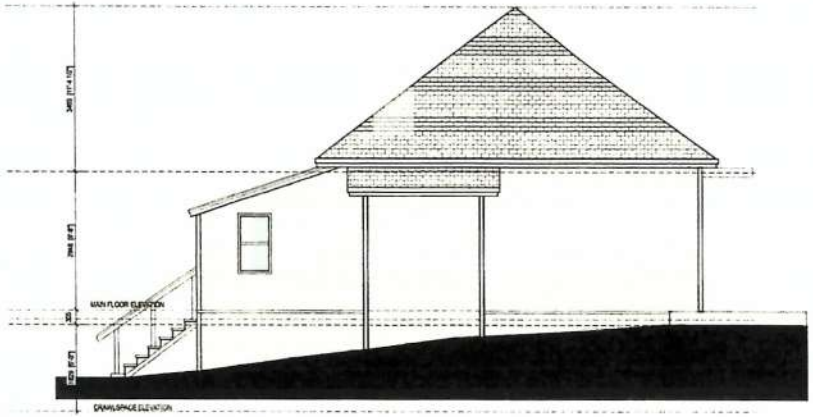
A2.1



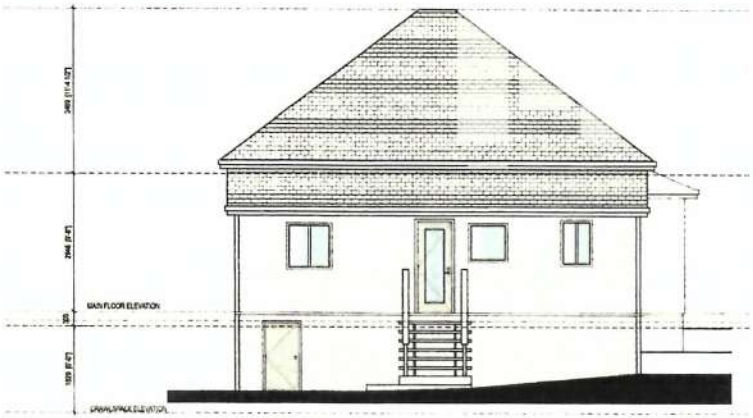
2 / A1.2 No. 1276 South Elevation
Scale: 1:50



4 / A1.2 No. 1276 East Elevation
Scale: 1:50



1 / A1.2 No. 1276 West Elevation
Scale: 1:50



3 / A1.2 No. 1276 North Elevation
Scale: 1:50

Received
City of Victoria
MAY 15 2018
Planning & Development Department
Development Services Division

As Found Conditions / Exterior Elevations

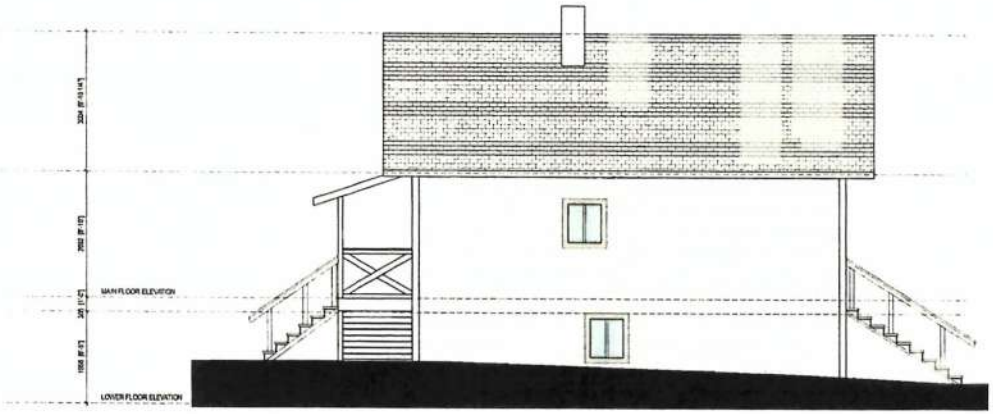
Hillel architecture

1276/1278 Gladstone Avenue
Victoria BC

No. 1276 Existing Exterior Elevations

A3.1

2 A1.3 South Elevation
Scale: 1:50



4 A1.3 East Elevation
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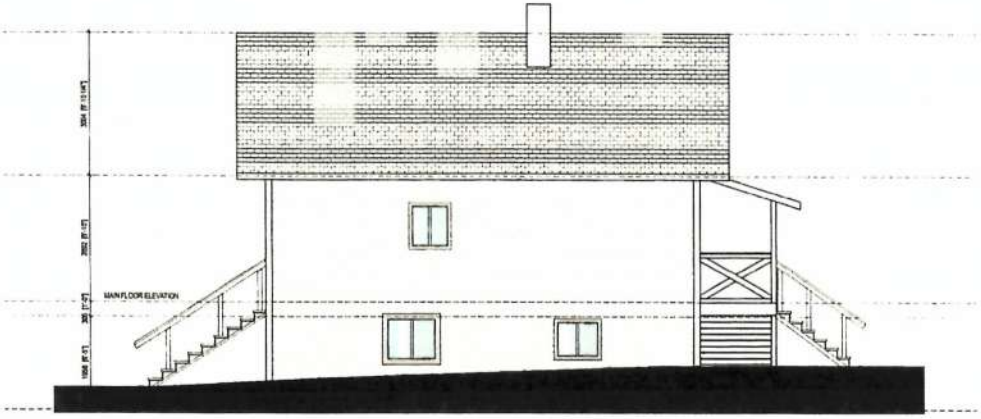
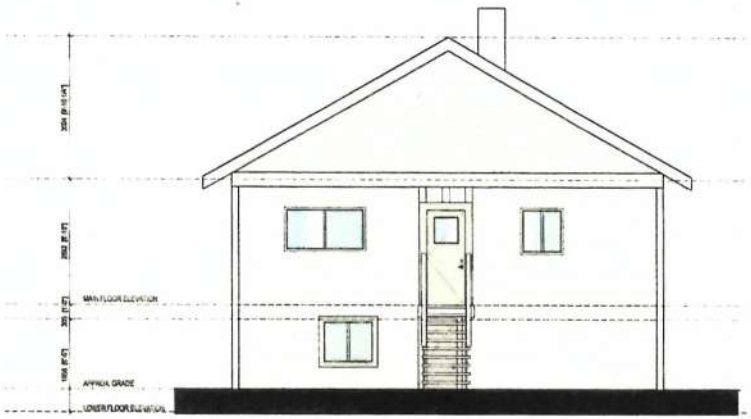


1 A1.3 West Elevation
Scale: 1:50



3 A1.3 North Elevation
Scale: 1:50

As Found Conditions / Exterior Elevations

Hillel architecture

1276/1278 Gladstone Avenue
Victoria BC

No. 1278 Existing Exterior Elevations

A3.2

Received
City of Victoria
MAY 15 2018
Planning & Development Department
Development Services Division

Received
City of Victoria
MAY 15 2018
Planning & Development Department
Development Services Division

Attention
Chelsea Medd, Senior Planner
Planning Department
City of Victoria BC

RE: 1276 and 1278 Gladstone Avenue
PID 009-166-084
Lot 2, Section 61, Spring Ridge Victoria BC VIP312

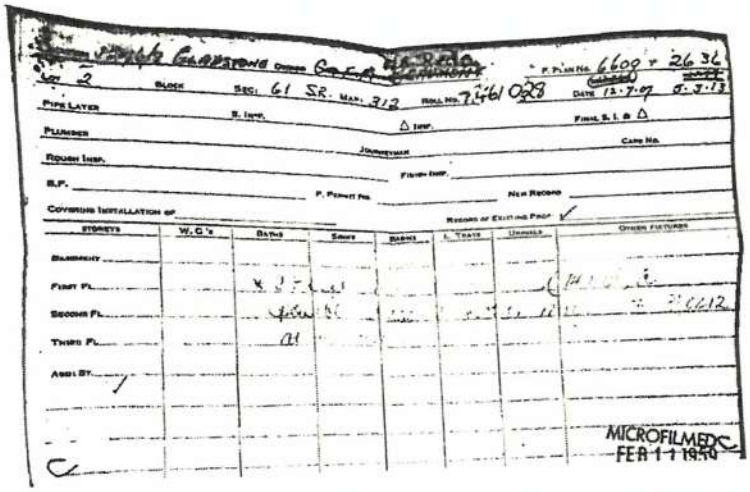
Introduction

I write to you in regards to 1276 and 1278 Gladstone Avenue, an existing property in Fernwood on which permission was granted for two residences to be constructed which by today's zoning are non-conforming with existing R1-B zoning regulations. My wife, son and I live in 1278 Gladstone and my sister, brother in-law and their daughter, live in 1276 Gladstone. This property was purchased in co-ownership by our families as it provided a few unique opportunities:

1. By having two homes on one lot, we were able to reduce the cost of housing in comparison to buying two seperate homes on seperate lots. Our collective purchasing power would not have enabled us to do that.
2. By having a shared yard space between the two homes, we are able to enjoy living in seperate homes but having our families spend time together in a shared common space.
3. By having relatives close by, it helps with child care as my sister and my wife can easily swap babysitting duties. This reduces travel time and the costs that can be associated with child care while ensuring we know our children are being looked after by loved ones.

What we have at 1276/1278 Gladstone is unique and something that works so very well for our families and would work for many other families in the future. We are currently at risk of losing this should either home encounter a substantial loss due to fire, earthquake, floor or the like. That is what we aim to fix with our rezoning application.

Enclosed herein is an image of the building permit record card issued for this lot, titled "1276/8 Gladstone Avenue" listing for P.Plan No. 6609 / 1276 (civic address scratched out) dated 12-7-07 reflecting either July 12th, 1907 or December 7th, 1907 + followed by P.Plan no. 2636 / 1278 (civic address scratched out) dated 5-3-13 reflecting either May 3rd, 1913 or March 5th, 1913.


Lot 2 Block Sec. 61 S.R. Map: 312 Roll No. 7461 028 Date 12-7-07 5-3-13
Pipe Layer S. Insp. Δ Insp. Final S. I. & Δ
Plumber Journeyman Card No.
Rough Insp. Finish Insp.
S.F. P. Permit No. New Record
Covering Installation of Record of Existing Prop.
Storeys W.C.'s Baths Sinks Basins L. Trays Urinals Other Fixtures
Basement
First Fl.
Second Fl.
Third Fl.
Addl. Sy.
MICROFILMED
FEB 1 1 1990

In addition, and pivotal to the City's former acceptance of two dwellings are the use and occupancy being stated in City records as "2 – S.F.D. on one lot".

Proof of Use and Occupancy

1276-
Location: 1278 GLADSTONE AVENUE

Lot: 2 Block: Section: Plan: 312 Roll:
Date: Permit No: Value:
Owner or Agent: MARIO REDA
Address: 1278 GLADSTONE AVENUE
Architect: Contractor: Lic:
Zone District: Fire Limits:
Occupancy: 2 - S.F.D. on one lot No. of Rooms:
Converted to: Date: Case No:
Class Construction: Size Bldg: Height:
Size Lot: Setbacks: (side) (front) (back)
Joists: (Grnd) (2nd) (3rd) (Ceiling)
Foundation: Ext. Walls: Posts: Beams:
Floors: Rafters: Chimneys: Basement:
Roof: Stairs: Exits: Heating:
Plumbing: Wiring:
Other Structures:

City record demonstrates "2 single family dwellings on one lot" under occupancy

City records continue with several additional building permit records and plumbing records for various replacements of furnaces, water services, and installations of bathrooms / replacement of bathrooms with the last entry being dated 1981.

Purpose

The purpose of this rezoning application is to seek approval to maintain the existing R1-B zoning criteria consistent with neighbouring properties (*and as a sign of reassurance to those neighbours*), but to add to this property sufficient zoning statements so as to protect and define the existing condition, once approved by the municipality in building permits so long ago, as "acceptable" by zoning regulations today.

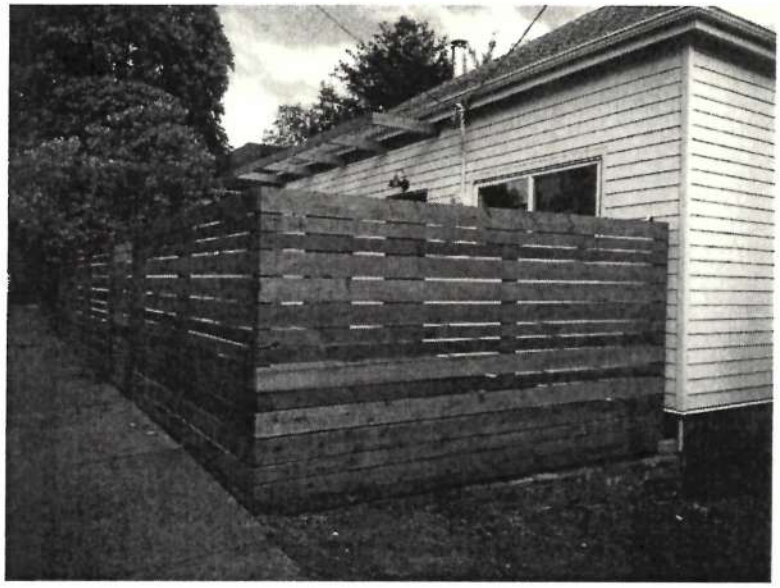
Traditional mortgages and insurance must all be based on a properties ability to be repaired, or indeed reconstructed in the event of a catastrophic loss. It also remains uncertain if necessary foundation repairs can be undertaken if in fact the building that needs to be repaired does not comply with the standard zoning criteria currently stated on this lot.

In addition, following an earthquake or fire, creating a condition of substantial building loss, mortgages may exist on a building for which no permission would be granted for insurances to rebuild. This means our families, which reside in each respective home, may be out of our home with no mechanism to rebuild but while still obligated to make our portion of the mortgage payment.

Providing certainty to City and owner

The rezoning application therefore is to provide certainty to all parties, both the land owner and his mortgage lenders and insurers, and also to the City, so that their planning and building approvals staff have clear guidelines registered on title as to what defines being compliant with zoning. Defining compliance speeds the response immediately following a building loss, or repair after a partial building loss.

Bldg. 1 – 1276 Gladstone Ave
(owner installed fencing will be modified to suit Bylaw regulations governing fences)



Supplementary conditions

Governing bodies are typically able to grant permission to rebuild non compliant / non conforming buildings if less than a specific percentage of building damage has occurred. If in the municipality of Victoria, this percentage of building damage is for example 85%, therefore what happens when a fire insurance agent determines a higher than acceptable percentage is damaged.

What happens when the original emergency is an earthquake generating a less than that permitted amount of building damage but subsequent overland flooding from broken water mains, or neighbouring fires contribute additionally to the percentage of building loss. It is not uncommon for one initial emergency to cause subsequent additional damage unfolding. Sometimes only from the passage of time following an event and awaiting approvals; addition effects of weather intrusion, or acts of vandalism or theft increase the initial loss.

Under multiple scenarios like these, municipal staff may be unable to clarify what is permitted to be repaired or rebuilt without engaging in a RZ process. This request is therefore preemptive – establishing terms prior to an event, with no current development plans - and therefore permitting a smoother more efficient response following and emergency. This application is not permission to build more. It is for the recognition by Planning of what has been permitted by Victoria previously and the maintain the rights currently contained within R1-B. After consultation with the community, it became evident that their desire for this rezoning would be to maintain the provisions of the R1-B zoning but with the right to have two single family dwellings contained within their current footprints.

Bldg. 2 – 1278 Gladstone Ave

Zoning Conditions relative to R1-B on title

Currently two single family homes exist on site under previously approved building permits.
The intention of this request is a zoning statement registered on title allowing their approved / installed / existing buildings to exist and be able to be re-built, if need be, on their existing footprints.

The acceptance of the existing zoning criteria of R1-B protects the neighbourhood from unintended change. Adding criteria representing "today's conditions" approved in building permits, also protects the neighbourhood from change. This rezoning request is not to provide independent title to each home, does not request building strata designation, does not request another rebuild in another two dwelling form. It is a request to recognize that which exists as supplementary condition to its existing R1-B zone.

To protect the neighbourhood, the request is for the current zone (R1-B) and the rights to rebuild or repair that which exists as additional statements. Permitting owners to rebuild only the current buildings described, or to build to the lesser volume of R-1B zone.

1.2.1 Permitted uses

a. Single family home permitted. The original home was built in 1907.

It is requested that this definition include an other single family home, being an "independent building" built prior to 1914, permitting its reinstatement, repair, or replacement only in a building conforming to today's dimensions, areas and building volumes.

1.2.2 Site area

Site area complies with min site criteria.
Min R1-B lot area is 460 m2. The property is 625.3m2 lot area.

1.2.3 Floor area

b. floor areas, for the first and second floors combined, not to exceed 280 m2.

1276 Gladstone ground floor	89.55 m2		
unfinished crawl space	40.52 m2	130.07 m2	
1278 Gladstone (rear residence) main floor		79.48 m2	
finished lower floor (occupiable)		79.48 m2	158.96 m2

Both buildings combined are less than 300 m2 (all floors, all buildings: 289.03 m2)

It is requested that this definition include a single family home built in 1907 and an "independent building" built prior to 1914, and that the site total not exceed this existing built area of 158.96m2 at 1278 Gladstone and 130.07 m2 at 1276 Gladstone. A combined total of ±289.03 m2.

1.2.4 Height, Stories, Roof Decks

a. residential building max ht permitted to be 7.6m, and 2 stories

Building 1: Perimeter = 40.82m

Average grade (31.5 + 31.0) / 2 = 31.25 x 8.66 = 270.6
(31.0 + 30.5) / 2 = 30.75 x 10.8 = 332.1
(30.5 + 31.0) / 2 = 30.75 x 8.66 = 266.3
(31.0 + 31.5) / 2 = 31.25 x 12.7 = 396.9
1,265.9 / 40.82 = **31.12m**

Height **4.96m** (one storey)

Building 2: Perimeter = 36.88

Average grade (29.75 + 29.25) / 2 = 29.50 x 9.22 = 271.99
(29.25 + 29.00) / 2 = 29.125 x 9.22 = 268.53
(29.00 + 29.00) / 2 = 29.00 x 9.22 = 267.38
(29.00 + 29.75) / 2 = 29.375 x 9.22 = 270.84
1,078.74 / 36.88 = **29.25m**

Height **5.49m** (one storey)

Additional note:
The buildings were documented by a registered BC Land Surveyor. The current buildings meet the ht. criteria.

1.2.5 Setbacks and Projections

A current survey, conducted 27th January 2017 is enclosed herein as a record of existing building setbacks. No request is being made to decrease these minimum setbacks of current R1-B zoning, only to respect the extant conditions now on site.

a. front yard min 7.5m
- Existing survey records 4.77m as today's BP approved condition.
- steps less than 1.7m in ht. complies
- porch min 1.6m complies

b. rear yard setback 7.5m or 25% of lot depth min.
- Existing survey records 5.43m as today's BP approved condition.

c. side yard setbacks: 1.5m or min 10% of lot width
- 3.0m to one side without rear lane access
- Bldg 1: Existing survey records as 3.55m and 0.51m
- Bldg 2: Existing survey records as 0.92m and 3.52m

d. combined side yard setbacks min: 4.5m
On site conditions reverse which side offers the largest sideyard

f. max permitted eave projection into setbacks: .75m
- existing overhangs are less than those permitted but projecting into non conforming sideyards

1.2.6 coverage

a. permitted max 40% of 625.3m2 lot area, or: a maximum of 250.12m2
existing conditions, inclusive of porches and stairs ±193.25m2 and comply.

b. parking as per sch C = 1 stall per dwelling would dictate 2 stalls under this scenario. The existing lot can provide two independent parking space capable of independently entering and existing the lot.

Conclusion

The purpose of this rezoning application is to seek approval to maintain the existing R1-B zoning criteria and add to this property sufficient zoning statements so as to protect and define the existing condition.

It is hoped that the enclosed survey, building drawing records produced by Hillel Architecture Inc, and this application are sufficient to initiate this rezoning application. We welcome discussion with the planning to department to resolve this unfortunate existing condition of **two - once approved – single family homes** on one lot, which over the passage of time would no longer be permitted. And it is "the existing condition" that raises concerns needing to be addressed now while time permits, rather than at the time of crisis, and both the municipal staff and the owner and insurers will require clear guidance.

Jordan Milne

Explorer
Land Surveying Inc

101 - 2610 Douglas Street
Victoria, B. C. V8T 4M1
Tel: (604) 355-8879
Email: kenneth@explorersurvey.com
File: 11383

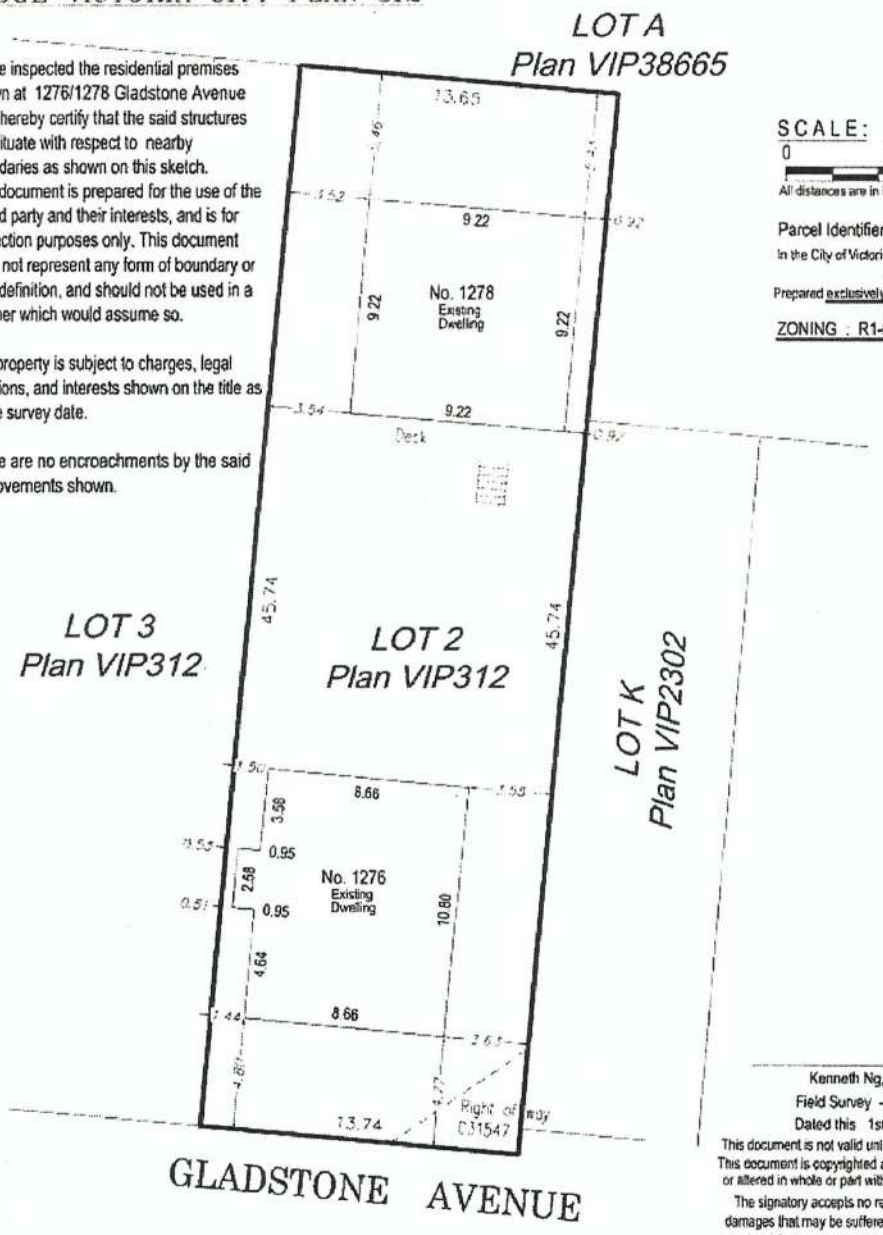
B. C. Land Surveyor's Certificate of Location for:

LOT 2 SECTION 61 SPRING RIDGE VICTORIA CITY PLAN 312

I have inspected the residential premises shown at 1276/1278 Gladstone Avenue and hereby certify that the said structures are situate with respect to nearby boundaries as shown on this sketch.
This document is prepared for the use of the stated party and their interests, and is for inspection purposes only. This document does not represent any form of boundary or lot redefinition, and should not be used in a manner which would assume so.

The property is subject to charges, legal notations, and interests shown on the title as of the survey date.

There are no encroachments by the said improvements shown.



SCALE:
0 1:250 10
All distances are in METERS and decimals thereof.

Parcel Identifier: 009-166-084
In the City of Victoria

Prepared exclusively for: Jordan Milne

ZONING : R1-B

Kenneth Ng, BCLS
Field Survey - 27 January, 2017.
Dated this 1st of February, 2017.

This document is not valid unless originally signed and sealed.
This document is copyrighted and may not be copied, transmitted or altered in whole or part without the consent of the signatory.
The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any descisions made, or action taken based on this document.

FERNWOOD COMMUNITY ASSOCIATION

Received
City of Victoria
APR 13 2018
Planning & Development Department
Development Services Division

April 13, 2018

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: Rezoning Application for 1276 – 1278 Gladstone Avenue

On December 6, 2017 the proposed rezoning of 1276 – 1278 Gladstone Avenue was presented at the Fernwood Community Association Land Use Committee meeting. This was the formal community meeting to discuss rezoning the R1-B (Single Family Dwelling) lot to permit the two existing single family dwellings on this one lot.

The proponents also discussed this proposed rezoning on November 1, 2017 at an informal Land Use Committee meeting.

The two owners of the property explained this unusual and complicated situation that triggered this application. Neighbours were told that the lot would remain an R1-B zoned lot and not be subdivided so that each of the existing dwellings had separate titles.

Currently the lot easily accommodates necessary parking onsite. Attendees at the meeting were reassured to hear the no changes to the look and feel of this property will result from this rezoning.

Sincerely,

David Maxwell, Chair
Land Use Committee
Fernwood Community Association

Cc Sustainable Planning and Community Development
Development Services Division
City of Victoria

NO. 19-009

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-2-T Zone, Two Single Family Dwelling District, and to rezone land known as 1276 and 1278 Gladstone Avenue from the R1-B Zone, Single Family Dwelling District, to the R-2-T Zone, Two Single Family Dwelling 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. 1166)".

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 2 – Attached Dwelling Zones by adding the following words:

"2.149 R-2-T Zone, Two Single Family Dwellings District"

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.148 the provisions contained in Schedule 1 of this Bylaw.

4 The land known as 1276 and 1278 Gladstone Avenue, legally described as PID 009-166-084, Lot 2, Section 61, Spring Ridge, Victoria City, Plan 312 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-2-T Zone, Two Single Family Dwelling District.

READ A FIRST TIME the	**11th**	day of	**April**	2019
READ A SECOND TIME the	**11th**	day of	**April**	2019
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

Schedule 1

PART 2.149 – R-2-T ZONE, TWO SINGLE FAMILY DWELLINGS DISTRICT

2.149.1 Permitted Uses in this Zone
The following uses are the only uses permitted in this Zone:
a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
b. Up to 2 single family dwellings, subject to regulations in this Part

2.149.2 Definition
For the purposes of Part 2.149, the North Building is defined as the building on the northern portion of the lot, and the South Building is defined as the building on the southern portion of the lot.

2.149.3 Lot Area	
a. Lot area (minimum)	625m^2
b. Lot width (minimum)	13.74m average lot width

2.149.4 Floor Area, Floor Space Ratio, Site Coverage	
a. Floor space ratio (maximum)	0.3:1
b. Site Coverage (maximum)	40%

2.149.5 South Building Height, Storeys, Floor Area	
a. Total floor area (m) – maximum	90m^2
b. Combined floor area (m) – maximum	132m^2
c. Building height (maximum)	5.5m
d. Storeys (maximum)	1 storey
e. Roof Deck – not permitted	
f. Basement – permitted	

PART 2.149 – R-2-T ZONE, TWO SINGLE FAMILY DWELLINGS DISTRICT

2.149.6 South Building Setbacks	
a. Setback from Gladstone Avenue – minimum	4.7m
b. Rear – minimum	30m
i. Projections (stairs) – maximum	3m
c. Side (east) – minimum	3.5m
d. Side (west) – minimum	0.5m
e. Combined side yard – minimum	4m

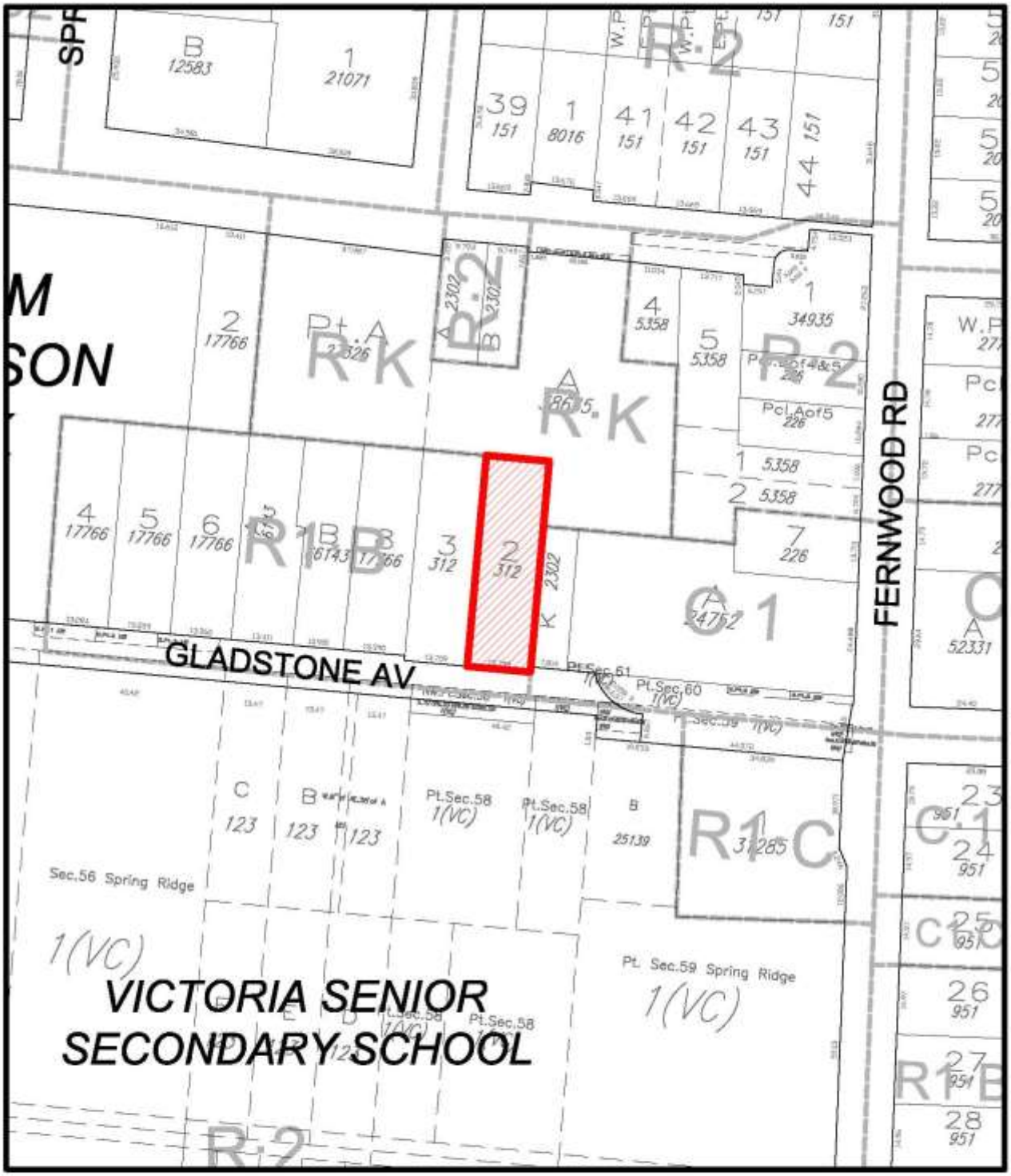
2.149.7 North Building Height, Storeys, Floor Area	
a. Total floor area (m) – maximum	$80m^2$
b. Combined floor area (m) – maximum	$160m^2$
c. Building height – maximum	5.6m
d. Storeys – maximum	1 storey
e. Roof Deck – not permitted	
f. Basement – permitted	

2.149.8 North Building Setbacks	
a. Setback from Gladstone Avenue (front) – minimum	25m
i. Projections (stairs) – maximum	2.5m
b. Rear – minimum	5.4m
i. Projections (stairs) – maximum	2.6m
c. Side (east) – minimum	0.9m
d. Side (west) – minimum	3.5m
e. Combined side yard – minimum	4.4m

2.149.9 Parking
The regulations in Schedule "C" shall apply in this Zone.

PART 2.149 – R-2-T ZONE, TWO SINGLE FAMILY DWELLINGS DISTRICT

2.149.10 General Regulations
Except as provided in this Part, the regulations applicable to the R1-B Zone, Single Family Dwelling District apply in this Zone.



N

1276 & 1278 Gladstone Avenue
Rezoning No.00629

CITY OF VICTORIA

K. BYLAWS

K.2 Bylaw for Rezoning Application for 926 and 932 Pandora Avenue

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1179) No. 19-003

Council discussed the following:
- *Whether the affordability captured in the Housing Agreement is consistent with the City's definition of affordability.*

Moved By Councillor Isitt
Seconded By Mayor Helps

That the motion be postponed until staff are able to provide the information.

CARRIED UNANIMOUSLY

Staff advised Council that the affordability included in the Housing Agreement does not meet the City's definition of affordable home-ownership, but will be below market-rate.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the motion be lifted from the table.

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1179) No. 19-003

FOR (5): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (3): Councillor Dubow, Councillor Isitt, and Councillor Loveday

CARRIED (5 to 3)

Moved By Councillor Alto
Seconded By Councillor Loveday

That the following bylaw **be given first, second, and third readings:**
1. Housing Agreement (926 and 932 Pandora Avenue) Bylaw 2019, No. 19-004

CARRIED UNANIMOUSLY

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, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped April 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
   iii. increase the height from 30m to 32.34m for a rooftop mechanical room.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (5): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (3): Councillor Dubow, Councillor Isitt, and Councillor Loveday

CARRIED (5 to 3)

CITY OF VICTORIA

Council Report
For the Meeting of April 11, 2019

To:	Council	**Date:**	April 5, 2019
From:	Andrea Hudson, Acting Director, Sustainable Planning and Community Development		
Subject:	**Rezoning Application No. 00605 and Development Permit with Variance Application No. 000508 for 926 and 932 Pandora Avenue**		

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 19-003 (Amendment No. 1179) and give first, second, and third readings to Housing Agreement (926 and 932 Pandora Avenue) Bylaw No. 19-004.

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped April 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
   i. increase the height from 30m to 32.34m for a rooftop mechanical room.
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variance Applications for the properties located at 926 and 932 Pandora Avenue. The proposal is to construct an 11-storey, mixed-use building consisting of residential and commercial uses.

In accordance with Council's motion of November 22, 2018, included below, the necessary conditions that would authorize the approval of the Rezoning Application for the subject property have been fulfilled. The Committee of the Whole reports dated November 8, 2018 together with the meeting minutes, are attached. The motion from the November 22, 2018 Council meeting is as follows:

Council Motion of November 22, 2018

Rezoning Application No. 00605

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. *Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.*
2. *Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.*
3. *Preparation and execution of a Housing Agreement to secure:*
   i. *ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually*
   ii. *ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.*
4. *Secure an amenity contribution in the amount of $614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.*
5. *Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works."*

Development Permit Application No.000508

"That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. *Plans date stamped June 27, 2018.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
   ii. *increase the height from 30m to 32.34m for a rooftop mechanical room*
   iii. *reduce the front yard setback on Pandora Avenue from 3m to 2.10m.*
3. *The Development Permit lapsing two years from the date of this resolution."*

COMMENTS

Regulatory Conditions

In the Committee of the Whole reports, it was recommended that the building setback on the Pandora Avenue frontage be treated as a variance. In crafting the new CR-P Zone, Pandora Commercial Residential District, and considering the amount of proposed building articulation along the Pandora Avenue frontage and the location of adjacent buildings, it was determined that embedding all proposed setbacks in the new zone was the preferred zoning approach. The zone includes a maximum site coverage, which would ensure that the building footprint could not increase beyond the current proposal without triggering a variance in the future. The staff recommendation has been adjusted to reflect this change for Council's consideration.

Design revisions on north elevation

In response to staff's concerns regarding vertical cement panel that extends up to the eighth storey, the applicant has revised this blank façade treatment by adding coloured accent stain glass windows similar to the accent glazing at the main residential entryway off of Mason Street and on the west elevation, reminiscent of the stained-glass windows in the nearby churches, and is to the satisfaction of the Director of Sustainable Planning and Community Development. The revised plans are attached to this report.

Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to these applications, staff can report that the following items have been fulfilled:

- a sewage attenuation report was provided, and it was determined that sewage attenuation is not required for this development
- the requirement for road dedication of 1.38m on Mason Street was secured in a registered Section 219 Covenant, to be provided at the building permit stage
- an executed Housing Agreement was provided to secure the 15 below-market rental units in perpetuity and to ensure future Strata Bylaws cannot prohibit the rental of units in the building
- the amenity contribution of $614,000.00 is secured in the new CR-P Zone.

The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,

L. Taylor A. Meyer Andrea Hudson

Leanne Taylor
Senior Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: Jocelyn Jenkins

Date: April 5, 2019

List of Attachments:

- Attachment A: Committee of the Whole reports dated November 8, 2018
- Attachment B: Minutes from the Council Meeting dated November 22, 2018
- Attachment C: Plans dated April 4, 2019.

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of November 22, 2018

To:	Committee of the Whole	**Date:**	November 8, 2018
From:	Andrea Hudson, Acting Director, Sustainable Planning and Community Development		
Subject:	**Rezoning Application No. 00605 for 926 and 932 Pandora Avenue**		

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
   i) ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
   ii) ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of $614,000.00 towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building

and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

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

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 926 and 932 Pandora Avenue. The proposal is to rezone from the CA-1 Zone, Pandora Avenue Special Commercial District, to a new zone in order to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR and to allow for an 11-storey, mixed-use building consisting of residential and commercial uses.

The following points were considered in assessing this Application:

- the subject properties are designated Core Residential in the *Official Community Plan*, 2012 (OCP), which supports mixed-use buildings from three storeys up to approximately 20 storeys, and a density of up to 5.5:1 FSR
- the subject properties are designated Residential Mixed-Use District in the *Downtown Core Area Plan*, which supports mixed-use buildings on Pandora Avenue up to approximately eight to ten storeys, and a density of up to 5.5:1 FSR
- the applicant is willing to offer ten percent of the residential dwelling units (approximately 15 dwelling units) as affordable rental units and provide rents at 15% below appraised market rents in perpetuity and in accordance with an appraisal provided to the city
- The applicant has volunteered to provide road dedication in the amount of 1.38m on Mason Street
- the proposal is subject to the City's *Density Bonus Policy* and a land lift analysis was prepared by Rollo & Associates. The economic analysis concluded that the lift from the proposed rezoning for additional density would be approximately $818,000.00, and as a result, the City would seek a target of 75% of the increase in land value in accordance with Council's Policy. As a condition of rezoning, the applicant would be providing an amenity contribution in the amount of $614,000.00 towards the *Downtown Core Area Public Realm Improvement Fund* (75%) and the *Downtown Heritage Buildings Seismic Upgrade Fund* (25%).

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR, and to allow an 11-storey, mixed-use building consisting of residential and commercial uses. The following differences from the standard zone (CA-1 Zone, Pandora Avenue Special Commercial District) are being proposed and would be accommodated in the new zone:

- allowing a residential use on the ground floor
- increasing the FSR and total floor area
- increasing the height of building.

Affordable Housing Impacts

The applicant proposes the creation of approximately 148 new residential units which would increase the overall supply of housing in the area. Of the 148 residential units, the applicant is willing to offer ten percent of the residential units (approximately 15 dwelling units) as affordable rental units and provide rents at 15% below appraised market rents in perpetuity and in accordance with an appraisal provided to the city annually. The applicant would ensure that seven of the units would be two and three bedroom units and suitable for families. The applicant is willing to enter a Housing Agreement to ensure Housing Agreement to secure the rental units as well as to ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building (letter attached).

Tenant Assistance Policy

There are currently no residential rental units on-site; therefore, the Tenant Assistance Policy would not apply to this application.

Sustainability Features

The applicant is proposing to incorporate several green roofs throughout the building to help manage stormwater and on-site runoff.

Active Transportation Impacts

The applicant is proposing to provide 178 long-term and 18 short-term bicycle parking spaces on-site, which support 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 by a mix of residential and commercial land uses.

Existing Site Development and Development Potential

The site presently contains a one and a two-storey commercial building and a paid parking lot. Under the current CA-1 Zone, the property could be developed as a five-storey, mixed-used development with ground-floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CA-1 Zone. An asterisk is

used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (CA-1)
Site area (m^2) – minimum	2600.00	n/a
Density (Floor Space Ratio) – maximum	**4.55:1 ***	2.00:1
Total floor area (m^2) – maximum	**11,840.00 ***	5351.20
Height (m) – maximum	**30 * / 32.34 *** (stair access to mechanical)	15.50
Storeys – maximum	10 (building) /11 (stairs to mechanical)	n/a
Site coverage % – maximum	76.90	n/a
Location of residential	**Mason Street ground floor ***	Second storey and above
Setbacks (m) – minimum		
Street Setback (Pandora Ave)	**2.10 ***	3.00
Street Setback (Mason St)	3.00	3.00
Side (West)	0.00	0.00
Side (East)	0.00	0.00
Vehicle parking – minimum		
CA-1 Zone	117	88
Visitor parking – minimum included in the overall units	12	8
Schedule C	**105 ***	154
Schedule C - Visitor	**12 ***	15
Bicycle parking – minimum		
Schedule C		
Class 1	178	149
Class 2	18	7

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held on July 5, 2017. A letter dated July 25, 2017 is attached to this report.

Official Community Plan

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Core Residential, which supports mixed-use buildings from three storeys, up to approximately 20 storeys, and a base density of 3:1 floor space ratio (FSR), up to a maximum of 5.5:1 FSR. The applicant is proposing an 11-storey building (the eleventh storey is a mechanical room), and a density of 4.55:1, which is supported in the OCP.

The OCP encourages new buildings to contribute to the sense of place in Development Permit Areas and Heritage Conservation Areas through sensitive and innovative responses to existing form and character. In the immediate neighbourhood the tallest buildings are Our Place, which is six-storeys; and the six-storey, mixed-use buildings currently under construction at the corner of Pandora Avenue and Vancouver Street. There is a heritage-registered commercial building located at 916 Pandora Avenue (three properties to the west of the subject property), a heritage-designated church located at 1611 Quadra Street (on the corner of Mason and Quadra Streets), as well as a heritage-designated Alix Goolden Performance Hall across the street on Pandora Avenue. Given the subject property's close proximity to St. John the Divine Anglican Church, Alix Goolden Performance Hall, and the First Baptist Church (heritage buildings), a small portion of the site is within the 90m heritage landmark radius identified in the OCP, and as a result, maintaining views of these heritage buildings from a public realm perspective is strongly encouraged in the OCP. The proposal has incorporated some architectural treatments that compliment these neighboring heritage buildings, which is discussed in the concurrent report associated with the Development Permit Application.

From an urban design perspective, the OCP encourages human-scale building design through consideration of form, proportions, pattern detailing and texture, particularly at street-level. Along the Pandora Avenue frontage, the applicant is proposing ground-floor commercial space in order to enhance the streetscape, public realm and pedestrian experience. Incorporating ground-floor commercial space in this building would also add additional services in the neighbourhood for the growing neighbourhood population. On the Mason Street frontage, the applicant is proposing larger townhouse units at grade level (two bedrooms plus a den, suitable for families) with large private patios fronting Mason Street, which adds to the human scale qualities of this building and enhances the streetscape, also strongly encouraged in the OCP. Lastly, all vehicle parking would be provided underground, and therefore, the site would be dominated by building and landscaping (not surface or underbuilding parking), which further advances the objectives in the OCP.

Downtown Core Area Plan

The subject properties are within the Residential Mixed-Use District in the *Downtown Core Area Plan*, 2011 (DCAP), which supports mixed-use development up to approximately ten storeys and a density up to approximately 5:1 FSR. In order to increase pedestrian activity and improve the vitality of the area, the DCAP encourages active commercial and retail uses at street-level along Pandora Avenue. The proposal complies with the policies with respect to use and density; however, the building is 11 storeys due to a mechanical room which is considered a

storey in the *Zoning Regulation Bylaw*. The mechanical room is situated in the middle of the roof and the exterior cladding would be a light coloured, pre-finished metal cladding to mitigate concerns of visual impact.

Density Bonus Policy

Council's *Density Bonus Policy* applies to this proposal. The applicant engaged Rollo & Associates to conduct a land lift analysis for the City (attached). The economic analysis concluded that the lift from the proposed zoning for the additional 1.55:1 FSR of density is approximately $818,700.00. In accordance with Council's current policy, the City would seek a target of 75% of the increase in land value, which equals to an amenity contribution in the amount of $614,000.00. The applicant would be providing an amenity contribution in the amount of $614,000.00 towards the *Downtown Core Area Public Realm Improvement Fund* (75%) and the *Downtown Heritage Buildings Seismic Upgrade Fund* (25%) as a condition of rezoning and to the satisfaction of the Director of Sustainable Planning and Community Development.

Tree Preservation Bylaw and Urban Forest Master Plan

Six existing Flowering Cherry trees on city property on the Pandora Avenue frontage would be retained and three new trees would be planted in the Pandora bike lane median. There are approximately three new trees being proposed along the new Mason Street boulevard. One mature Pine tree on the south east property line may be removed due to impacts from the construction of the underground parkade. There are no bylaw protected trees affected by this Application.

Regulatory Considerations

The applicant is proposing a new zone in order to increase the density from 3:1 FSR to 4.55:1 FSR, and to allow for residential uses on the ground-floor. The new zone would allow for a height of ten storeys, which is consistent with land use policies in DCAP. The applicant is proposing an 11-storey building due to a rooftop mechanical room, and as a result, a height variance would be required. All other regulations in the new zone would be in keeping with the current CA-1 Zone.

Embedded in the standard CA-1 Zone are residential and commercial parking regulations that are different from the parking regulations outlined in Schedule C: Off-Street Parking of the *Zoning Regulation Bylaw*. The parking regulations in the standard CA-1 Zone would be applied to this proposal. In accordance with the CA-1 Zone, the residential parking requirement is 0.55 spaces per dwelling unit, and the commercial parking requirement is 50% of the requirements in current Schedule C. Based on these parking requirements, the applicant is required to provide 88 parking spaces; the applicant is proposing 117 parking spaces. If Schedule C parking ratios were applied without reference to the existing CA-1 Zone then the parking requirement for this proposal would be 169 parking spaces resulting in a parking shortfall of 52 parking spaces. The subject property is located on an All Ages and Abilities (AAA) protected bike lane and is in close proximity to a frequent transit route and walking distance to downtown.

Encroachment Agreement

With any project of this scale, that has little to no setbacks and requires significant excavation, construction methods often require a form of underpinning which can result in material being left in the Public Right-of-Way. The resulting material (typically rock anchors) presents no concerns

to the public interest and does not impact any underground infrastructure; however, an Encroachment Agreement between the City and the developer is required. The staff recommendation provided for Council's consideration includes direction to allow staff to enter into such an agreement if the Rezoning Application is approved by Council, and if it is deemed necessary to facilitate the construction of the project.

Other Considerations

Road Dedication

The applicant has volunteered to provide road dedication in the amount of 1.38m on Pandora Avenue for future pedestrian enhancements along the street.

CONCLUSIONS

The proposal to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR and to allow for an 11-storey, mixed-use building consisting of residential and commercial uses is consistent with the land use policies outlined in the OCP and DCAP. The applicant has considered the surrounding heritage context and the need for sensitive infill development on the site. This development proposal further advances placemaking objectives in the OCP and would increase the overall supply of housing (rental and home-ownership) in the downtown core. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00605 for the property located at 926-932 Pandora Avenue.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: Jocelyn Jenkins

Date: Nov 14, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 27, 2018
- Attachment D1: Letter from applicant to Mayor and Council dated November 1, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 11, 2017
- Attachment E: Community Association Land Use Committee Comments dated June 7, 2017
- Attachment G1: Land Lift Analysis prepared by Rollo & Associates dated September 27, 2018.

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of November 22, 2018

To: Committee of the Whole **Date:** November 8, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Development Permit Application No. 000508 for 926-932 Pandora Avenue**

RECOMMENDATION

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. increase the height from 30m to 32.34m for a rooftop mechanical room
   ii. reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

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 Application for the property located at 926-932 Pandora Avenue. The proposal is to construct an 11-storey, mixed-use building consisting of residential and commercial uses. The variances are related to height and a front yard setback.

The following points were considered in assessing this application:

- the subject properties are within Development Permit Area 3(HC): Core Mixed-Use Residential. The objectives of this DPA encourage new mid- to high-rise residential mixed-use and commercial buildings and the protection of views of heritage landmark buildings along Pandora Avenue and Quadra Street from public vantage points. High-quality architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in terms of scale, massing and character, while preserving a skyline with prominent heritage landmark buildings, is also strongly encouraged in this DPA.
- the design guidelines for *Downtown Core Area Plan* (2011), *Standards and Guidelines for the Conservation of Historic Places in Canada* (2005), *Guidelines for Fences, Gates and Shutters* (2010), and *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) apply to the development proposal. Overall, the proposal is consistent with the design guidelines.
- the variance to increase the height of the building from 30m to 32.34m in order to accommodate a rooftop mechanical room is supportable and the applicant has introduced some design elements to reduce the visual impact of this element on the roof.
- the variance to reduce the front yard setback on Pandora Avenue from 3m to 2.1m is supportable and triggered by the road dedication being provided by the applicant. The applicant is proposing an active commercial street frontage, which would enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue.

BACKGROUND

Description of Proposal

The proposal is for an 11-storey, mixed-use building consisting of commercial and residential uses. Specific details include:

- mid-rise building form consisting of contemporary architectural features, including a flat roofline, contemporary-style windows and materials, and substantial glazing
- exterior building materials consisting of clear vision glass; opaque glass spandrel; pre-finished composite aluminium panel, brick, cedar cladding and soffit; exposed concrete with epoxy coating; wood columns; aluminium and glass guardrails; pre-finished perforated metal screens; coloured glass; translucent glass balcony dividers; vertical wood screen; glass canopy; metal cladding and fibre cement panel
- substantial glazing along the ground-floor commercial space
- building projections over the outdoor areas for weather protection
- coloured glazing to be installed on the building's west stairwell and on windows facing the courtyard on the north elevation to complement the stained-glass windows in the nearby churches
- individual private patio spaces for the townhouse units fronting Mason Street
- the main residential entryway accessed off of Mason Street through a gated, landscaped courtyard which features a timber and glass entry canopy, and a secondary gated entrance off of Pandora Avenue
- roof skylight for natural light into the residential entrance off of Pandora Avenue

- glass canopies above the balconies on the tenth floor
- ground-floor amenity space for residents with access to an interior courtyard space and an operable glass wall to allow activities to extend outdoors under the cover of the building
- green roofs on levels two to five, and an outdoor amenity area on level 10 including an outdoor kitchen and dining area as well as bench seating
- planters and built in wood benches in the outdoor area in front of the commercial space
- permeable surface treatment installed throughout the site
- eight trees to be planted onsite, as well as, new soft landscaping to be installed along the Mason Street frontage extending into the courtyard area and in between the patio spaces for the townhouse units
- the parking ramp screened with climbing vines
- two levels of underground parking with access off of Mason Street
- 178 Class 1 bicycle parking spaces to be located in bike storage areas on the ground level and in parking level 1, and 18 Class 2 bicycle parking spaces to be located near the residential entryways.

The proposed variances are related to increasing the height from 30m to 32.34m and reducing the front yard setback on Pandora Avenue from 3m to 2.10m.

Sustainability Features

The applicant is proposing to incorporate several green roofs throughout the building to help manage storm water and on-site runoff.

Active Transportation Impacts

The applicant is proposing to provide 165 long-term and 18 short-term bicycle parking spaces on-site, which support 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 by a mix of residential and commercial land uses.

Existing Site Development and Development Potential

The site presently contains a one and two-storey commercial building and a paid parking lot. Under the current CA-1 Zone, the property could be developed as a five-storey, mixed-used development with ground-floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CA-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (CA-1)
Site area (m^2) – minimum	2600.00	n/a
Density (Floor Space Ratio) – maximum	**4.55:1** *	2.00:1
Total floor area (m^2) – maximum	**11,840.00** *	5351.20
Height (m) – maximum	**30 * / 32.34** *(stair access to mechanical)	15.50
Storeys – maximum	10 (building) /11 (stairs to mechanical)	n/a
Site coverage % – maximum	76.90	n/a
Location of residential	**Mason Street ground floor** *	Second storey and above
Setbacks (m) – minimum		
Street Setback (Pandora Ave)	**2.10** *	3.00
Street Setback (Mason St)	3.00	3.00
Side (West)	0.00	0.00
Side (East)	0.00	0.00
Vehicle parking – minimum		
CA-1 Zone	117	88
Visitor parking – minimum included in the overall units	12	8
Schedule C	**105** *	154
Schedule C - Visitor	**12** *	15
Bicycle parking – minimum		
Schedule C		
Class 1	178	165
Class 2	18	18

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on June 7, 2017 the application was referred for a 30-day comment period to the North Park CALUC. A letter dated June 7, 2017 is attached to this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw,* it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 3 (HC): Core Mixed-Use Residential. The objectives of this DPA encourage new mid- to high-rise residential mixed-use and commercial buildings and the protection of views of heritage landmark buildings along Pandora Avenue and Quadra Street from public vantage points. High-quality architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in terms of scale, massing and character, while preserving a skyline with prominent heritage landmark buildings, is also strongly encouraged in this DPA.

In the immediate neighbourhood, the tallest buildings are Our Place, which is six-storeys, and a six-storey mixed-use buildings currently under construction at the corner of Pandora Avenue and Vancouver Street. An 11-storey building along this block of Pandora Avenue would be the tallest building in the vicinity; however, it is consistent with policies. There is a heritage-registered commercial building located at 916 Pandora Avenue (three properties to the west of the subject property), a heritage-designated church located at 1611 Quadra Street (on the corner of Mason and Quadra Streets), as well as a heritage-designated Alix Goolden Performance Hall across the street on Pandora Avenue. From a heritage perspective, the applicant is proposing to use brick cladding for portions of the main floor, in response to the stone and masonry structure of the historic churches. The building's west stairwell, and some of the ground floor windows visible from Mason Street, would feature coloured accent glazing reminiscent of the stained-glass windows in the nearby churches.

Overall, the development proposal is consistent with the design guidelines from an urban design, architectural and landscaping perspective. The applicant has carefully designed the building base to ensure it addresses the human scale at street level on both the Pandora Avenue and Mason Street frontages, as well as, using a variety of materials to accentuate certain architectural elements on the north, south and west elevations. The proposed building is L-shaped, which allows for a private interior courtyard, as well as, a large roof-top outdoor amenity area on the tenth floor. The townhouse units along Mason Street would have large front yard private patio space. As well, locating all the vehicle parking underground allows for the building and landscaping to serve as the focus which enhances the streetscape.

Downtown Core Area Plan

Overall, the proposal is consistent with the built form policies and design guidelines outlined in the *Downtown Core Area Plan*, 2011 (DCAP). The proposal complies with the street walls and setbacks for wide streets, including the primary and secondary street wall dimensions, as well as, the 1:5 building setback ratio.

The DCAP design guidelines encourage the use of visually lighter coloured materials, excluding reflective or mirrored finishes on upper portions of the building. On the north elevation, the applicant is proposing vertical cement panel that extends up to the eighth storey. To break up this relatively blank façade treatment, the applicant has added some horizontal fins and windows; however, staff still have concerns related to the "heaviness" of this element in relation to the other exterior materials above the second storey and note the addition of windows or other architectural elements may be one approach to break up this section of façade. The wording in staff's recommendation encourages the applicant to further explore some options to soften the vertical cement panel prior to public hearing.

Tree Preservation Bylaw and Urban Forest Master Plan

Six existing Flowering Cherry trees on city property on the Pandora Avenue frontage would be retained, and three new trees would be planted in the Pandora bike lane median. There are approximately three new trees being proposed along the new Mason Street boulevard. One mature Pine tree on the south-east property line may be removed due to impacts from the construction of the underground parkade. There are no bylaw protected trees affected by this application.

Regulatory Considerations

Height Variance

The applicant is proposing to increase the height of the building from 30m to 32.34m in order to accommodate a rooftop mechanical room. With this mechanical room, the building is also considered 11-storeys. Even though the DCAP supports a building height up of to 10 storeys, which is approximately 30m tall, the increase in height is supportable as the applicant has introduced design elements to reduce the visual impact of this element on the roof. Adding habitable floor area above 30m, in the future, would trigger another variance as the proposed height variance is strictly to accommodate a rooftop mechanical room.

Front Yard Setback Variance

The applicant is proposing to reduce the front yard setback from 3m to 2.1m on Mason Street. This variance is a result of the 1.38m road dedication being provided by the applicant instead of Statutory Right-of-Way (SRW). If a SRW was provided, then a front yard setback variance would not have been required as the building would be setback approximately 3.48m from the property line. In this context, the variance is supportable, and the applicant is proposing an active commercial frontage in order to enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue.

Other Considerations

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

"It was moved that the Development Permit Application No. 000508 for 926 - 932 Pandora Avenue be approved:

1. *subject to the following recommendations:*
    a) *introduce non-reflective materials in lieu of spandrel panels;*
    b) *revise the 9th floor continuous balcony;*

c) *refine both Pandora Avenue and Mason Street streetscapes and entrances; and*

2. *with consideration to the following recommendations:*

   a) *reconfigure the garbage and recycling removal route;*
   b) *consider adding windows to the townhouse bedrooms;*
   c) *review the design of the amenity spaces to improve functionality, privacy and serviceability; and*
   d) *consider the Panel's comments as captured within the meeting minutes."*

The applicant has provided a letter dated June 27, 2018 (attached) addressing each recommendation and consideration provided by the ADP. With respect to the recommendations above, the applicant has reduced the amount of spandrel glass on the building and replaced this material with fibre cement panel. To break up the continuous balcony on the ninth floor, the applicant would incorporate a horizontal fibre cement panel in additional to the metal and glass guardrail system. With respect to the streetscapes and entrances, the applicant has added planters, benches and increased the canopy size at the Mason Street entrance, incorporated different surface treatment at locations along Pandora Avenue, as well as, added a skylight at the Pandora Avenue residential entrance to allow for natural light at the lobby entry.

In addition to addressing the Panel's recommendations, the applicant also took into account the other considerations provided by the ADP. With respect to the reconfiguring the garbage and recycling removal route, the applicant has indicated to staff that locating the garbage and recycling enclosure on the ground-level, in close proximity to Pandora Street as shown on the plans, is the most suitable location for garbage pick-up. Staff have not expressed any concerns with this aspect of the proposal. The applicant has clarified that the room with no windows in each of the townhouse units is a "den" not a "bedroom." With respect to the outdoor amenity space on the tenth floor, the applicant has improved its functionality, privacy and serviceability by adding a washroom and enhancing a privacy screen between the private patio space for the residential unit adjacent the amenity space and the public outdoor space of the building.

Other changes include: the applicant has added glass canopies above the balconies on the tenth floor, provided some landscaping planters on the south-west facing green roof, and revised the west facing balconies to comply with the minimum clearance from a side property line, which is 3.5m as per the *Residential Building Separation Guidelines* in DCAP.

CONCLUSIONS

The proposal to construct an 11-storey, mixed-use building consisting of residential and commercial uses is consistent with DPA 3(HC) and the applicable design guidelines. The height variance is supportable as it is to facilitate the construction of a roof top mechanical room. The request for a front yard setback variance on Pandora Avenue is a result of the road dedication being provided by the applicant; however, the applicant is proposing to enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue, and therefore, this setback variance is supportable. Staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 000508 for the property located at 926 and 932 Pandora Avenue.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: Jocelyn Jenkyns

Date: Nov 14, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 27, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 11, 2017
- Attachment E: Community Association Land Use Committee Comments dated June 7, 2017
- Attachment F: ADP Meeting Minutes dated May 23, 2018
- Attachment G: Letter from applicant regarding revisions to the proposal following ADP dated June 27, 2018.

Councillor Potts withdrew from the meeting at 10:41 p.m. due to a pecuniary conflict of interest with the following item, as she works for Our Place Society.

I.1.b.d **926 and 932 Pandora Avenue - Rezoning Application No. 00605 and Development Permit Application No. 000508 (North Park)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

Rezoning Application No.00605
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
   i. ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
   ii. ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of $614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No.000508

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. increase the height from 30m to 32.34m for a rooftop mechanical room
   ii. reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

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

CARRIED (6 to 2)

DEVELOPER

KANG & GILL CONSTRUCTION LTD.

#4 - 3318 Oak Street
Victoria, B.C.
V8X 1R1
t: 1.250.590.3140
f: 1.250.590.8086

PROJECT TEAM

ARCHITECT

HDR | CEI

#203 - 655 Tyee Road
Victoria, B.C.
V9A 6X5
t: 1.250.388.5588
f: 1.250.361.9418

LANDSCAPE

LADR

#3 - 864 Queens Avenue
Victoria, B.C.
V8T 1M5
t: 1.250.598.0105

APR 04

PROJECT DATA

ADDRESS	932 Pandora Avenue, Victoria BC CANADA
LEGAL ADDRESS	LOT 1 Plan VIP14434 Sub Lot 10 Land District 57 PID: 000-764-261
ZONING	CA-1: Pandora Avenue Special Commercial District
BUILDING HEIGHT (Measured from Average Grade)	30.3m (114.8ft) 26.3m North Side (8 Stories) 30.3m South Side (10 Stories)

SETBACKS (Measured to closest construction - building or balcony)

	NORTH (Haven Street)	EAST	SOUTH (Pandora Avenue)	WEST
1st Floor	4.34m	5m	0m	0m
2nd Floor	2.71m	5m	0m	2.88m
3rd - 5th Floor	2.88m	3.5m	0m	3.05m
6th - 7th Floor	2.88m	4.52m	0.94m	3.05m
8th Floor	2.88m	3.98m	1.52m	3.05m
9th Floor	3.05m	5.51m	2.12m	3.05m
10th Floor	13.88m	6.93m	2.74m	3.88m

SITE COVERAGE CALCULATION — 2,052 m² (building footprint incl. projections) / 2,905 m² (site area) = 77.6%

SITE AREA — 2,905 m² (31,264 ft²)
SITE AREA (After Dedication for Lower Road Standard Upgrade) — 2,905 m² (27,967 ft²)
GROSS FLOOR AREA (Exterior Wall included) — 12,886 m²
GROSS FLOOR AREA (Exterior Wall Excluded) — 11,843 m²
GROSS FLOOR AREA (Excluding Exterior Wall & Required Bike Room on Main Floor) — COMMERCIAL FLOOR AREA = 529 m²; RESIDENTIAL FLOOR AREA = 11,314 m²

FLOOR SPACE RATIO — 11,843 m² / 2,905 m² = 4.08 FSR

PARKING

TOTAL PARKING STALLS (based on new proposed parking rates)

Required Parking	148 (Total)
Provided Parking	117 (Total)
Visitor Parking Required	15 (10% of Required Total)
Visitor Parking Provided	12 (10% of Provided Total)

BICYCLE PARKING
(Per Zoning Bylaw No. 80-159 Schedule C
Off-Street Parking Regulations)

RESIDENTIAL : (CLASS I - LONG TERM)
Multiple Dwelling Units ≤ 45 sq.m. = 39 x 1.00 = 39 stalls
Multiple Dwelling Units ≥ 45 sq.m. = 110 x 1.25 = 138 stalls
TOTALS = 149 units = 177 stalls

TOTAL NUMBER OF CLASS I SPACES REQUIRED — 177
TOTAL NUMBER OF CLASS I SPACES PROVIDED — 177

RESIDENTIAL : (CLASS II - SHORT TERM)
147 Dwelling Units x 0.1 spaces = 15 stalls

TOTAL NUMBER OF CLASS II SPACES REQUIRED — 15
TOTAL NUMBER OF CLASS II SPACES PROVIDED — 15

COMMERCIAL : (CLASS I - LONG TERM)
529 sq.m. / 300 sq.m. = 2 stalls

TOTAL NUMBER OF CLASS I SPACES REQUIRED — 2
TOTAL NUMBER OF CLASS I SPACES PROVIDED — 2

COMMERCIAL : (CLASS II - SHORT TERM)
529 sq.m. / 300 sq.m. = 2 stalls

TOTAL NUMBER OF CLASS II SPACES REQUIRED — 2
TOTAL NUMBER OF CLASS II SPACES PROVIDED — 2

UNIT COUNT

1 BEDROOM 'A'	12
1 BEDROOM 'B'	8
1 BEDROOM 'C'	8
1 BEDROOM 'D'	7
1 BEDROOM 'E'	8
1 BEDROOM 'F'	4
1 BEDROOM 'G'	2
1 BEDROOM 'H'	1
1 BEDROOM 'I'	3
1 BEDROOM + DEN 'A'	13
1 BEDROOM + DEN 'B'	8
1 BEDROOM + DEN 'C'	7
2 BEDROOM 'B'	8
2 BEDROOM 'C'	8
2 BEDROOM 'D'	1
2 BEDROOM 'E'	1
2 BEDROOM 'F'	2
2 BEDROOM + DEN 'A'	7
2 BEDROOM + DEN 'B'	7
2 BEDROOM + DEN 'C'	2
2 BEDROOM + DEN 'D'	2
2 BEDROOM + DEN 'F'	1
2 BEDROOM + DEN 'H'	1
2 BEDROOM + DEN 'J'	1
2 BEDROOM + DEN 'G'	2
STUDIO 'A'	31
STUDIO 'B'	7
STUDIO 'C'	4
TOWNHOME	5
UNIT TOTALS	148

SHEET LIST

A1	SURVEY PLAN (Existing)
A2	CONTEXT PLAN
A3	AVERAGE GRADE CALCULATION
A4	SITE PLAN
A5	PARKING LEVEL 2
A6	PARKING LEVEL 1
A7	LEVEL 1 FLOOR PLAN
A8	LEVEL 2 FLOOR PLAN
A9	LEVELS 3, 4, & 5 FLOOR PLANS
A10	LEVELS 6 & 7 FLOOR PLAN
A11	LEVEL 8 FLOOR PLAN
A12	LEVEL 9 FLOOR PLAN
A13	LEVEL 10 FLOOR PLAN
A14	ROOF PLAN
A15	SOUTH ELEVATION
A16	WEST ELEVATION
A17	NORTH ELEVATION
A18	EAST ELEVATION
A19	BUILDING SECTION
A20	BUILDING SECTION
A21	SHADOW STUDIES
A22	CONTEXT ELEVATIONS AND ENTRANCE GATE DETAILS
A23	PERSPECTIVE RENDERINGS
A24	PERSPECTIVE RENDERINGS
A25	STREET VIEWS
A26	HERITAGE
A27	MATERIALS BOARD
L1	LEVEL 1 LANDSCAPE CONCEPT PLAN
L2	ROOF LEVELS LANDSCAPE CONCEPT PLANS

932 PANDORA AVENUE

A0

DATE: APRIL 4, 2019
SCALE: 1:12
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

932 Pandora Avenue

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ATTACHMENT C

932 PANDORA AVENUE

SURVEY PLAN (Existing)

DATE: APRIL 4 2019
SCALE:
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A1

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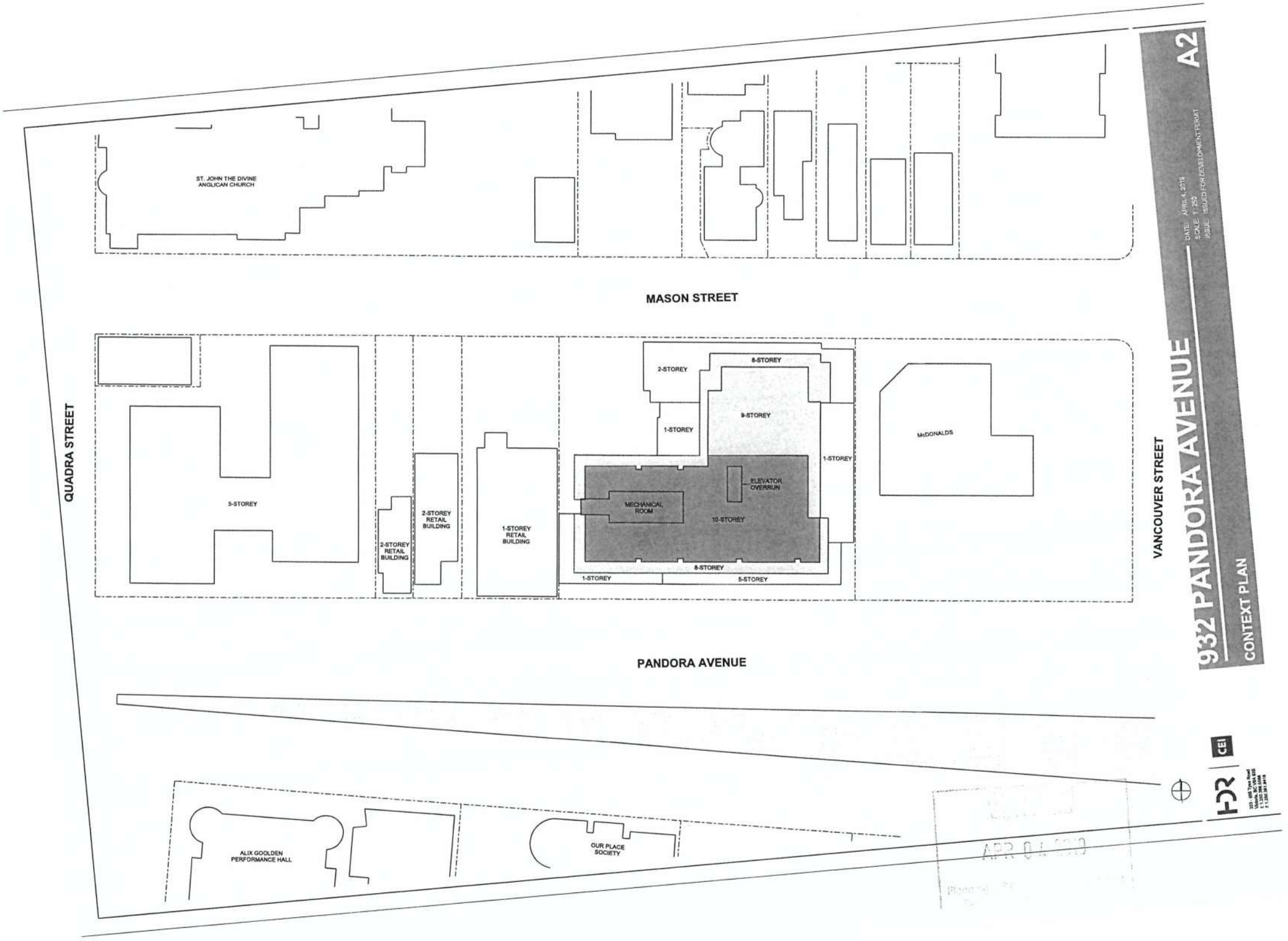
APR 04 2019

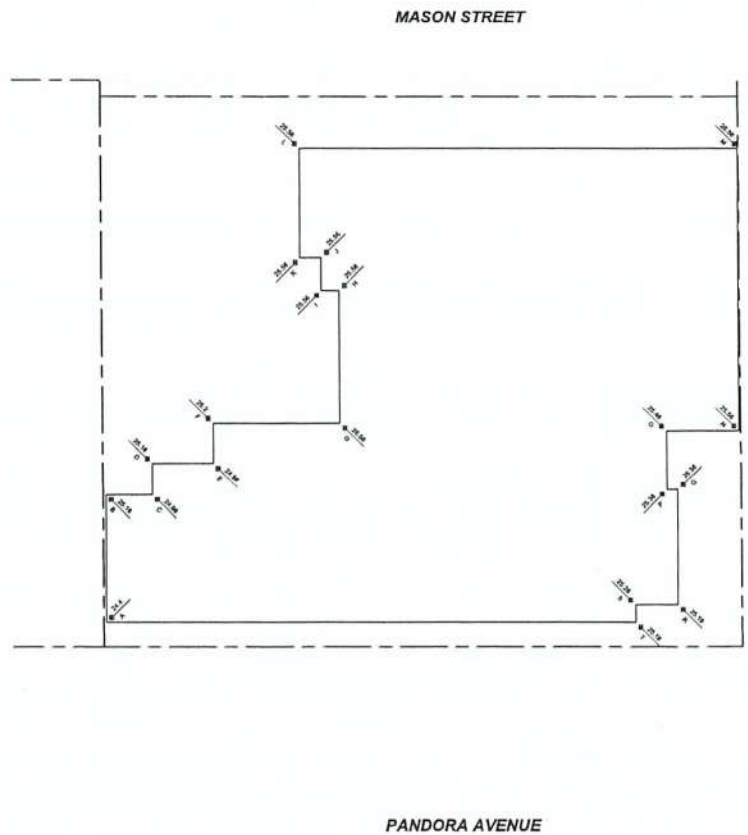

ST. JOHN THE DIVINE ANGLICAN CHURCH
MASON STREET
QUADRA STREET
5-STOREY
2-STOREY RETAIL BUILDING
2-STOREY RETAIL BUILDING
1-STOREY RETAIL BUILDING
2-STOREY
8-STOREY
9-STOREY
1-STOREY
1-STOREY
ELEVATOR OVERRUN
MECHANICAL ROOM
10-STOREY
8-STOREY
1-STOREY
5-STOREY
McDONALDS
VANCOUVER STREET
PANDORA AVENUE
ALIX GOOLDEN PERFORMANCE HALL
OUR PLACE SOCIETY
A2
DATE: APRIL 4, 2019
SCALE: 1 : 250
ISSUE: ISSUED FOR DEVELOPMENT PERMIT
932 PANDORA AVENUE
CONTEXT PLAN
HDR
CEI
APR 04 2019

Average Grade Calculation

932 Pandora

Grade Points	Elevation
A	24.4
B	25.16
C	24.98
D	25.16
E	24.98
F	25.2
G	25.56
H	25.56
I	25.56
J	25.56
K	25.56
L	25.56
M	25.56
N	25.56
O	25.46
P	25.38
Q	25.38
R	25.19
S	25.26
T	25.19

Grade Points	Average Of Both Points	Distance Between Grade Points [m]	Totals Distance
Points A & B	24.78	13.6	*337.01*
Points B & C	25.07	10.2	*255.71*
Points C & D	25.07	2.8	*70.20*
Points D & E	25.07	3.3	*82.73*
Points E & F	25.09	3.0	*75.27*
Points F & G	25.38	2.4	*60.91*
Points G & H	25.56	20.4	*521.42*
Points H & I	25.56	2.2	*56.23*
Points I & J	25.56	10.0	*255.60*
Points J & K	25.56	35.0	*894.60*
Points K & L	25.56	10.0	*255.60*
Points L & M	25.56	0.5	*12.78*
Points M & N	25.56	18.1	*462.64*
Points N & O	25.51	1.5	*38.27*
Points O & P	25.42	13.1	*333.00*
Points P & Q	25.38	30.6	*776.63*
Points Q & R	25.29	3.8	*96.08*
Points K & L	25.23	10.0	*252.25*
Points L & M	25.23	0.5	*12.61*
Points M & N	25.23	45.5	*1147.74*
		Total	*5997.28*
Grade Calculation		236.5	*25.36*



932 PANDORA AVENUE

AVERAGE GRADE CALCULATION

DATE: APRIL 4, 2019
SCALE: 1 : 200
ISSUE: BUILDING PERMIT

A3

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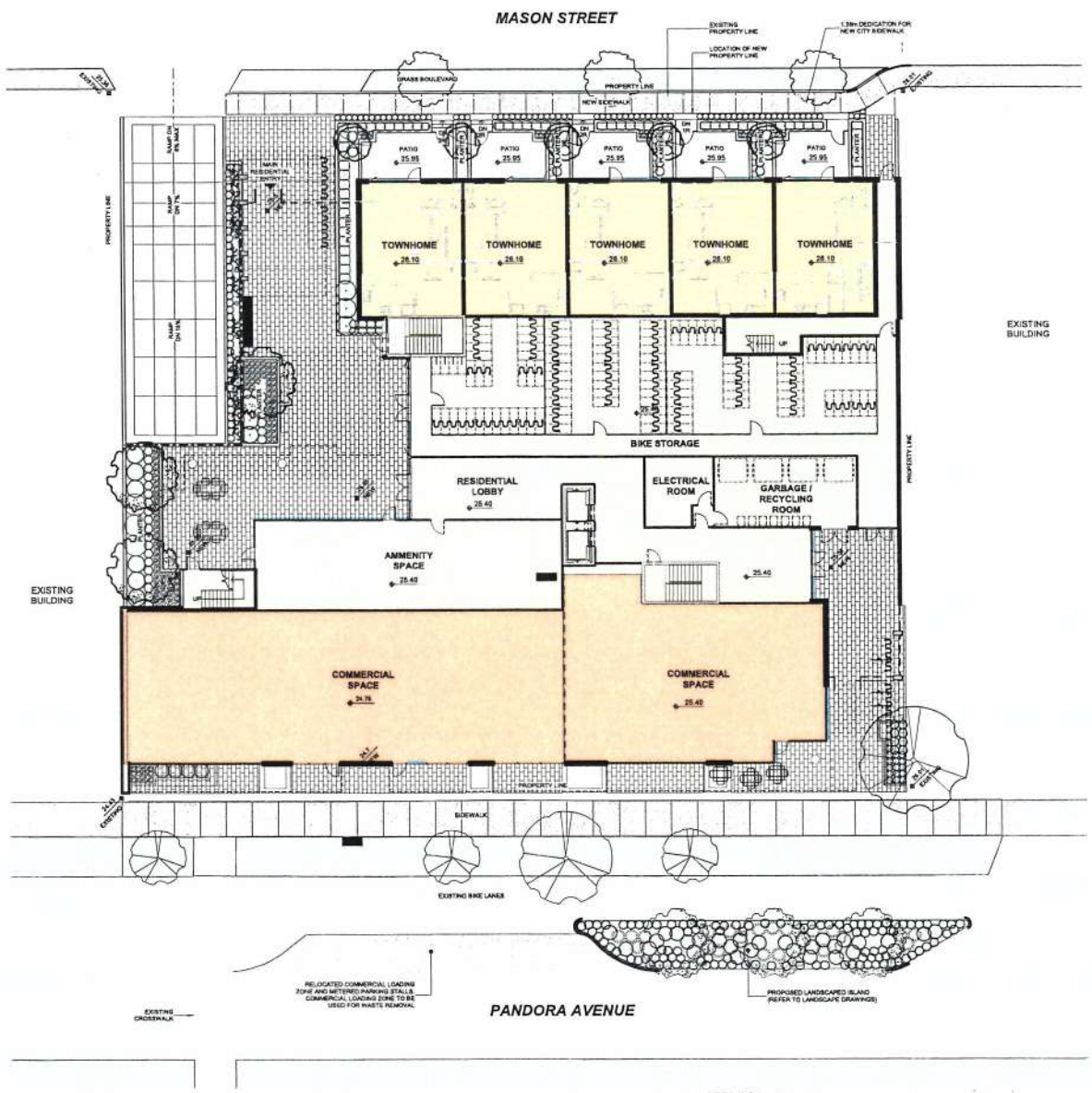
PROJECT LOCATION



932 PANDORA AVENUE

SITE PLAN

A4

DATE: APRIL 9, 2019
SCALE: 1:150
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

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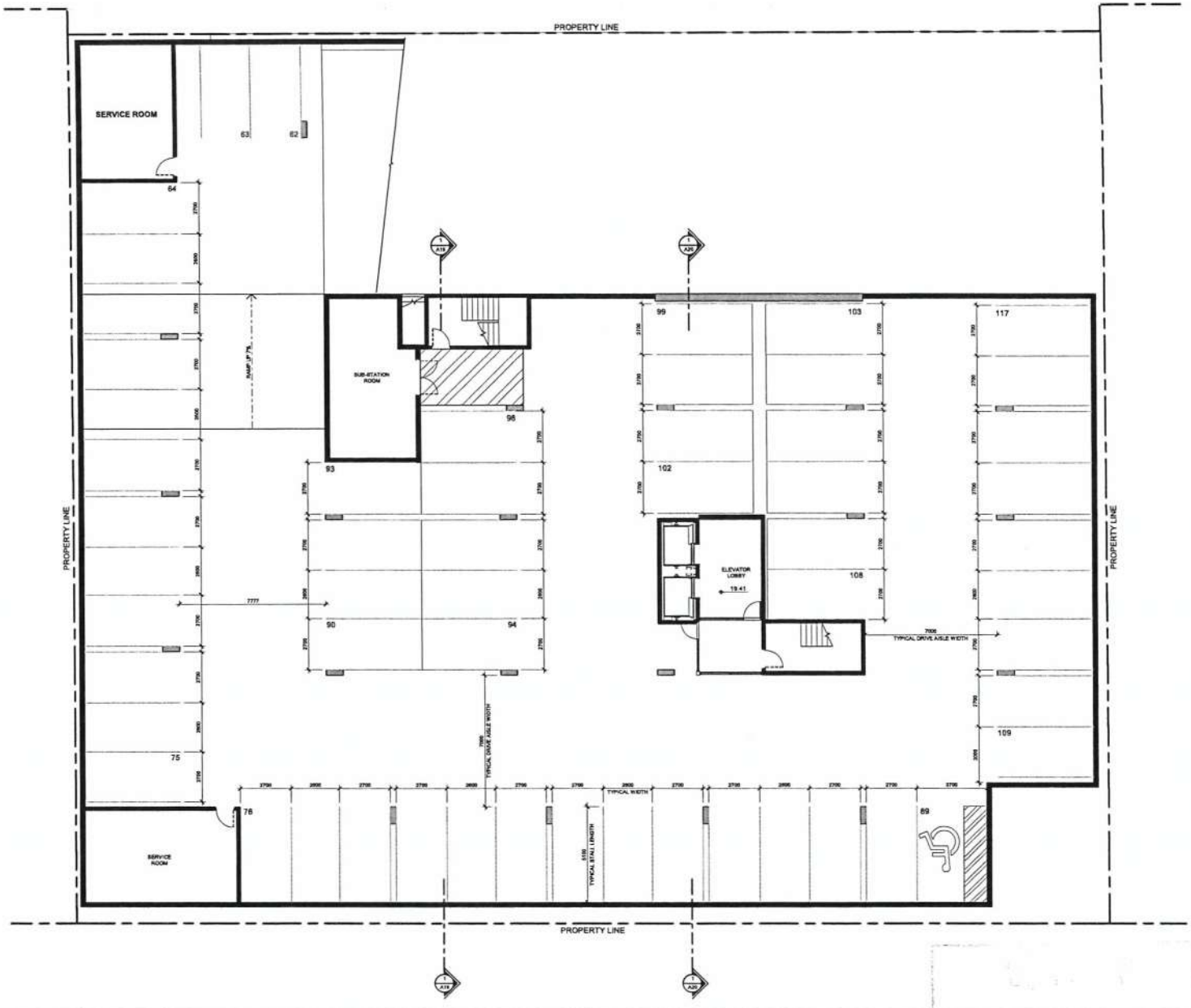

NORTH

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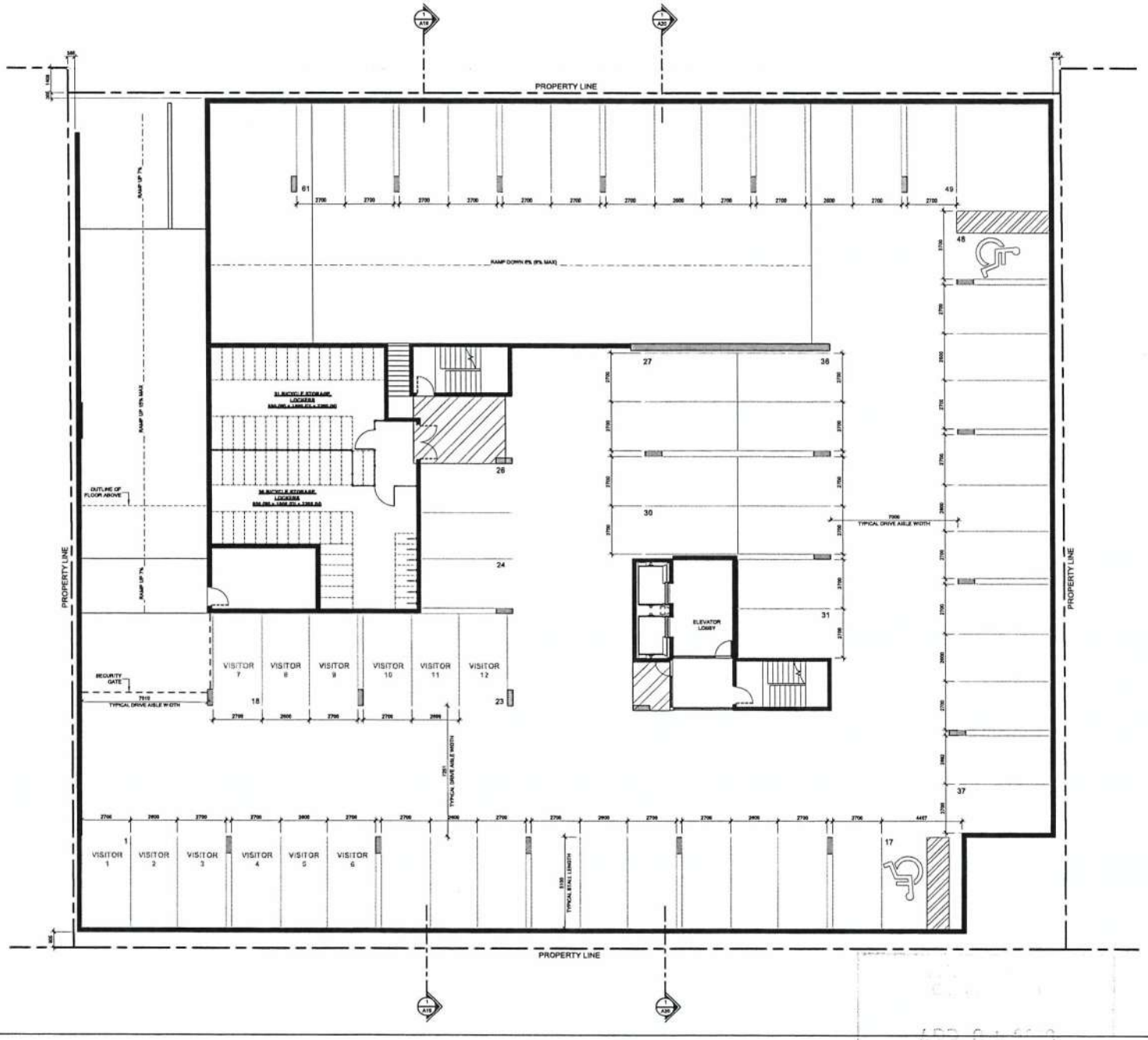
932 PANDORA AVENUE

PARKING LEVEL 2

DATE: APRIL 4, 2019
SCALE: 1 : 100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A5



NORTH

932 PANDORA AVENUE

PARKING LEVEL 1

DATE: APRIL 4, 2019
SCALE: 1:100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A6

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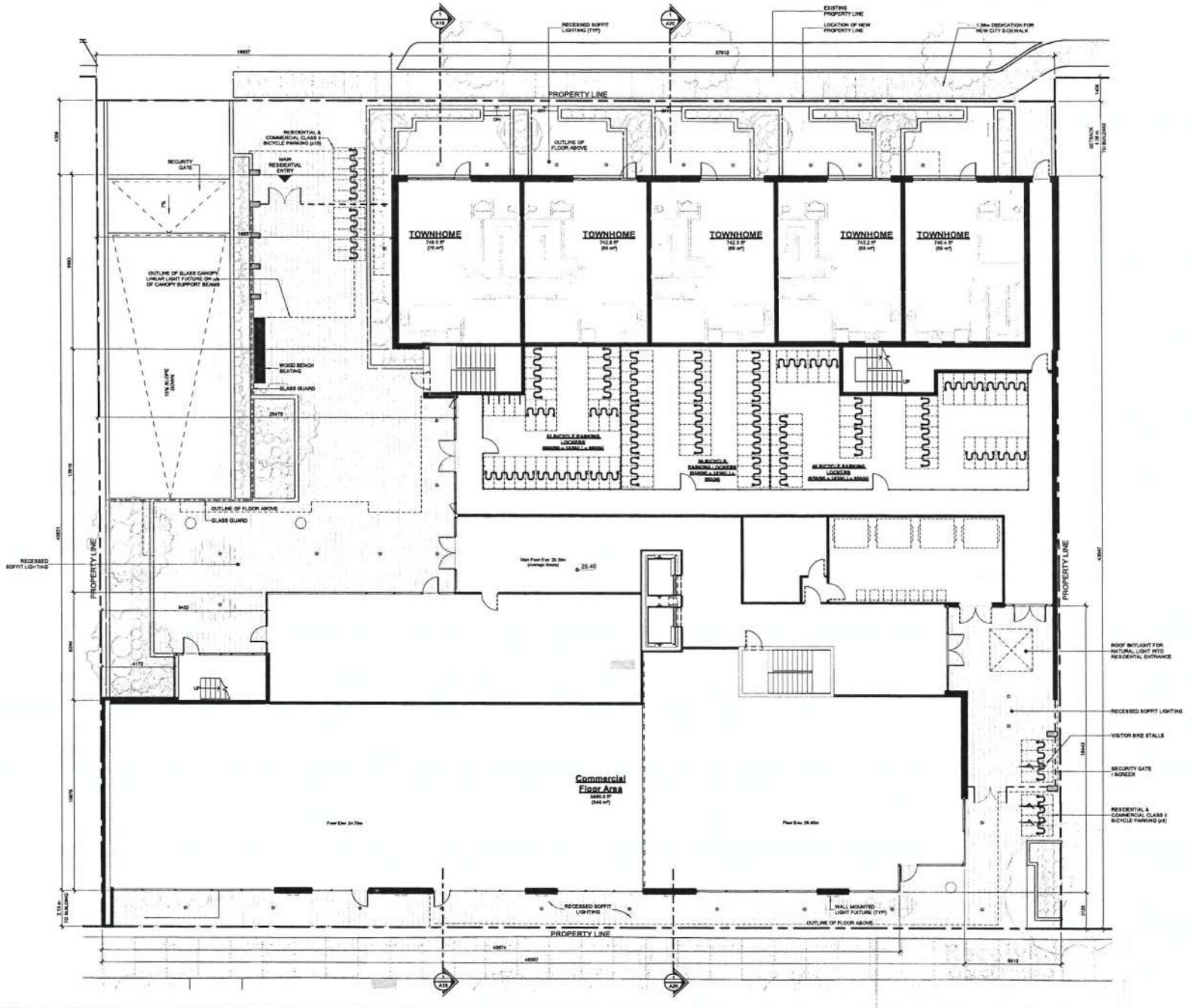

932 PANDORA AVENUE

LEVEL 1 FLOOR PLAN

DATE: APRIL 4, 2019
SCALE: 1:100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A7

932 PANDORA AVENUE

LEVEL 2 FLOOR PLAN

DATE: APRIL 9, 2019
SCALE: 1:100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A8

932 PANDORA AVENUE

LEVELS 3, 4, & 5 FLOOR PLANS

DATE: APRIL 4, 2016
SCALE: 1:100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A9

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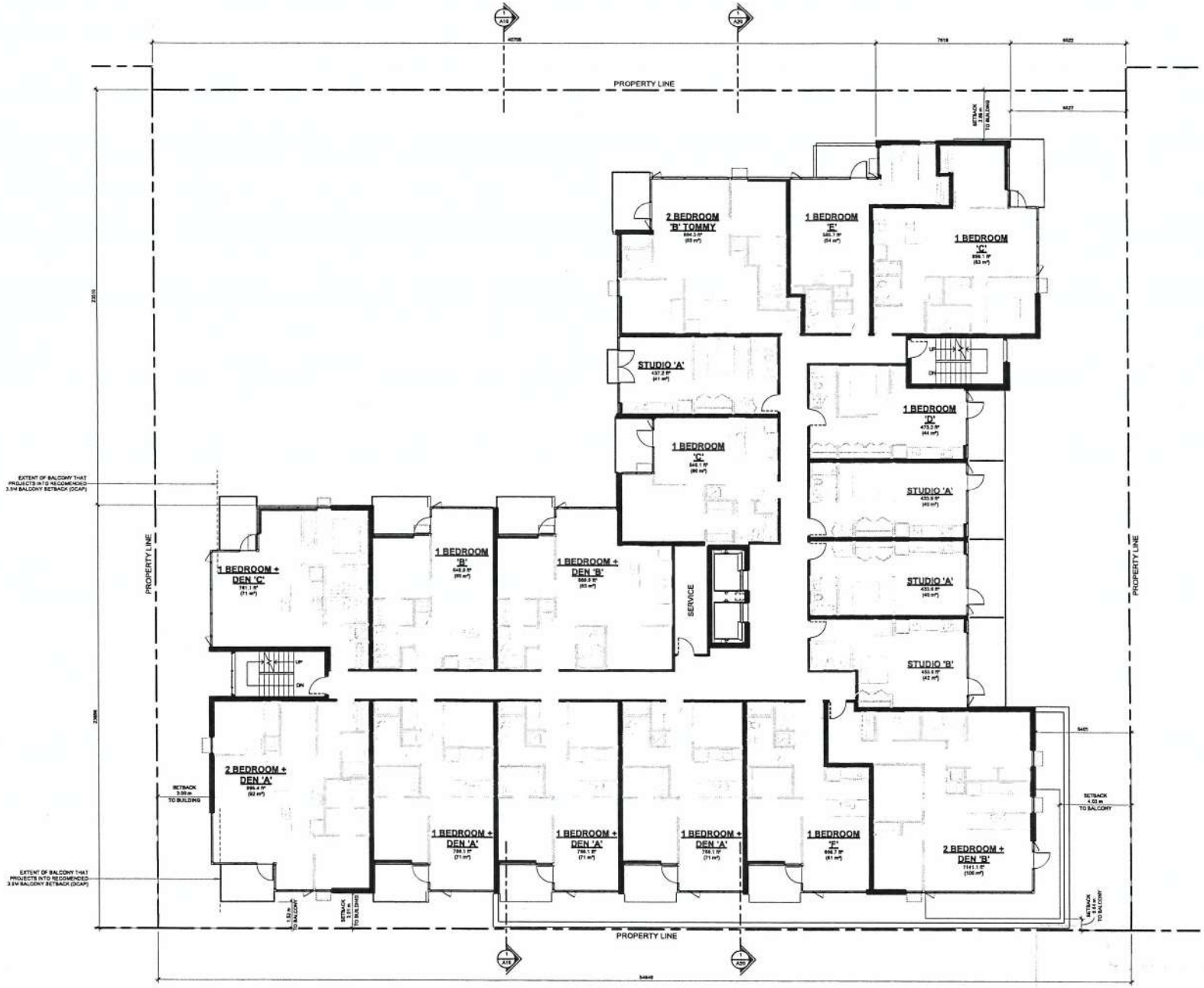

932 PANDORA AVENUE

LEVELS 6 & 7 FLOOR PLAN

DATE: APRIL 4, 2019
SCALE: 1:100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A10

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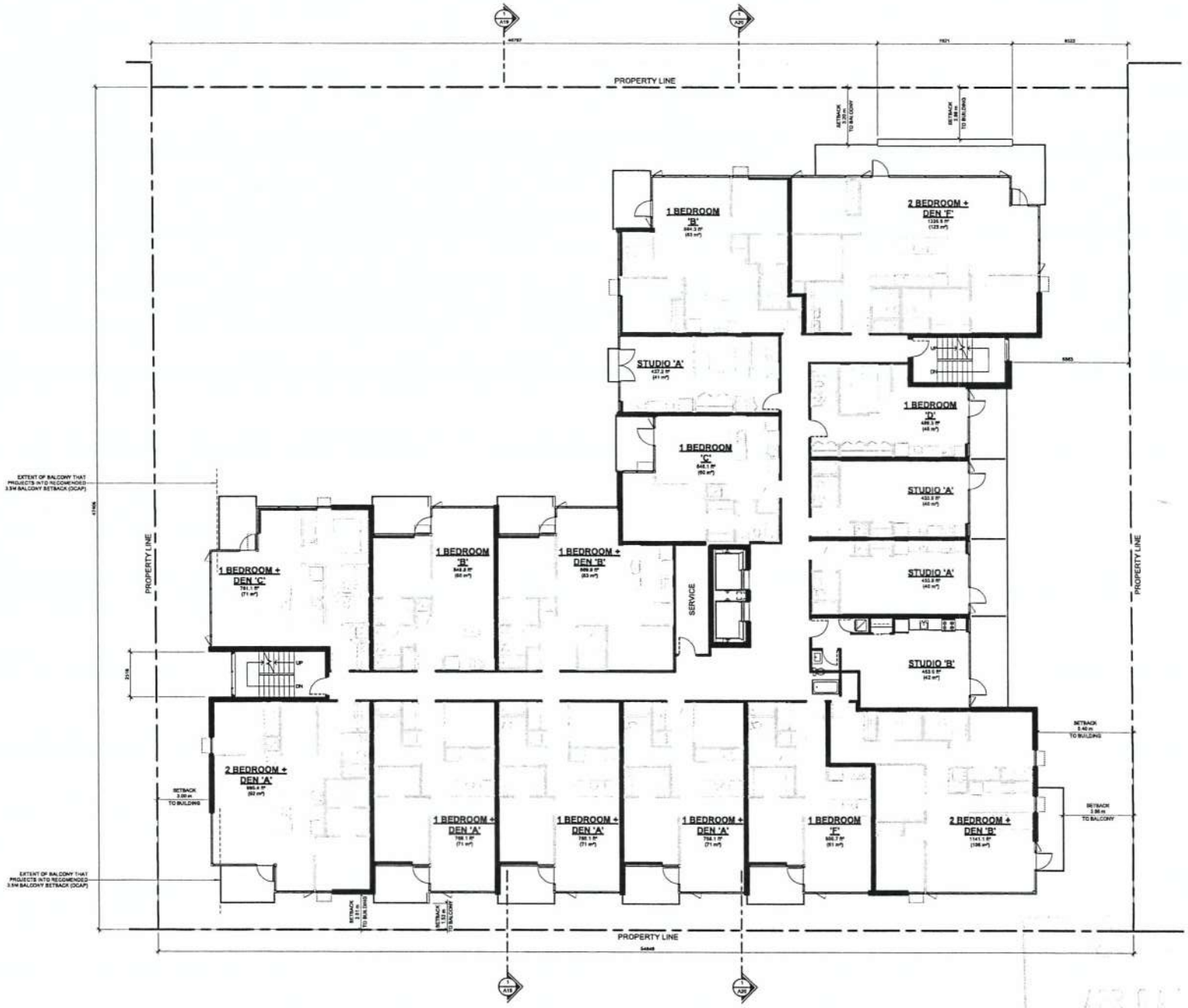

932 PANDORA AVENUE

LEVEL 8 FLOOR PLAN

DATE: APRIL 4, 2019
SCALE: 1 : 100
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A11

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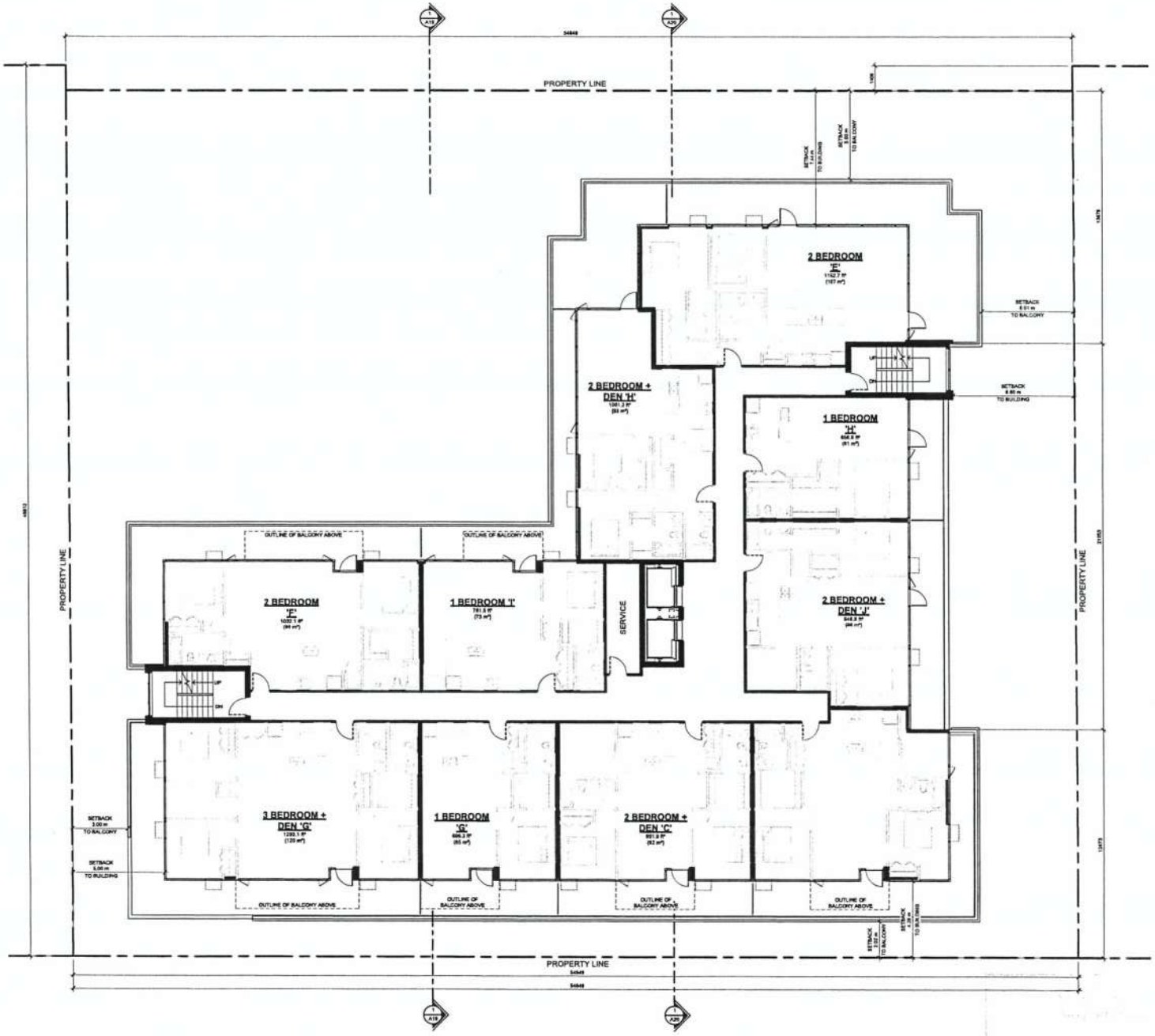
T 1 250 386 7794
F 1 250 386 9418



932 PANDORA AVENUE

LEVEL 9 FLOOR PLAN

DATE: APRIL 4, 2019
SCALE: 1 : 100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A12

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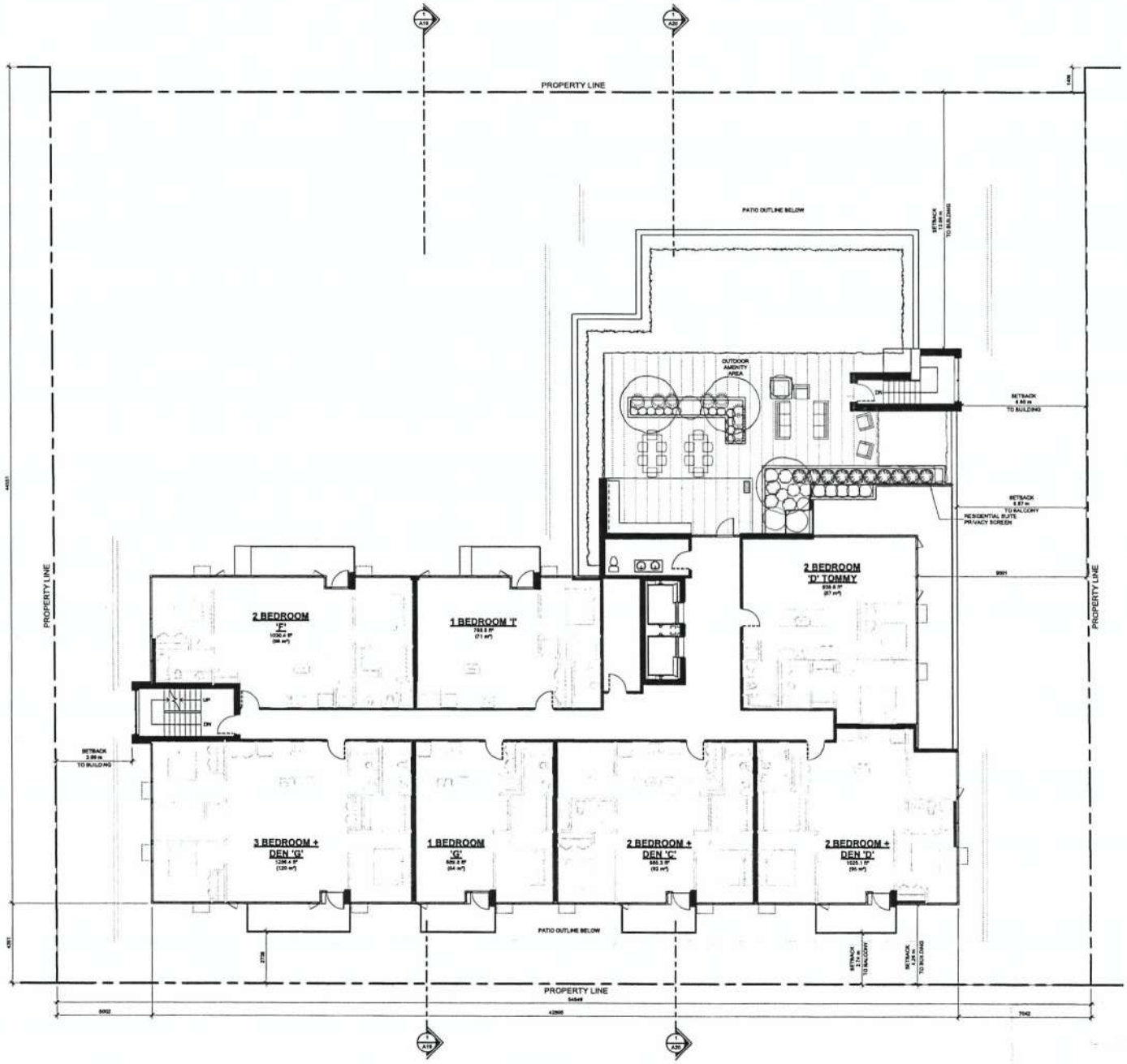

932 PANDORA AVENUE

LEVEL 10 FLOOR PLAN

DATE: APRIL 4, 2019
SCALE: 1 : 100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A13

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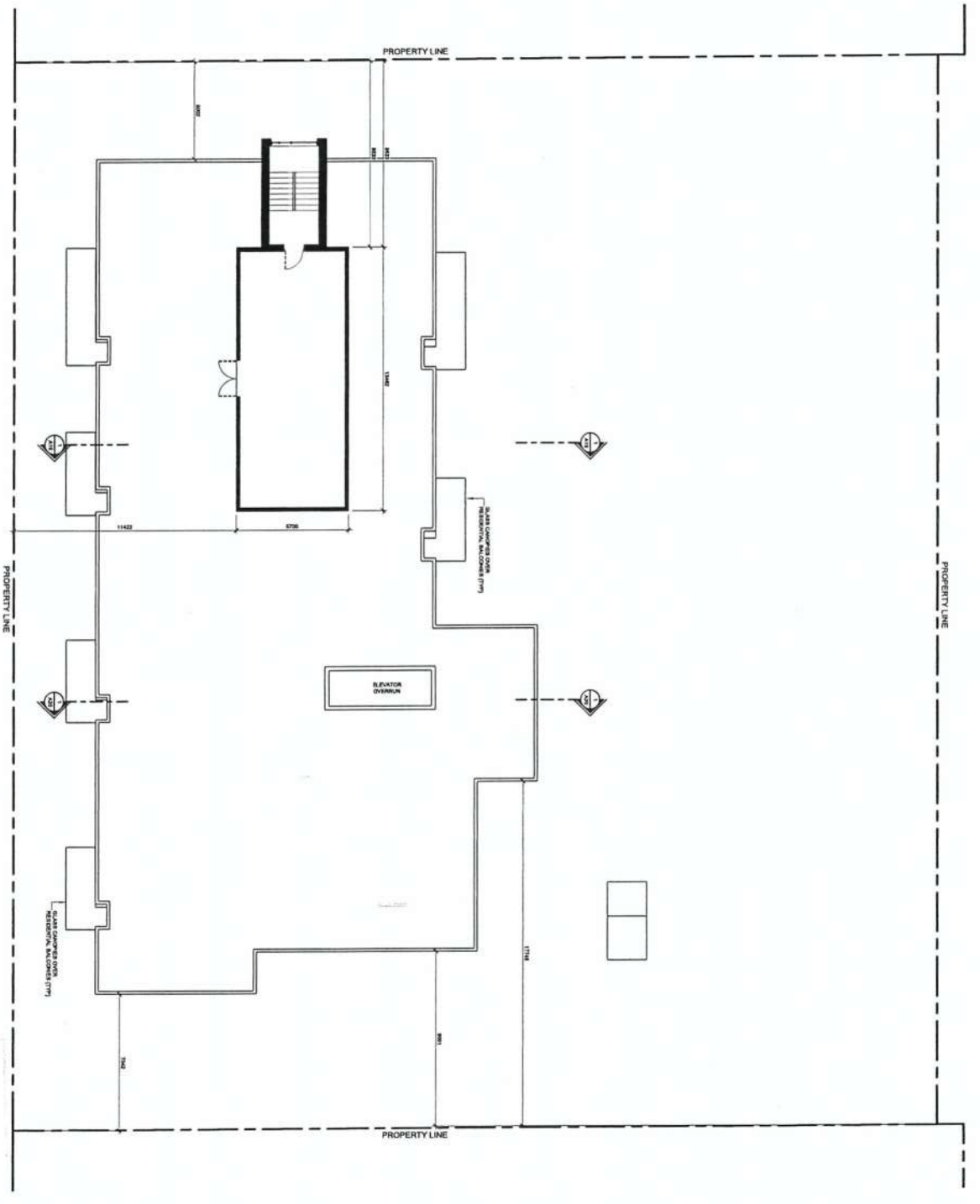

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203 - 655 Tyee Road
Victoria, BC V9A 6X5
T 1.250.388.5588
F 1.250.381.9418

932 PANDORA AVENUE

ROOF PLAN

DATE: APRIL 4, 2019
SCALE: 1 : 100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A14

ELEVATION LEGEND

1 CLEAR VISION GLASS	6 EXTERIOR CEDAR CLADDING	11 PRE-FINISHED PERFORATED METAL SCREENS	16 LIGHT COLOURED PRE-FINISHED METAL CLADDING
2 OPAQUE GLASS SPANDREL COLOR 1	7 EXTERIOR CEDAR SOFFIT	12 PRE-FINISHED METAL PICKET SECURITY FENCE	17 VERTICAL WOOD SCREEN
3 OPAQUE GLASS SPANDREL COLOR 2	8 EXPOSED CONCRETE w/ EPOXY COATING (CONCRETE COLOR)	13 PRE-FINISHED METAL CAP FLASHING	18 GLASS PATIO GATE
4 PRE-FINISHED COMPOSITE ALUMINUM PANEL	9 GLUE-LAMINATED WOOD COLUMNS	14 COLOURED VISION GLASS (3 Colours)	19 FIBRE CEMENT PANEL
5 BRICK MASONRY	10 ALUMINUM & GLASS GUARDRAIL	15 TRANSLUCENT GLASS BALCONY DIVIDERS	20 GLASS CANOPY

2 SOUTH ELEVATION
A15 SCALE: 1 : 100

932 PANDORA AVENUE

SOUTH ELEVATION

A15

DATE: APRIL 4, 2018
SCALE: As indicated
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

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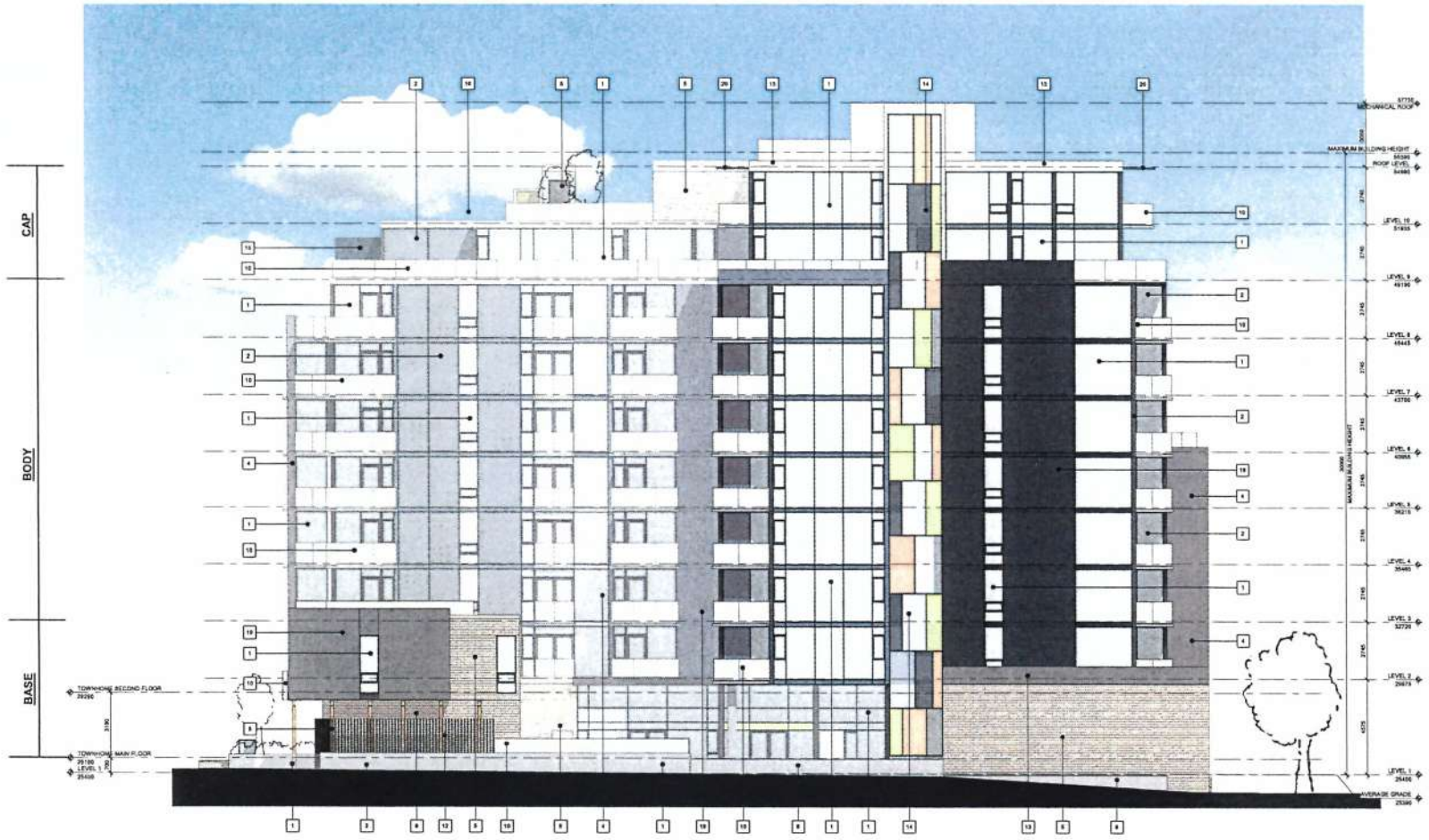
ELEVATION LEGEND

1 CLEAR VISION GLASS	6 EXTERIOR CEDAR CLADDING	11 PRE-FINISHED PERFORATED METAL SCREENS	16 LIGHT COLOURED PRE-FINISHED METAL CLADDING
2 OPAQUE GLASS SPANDREL COLOR 1	7 EXTERIOR CEDAR SOFFIT	12 PRE-FINISHED METAL PICKET SECURITY FENCE	17 VERTICAL WOOD SCREEN
3 OPAQUE GLASS SPANDREL COLOR 2	8 EXPOSED CONCRETE w/ SPOXY COATING (CONCRETE COLOR)	13 PRE-FINISHED METAL CAP FLASHING	18 GLASS PATIO GATE
4 PRE-FINISHED COMPOSITE ALUMINUM PANEL	9 GLUE-LAMINATED WOOD COLUMNS	14 COLOURED VISION GLASS (3 Colours)	19 FIBRE CEMENT PANEL
5 BRICK MASONRY	10 ALUMINUM & GLASS GUARDRAIL	15 TRANSLUCENT GLASS BALCONY DIVIDERS	20 GLASS CANOPY



1 WEST BUILDING ELEVATION
A16 SCALE: 1:100

932 PANDORA AVENUE

WEST ELEVATION

A16

DATE: APRIL 4, 2016
SCALE: As indicated
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

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ELEVATION LEGEND

1 CLEAR VISION GLASS	6 EXTERIOR CEDAR CLADDING	11 PRE-FINISHED PERFORATED METAL SCREENS	16 LIGHT COLOURED PRE-FINISHED METAL CLADDING
2 OPAQUE GLASS SPANDREL COLOR 1	7 EXTERIOR CEDAR SOFFIT	12 PRE-FINISHED METAL PICKET SECURITY FENCE	17 VERTICAL WOOD SCREEN
3 OPAQUE GLASS SPANDREL COLOR 2	8 EXPOSED CONCRETE w/ EPOXY COATING (CONCRETE COLOR)	13 PRE-FINISHED METAL CAP FLASHING	18 GLASS PATIO GATE
4 PRE-FINISHED COMPOSITE ALUMINUM PANEL	9 GLUE LAMINATED WOOD COLUMNS	14 COLOURED VISION GLASS (3 Colours)	19 FIBRE CEMENT PANEL
5 BRICK MASONRY	10 ALUMINUM & GLASS GUARDRAIL	15 TRANSLUCENT GLASS BALCONY DIVIDERS	20 GLASS CANOPY

1 NORTH BUILDING ELEVATION
A17 SCALE: 1 : 100

932 PANDORA AVENUE

NORTH ELEVATION

DATE: APRIL 4, 2019
SCALE: As indicated
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A17

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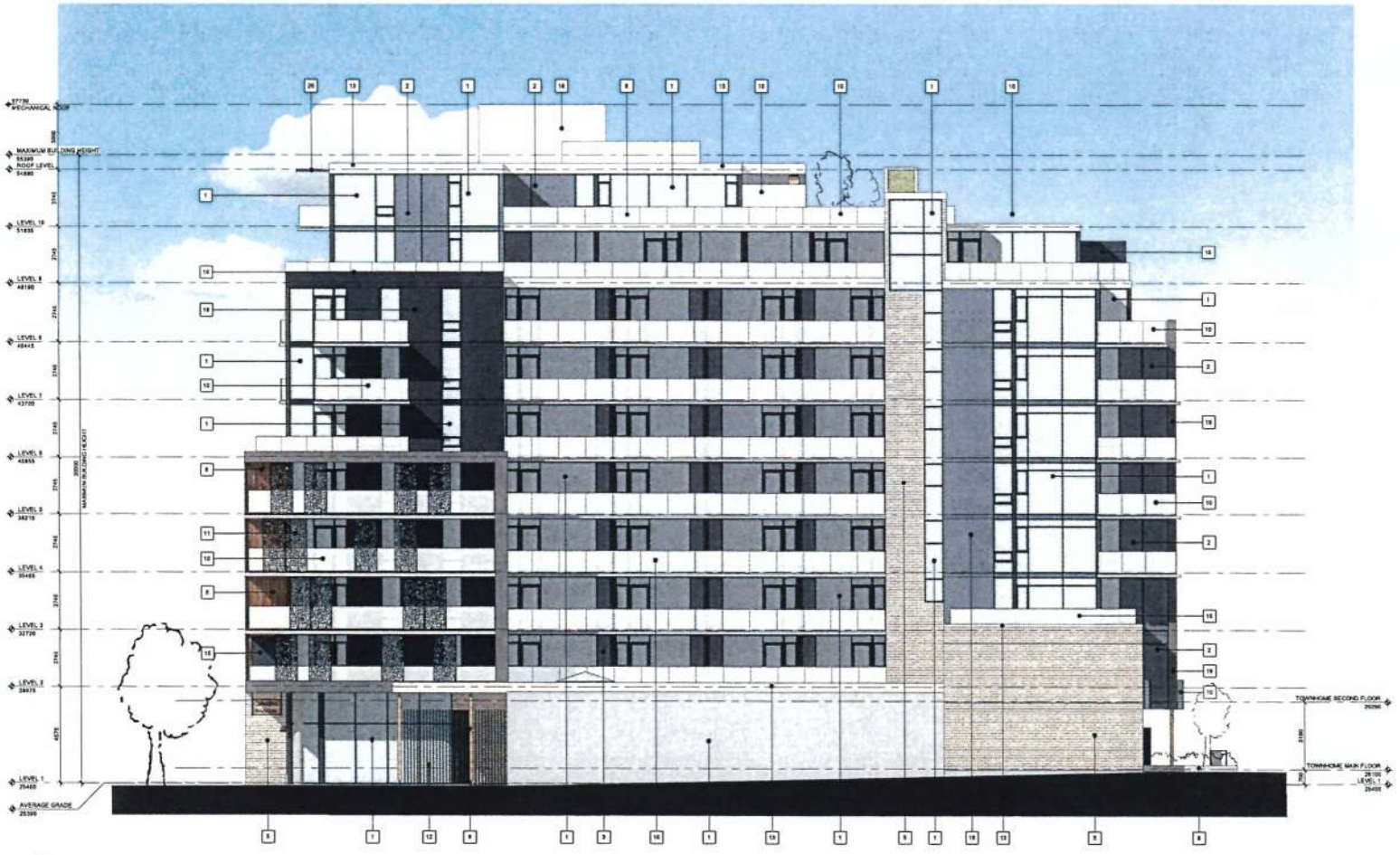
ELEVATION LEGEND

1 CLEAR VISION GLASS	6 EXTERIOR CEDAR CLADDING	11 PRE-FINISHED PERFORATED METAL SCREENS	16 LIGHT COLOURED PRE-FINISHED METAL CLADDING
2 OPAQUE GLASS SPANDREL COLOR 1	7 EXTERIOR CEDAR SOFFIT	12 PRE-FINISHED METAL PICKET SECURITY FENCE	17 VERTICAL WOOD SCREEN
3 OPAQUE GLASS SPANDREL COLOR 2	8 EXPOSED CONCRETE w/ EPOXY COATING (CONCRETE COLOR)	13 PRE-FINISHED METAL CAP FLASHING	18 GLASS PATIO GATE
4 PRE-FINISHED COMPOSITE ALUMINUM PANEL	9 GLUE-LAMINATED WOOD COLUMNS	14 COLOURED VISION GLASS (3 Colours)	19 FIBRE CEMENT PANEL
5 BRICK MASONRY	10 ALUMINUM & GLASS GUARDRAIL	15 TRANSLUCENT GLASS BALCONY DIVIDERS	20 GLASS CANOPY



1 EAST BUILDING ELEVATION
A18 SCALE: 1:100

932 PANDORA AVENUE

EAST ELEVATION

DATE: APRIL 4, 2019
SCALE: As indicated
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A18

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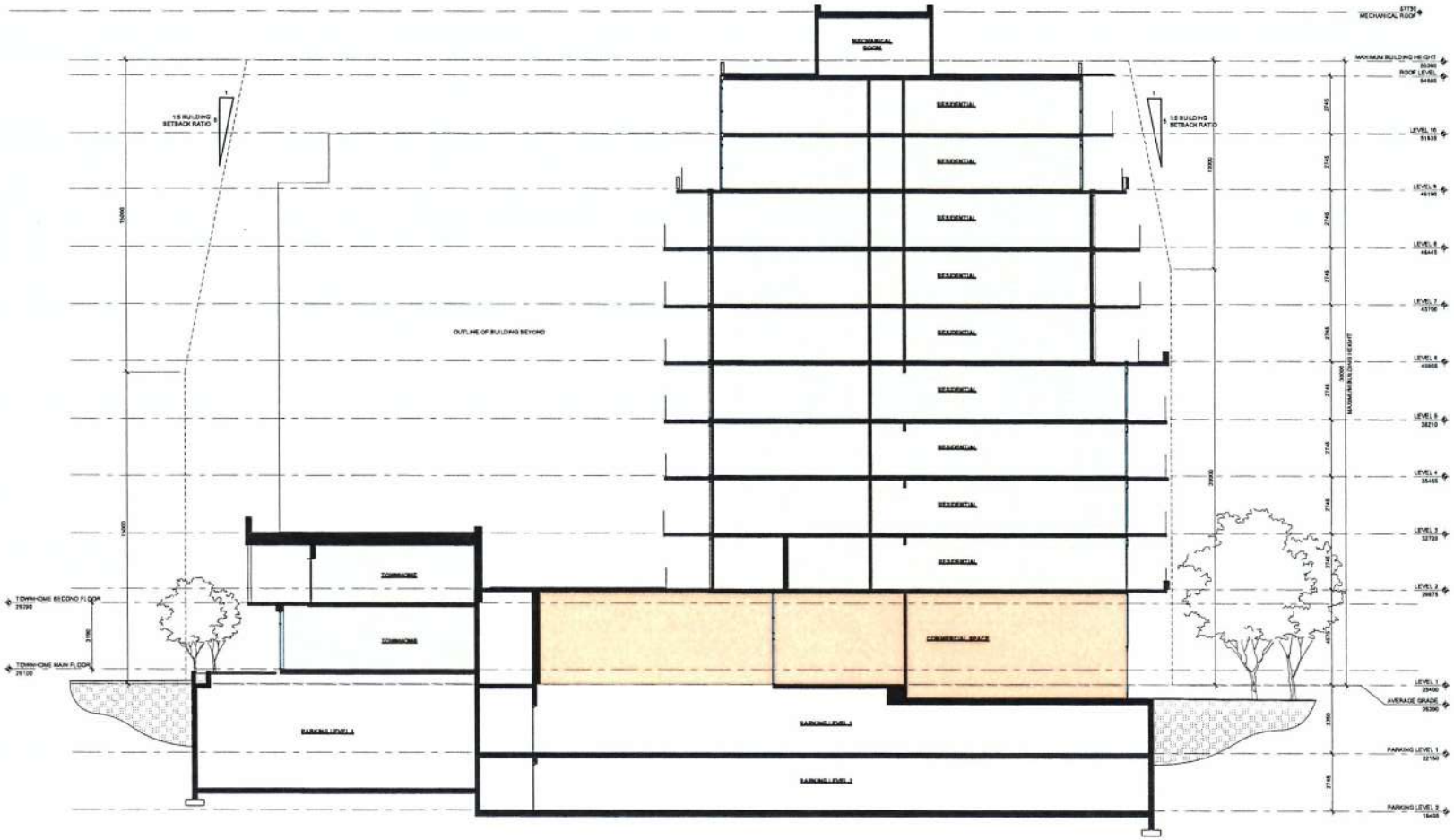
T 250 381 8388
F 1 250 381 8418



932 PANDORA AVENUE

BUILDING SECTION

DATE: APRIL 4, 2019
SCALE: 1:100
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A19

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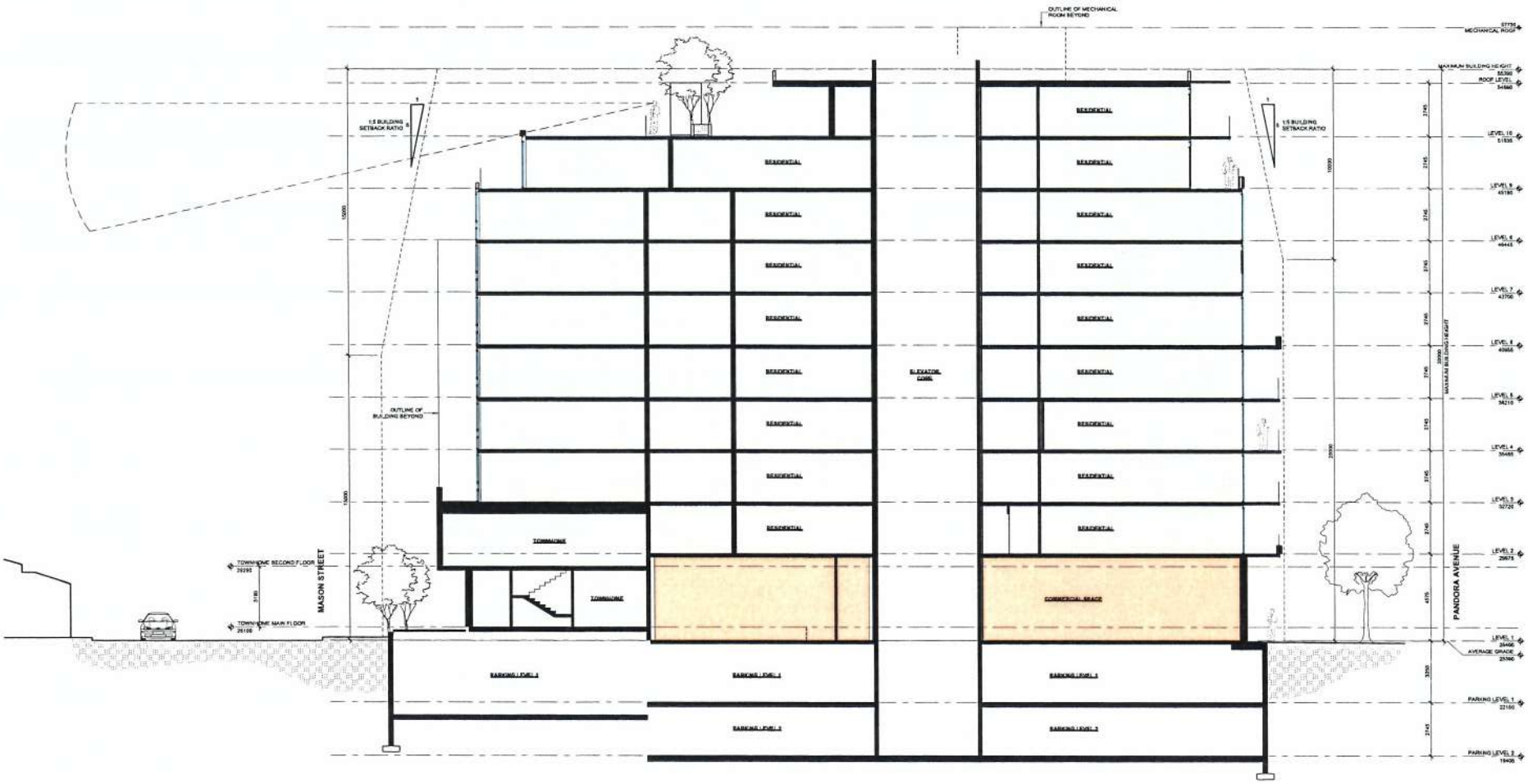


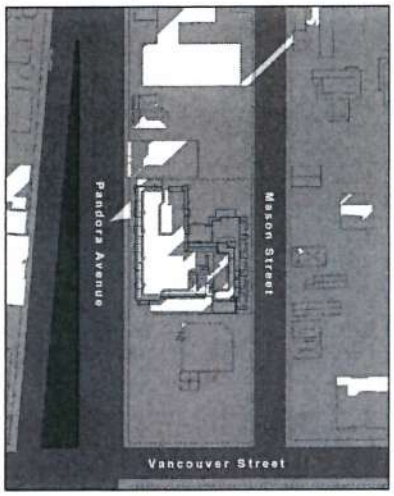
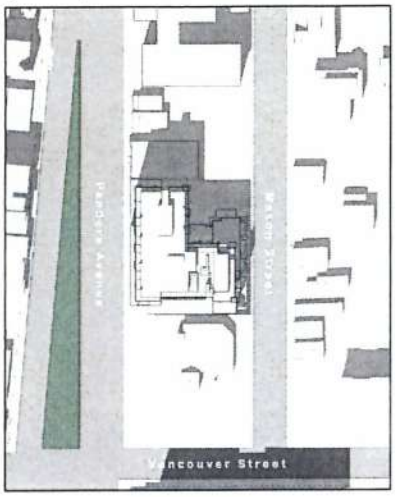
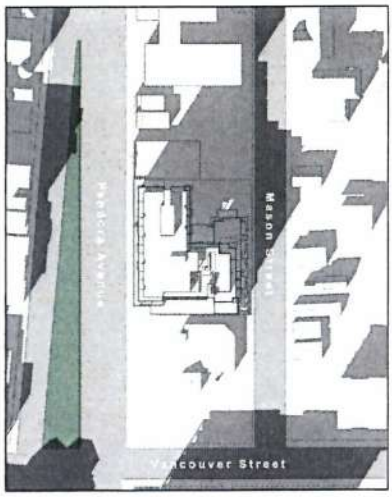
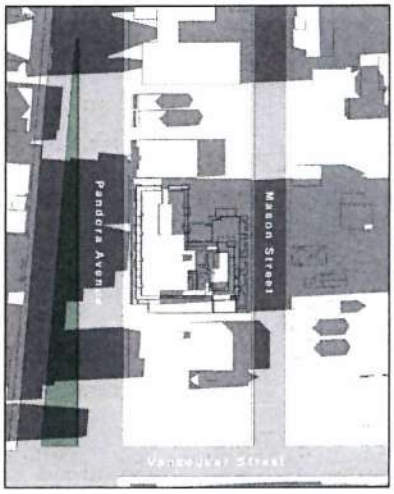
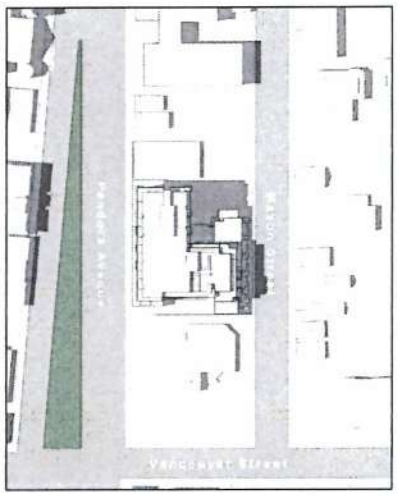
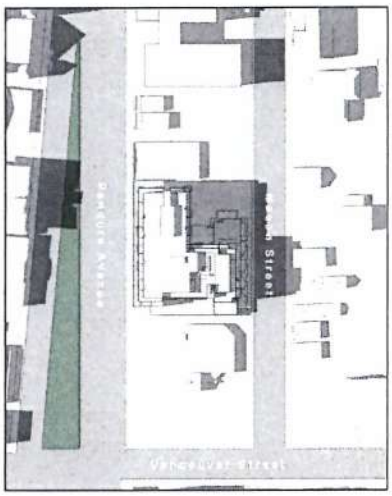
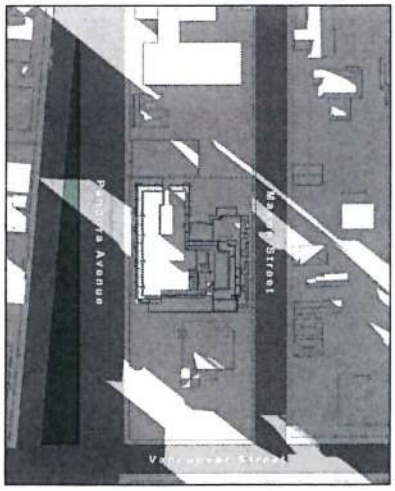
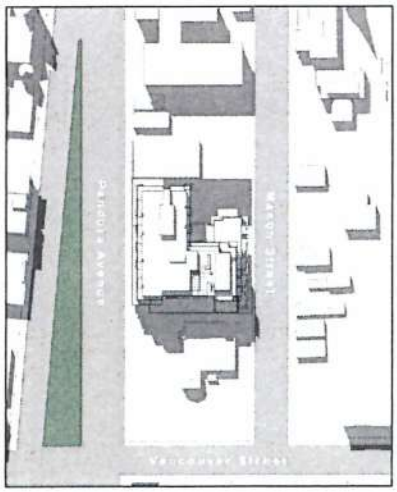
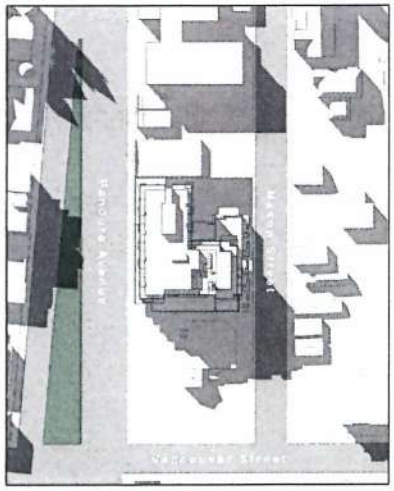
932 PANDORA AVENUE

BUILDING SECTION

DATE: APRIL 4, 2019
SCALE: 1:100
ISSUED: ISSUED FOR DEVELOPMENT PERMIT

A20

HDR CEI

	WINTER SOLTICE (December 21)	SUMMER SOLTICE (June 20)	SPRING EQUINOX (March 20)
9:00			
12:00			
15:00			

HDR | CEI
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932 PANDORA AVENUE

SHADOW STUDIES

DATE: APRIL 4, 2019
SCALE:
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A21

CONTEXT ELEVATION ALONG PANDORA AVENUE

CONTEXT ELEVATION ALONG MASON STREET

RESIDENTIAL SECURITY GATE ON MASON STREET

RESIDENTIAL ENTRANCE GATE ON PANDORA AVE STREET

932 PANDORA AVENUE

CONTEXT ELEVATIONS AND ENTRANCE GATE DETAILS

DATE: APRIL 4, 2019
SCALE:
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A22

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View Looking at Residential Entrance on Pandora Avenue

View Looking West on Pandora Avenue

View Looking West on Mason Street

932 PANDORA AVENUE

PERSPECTIVE RENDERINGS

DATE: APRIL 4, 2019
SCALE:
ISSUED: ISSUED FOR DEVELOPMENT PERMIT

A23

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201 - 645 Tyee Road
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View Looking at Residential Entrance on Mason Street

View Looking into Courtyard

932 PANDORA AVENUE

PERSPECTIVE RENDERINGS

DATE: APRIL 4, 2019
SCALE:
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A24

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View Looking West on Pandora Avenue

View Looking East on Pandora Avenue

View Looking West on Mason Street

View Looking East on Mason Street

932 PANDORA AVENUE

STREET VIEWS

DATE: APRIL 4, 2019
SCALE:
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A25

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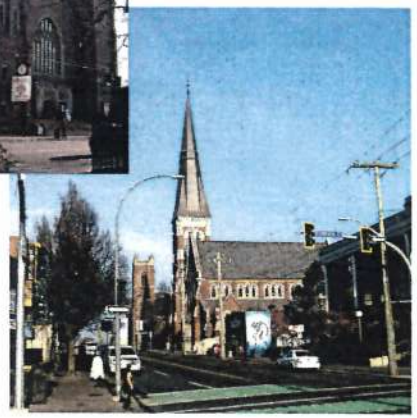
NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

The site for the proposed multi-family residential project falls within the DPA-3 Heritage Conservation district. The design guidelines for this district encourage the use of building materials that will conserve and enhance the heritage value of the significant historic buildings within the district, most notably the masonry and brick churches along Quadra st.

To meet the intent of the design guidelines brick cladding is proposed as the primary cladding material for the base of the building. Cement panel cladding will also be incorporated as an accent material in areas of the upper floors. Colored glazing alluding to the stained glass window of the church will enclose the end of the west stairwell for the full height of the building. Staggered mullion patterns around the building recall the offset masonry joints of the stone churches and tall narrow windows commonly located within a church spire have been incorporated as accent windows on the north facade of the building. These design elements, in combination, respectfully acknowledge and reinforce the unique architectural character of this district.



932 PANDORA AVENUE

HERITAGE

DATE: APRIL 4, 2019
SCALE:
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

A26

HDR | CEI

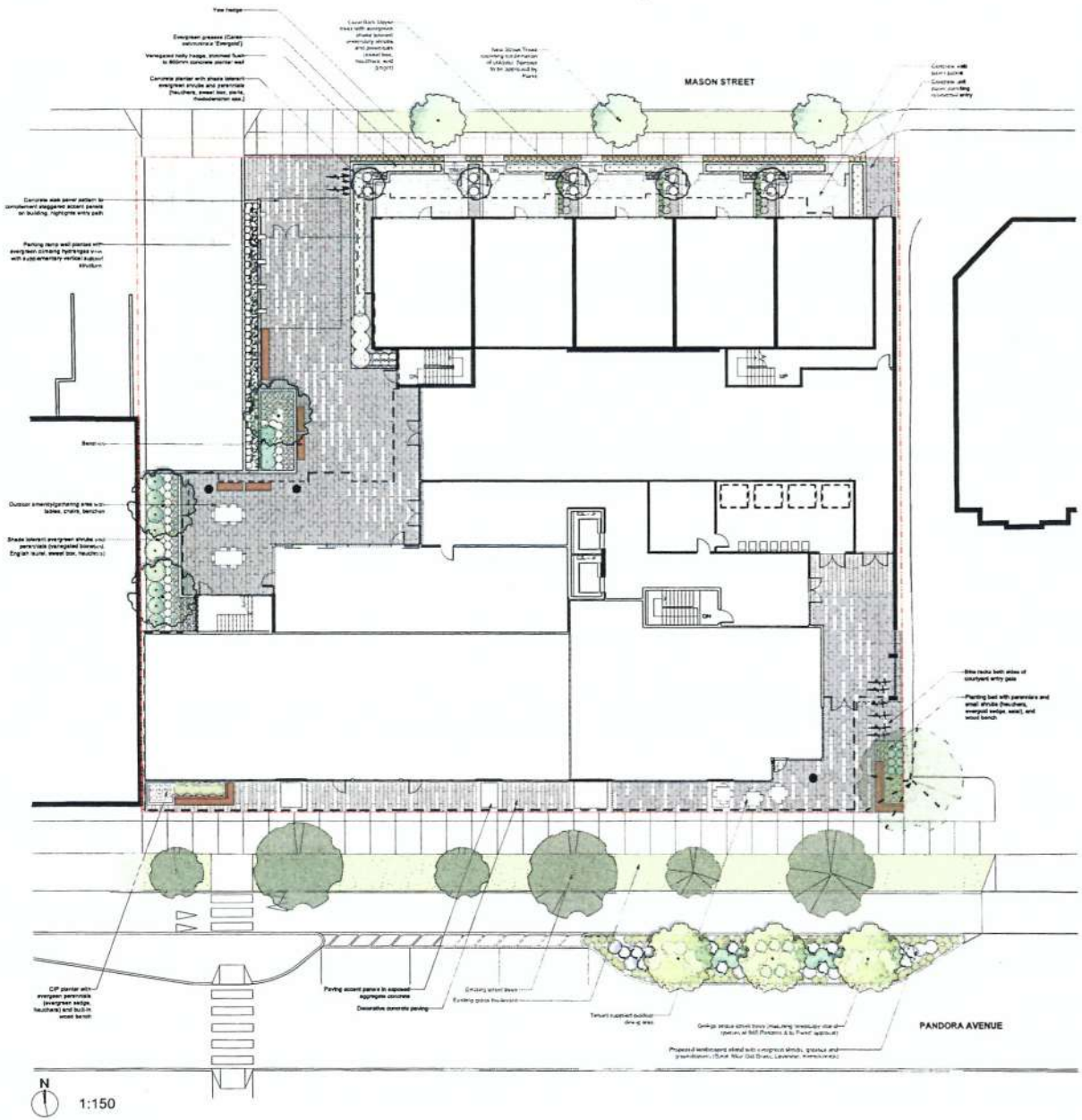
932 PANDORA AVENUE

MATERIALS BOARD

A27

DATE: APRIL 4, 2019
SCALE:
ISSUE: ISSUED FOR DEVELOPMENT PERMIT

HDR | CEI



Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AcPSK	5	Acer palmatum 'Sango Kaku'	Coral Bark Maple	4cm cal
ACRK	3	Acer rubrum 'Karpick'	Karpick Maple	5cm cal, 2m clear
CoKMW	3	Cornus kousa var. chinensis 'Milky Way'	Milky Way Kousa Dogwood	#20 pot; 3m ht
GiBi	3	Ginkgo biloba	Ginkgo	5 cm cal.

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
BuSV	6	Buxus sempervirens 'Variegata'	Variegated English Boxwood	# 5 pot
IAq	61	Ilex aquifolium 'Argentea Marginata'	Variegated English Holly	#5 pot
PJaVV	3	Pieris japonica 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot
PrLaMV	3	Prunus laurocerasus 'Mount Vernon'	Mount Vernon English Laurel	# 5 pot
RhRM	3	Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GaSh	18	Gaultheria shallon	Salal	#5 pot
LaSIOG	9	Lavandula stoechas 'Otto Quast'	Spanish Lavender	#1 pot
PiJP	10	Pieris japonica 'Prelude'	Prelude Pieris	#3 pot
SarH	100	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AsCa	23	Asarum canadense	Wild Ginger, Canadian Wildginger	#1 pot
CaOsE	98	Carex oshimensis 'Evergold'	Evergold Sedge	# 1 pot
HaSe	18	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
He	144	Heuchera spp.	Coral Bells	#1 pot

Green Roof Level 2 and Level 10

ID	Quantity	Botanical Name	Common Name	Size
ArUV	16	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	
CaVu	16	Calluna vulgaris 'Firefly'	Scotch Heather	#2 pot
CaOsE	14	Carex oshimensis 'Evergold'	Evergold Sedge	# 1 pot
CaTh	3	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
HaSe	8	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
NaHD	4	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#2 pot
NaTe	12	Nassella tenuissima	Mexican Feather Grass	#1 pot
PiJP	5	Pieris japonica 'Prelude'	Prelude Pieris	#3 pot
PrLu	3	Prunus lusitanica	Portugal Laurel	#20 pot, tree form
RMF	18	Rhododendron 'Mary Fleming'	dwarf yellow hybrid rhododendron	#3 pot
RhRM	1	Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#5 pot; 1.2m ht.
RoOf	6	Rosmarinus officinalis 'Prostratus'	Rosemary	#3 pot
SarH	2	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot
TaxH	10	Taxus x media 'Hicksii'	Hick's Yew	#5 pot; 1.2m ht.

Vines

ID	Quantity	Botanical Name	Common Name	Size
HyIn	8	Hydrangea integrifolia	Evergreen climbing hydrangea	#5 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

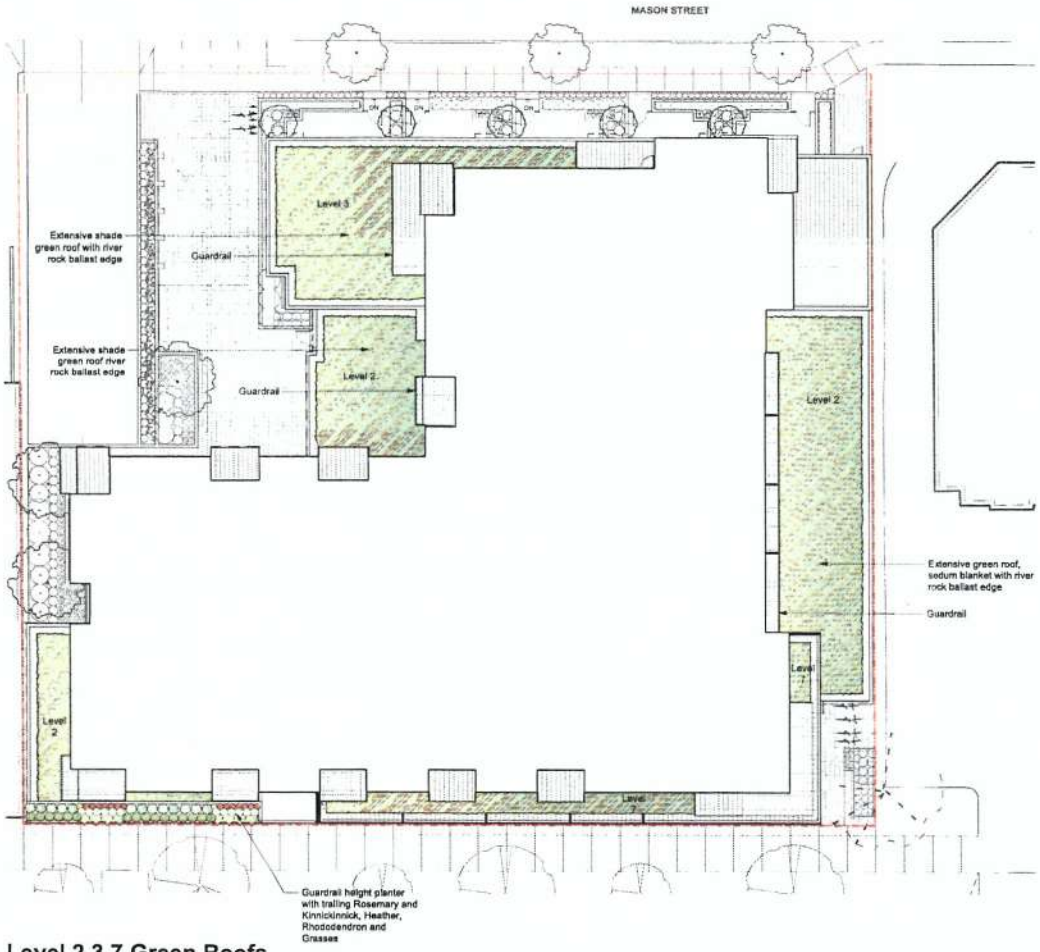
June 25, 2018 Revision Notes:
A - Remove decorative concrete pavers/slabs from municipal property

June 19, 2018 Revision Notes:
A - Revised planter to expand canopy and highlight entry
B - Revised paving design to highlight entries
C - Added paving accent panels at building panels to add interest
D - Removed benches in City boulevard

June 25, 2018 - Re-issued for Development Permit
June 18, 2018 - Re-issued for Development Permit
Jan 11, 2018 - Re-issued for Development Permit
July 28, 2017 - Issued for Development Permit

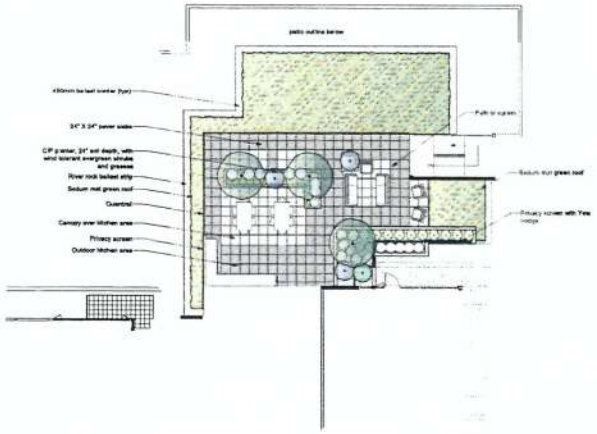
932 Pandora St. | Level 1 Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS
Project No: 1732
43-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696



Level 2,3,7 Green Roofs

N 1:150



Level 10 Roof Terrace

N 1:150

Roof and Ground Level Character Images

June 25, 2018 Revision Notes:
B - Locate Level 10 privacy screen within planter and adjust planting as required

June 19, 2018 Revision Notes:
E - Added green roof and planter, Level 2
F - Added green roof, Level 7
G - Revised and expanded planter

June 18, 2018 - Re-issued for Development Permit
Jan11, 2018 - Re-issued for Development Permit
July 28, 2017 - Issed for Development Permit

932 Pandora St. | Roof Terraces

LADR LANDSCAPE ARCHITECTS
Project No: 1732
F3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the November 22, 2018 COTW Meeting

Councillor Potts withdrew from the meeting at 10:41 p.m. due to a pecuniary conflict of interest with the following item, as she works for Our Place Society.

I.1.b.d 926 and 932 Pandora Avenue - Rezoning Application No. 00605 and Development Permit Application No. 000508 (North Park)

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

Rezoning Application No.00605
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
   i. ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
   ii. ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of $614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.

5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No.000508

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application

No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. increase the height from 30m to 32.34m for a rooftop mechanical room
   ii. reduce the front yard setbacks on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

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

CARRIED (6 to 2)

Councillor Potts returned to the meeting at 10:42 p.m.

E.3 926 and 932 Pandora Avenue - Rezoning Application No. 00605 and Development Permit Application No. 000508 (North Park)

Committee received a report dated November 8, 2018 from the Acting Director of Sustainable Planning and Community Development regarding a proposal to allow a 11-storey, mixed-use building consisting of residential and commercial uses.

Committee discussed:

- *height and density of the building*
- *importance of affordable residential suites*
- *safety of citizens in bike lanes during garbage pickup*
- *size of commercial space*
- *policy on housing reserve*
- *concerns with the Mason Street residences*
- *amenity funds to go to affordable housing*
- *balance of housing trust fund*

Moved By Councillor Young
Seconded By Councillor Alto

Rezoning Application No.00605

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
   1) ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
   2) ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of $614,000.00 towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.

5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No.000508

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   3) increase the height from 30m to 32.34m for a rooftop mechanical room
   4) reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

Amendment:

Moved By Councillor Collins
Seconded By Councillor Potts

Amend # 4: Amenity contribution funds go to the housing trust

Councillor Potts recused herself for as she works across the street from property.

Amendment to the amendment:

Moved By Councillor Mayor Helps
Seconded By Councillor Loveday

half of the amenity funds go towards the Housing Trust Fund and half go as proposed

CARRIED UNANIMOUSLY

On the Amendment:

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

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Main motion as amended:

4. Secure an amenity contribution in the amount of $614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY

Committee recessed at 10:50 a.m. and returned at 10:58 a.m.

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of November 22, 2018

To:	Committee of the Whole	**Date:**	November 8, 2018
From:	Andrea Hudson, Acting Director, Sustainable Planning and Community Development		
Subject:	**Rezoning Application No. 00605 for 926 and 932 Pandora Avenue**		

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Pandora Avenue, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
   i) ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
   ii) ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of $614,000.00 towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building

and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

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

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 926 and 932 Pandora Avenue. The proposal is to rezone from the CA-1 Zone, Pandora Avenue Special Commercial District, to a new zone in order to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR and to allow for an 11-storey, mixed-use building consisting of residential and commercial uses.

The following points were considered in assessing this Application:

- the subject properties are designated Core Residential in the *Official Community Plan*, 2012 (OCP), which supports mixed-use buildings from three storeys up to approximately 20 storeys, and a density of up to 5.5:1 FSR
- the subject properties are designated Residential Mixed-Use District in the *Downtown Core Area Plan*, which supports mixed-use buildings on Pandora Avenue up to approximately eight to ten storeys, and a density of up to 5.5:1 FSR
- the applicant is willing to offer ten percent of the residential dwelling units (approximately 15 dwelling units) as affordable rental units and provide rents at 15% below appraised market rents in perpetuity and in accordance with an appraisal provided to the city
- The applicant has volunteered to provide road dedication in the amount of 1.38m on Pandora Avenue
- the proposal is subject to the City's *Density Bonus Policy* and a land lift analysis was prepared by Rollo & Associates. The economic analysis concluded that the lift from the proposed rezoning for additional density would be approximately $818,000.00, and as a result, the City would seek a target of 75% of the increase in land value in accordance with Council's Policy. As a condition of rezoning, the applicant would be providing an amenity contribution in the amount of $614,000.00 towards the *Downtown Core Area Public Realm Improvement Fund* (75%) and the *Downtown Heritage Buildings Seismic Upgrade Fund* (25%).

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR, and to allow an 11-storey, mixed-use building consisting of residential and commercial uses. The following differences from the standard zone (CA-1 Zone, Pandora Avenue Special Commercial District) are being proposed and would be accommodated in the new zone:

- allowing a residential use on the ground floor
- increasing the FSR and total floor area
- increasing the height of building.

Affordable Housing Impacts

The applicant proposes the creation of approximately 148 new residential units which would increase the overall supply of housing in the area. Of the 148 residential units, the applicant is willing to offer ten percent of the residential units (approximately 15 dwelling units) as affordable rental units and provide rents at 15% below appraised market rents in perpetuity and in accordance with an appraisal provided to the city annually. The applicant would ensure that seven of the units would be two and three bedroom units and suitable for families. The applicant is willing to enter a Housing Agreement to ensure Housing Agreement to secure the rental units as well as to ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building (letter attached).

Tenant Assistance Policy

There are currently no residential rental units on-site; therefore, the Tenant Assistance Policy would not apply to this application.

Sustainability Features

The applicant is proposing to incorporate several green roofs throughout the building to help manage stormwater and on-site runoff.

Active Transportation Impacts

The applicant is proposing to provide 178 long-term and 18 short-term bicycle parking spaces on-site, which support 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 by a mix of residential and commercial land uses.

Existing Site Development and Development Potential

The site presently contains a one and a two-storey commercial building and a paid parking lot. Under the current CA-1 Zone, the property could be developed as a five-storey, mixed-used development with ground-floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CA-1 Zone. An asterisk is

used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (CA-1)
Site area (m^2) – minimum	2600.00	n/a
Density (Floor Space Ratio) – maximum	**4.55:1 ***	2.00:1
Total floor area (m^2) – maximum	**11,840.00 ***	5351.20
Height (m) – maximum	**30 * / 32.34 *** (stair access to mechanical)	15.50
Storeys – maximum	10 (building) /11 (stairs to mechanical)	n/a
Site coverage % – maximum	76.90	n/a
Location of residential	**Mason Street ground floor ***	Second storey and above
Setbacks (m) – minimum		
Street Setback (Pandora Ave)	**2.10 ***	3.00
Street Setback (Mason St)	3.00	3.00
Side (West)	0.00	0.00
Side (East)	0.00	0.00
Vehicle parking – minimum		
CA-1 Zone	117	88
Visitor parking – minimum included in the overall units	12	8
Schedule C	**105 ***	154
Schedule C - Visitor	**12 ***	15
Bicycle parking – minimum		
Schedule C		
Class 1	178	149
Class 2	18	7

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held on July 5, 2017. A letter dated July 25, 2017 is attached to this report.

Official Community Plan

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Core Residential, which supports mixed-use buildings from three storeys, up to approximately 20 storeys, and a base density of 3:1 floor space ratio (FSR), up to a maximum of 5.5:1 FSR. The applicant is proposing an 11-storey building (the eleventh storey is a mechanical room), and a density of 4.55:1, which is supported in the OCP.

The OCP encourages new buildings to contribute to the sense of place in Development Permit Areas and Heritage Conservation Areas through sensitive and innovative responses to existing form and character. In the immediate neighbourhood the tallest buildings are Our Place, which is six-storeys; and the six-storey, mixed-use buildings currently under construction at the corner of Pandora Avenue and Vancouver Street. There is a heritage-registered commercial building located at 916 Pandora Avenue (three properties to the west of the subject property), a heritage-designated church located at 1611 Quadra Street (on the corner of Mason and Quadra Streets), as well as a heritage-designated Alix Goolden Performance Hall across the street on Pandora Avenue. Given the subject property's close proximity to St. John the Divine Anglican Church, Alix Goolden Performance Hall, and the First Baptist Church (heritage buildings), a small portion of the site is within the 90m heritage landmark radius identified in the OCP, and as a result, maintaining views of these heritage buildings from a public realm perspective is strongly encouraged in the OCP. The proposal has incorporated some architectural treatments that compliment these neighboring heritage buildings, which is discussed in the concurrent report associated with the Development Permit Application.

From an urban design perspective, the OCP encourages human-scale building design through consideration of form, proportions, pattern detailing and texture, particularly at street-level. Along the Pandora Avenue frontage, the applicant is proposing ground-floor commercial space in order to enhance the streetscape, public realm and pedestrian experience. Incorporating ground-floor commercial space in this building would also add additional services in the neighbourhood for the growing neighbourhood population. On the Mason Street frontage, the applicant is proposing larger townhouse units at grade level (two bedrooms plus a den, suitable for families) with large private patios fronting Mason Street, which adds to the human scale qualities of this building and enhances the streetscape, also strongly encouraged in the OCP. Lastly, all vehicle parking would be provided underground, and therefore, the site would be dominated by building and landscaping (not surface or underbuilding parking), which further advances the objectives in the OCP.

Downtown Core Area Plan

The subject properties are within the Residential Mixed-Use District in the *Downtown Core Area Plan*, 2011 (DCAP), which supports mixed-use development up to approximately ten storeys and a density up to approximately 5:1 FSR. In order to increase pedestrian activity and improve the vitality of the area, the DCAP encourages active commercial and retail uses at street-level along Pandora Avenue. The proposal complies with the policies with respect to use and density; however, the building is 11 storeys due to a mechanical room which is considered a

storey in the *Zoning Regulation Bylaw*. The mechanical room is situated in the middle of the roof and the exterior cladding would be a light coloured, pre-finished metal cladding to mitigate concerns of visual impact.

Density Bonus Policy

Council's *Density Bonus Policy* applies to this proposal. The applicant engaged Rollo & Associates to conduct a land lift analysis for the City (attached). The economic analysis concluded that the lift from the proposed zoning for the additional 1.55:1 FSR of density is approximately $818,700.00. In accordance with Council's current policy, the City would seek a target of 75% of the increase in land value, which equals to an amenity contribution in the amount of $614,000.00. The applicant would be providing an amenity contribution in the amount of $614,000.00 towards the *Downtown Core Area Public Realm Improvement Fund* (75%) and the *Downtown Heritage Buildings Seismic Upgrade Fund* (25%) as a condition of rezoning and to the satisfaction of the Director of Sustainable Planning and Community Development.

Tree Preservation Bylaw and Urban Forest Master Plan

Six existing Flowering Cherry trees on city property on the Pandora Avenue frontage would be retained and three new trees would be planted in the Pandora bike lane median. There are approximately three new trees being proposed along the new Mason Street boulevard. One mature Pine tree on the south east property line may be removed due to impacts from the construction of the underground parkade. There are no bylaw protected trees affected by this Application.

Regulatory Considerations

The applicant is proposing a new zone in order to increase the density from 3:1 FSR to 4.55:1 FSR, and to allow for residential uses on the ground-floor. The new zone would allow for a height of ten storeys, which is consistent with land use policies in DCAP. The applicant is proposing an 11-storey building due to a rooftop mechanical room, and as a result, a height variance would be required. All other regulations in the new zone would be in keeping with the current CA-1 Zone.

Embedded in the standard CA-1 Zone are residential and commercial parking regulations that are different from the parking regulations outlined in Schedule C: Off-Street Parking of the *Zoning Regulation Bylaw*. The parking regulations in the standard CA-1 Zone would be applied to this proposal. In accordance with the CA-1 Zone, the residential parking requirement is 0.55 spaces per dwelling unit, and the commercial parking requirement is 50% of the requirements in current Schedule C. Based on these parking requirements, the applicant is required to provide 88 parking spaces; the applicant is proposing 117 parking spaces. If Schedule C parking ratios were applied without reference to the existing CA-1 Zone then the parking requirement for this proposal would be 169 parking spaces resulting in a parking shortfall of 52 parking spaces. The subject property is located on an All Ages and Abilities (AAA) protected bike lane and is in close proximity to a frequent transit route and walking distance to downtown.

Encroachment Agreement

With any project of this scale, that has little to no setbacks and requires significant excavation, construction methods often require a form of underpinning which can result in material being left in the Public Right-of-Way. The resulting material (typically rock anchors) presents no concerns

to the public interest and does not impact any underground infrastructure; however, an Encroachment Agreement between the City and the developer is required. The staff recommendation provided for Council's consideration includes direction to allow staff to enter into such an agreement if the Rezoning Application is approved by Council, and if it is deemed necessary to facilitate the construction of the project.

Other Considerations

Road Dedication

The applicant has volunteered to provide road dedication in the amount of 1.38m on Pandora Avenue for future pedestrian enhancements along the street.

CONCLUSIONS

The proposal to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR and to allow for an 11-storey, mixed-use building consisting of residential and commercial uses is consistent with the land use policies outlined in the OCP and DCAP. The applicant has considered the surrounding heritage context and the need for sensitive infill development on the site. This development proposal further advances placemaking objectives in the OCP and would increase the overall supply of housing (rental and home-ownership) in the downtown core. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00605 for the property located at 926-932 Pandora Avenue.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: Jocelyn Jenkins

Date: Nov 14, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 27, 2018
- Attachment D1: Letter from applicant to Mayor and Council dated November 1, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 11, 2017
- Attachment E: Community Association Land Use Committee Comments dated June 7, 2017
- Attachment G1: Land Lift Analysis prepared by Rollo & Associates dated September 27, 2018.

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of November 22, 2018

To: Committee of the Whole **Date:** November 8, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Development Permit Application No. 000508 for 926-932 Pandora Avenue**

RECOMMENDATION

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. increase the height from 30m to 32.34m for a rooftop mechanical room
   ii. reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

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 Application for the property located at 926-932 Pandora Avenue. The proposal is to construct an 11-storey, mixed-use building consisting of residential and commercial uses. The variances are related to height and a front yard setback.

The following points were considered in assessing this application:

- the subject properties are within Development Permit Area 3(HC): Core Mixed-Use Residential. The objectives of this DPA encourage new mid- to high-rise residential mixed-use and commercial buildings and the protection of views of heritage landmark buildings along Pandora Avenue and Quadra Street from public vantage points. High-quality architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in terms of scale, massing and character, while preserving a skyline with prominent heritage landmark buildings, is also strongly encouraged in this DPA.
- the design guidelines for *Downtown Core Area Plan* (2011), *Standards and Guidelines for the Conservation of Historic Places in Canada* (2005), *Guidelines for Fences, Gates and Shutters* (2010), and *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) apply to the development proposal. Overall, the proposal is consistent with the design guidelines.
- the variance to increase the height of the building from 30m to 32.34m in order to accommodate a rooftop mechanical room is supportable and the applicant has introduced some design elements to reduce the visual impact of this element on the roof.
- the variance to reduce the front yard setback on Pandora Avenue from 3m to 2.1m is supportable and triggered by the road dedication being provided by the applicant. The applicant is proposing an active commercial street frontage, which would enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue.

BACKGROUND

Description of Proposal

The proposal is for an 11-storey, mixed-use building consisting of commercial and residential uses. Specific details include:

- mid-rise building form consisting of contemporary architectural features, including a flat roofline, contemporary-style windows and materials, and substantial glazing
- exterior building materials consisting of clear vision glass; opaque glass spandrel; pre-finished composite aluminium panel, brick, cedar cladding and soffit; exposed concrete with epoxy coating; wood columns; aluminium and glass guardrails; pre-finished perforated metal screens; coloured glass; translucent glass balcony dividers; vertical wood screen; glass canopy; metal cladding and fibre cement panel
- substantial glazing along the ground-floor commercial space
- building projections over the outdoor areas for weather protection
- coloured glazing to be installed on the building's west stairwell and on windows facing the courtyard on the north elevation to complement the stained-glass windows in the nearby churches
- individual private patio spaces for the townhouse units fronting Mason Street
- the main residential entryway accessed off of Mason Street through a gated, landscaped courtyard which features a timber and glass entry canopy, and a secondary gated entrance off of Pandora Avenue
- roof skylight for natural light into the residential entrance off of Pandora Avenue

- glass canopies above the balconies on the tenth floor
- ground-floor amenity space for residents with access to an interior courtyard space and an operable glass wall to allow activities to extend outdoors under the cover of the building
- green roofs on levels two to five, and an outdoor amenity area on level 10 including an outdoor kitchen and dining area as well as bench seating
- planters and built in wood benches in the outdoor area in front of the commercial space
- permeable surface treatment installed throughout the site
- eight trees to be planted onsite, as well as, new soft landscaping to be installed along the Mason Street frontage extending into the courtyard area and in between the patio spaces for the townhouse units
- the parking ramp screened with climbing vines
- two levels of underground parking with access off of Mason Street
- 178 Class 1 bicycle parking spaces to be located in bike storage areas on the ground level and in parking level 1, and 18 Class 2 bicycle parking spaces to be located near the residential entryways.

The proposed variances are related to increasing the height from 30m to 32.34m and reducing the front yard setback on Pandora Avenue from 3m to 2.10m.

Sustainability Features

The applicant is proposing to incorporate several green roofs throughout the building to help manage storm water and on-site runoff.

Active Transportation Impacts

The applicant is proposing to provide 165 long-term and 18 short-term bicycle parking spaces on-site, which support 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 by a mix of residential and commercial land uses.

Existing Site Development and Development Potential

The site presently contains a one and two-storey commercial building and a paid parking lot. Under the current CA-1 Zone, the property could be developed as a five-storey, mixed-used development with ground-floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CA-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (CA-1)
Site area (m^2) – minimum	2600.00	n/a
Density (Floor Space Ratio) – maximum	**4.55:1** *	2.00:1
Total floor area (m^2) – maximum	**11,840.00** *	5351.20
Height (m) – maximum	**30 * / 32.34** *(stair access to mechanical)	15.50
Storeys – maximum	10 (building) /11 (stairs to mechanical)	n/a
Site coverage % – maximum	76.90	n/a
Location of residential	**Mason Street ground floor** *	Second storey and above
Setbacks (m) – minimum		
Street Setback (Pandora Ave)	**2.10** *	3.00
Street Setback (Mason St)	3.00	3.00
Side (West)	0.00	0.00
Side (East)	0.00	0.00
Vehicle parking – minimum		
CA-1 Zone	117	88
Visitor parking – minimum included in the overall units	12	8
Schedule C	**105** *	154
Schedule C - Visitor	**12** *	15
Bicycle parking – minimum		
Schedule C		
Class 1	178	165
Class 2	18	18

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on June 7, 2017 the application was referred for a 30-day comment period to the North Park CALUC. A letter dated June 7, 2017 is attached to this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw,* it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 3 (HC): Core Mixed-Use Residential. The objectives of this DPA encourage new mid- to high-rise residential mixed-use and commercial buildings and the protection of views of heritage landmark buildings along Pandora Avenue and Quadra Street from public vantage points. High-quality architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in terms of scale, massing and character, while preserving a skyline with prominent heritage landmark buildings, is also strongly encouraged in this DPA.

In the immediate neighbourhood, the tallest buildings are Our Place, which is six-storeys, and a six-storey mixed-use buildings currently under construction at the corner of Pandora Avenue and Vancouver Street. An 11-storey building along this block of Pandora Avenue would be the tallest building in the vicinity; however, it is consistent with policies. There is a heritage-registered commercial building located at 916 Pandora Avenue (three properties to the west of the subject property), a heritage-designated church located at 1611 Quadra Street (on the corner of Mason and Quadra Streets), as well as a heritage-designated Alix Goolden Performance Hall across the street on Pandora Avenue. From a heritage perspective, the applicant is proposing to use brick cladding for portions of the main floor, in response to the stone and masonry structure of the historic churches. The building's west stairwell, and some of the ground floor windows visible from Mason Street, would feature coloured accent glazing reminiscent of the stained-glass windows in the nearby churches.

Overall, the development proposal is consistent with the design guidelines from an urban design, architectural and landscaping perspective. The applicant has carefully designed the building base to ensure it addresses the human scale at street level on both the Pandora Avenue and Mason Street frontages, as well as, using a variety of materials to accentuate certain architectural elements on the north, south and west elevations. The proposed building is L-shaped, which allows for a private interior courtyard, as well as, a large roof-top outdoor amenity area on the tenth floor. The townhouse units along Mason Street would have large front yard private patio space. As well, locating all the vehicle parking underground allows for the building and landscaping to serve as the focus which enhances the streetscape.

Downtown Core Area Plan

Overall, the proposal is consistent with the built form policies and design guidelines outlined in the *Downtown Core Area Plan*, 2011 (DCAP). The proposal complies with the street walls and setbacks for wide streets, including the primary and secondary street wall dimensions, as well as, the 1:5 building setback ratio.

The DCAP design guidelines encourage the use of visually lighter coloured materials, excluding reflective or mirrored finishes on upper portions of the building. On the north elevation, the applicant is proposing vertical cement panel that extends up to the eighth storey. To break up this relatively blank façade treatment, the applicant has added some horizontal fins and windows; however, staff still have concerns related to the "heaviness" of this element in relation to the other exterior materials above the second storey and note the addition of windows or other architectural elements may be one approach to break up this section of façade. The wording in staff's recommendation encourages the applicant to further explore some options to soften the vertical cement panel prior to public hearing.

Tree Preservation Bylaw and Urban Forest Master Plan

Six existing Flowering Cherry trees on city property on the Pandora Avenue frontage would be retained, and three new trees would be planted in the Pandora bike lane median. There are approximately three new trees being proposed along the new Mason Street boulevard. One mature Pine tree on the south-east property line may be removed due to impacts from the construction of the underground parkade. There are no bylaw protected trees affected by this application.

Regulatory Considerations

Height Variance

The applicant is proposing to increase the height of the building from 30m to 32.34m in order to accommodate a rooftop mechanical room. With this mechanical room, the building is also considered 11-storeys. Even though the DCAP supports a building height up of to 10 storeys, which is approximately 30m tall, the increase in height is supportable as the applicant has introduced design elements to reduce the visual impact of this element on the roof. Adding habitable floor area above 30m, in the future, would trigger another variance as the proposed height variance is strictly to accommodate a rooftop mechanical room.

Front Yard Setback Variance

The applicant is proposing to reduce the front yard setback from 3m to 2.1m on Pandora Avenue. This variance is a result of the 1.38m road dedication being provided by the applicant instead of Statutory Right-of-Way (SRW). If a SRW was provided, then a front yard setback variance would not have been required as the building would be setback approximately 3.48m from the property line. In this context, the variance is supportable, and the applicant is proposing an active commercial frontage in order to enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue.

Other Considerations

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

"It was moved that the Development Permit Application No. 000508 for 926 - 932 Pandora Avenue be approved:

1. *subject to the following recommendations:*
    a) *introduce non-reflective materials in lieu of spandrel panels;*
    b) *revise the 9th floor continuous balcony;*

c) *refine both Pandora Avenue and Mason Street streetscapes and entrances; and*

2. *with consideration to the following recommendations:*

   a) *reconfigure the garbage and recycling removal route;*
   b) *consider adding windows to the townhouse bedrooms;*
   c) *review the design of the amenity spaces to improve functionality, privacy and serviceability; and*
   d) *consider the Panel's comments as captured within the meeting minutes."*

The applicant has provided a letter dated June 27, 2018 (attached) addressing each recommendation and consideration provided by the ADP. With respect to the recommendations above, the applicant has reduced the amount of spandrel glass on the building and replaced this material with fibre cement panel. To break up the continuous balcony on the ninth floor, the applicant would incorporate a horizontal fibre cement panel in additional to the metal and glass guardrail system. With respect to the streetscapes and entrances, the applicant has added planters, benches and increased the canopy size at the Mason Street entrance, incorporated different surface treatment at locations along Pandora Avenue, as well as, added a skylight at the Pandora Avenue residential entrance to allow for natural light at the lobby entry.

In addition to addressing the Panel's recommendations, the applicant also took into account the other considerations provided by the ADP. With respect to the reconfiguring the garbage and recycling removal route, the applicant has indicated to staff that locating the garbage and recycling enclosure on the ground-level, in close proximity to Pandora Street as shown on the plans, is the most suitable location for garbage pick-up. Staff have not expressed any concerns with this aspect of the proposal. The applicant has clarified that the room with no windows in each of the townhouse units is a "den" not a "bedroom." With respect to the outdoor amenity space on the tenth floor, the applicant has improved its functionality, privacy and serviceability by adding a washroom and enhancing a privacy screen between the private patio space for the residential unit adjacent the amenity space and the public outdoor space of the building.

Other changes include: the applicant has added glass canopies above the balconies on the tenth floor, provided some landscaping planters on the south-west facing green roof, and revised the west facing balconies to comply with the minimum clearance from a side property line, which is 3.5m as per the *Residential Building Separation Guidelines* in DCAP.

CONCLUSIONS

The proposal to construct an 11-storey, mixed-use building consisting of residential and commercial uses is consistent with DPA 3(HC) and the applicable design guidelines. The height variance is supportable as it is to facilitate the construction of a roof top mechanical room. The request for a front yard setback variance on Pandora Avenue is a result of the road dedication being provided by the applicant; however, the applicant is proposing to enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue, and therefore, this setback variance is supportable. Staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 000508 for the property located at 926 and 932 Pandora Avenue.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

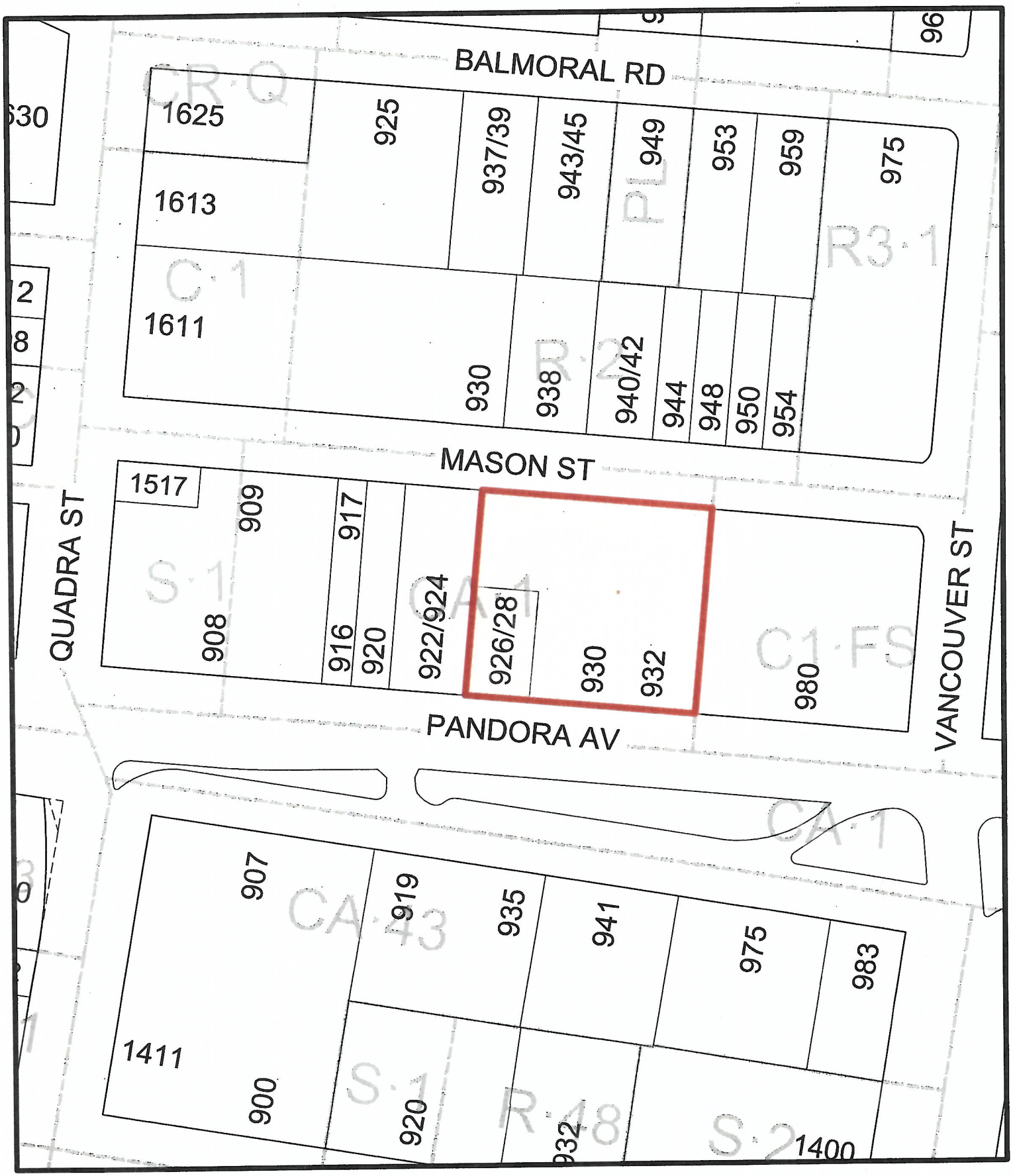
Report accepted and recommended by the City Manager: Jocelyn Jenkyns

Date: Nov 14, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 27, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 11, 2017
- Attachment E: Community Association Land Use Committee Comments dated June 7, 2017
- Attachment F: ADP Meeting Minutes dated May 23, 2018
- Attachment G: Letter from applicant regarding revisions to the proposal following ADP dated June 27, 2018.

ATTACHMENT A



N

926-32 Pandora Avenue

Rezoning No.00605 & Development Permit No.000508

CITY OF VICTORIA

N

926-32 Pandora Avenue

Rezoning No.00605 & Development Permit No.000508

CITY OF VICTORIA

ATTACHMENT C

DEVELOPER

KANG & GILL CONSTRUCTION LTD.

#4 - 3318 Oak Street
Victoria, B.C.
V8X 1R1
t: 1.250.590.3140
f: 1.250.590.8088

PROJECT TEAM

ARCHITECT

HDR | CEI

#203 - 655 Tyee Road
Victoria, B.C.
V9A 6X5
t: 1.250.388.5598
f: 1.250.361.9418

LANDSCAPE

LADR

#3 - 864 Queens Avenue
Victoria, B.C.
V8T 1M5
t: 1.250.598.0105

Received
City of Victoria
Deemed: June 27, 2018
OCT 29 2018
Planning & Development Department
Development Services Division

PROJECT DATA

ADDRESS	932 Pandora Avenue, Victoria BC CANADA
LEGAL ADDRESS	LOT 1 Plan VIP16474 Sub Lot 10 Land District 57 PID: 003-764-281
ZONING	CA-1: Pandora Avenue Special Commercial District
BUILDING HEIGHT (Measured from Average Grade)	32.0m (114.8ft) 26.0m North Side (8 Stories) 30.0m South Side (10 Stories)
OPEN SITE SPACE CALCULATION	Building 1,834 m² Ramp 44 m² Total 1,818 m² 2,600 m² (Site Area) - 1,818 m² (Building & Ramp) = 782 m² (Open Site Space) 782 m² (Open Site Space) / 2,600 m² (Site Area) = 30.2%
SITE COVERAGE CALCULATION	2,000 m² (Total Structures) / 2,600 m² (Site Area) = 76.9%
SITE AREA SITE AREA (After Dedication for Lower Road Standard Upgrade) GROSS FLOOR AREA (Exterior Wall included) GROSS FLOOR AREA (Exterior Wall Excluded) GROSS FLOOR AREA (Excluding Exterior Wall & Required Bike Room on Main Floor)	2,676 m² (28,800 ft²) 2,600 m² (27,987 ft²) 13,868 m² 11946 m² Commercial Floor Area 626 m² Residential Floor Area 11314 m²
FLOOR SPACE RATIO	11,946 m² / 2,600 m² = 4.59 FSR

PARKING

TOTAL PARKING STALLS (Based on new proposed parking rates)	Required Parking 146 (Total) Provided Parking 171 (Total) Visitor Parking Required 15 (10% of Required Total) Visitor Parking Provided 12 (10% of Provided Total)
BICYCLE PARKING (Per: DRAFT "Zoning Bylaw No. 80-159 Schedule C Off-Street Parking Regulations (JUN 25 2018))	RESIDENTIAL: (CLASS I - LONG TERM) 174 TOTAL NUMBER OF CLASS I SPACES PROVIDED 174 RESIDENTIAL: (CLASS II - SHORT TERM) 18 TOTAL NUMBER OF CLASS II SPACES PROVIDED 18 COMMERCIAL: (CLASS I - LONG TERM) 3 TOTAL NUMBER OF CLASS I SPACES PROVIDED 3 COMMERCIAL: (CLASS II - SHORT TERM) 3 TOTAL NUMBER OF CLASS II SPACES PROVIDED 3 TOTAL BICYCLE PARKING REQUIRED 193 TOTAL BICYCLE PARKING PROVIDED 198

UNIT COUNT

1 BEDROOM 'A'	12
1 BEDROOM 'B'	7
1 BEDROOM 'C'	7
1 BEDROOM 'D'	7
1 BEDROOM 'E'	5
1 BEDROOM 'F'	5
1 BEDROOM 'G'	2
1 BEDROOM 'H'	1
1 BEDROOM 'I'	2
1 BEDROOM + DEN 'A'	13
1 BEDROOM + DEN 'B'	7
1 BEDROOM + DEN 'C'	7
2 BEDROOM 'B'	4
2 BEDROOM 'C'	6
2 BEDROOM 'D'	1
2 BEDROOM 'E'	1
2 BEDROOM 'F'	2
2 BEDROOM + DEN 'A'	7
2 BEDROOM + DEN 'B'	7
2 BEDROOM + DEN 'C'	3
2 BEDROOM + DEN 'D'	3
2 BEDROOM + DEN 'F'	1
2 BEDROOM + DEN 'H'	1
2 BEDROOM + DEN 'J'	1
3 BEDROOM + DEN 'C'	2
STUDIO 'A'	21
STUDIO 'B'	7
STUDIO 'C'	4
TOWNHOME	6
UNIT TOTALS	148

SHEET LIST

A1	SURVEY PLAN (Existing)
A2	CONTEXT PLAN
A3	AVERAGE GRADE CALCULATION
A4	SITE PLAN
A5	PARKING LEVEL 2
A6	PARKING LEVEL 1
A7	LEVEL 1 FLOOR PLAN
A8	LEVEL 2 FLOOR PLAN
A9	LEVELS 3, 4, & 5 FLOOR PLANS
A10	LEVELS 6 & 7 FLOOR PLAN
A11	LEVEL 8 FLOOR PLAN
A12	LEVEL 9 FLOOR PLAN
A13	LEVEL 10 FLOOR PLAN
A14	ROOF PLAN
A15	SOUTH ELEVATION
A16	WEST ELEVATION
A17	NORTH ELEVATION
A18	EAST ELEVATION
A19	BUILDING SECTION
A20	BUILDING SECTION
A21	SHADOW STUDIES
A22	CONTEXT ELEVATIONS AND ENTRANCE GATE DETAILS
A23	PERSPECTIVE RENDERINGS
A24	PARSPECTIVE RENDERINGS
A25	STREET VIEWS
A26	HERITAGE
A27	MATERIALS BOARD
L1	LEVEL 1 LANDSCAPE CONCEPT PLAN
L2	ROOF LEVEL LANDSCAPE CONCEPT PLANS

932 PANDORA AVENUE

DATE: JUNE 2018
SCALE: 1:2
ISSUED: RE-ISSUED FOR DEVELOPMENT PERMIT

A0

932 Pandora Avenue

HDR | CEI

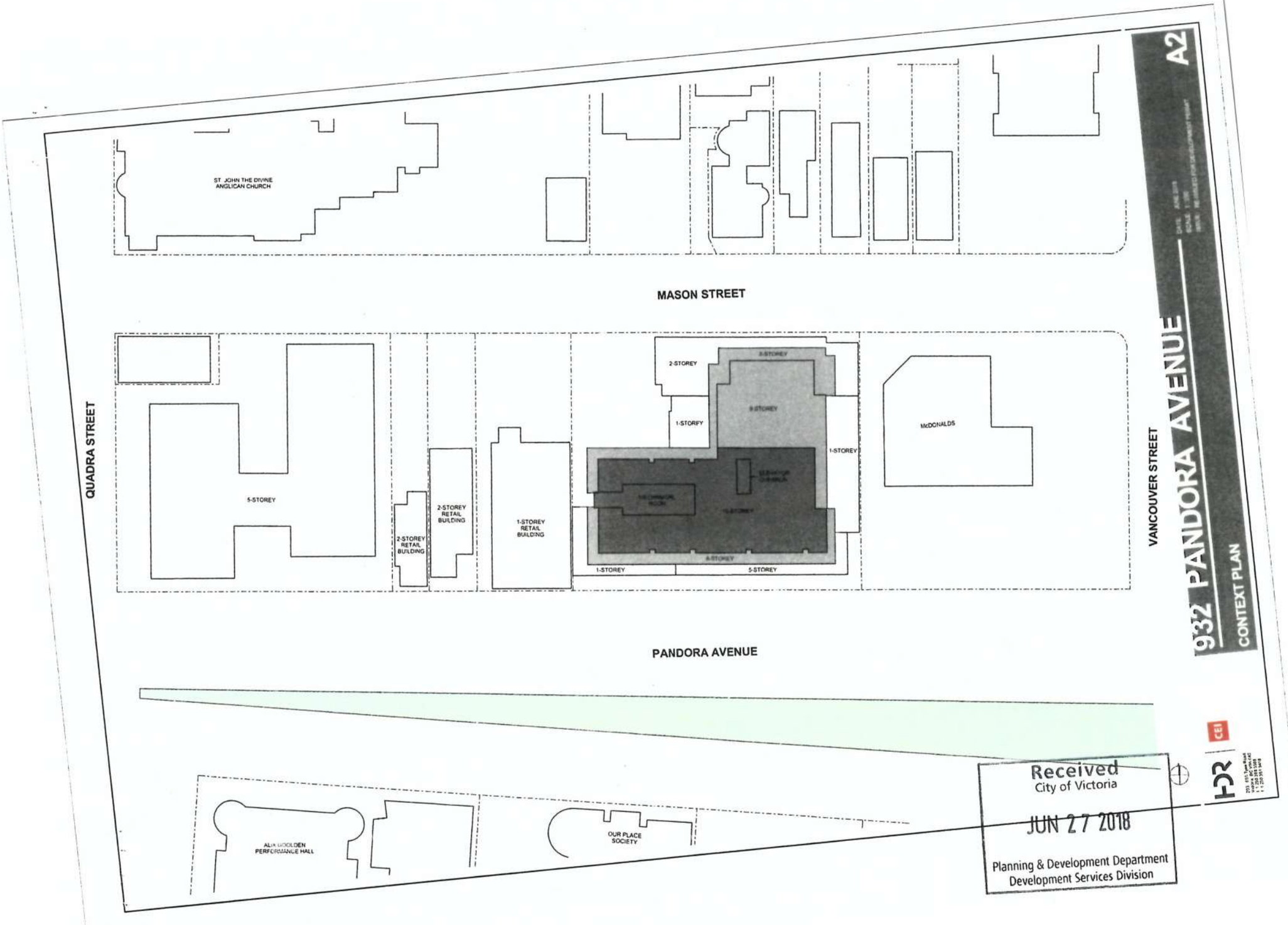
203 - 655 Tyee Road
Victoria, B.C. V9A 6X5
t: 1.250.388.5598
f: 1.250.361.9418

932 PANDORA AVENUE

SURVEY PLAN (Existing)

A1

Received
City of Victoria
JUN 27 2018
Planning & Development Department
Development Services Division



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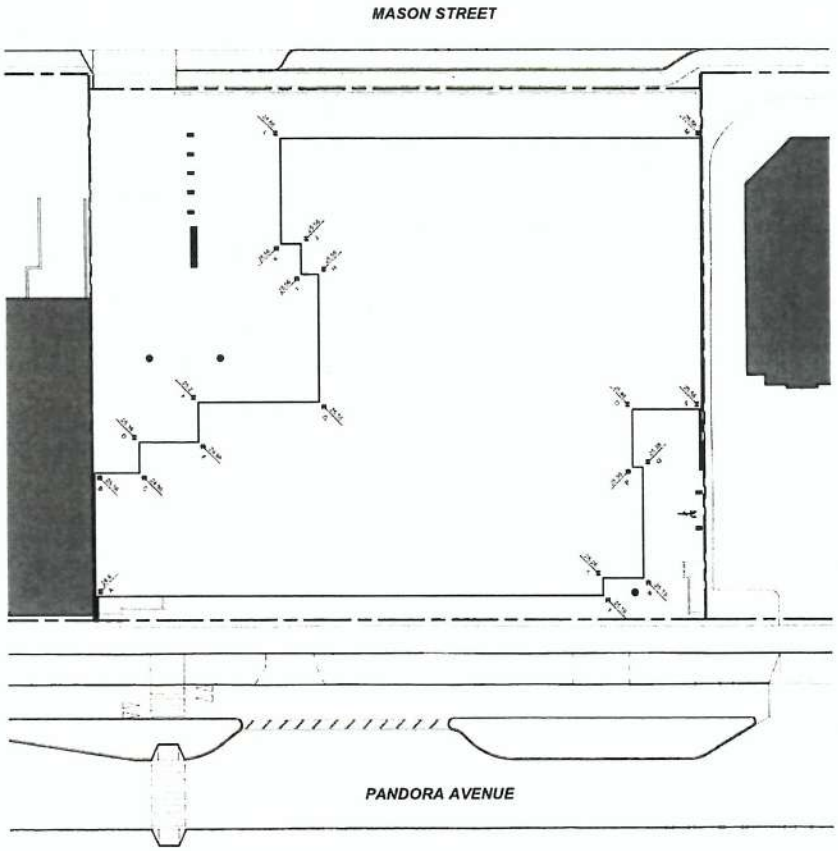
City of Victoria
JUN 27 2018
Planning & Development Department
Development Services Division

Average Grade Calculation

932 Pandora

Grade Points	Elevation
A	24.4
B	25.16
C	24.98
D	25.16
E	24.98
F	25.2
G	25.56
H	25.56
I	25.56
J	25.56
K	25.56
L	25.56
M	25.56
N	25.56
O	25.46
P	25.38
Q	25.38
R	25.19
S	25.26
T	25.19

Grade Points	Average Of Both Points	Distance Between Grade Points [m]	Totals Distance
Points A & B	24.78	13.6	*337.01*
Points B & C	25.07	10.2	*255.71*
Points C & D	25.07	2.8	*70.20*
Points D & E	25.07	3.3	*82.73*
Points E & F	25.09	3.0	*75.27*
Points F & G	25.38	2.4	*60.91*
Points G & H	25.56	20.4	*521.42*
Points H & I	25.56	2.2	*56.23*
Points I & J	25.56	10.0	*255.60*
Points J & K	25.56	35.0	*894.60*
Points K & L	25.56	10.0	*255.60*
Points L & M	25.56	0.5	*12.78*
Points M & N	25.56	18.1	*462.64*
Points N & O	25.51	1.5	*38.27*
Points O & P	25.42	13.1	*333.00*
Points P & Q	25.38	30.6	*776.63*
Points Q & R	25.29	3.8	*96.08*
Points K & L	25.23	10.0	*252.25*
Points L & M	25.23	0.5	*12.61*
Points M & N	25.23	45.5	*1147.74*
		Total	*5997.28*
Grade Calculation		236.5	25.36



932 PANDORA AVENUE

AVERAGE GRADE CALCULATION

A3

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City of Victoria
JUN 27 2018
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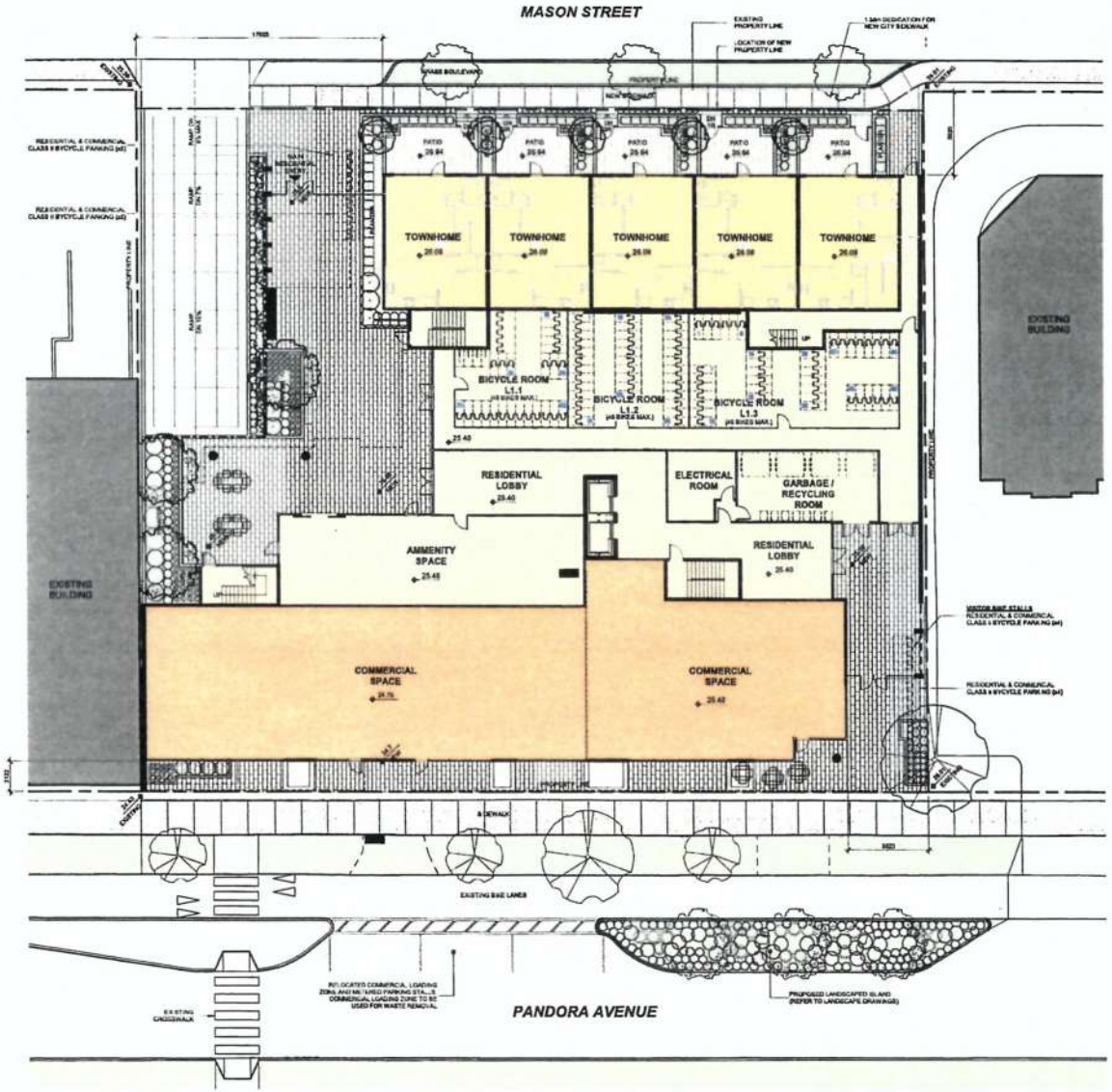
Development Services Division

PROJECT LOCATION

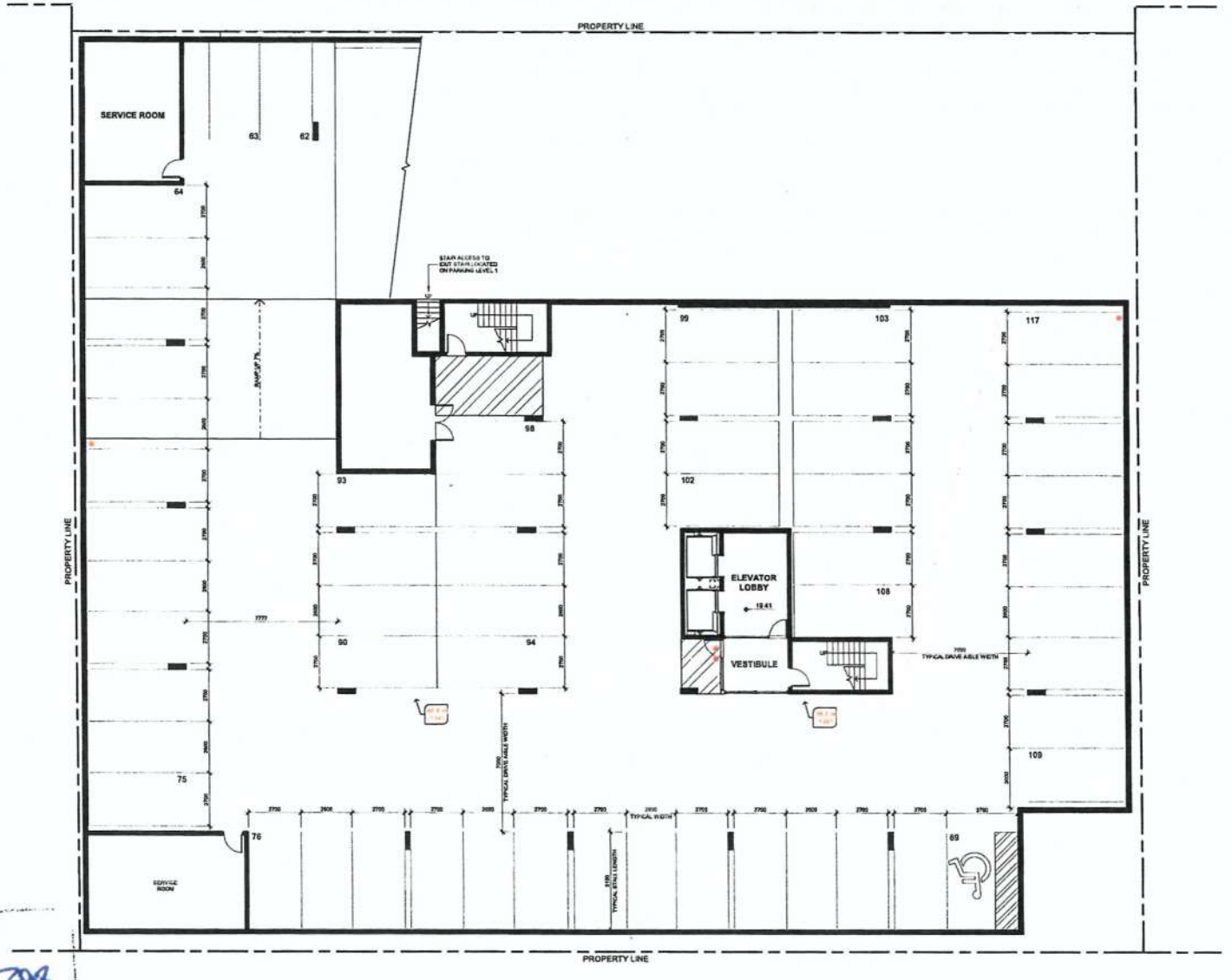
CITY OF VICTORIA
RECEIVED NOV 07 2018
DEEMED JUN 27 2018



932 PANDORA AVENUE

SITE PLAN

A4



Received
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Deemed: June 27, 2018
OCT 29 2018
Planning & Development Department
Development Services Division

NORTH

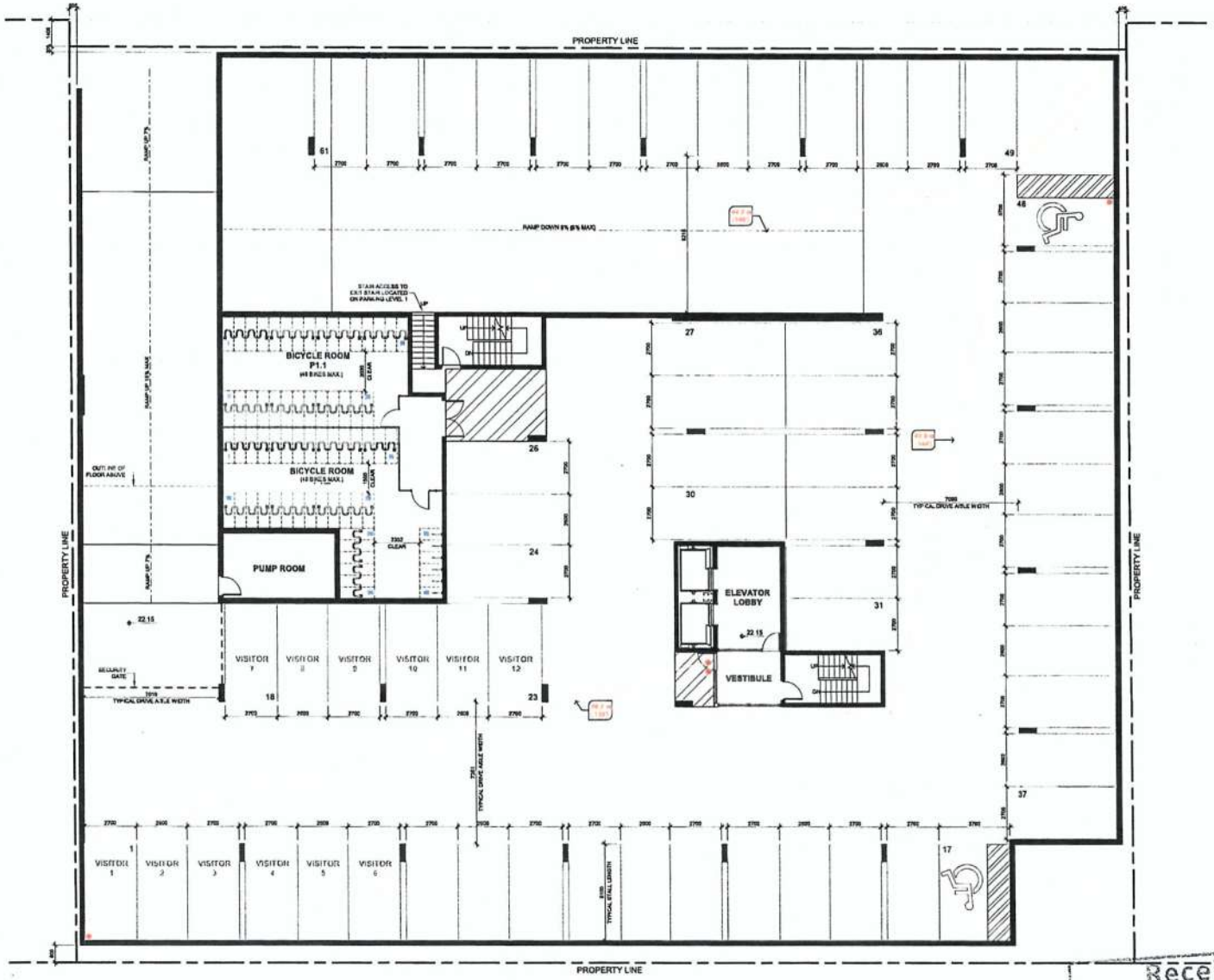
HDR

CEI

932 PANDORA AVENUE

PARKING LEVEL 2

A5



932 PANDORA AVENUE

PARKING LEVEL 1

A6

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NOV 01 2018
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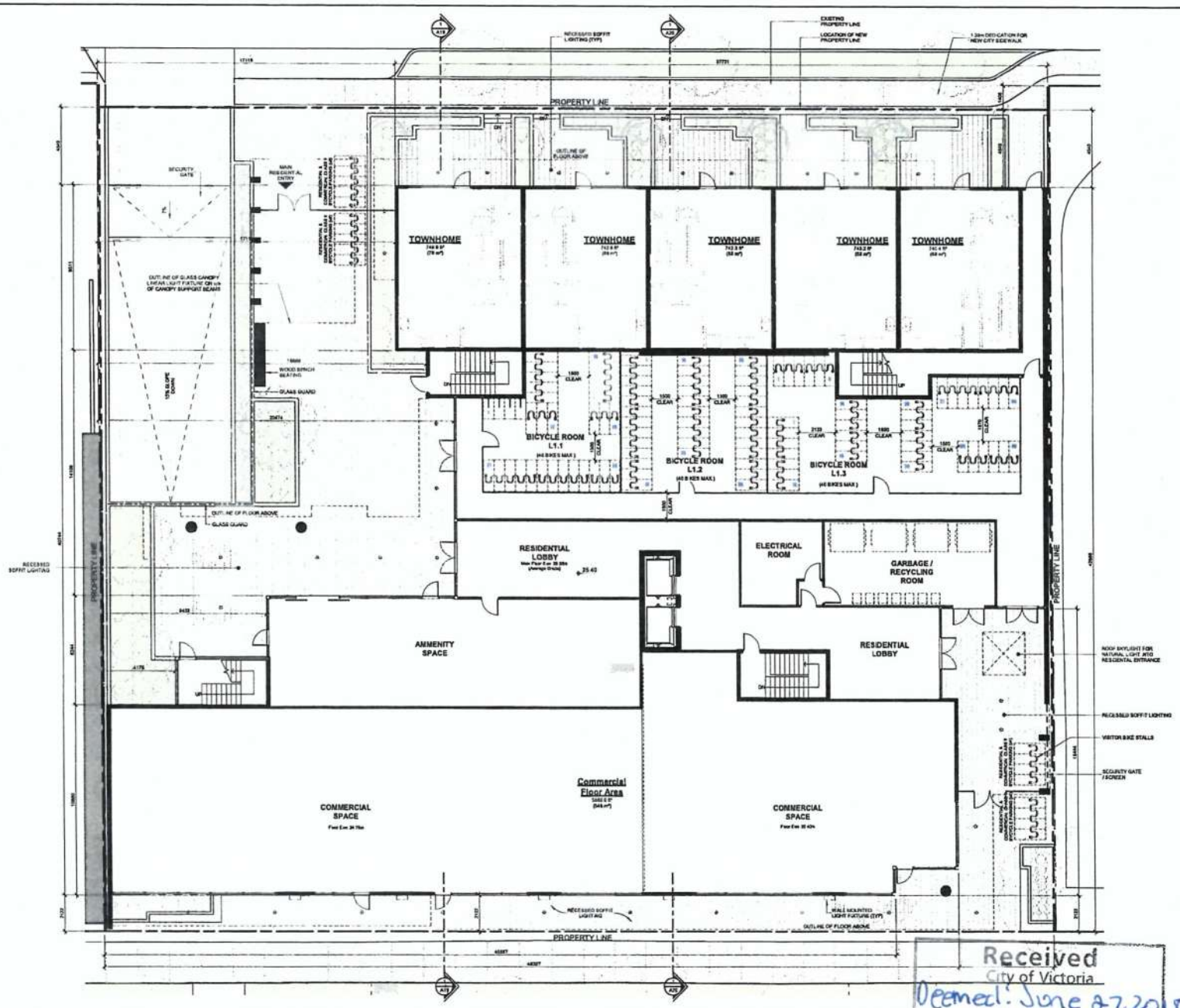
Development Services Division



932 PANDORA AVENUE

LEVEL 1 FLOOR PLAN

A7

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City of Victoria
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NOV 01 2018
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932 PANDORA AVENUE

LEVEL 2 FLOOR PLAN

A8

NORTH

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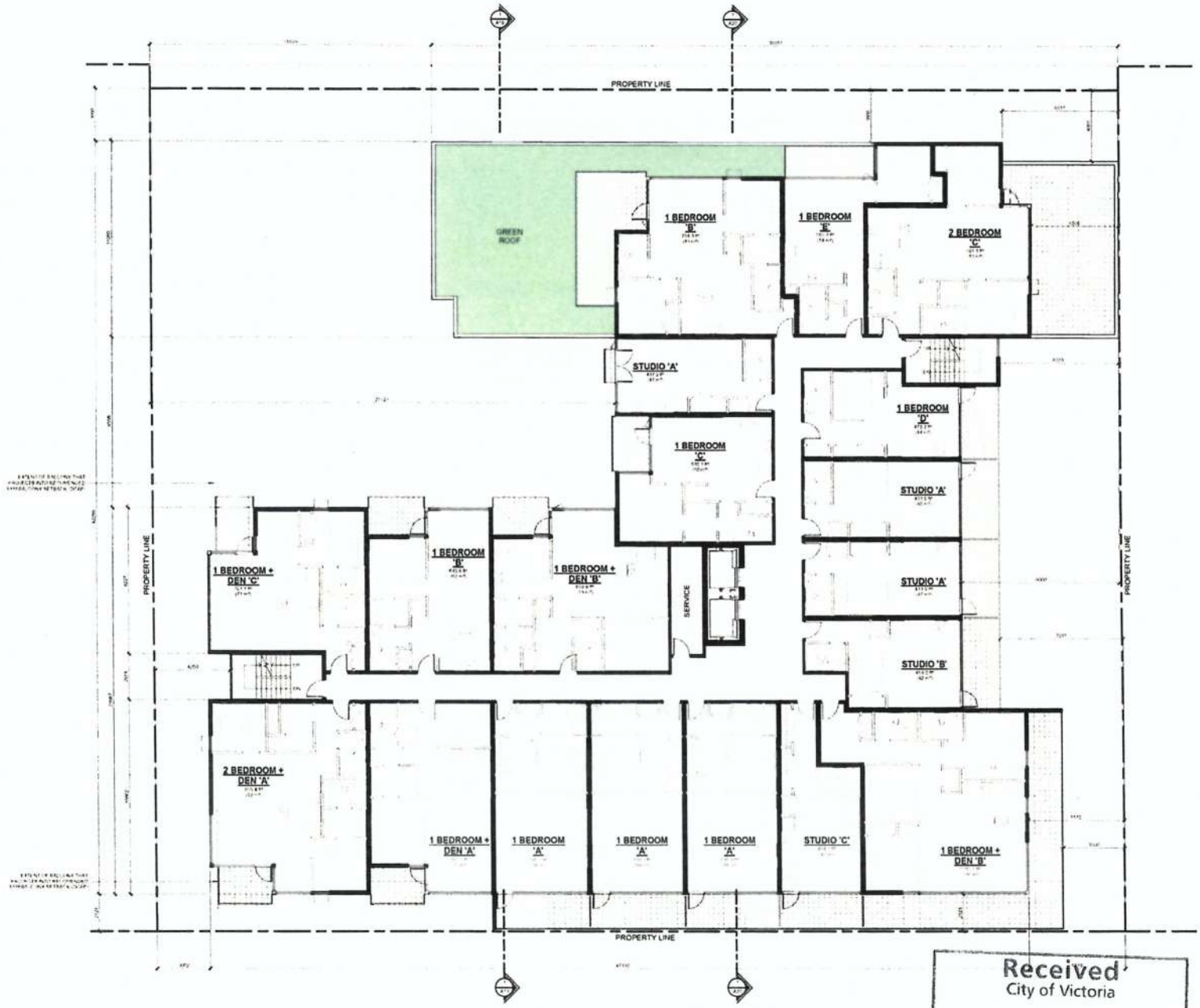

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LEVELS 3, 4, & 5 FLOOR PLANS

A9

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932 PANDORA AVENUE

LEVELS 6 & 7 FLOOR PLAN

A10

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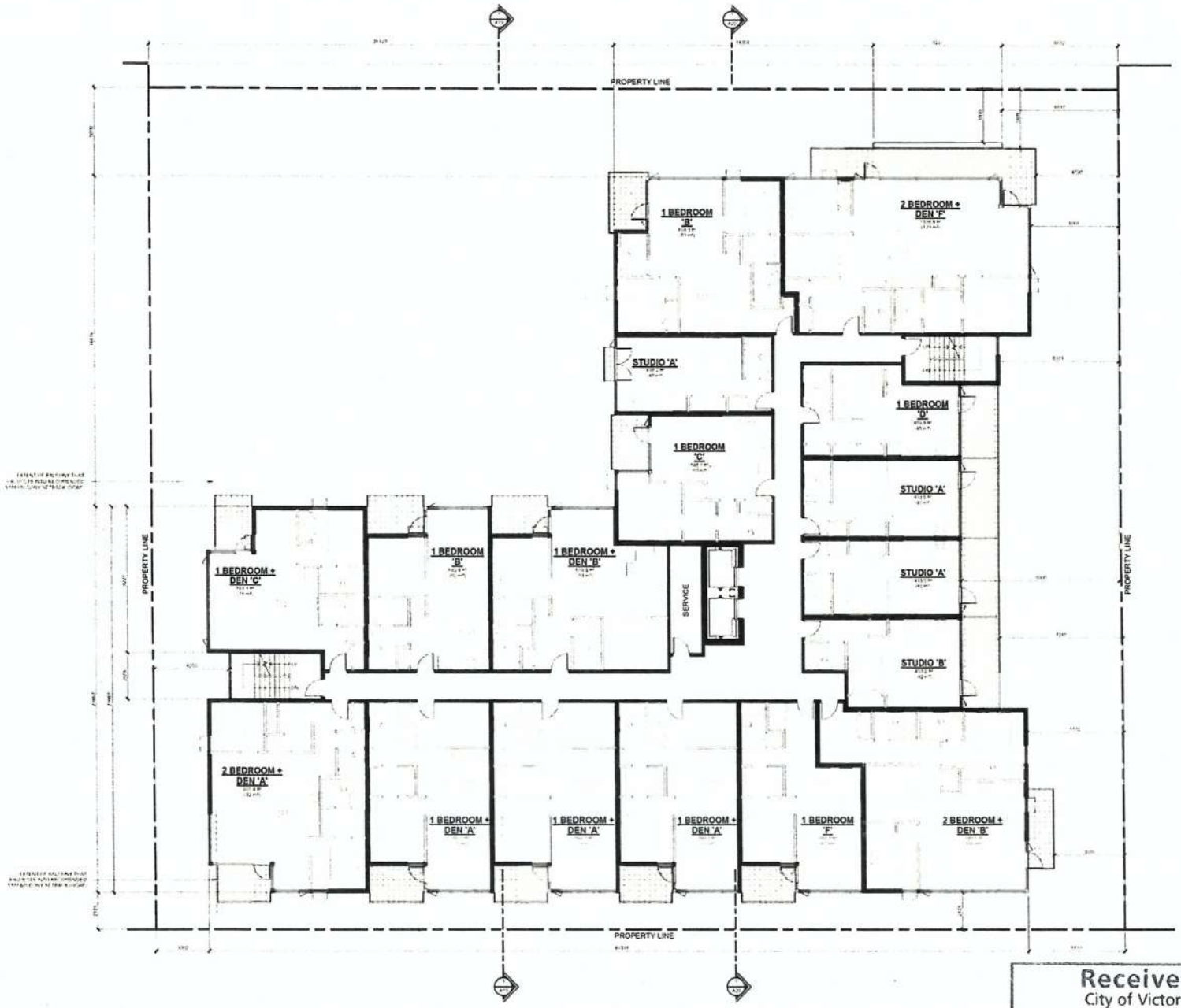

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LEVEL 8 FLOOR PLAN

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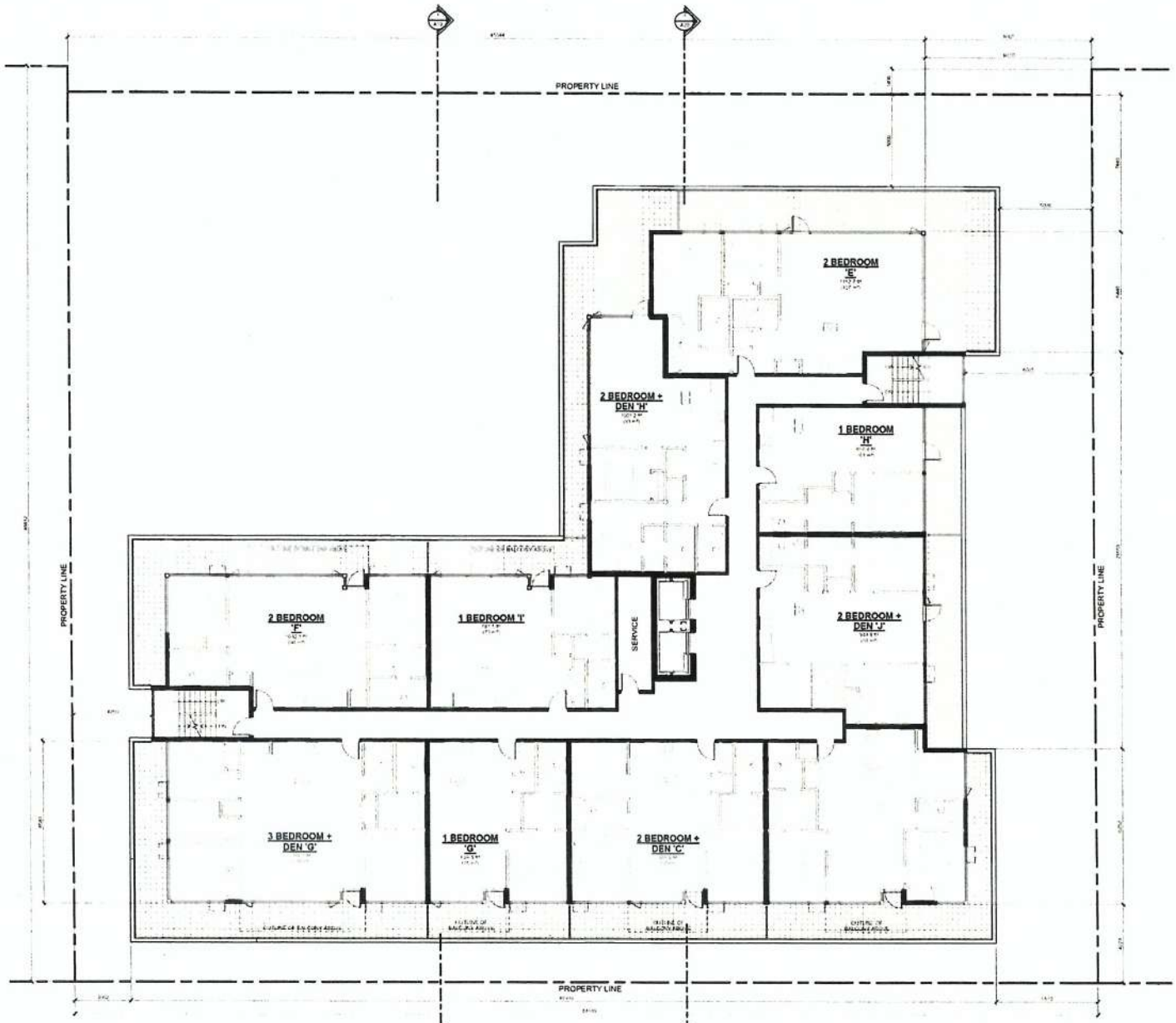

NORTH

932 PANDORA AVENUE

LEVEL 9 FLOOR PLAN

A12

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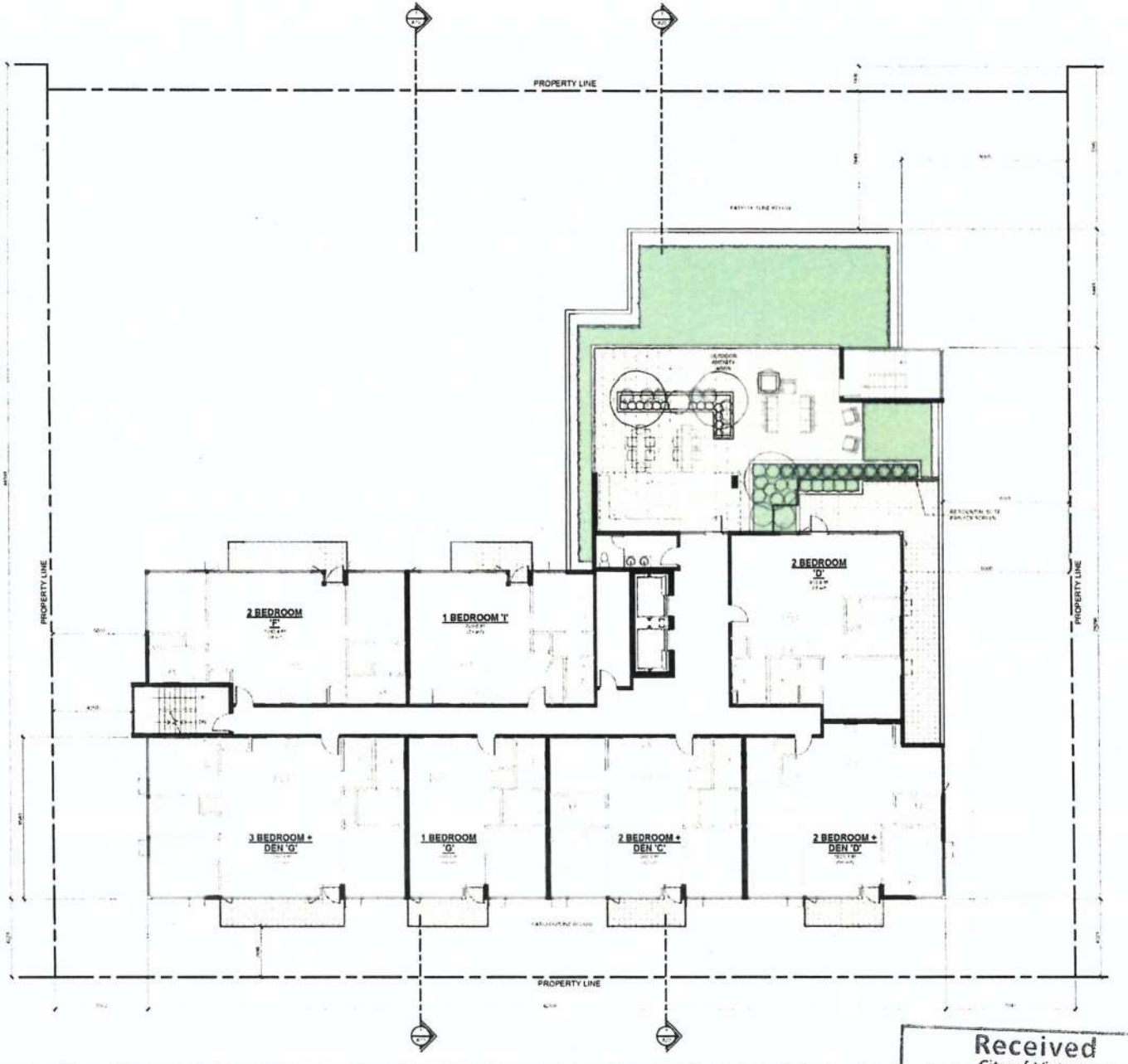

932 PANDORA AVENUE

LEVEL 10 FLOOR PLAN

A13

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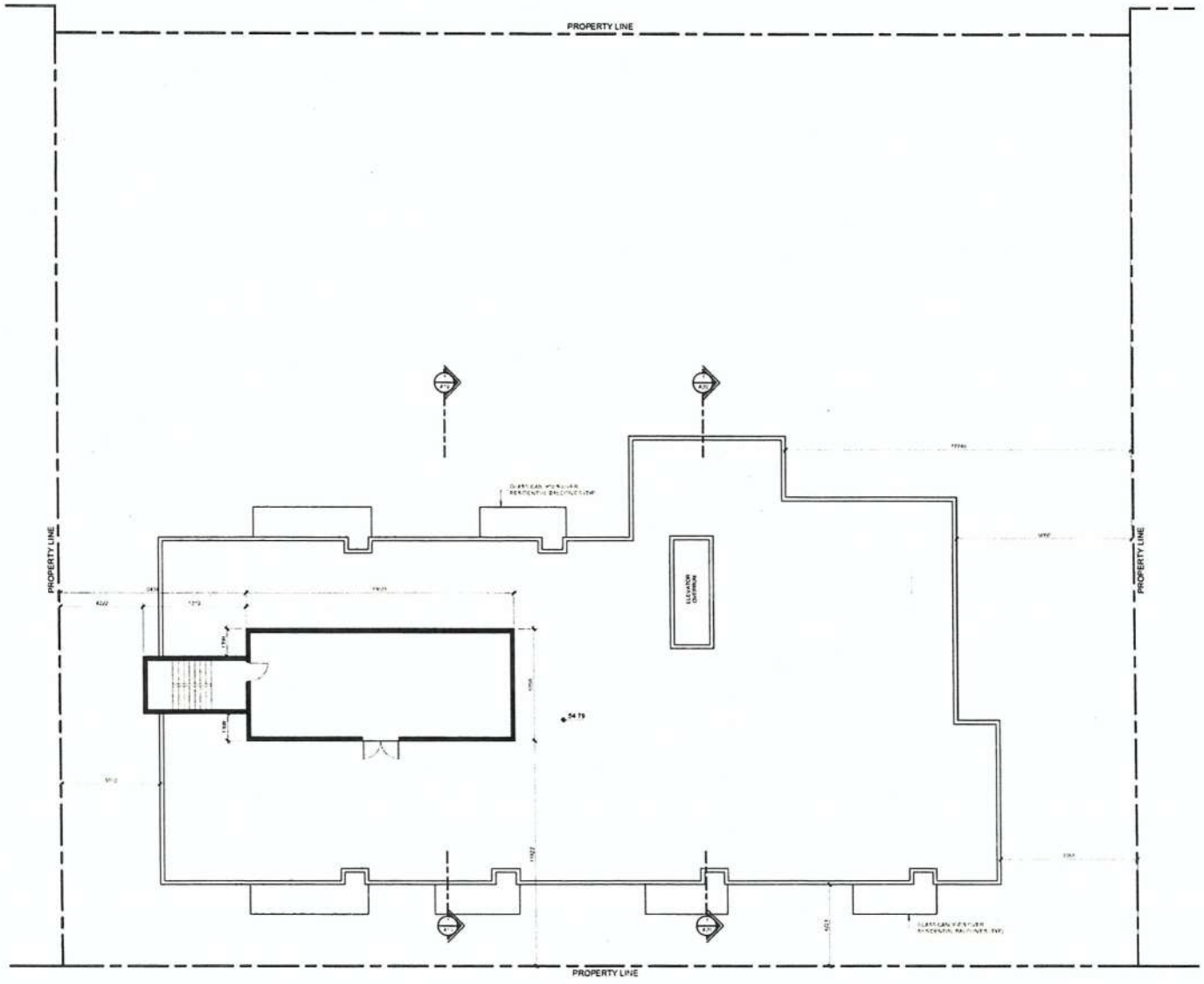

932 PANDORA AVENUE

ROOF PLAN

A14

NORTH

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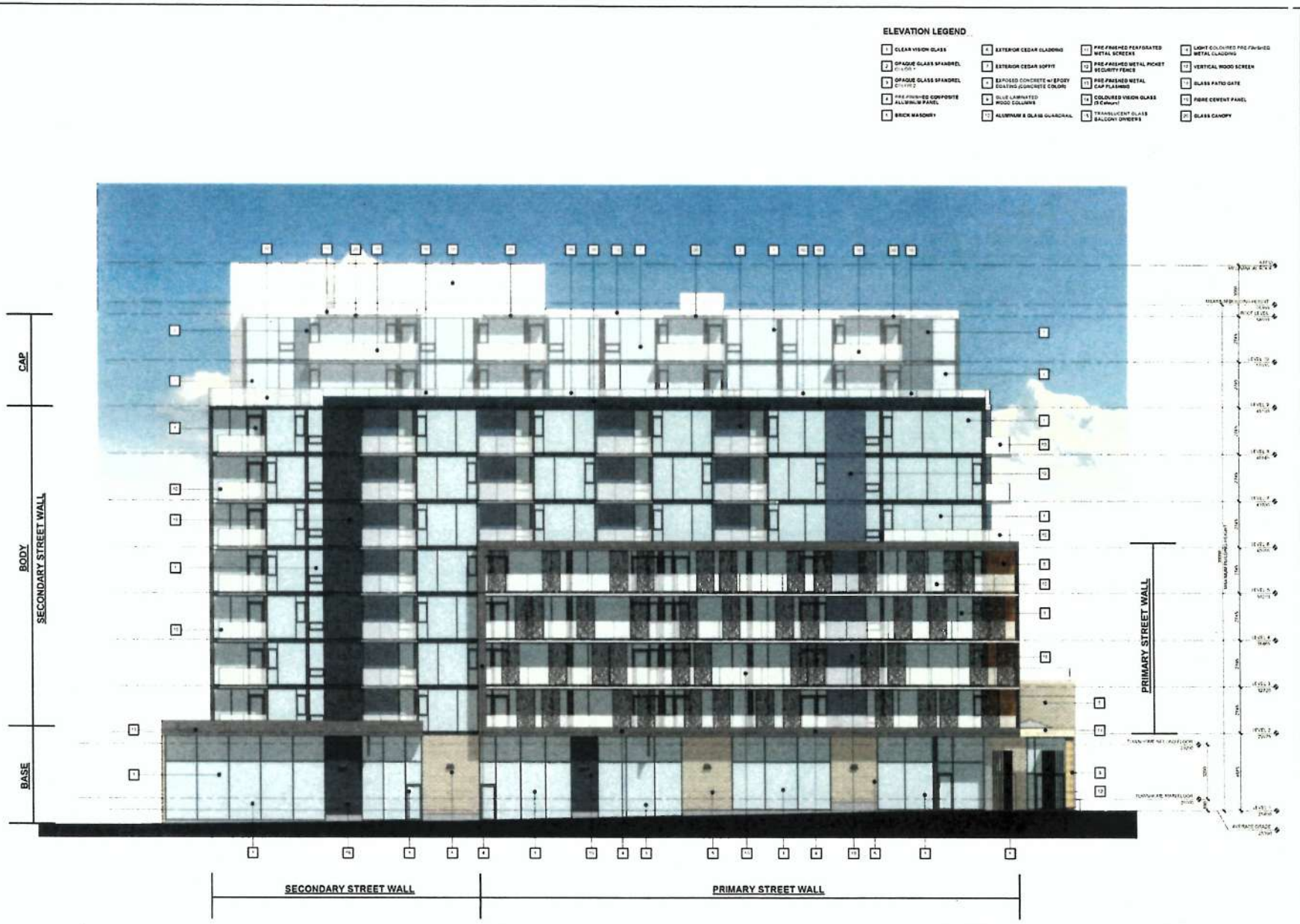

2 SOUTH ELEVATION
A15 SCALE 1:100

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ELEVATION LEGEND

1 CLEAR VISION GLASS	4 EXTERIOR CEDAR CLADDING	11 PRE-FINISHED PERFORATED METAL SCREENS	18 LIGHT COLOURED PRE-FINISHED METAL CLADDING
2 OPAQUE GLASS SPANDREL	5 EXTERIOR CEDAR SOFFIT	12 PRE-FINISHED METAL PICKET SECURITY FENCE	19 VERTICAL WOOD SCREEN
3 OPAQUE GLASS SPANDREL	6 EXPOSED CONCRETE w/ EPOXY COATING (CONCRETE COLOR)	13 PRE-FINISHED METAL CAP FLASHING	20 GLASS PATIO GATE
4 PRE-FINISHED COMPOSITE ALUMINUM PANEL	7 GLUE LAMINATED WOOD COLUMNS	14 COLOURED VISION GLASS (3 Colours)	21 FIBRE CEMENT PANEL
5 BRICK MASONRY	10 ALUMINUM & GLASS GUARDRAIL	15 TRANSLUCENT GLASS BALCONY DIVIDERS	22 GLASS CANOPY

1 WEST BUILDING ELEVATION
A16 SCALE 1:100

932 PANDORA AVENUE

WEST ELEVATION

A16

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ELEVATION LEGEND

1 CLEAR VISION GLASS	8 EXTERIOR CEDAR CLADDING	11 PRE-FINISHED PERFORATED METAL SCREENS	14 LIGHT COLOURED PRE-FINISHED METAL CLADDING
2 OPAQUE GLASS SPANDREL (VARIES)	9 EXTERIOR CEDAR SOFFIT	12 PRE-FINISHED METAL PICKET SECURITY FENCE	17 VERTICAL WOOD SCREEN
3 OPAQUE GLASS SPANDREL (PAINTED)	4 EXPOSED CONCRETE w/ EPOXY COATING (CONCRETE COLOR)	13 PRE-FINISHED METAL CAP FLASHING	16 GLASS PATIO GATE
4 PRE-FINISHED COMPOSITE ALUMINUM PANEL	5 GLUE LAMINATED WOOD COLUMNS	14 COLOURED VISION GLASS (E-Coated)	18 FIBRE CEMENT PANEL
5 BRICK MASONRY	10 ALUMINUM & GLASS GUARDRAIL	15 TRANSLUCENT GLASS BALCONY DIVIDERS	20 GLASS CANOPY

1 NORTH BUILDING ELEVATION
A17 SCALE 1 : 100

932 PANDORA AVENUE

NORTH ELEVATION

A17

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ELEVATION LEGEND

1 CLEAR VISION GLASS	6 EXTERIOR CEDAR CLADDING	11 PRE-FINISHED PERFORATED METAL SCREENS	16 LIGHT COLOURED PRE-FINISHED METAL CLADDING
2 OPAQUE GLASS SPANDREL	7 EXTERIOR CEDAR SOFFIT	12 PRE-FINISHED METAL PICKET SECURITY FENCE	17 VERTICAL WOOD SCREEN
3 OPAQUE GLASS SPANDREL	8 EXPOSED CONCRETE w/ EPOXY COATING (CONCRETE COLOR)	13 PRE-FINISHED METAL CAP FLASHING	18 GLASS PATIO GATE
4 PRE-FINISHED COMPOSITE ALUMINUM PANEL	9 GLUE LAMINATED WOOD COLUMNS	14 COLOURED VISION GLASS (3 Colours)	19 FIBRE CEMENT PANEL
5 BRICK MASONRY	10 ALUMINUM & GLASS GUARDRAIL	15 TRANSLUCENT GLASS BALCONY DIVIDERS	20 GLASS CANOPY

1 EAST BUILDING ELEVATION
A18 SCALE 1 : 100

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EAST ELEVATION

A18

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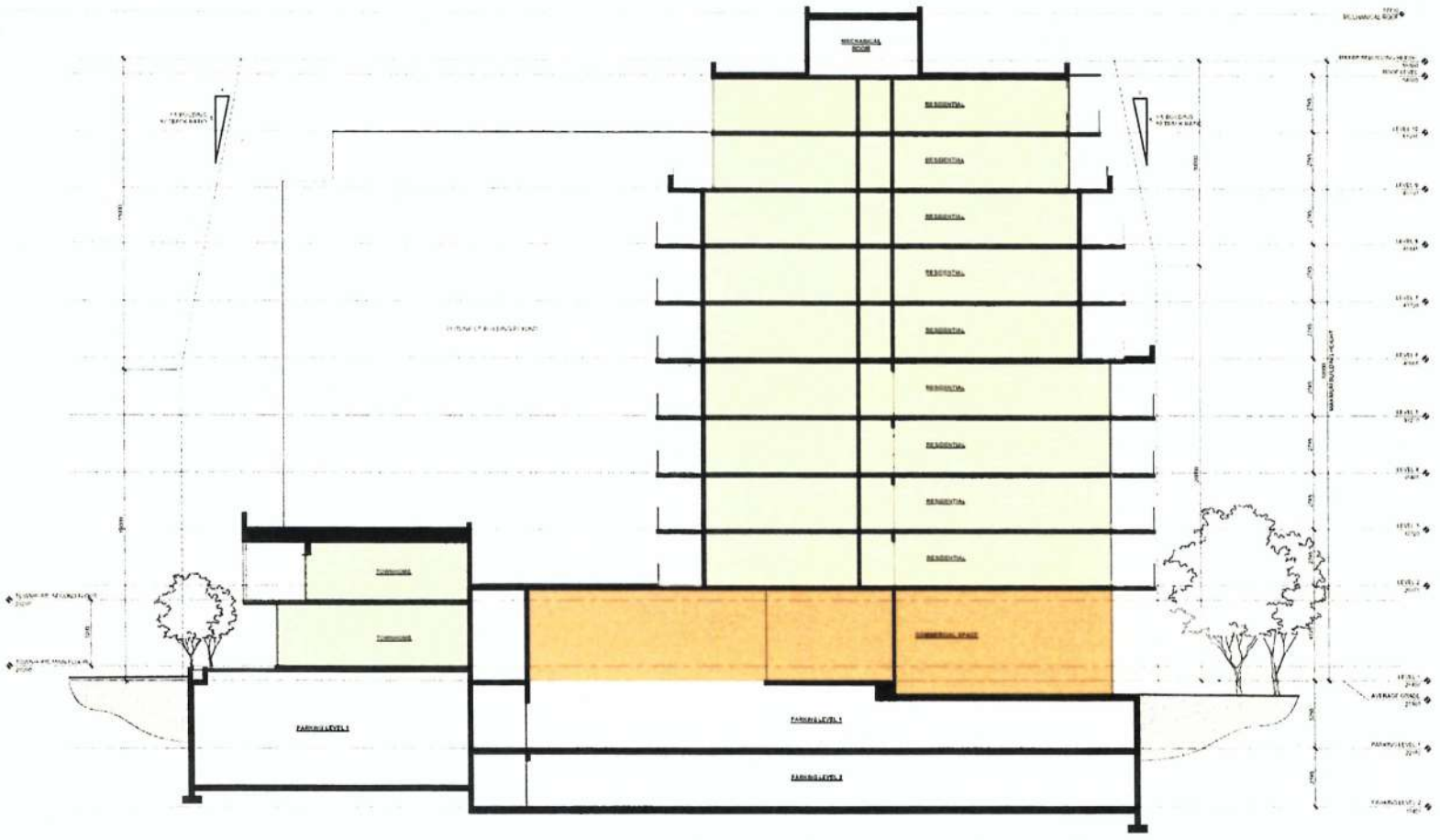

932 PANDORA AVENUE

BUILDING SECTION

A19

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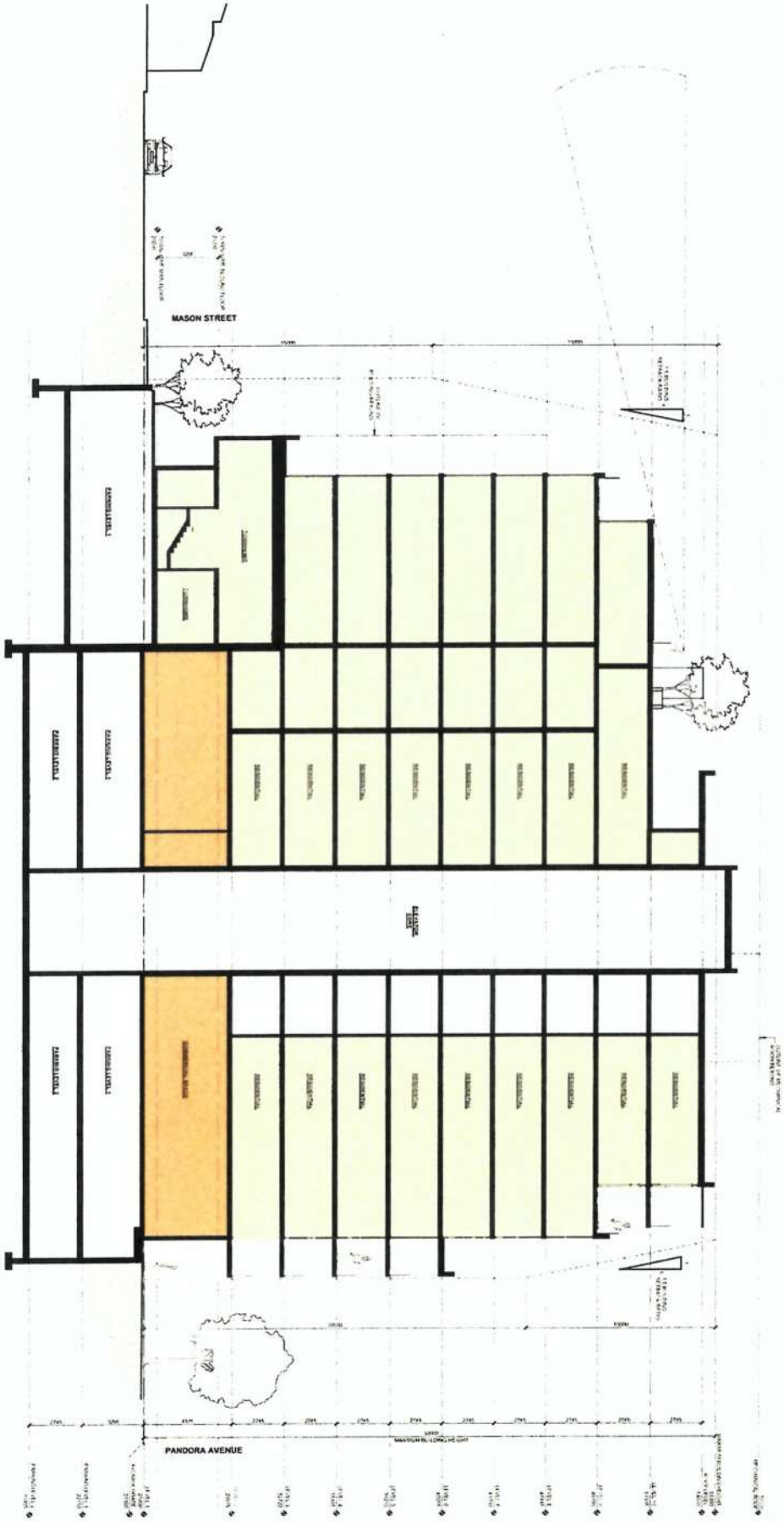

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932 PANDORA AVENUE

BUILDING SECTION

A20

932 PANDORA AVENUE

SHADOW STUDIES

A21

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CONTEXT ELEVATION ALONG PANDORA AVENUE

CONTEXT ELEVATION ALONG MASON STREET

RESIDENTIAL SECURITY GATE ON MASON STREET

RESIDENTIAL ENTRANCE GATE ON PANDORA AVE STREET

932 PANDORA AVENUE

CONTEXT ELEVATIONS AND ENTRANCE GATE DETAILS

A22

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View Looking at Residential Entrance on Pandora Avenue

View Looking West on Pandora Avenue

View Looking West on Mason Street

932 PANDORA AVENUE

PERSPECTIVE RENDERINGS

A23

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View Looking at Residential Entrance on Mason Street

View Looking Into Courtyard

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932 PANDORA AVENUE

PERSPECTIVE RENDERINGS

A24

View Looking West on Pandora Avenue

View Looking East on Pandora Avenue

View Looking West on Mason Street

View Looking East on Mason Street

932 PANDORA AVENUE

STREET VIEWS

A25

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NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

The site for the proposed multi family residential project falls within the DPA-3 Heritage Conservation district. The design guidelines for this district encourage the use of building materials that will conserve and enhance the heritage value of the significant historic buildings within the district, most notably the masonry and brick churches along Quadra st.

To meet the intent of the design guidelines brick cladding is proposed as the primary cladding material for the base of the building. Cement panel cladding will also be incorporated as an accent material in areas of the upper floors. Colored glazing alluding to the stained glass window of the church will enclose the end of the west stairwell for the full height of the building. Staggered mullion patterns around the building recall the offset masonry joints of the stone churches and tall narrow windows commonly located within a church spire have been incorporated as accent windows on the north facade of the building. These design elements, in combination, respectfully acknowledge and reinforce the unique architectural character of this district.

932 PANDORA AVENUE

HERITAGE

A26

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932 PANDORA AVENUE

MATERIALS BOARD

A27

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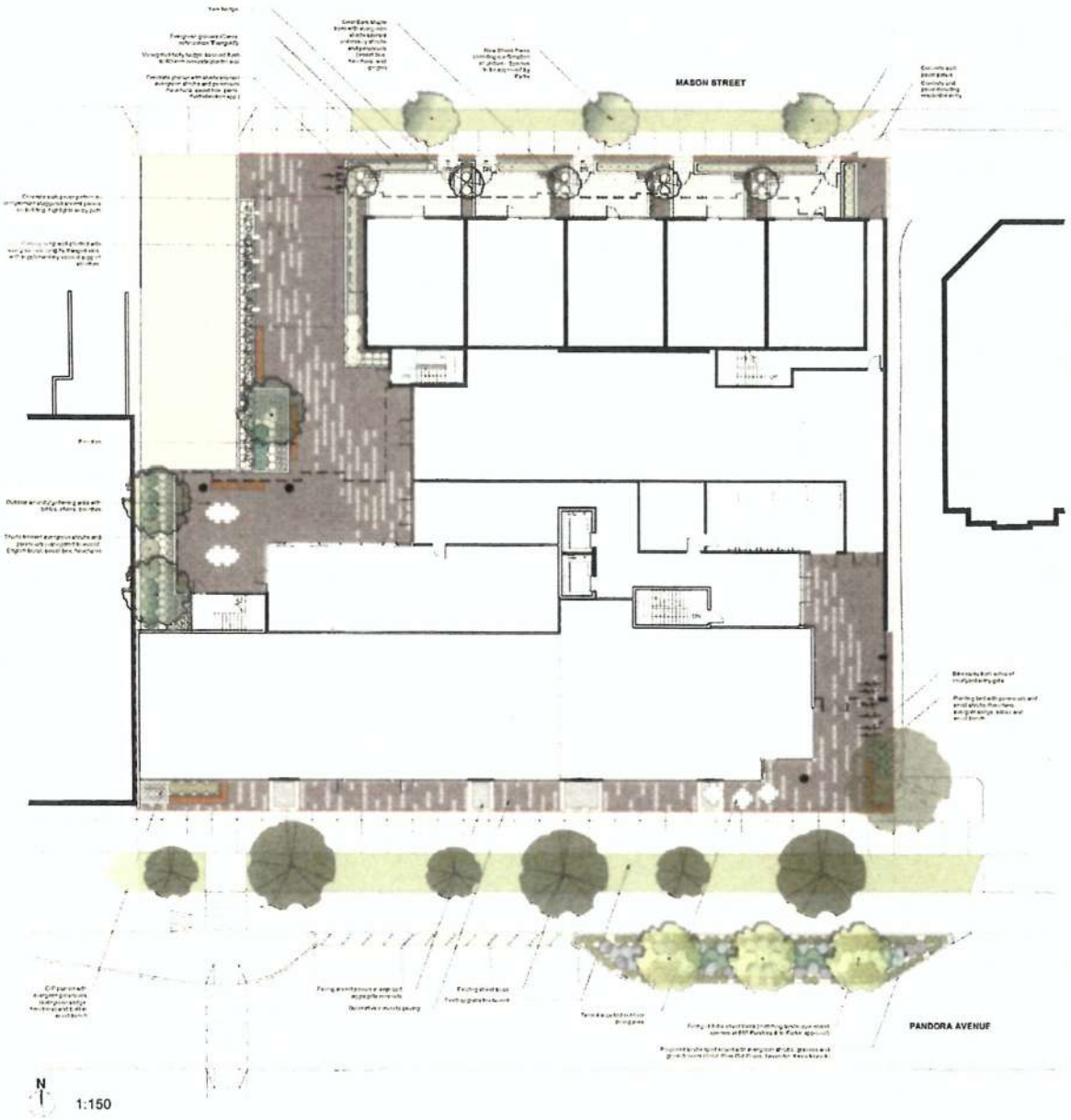

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AcPRK	4	Acer palmatum 'Sango Kaku'	Coral Bark Maple	4cm cal
ACRK	3	Acer rubrum 'Karpick'	Karpick Maple	6cm cal, 2m clear
CorMW	3	Cornus kousa var. chinensis 'Milky Way'	Milky Way Kousa Dogwood	#20 pot, 2m ht
GiBi	3	Ginkgo biloba	Ginkgo	6cm cal

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
BuVu	4	Buxus sempervirens 'Variegata'	Variegated English Boxwood	#5 pot
IAg	61	Ilex aquifolium 'Argentea Marginata'	Variegated English Holly	#3 pot
PLuVV	3	Prunus japonica 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot
PrLaMV	3	Prunus laurocerasus 'Mount Vernon'	Mount Vernon English Laurel	#5 pot
RoMM	3	Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GaSh	18	Gaultheria shallon	Salal	#3 pot
LaSOQ	9	Lavandula stoechas 'Otto Quintt'	Spanish Lavender	#3 pot
PJP	15	Pieris japonica 'Prelude'	Prelude Pieris	#3 pot
SarHi	100	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AriCo	23	Arisaema consanguineum	Wild Ginger, Cornelian Willbringer	#1 pot
CeOsE	96	Carex osshimensis 'Evergold'	Evergold Sedge	#1 pot
HeSe	16	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
He	144	Heuchera spp	Coral Bells	#1 pot

Green Roof Level 2 and Level 10

ID	Quantity	Botanical Name	Common Name	Size
ArVV	18	Arbutus hybrid cultivar 'Vancouver Jade'	Vancouver Jade Strawberry tree	
CaVu	16	Calluna vulgaris 'Firefly'	Scotch Heather	#2 pot
CeOsE	14	Carex oshimensis 'Evergold'	Evergold Sedge	# 1 pot
CeTh	3	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
HeSe	9	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
NaHO	4	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#2 pot
NaTe	12	Nassella tenuissima	Mexican Feather Grass	#1 pot
PJP	5	Pieris japonica 'Prelude'	Prelude Pieris	#1 pot
PrLu	3	Prunus lusitanica	Portugal Laurel	#20 pot, tree form
RhM	16	Rhododendron 'Mary Fleming'	Hardy yellow hybrid rhododendron	#3 pot
RhRM	1	Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#3 pot, 1.2m ht
RoOf	6	Rosmarinus officinalis 'Prostratus'	Rosemary	#3 pot
SarHi	2	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot
TaxH	10	Taxus x media 'Hicksii'	Hick's Yew	#5 pot, 1.2m ht

Vines

ID	Quantity	Botanical Name	Common Name	Size
HyIn	6	Hydrangea integrifolia	Evergreen climbing hydrangea	#5 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

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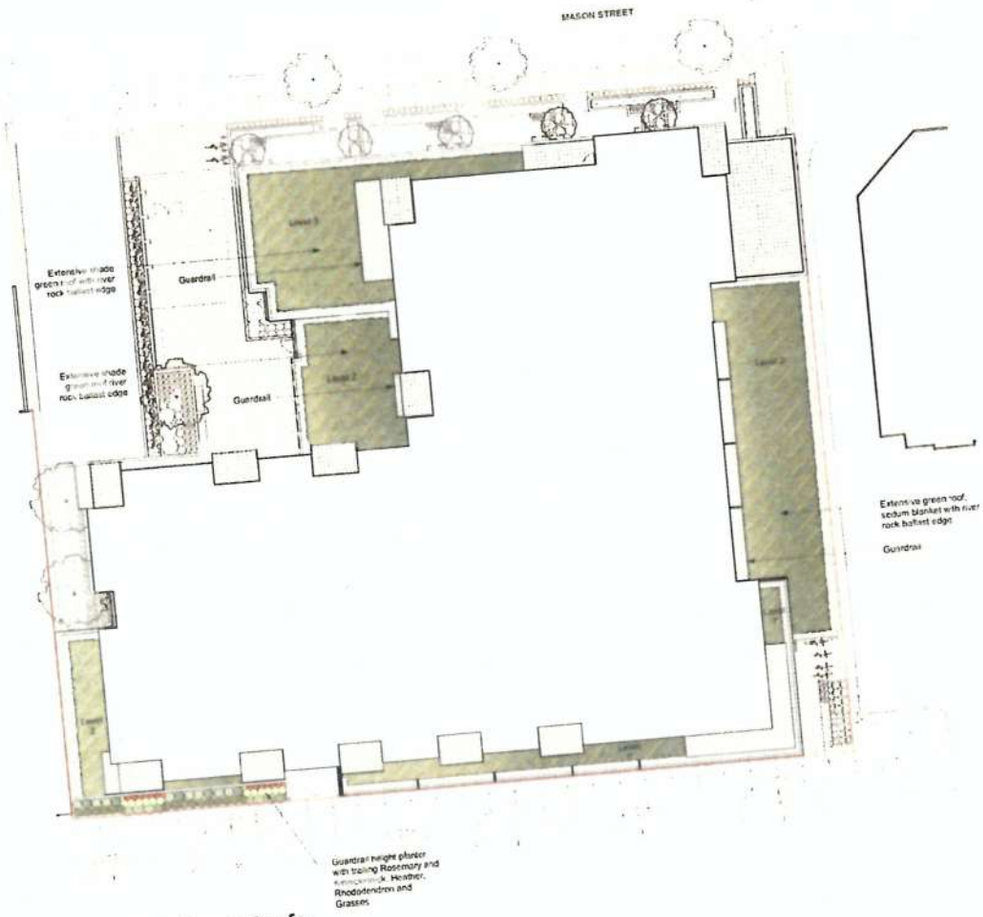
June 25, 2018 Revision Notes:
A - Remove decorative concrete pavers/slabs from municipal property

June 19, 2018 Revision Notes:
A - Revised planter to expand canopy and highlight entry
B - Revised paving design to highlight entrance
C - Added paving accent panels at building panels to add interest
D - Relocated benches in City boulevard

June 25, 2018 - Re-issued for Development Permit
June 18, 2018 - Re-issued for Development Permit
Jan 11, 2018 - Re-issued for Development Permit
July 26, 2017 - Issued for Development Permit

932 Pandora St. | Level 1 Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS
Project No: 1732
#3-864 Queens Ave Victoria B.C. V8T 1M5
Phone: (250) 508-0405 Fax: (250) 412-0896



Level 2,3,7 Green Roofs

N 1:150

Level 10 Roof Terrace

N 1:150

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Roof and Ground Level Character Images

June 25, 2018 Revision Notes
B - Locate Level 10 privacy screen within planter and adjust planting as required

June 19, 2018 Revision Notes
E - Added green roof and planter, Level 2
F - Added green roof, Level 7
G - Revised and expanded planter

June 18, 2018 - Re-issued for Development Permit
Jun11, 2018 - Re-issued for Development Permit
July 28, 2017 - Issued for Development Permit

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave Victoria B.C. V8T 1M5
Phone (250) 598-0105 Fax (250) 412-0996

Project No: 1732

932 Pandora St. | Roof Terraces

25 June 2018

Received
City of Victoria
JUN 27 2018
Planning & Development Department
Development Services Division

Leanne Taylor
Senior Planner
City of Victoria
1 Centennial Square
Victoria BC

Email: ltaylor@victoria.ca

RE: 932 Pandora Street – Revisions to DP Application Drawings

Dear Leanne,

Further to our meeting on June 19th, we are resubmitting the Drawings for 932 Pandora and have incorporated the revisions based on our discussions. The revisions reflect the comments received from the Advisory Design Panel as well as the City of Victoria Planning Department. The following is an itemized list of the revisions;

1. *Refine both Pandora Street and Mason Street Streetscapes and Entranceways;*

   - Revised Planter at Mason Street entrance.
   - Increased canopy size at Mason Street entrance.
   - Addition of bench seating at Mason Street entrance.
   - Provided accent paving at solid wall pilaster locations along Pandora Avenue. Also provide an 18" concrete base.
   - Provision of a skylight at Pandora Avenue residential entrance to allow for natural light at lobby entry.

2. *Introduction of non-reflective materials in lieu of spandrel panels;*

   - Large areas of spandrel panels has been revised to cementitious cladding as per bubbled locations on elevations.

hdrcei.com

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500 – 1500 West Georgia Street, Vancouver, BC, CA V6G 2Z6
(604) 687-1898

Douglas S. Wignall, Architect AIA, AIBC, AAA, MRAIC

3. *Revisions to 9th floor continuous balcony.*

- The balcony on the 9th floor has been modified to be a combination of cementitious cladding on parapet wall, full-height glazing, and a combination of glazing and solid parapet. Refer to bubbled location noted on elevations.

4. *Additional ADP Considerations;*

- Revised rooms with no windows in Townhome level 2 to be noted as "DEN".
- Garbage/Recycling Room and route was been reviewed by Engineering and approved in its current configuration.
- Improve separation between level 9 unit and common rooftop terrace.
- Provision of a washroom for outdoor patio (*universal W.C. + 2 sinks*)
- Addition of a planter on the South-West level 2 roof.
- Addition of glass canopies for level 10 balconies

5. *Additional Planning Department Considerations:*

- Revised WEST balconies to comply with balcony minimum clearance to side property line of 3.5m (*as per Residential Building Separation Guidelines in the City of Victoria Downtown Core Area Plan*).

We trust these noted revisions reflect the discussions to date and will allow the Planning Department to complete their planning review and processing. We would be pleased to meet with you if you'd like to further discuss any of the above items.

Respectfully,

HDR|CEI Architecture Associates Ltd

Jim Aalders Architect AIBC, MRAIC, LEED AP

KANG & GILL
CONSTRUCTION LTD.

August 8, 2017

Received
City of Victoria
AUG 11 2017
Planning & Development Department
Development Services Division

City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Mayor Helps and the City of Victoria Council:

Re: 926, 928, 930, and 932 Pandora Avenue

Please accept this letter as part of our Rezoning and Development Permit Application for 926, 928, 930, and 932 Pandora Avenue, a proposed mixed-use condominium.

We are excited about the opportunity to continue to contribute to the growth of Victoria's Downtown Core, and are pleased to present this development on the 900 block of Pandora Avenue. As with every development site, we see both opportunities and challenges on this site, and are proudly offering a unique development which will enhance Victoria's Downtown Core.

The proposed development at 932 Pandora is for a 10 story building which will include 9 floors of Residential market housing over a prominent Main floor of Commercial / Retail fronting onto Pandora Avenue and 2 levels of underground parking. A wide range of Residential suites will be provided ranging from Studios to 3 bedrooms and Den as well as five 2-storey Townhomes with private entrances along Mason St. The total count will be 150 living units.

This neighborhood is going through considerable transition and we see opportunities to continue to evolve the North Park and Harris Green neighborhoods. In developing a proposal for this site we have considered many aspects of the community and context including existing socio-economic constraints, pedestrian patterns as well as policies and initiatives by the City of Victoria. The current zoning of the property is CA-1 which allows for both residential and commercial use with a maximum FSR of 2.0 and a maximum height of 15.5 meters (5 stories). The property is located within the DPA -3 (HC) district identified in the Official Community Plan (OCP) and the Residential Mixed -use district identified in the Downtown Core Area Plan (DCAP). Through Rezoning the DCAP "density framework" allows for a maximum FSR of 5.5 and a maximum Height of 30 meters (10 stories). Main floor Commercial / Retail use will be provided along Pandora Avenue which will meet the planning objective for active street level businesses on this street. The primary Residential entrance will be from Mason Street, through a private landscaped courtyard leading to the Main Lobby of the building. A secondary Residential entrance will be provided through a breezeway from Pandora Avenue. Vehicular access into the parkade will be from Mason Street as a required by the Engineering Department. The primary bike storage room is currently proposed on the Main floor with access to both Pandora Avenue and Mason Street.

Massing and Composition

Much of the East side of the 900 block of Pandora Avenue is currently underdeveloped. The subject property is a mid-block site with a McDonald's restaurant to the East and one and two story buildings to the West. The layout and massing

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of the proposed building responds to the DCAP Design Guidelines. As well, we've considered potential future massing on the properties to the East and West to maximize separation from future neighboring buildings for privacy, access to natural light and views.

The building setbacks meet or exceed the guidelines set out in the DCAP. The buildings massing is arranged to comply with the "wide street" setback requirements on Pandora Avenue and the "narrow street" setback requirements on Mason St. as well as the "street wall" massing guidelines of the DCAP. The resulting stepped profile of the building at the 6th and 9th floors on the Pandora side of the building will provide alignment and continuity with the lower existing and proposed buildings on both sides of this street. Continuous balconies from levels 2 -5 in the South East corner will create the Primary St, wall and will align with the existing building at the West end of the block and a new building to the East currently under construction on the former St Andrews site. The building setback at the 9th floor will minimize the visual impact of the upper 2 floors. The 'Secondary Street Wall' component will be comprised of Levels 2 thru 8 beyond the 'Primary Street Wall'. The massing of the 2-level Townhomes on Mason Street will provide a strong 2-storey expression along Mason Street and a transition to the existing houses on the opposite side of the Street. The Townhomes will be set back from the property line to allow for individual patios with landscape features associated with each Townhouse which will effectively widen the street and enhance the pedestrian experience along the development.

The building's exterior cladding material will be a glazing system primarily which will include 2 colors of spandrel glass. The DPA -3 (HC) district design guidelines encourages the use of building materials that will conserve and enhance the heritage value of the significant historic buildings within this district, which are most notably the churches along Quadra Street. Masonry cladding is proposed for portions of the main floor in response to the stone and masonry structure of the historic churches. The building's west stairwell will feature colored glazing reminiscent of stained glass. The third cladding materials will be metal cladding. Color selections for these materials will complement the surrounding historic buildings.

Entry Courtyard and Roof Garden

The Residential entry lobby will be accessed from a landscaped courtyard which features a timber and glass entry canopy. The proposed development provides an amenity room for the residents which will be situated off of the courtyard and incorporates an operable glass wall which allows activities to extend outdoors under the cover of the building above for weather protection. The courtyard provides bench seating for casual use by the residents. A common roof top patio will be provided on the 10th floor of the building and will include an outdoor kitchen and dining area as well as bench seating. The shared courtyard and roof garden will promote social interaction among the residents of the building, a key element to developing 'happy' and livable cities. Both the courtyard and roof garden be well lit for safe evening use.

Commercial Space

Main floor Commercial / Retail use will be provided along Pandora Avenue to meet the planning objective for active street level businesses on this street. The commercial space will be setback from the property line to extend the width of the walkway on the front of the building and allow retail activity to extend outdoors. The building above will extend over the outdoor area for weather protection. The soffit of the overhang will be clad in warm stained wood with recessed lighting. Blade signage will be suspended from the soffit for the individual tenants. Benches will also be incorporated within the setback and the grass boulevard in support of Commercial / Retail tenants.

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Vehicle and Bike parking

The proposed development will provide the required Vehicular and Bike parking stalls as set out in Schedule C of the Zoning Bylaw. Vehicular parking has been calculated based on the current CA-1 zoning. 90 vehicular parking stalls are required and 118 stalls will be provided. One Class-1 bike parking stall will be provided for each unit for a total of 150 bike stalls. Bike parking will be provided in 2 enclosed rooms, one on the main floor and the other on the first level of underground parking. The Main floor bike room can be accessed from both Pandora Avenue and Mason Street. The Required Class 2 bike parking stalls will be provided at each of the 2 entrances. 12 in total.

Streetscape

The proposal includes Landscape enhancements along both Pandora Avenue and Mason St. including the new boulevards that have been integrated with the new bike lanes on Pandora Ave. Much consideration was given to the location of the garbage room and the collection of waste and recycling to minimize the impact on the existing residents of Mason Street. After consultation with the Area Planner, the Engineering department as well as a waste-service provider it was agreed that garbage collection would be from Pandora Avenue. The existing (relocated) commercial loading zone will also be used for loading Garbage and Recycling.

CPTED

The proposed development will provide *'eyes on the street'* on both Pandora Avenue and Mason Street, which is a key factor in reducing crime. Both residential entrances will incorporate a security gate and will be well lit and visible from residential units as well as the main floor Commercial space along Pandora Avenue. Visitor bike parking stalls will be situated on the secure side of the Entry gateways.

Community Dialogue

A formal CALUC meeting was held on June 07. The response was generally very supportive of a new development. Some concerns were raised regarding the scale of the project and the effects of shadowing onto existing houses, although we had not yet completed the shadow study at that time. Representatives from the Victoria Conservatory of Music were appreciative that the developer was investing considerably in improvement of the neighborhood and they were supportive of the proposal.

Summary

The proposed design of this proposed development reflects the considerable dialogue with the neighbors and city staff to date. We believe the design closely aligns with the Downtown Core Area Plan and is a positive step for the future of the Harris Green and North Park neighborhoods.

Kang and Gill Construction Ltd. takes great pride in the planning and design of all our developments and we thank you your time and consideration with regards to this matter.

Sincerely,

Carly Abrahams, Development Manager

Suite No.: 4, 3318 Oak Street, Victoria, British Columbia V8X 1R1
Phone: (250) 590-3140 Fax: (250) 590-8086 Email: [illegible]@kangandgill.com

KANG & GILL
CONSTRUCTION LTD.

November 1, 2018

RE: 926 & 932 Pandora Ave

Mayor and Council

City Of Victoria – Planning Dept

City of Victoria
1 Centennial Square,
Victoria BC V8W 1P6

Dear honorable mayor and council,

Kang and Gill Construction is committed to helping in the current city needs for more affordable housing options. As a result, we are prepared to offer 10% of our proposed units as affordable rental units at 926 and 932 Pandora Ave. These 15 rental units will be a mix of unit types, from studio to 3 bedroom and will be rented at 15% below appraised market rents. We understand there is a great need for family units, so we will also ensure that a minimum of 5 – 2 bedroom units & 2 – 3 bedroom units will be part of the rental mix. The market rental values will be provided by an independent local appraiser at the time of completion. **This contribution is over and above the declared land lift amount.** We hope you will find this contribution favorable, and we look forward to working with the City on mutually agreeable housing agreement.

Please let me know if you have any further questions or concerns.

Sincerely,

Bikramjit Kang

President - Kang and Gill Construction Ltd.

Suite No.: 4, 3318 Oak Street, Victoria, British Columbia V8X 1R1
Phone: (250) 590-3140 Fax: (250) 590-8086 Email: sales@kangandgill.com

NORTH PARK NEIGHBOURHOOD ASSOCIATION

Minutes of Community Association Land Use Committee (CALUC) Meeting
June 7, 2017

Present:
Board members: Pam Hartling, Christopher Fleming, Penny Bond,
Members: Michael Rowe, Lori Nielson, Anne Moon, Stacey Ness, Anthony Colyn, Julie Poskitt, Gillian Hurwood (Girl Guide House), Jim Harlick (represented by proxy Steve Blumberg)
Guests: Curtis Knichel, Tommy Ngo, Jim Aalders (HDR CEI Architecture); Carly Abrahams, Biki Kang (Kang & Gill Construction); Rajinder Sahota (Method Built Homes); Kevin DeCoste, Lucy Poskitt, Michele Blumberg, Steve Blumberg, Helene Beaudvin, Holly Rockery, Nona Dyck

Call to Order: Christopher Fleming, NPNA CALUC Co-chair, called the meeting to order at 7:00 p.m.

Process:
This meeting will present two land use proposals, with one hour allotted to each. The developer will present the proposal, then the floor will be open for questions and discussion. The NPNA secretary will record the minutes of the meeting. After the conclusion of the meeting, NPNA's Land Use Committee will write a separate letter to the City for each proposal reporting on decisions and recommendations from the meeting; the minutes will accompany this letter. The NPNA letters and minutes will be sent to all NPNA members and to those who were guests at the meeting.
Based on the conclusions from the meeting, the developer would send modified plans to the City.
Individuals who have particular opinions about the development proposal may send their own letters to the City.

A. Proposal:
926 - 932 Pandora Ave. — Kang & Gill Construction;
HDR CEI Architecture Associates

1. Presentation

- The Pandora Ave. side of the proposal is for the maximum height permitted by the Official Community Plan (OCP):
  - 30 m. on Pandora Ave. (10 storeys); 20 m. on Mason St. (six storeys)
- Current zoning is CA-1 (up to 15.5 m. or 5 storeys); OCP supports up to 10 storeys. This development, as planned, would create a site specific zone.
- There are 147 units: studio; several versions of 1-bedroom; 2-bedroom; and 3-bedroom to level 8.
- Level 9 has a common rooftop garden.

- Levels 9 and 10 have the larger suites.
- Floor to space ratio (FSR) is 4.78
- There will be maintenance of good light and view for everybody.
- Plan includes better street right of way on Mason St.
- Five townhouses on Mason St. respond to same landscape as existing houses on the north side of the street. Townhouses are two storeys with patio and second floor balcony.
- Building mass is broken up into three components of differing configuration.
- There is a strict set of rules. The developer is working with City Planning.
- Building is L-shaped with a courtyard on Mason St., heights stepping back from six to 10 storeys from Mason towards Pandora.
  - Main entrance on Mason St. has landscaping, courtyard.
    - Secondary access to entry lobby by exterior walkway from Pandora Ave.
  - Common amenity room for all tenants adjacent to entry lobby.
- Bylaw dictates that traffic access and egress must be on the less busy street, which is Mason St.
- Underground parking is on two levels with 81 residential stalls; seven commercial.
- First floor is commercial space.
- Coloured glass on outer aspect of west side stairwell echoes stained glass in the many churches in the area.
- There will be a direct access point to the Pandora bike lane.

2. Q&A

Q: Is the building all strata?
A: Yes.

Q: Does it include low cost accommodation?
A: Not at this point.

Q: Shadowing of Mason St. is a concern. How much shadow will fall on the north side of the street?
A: A shadow study was done and will be made available.

Q: The building is "monstrously tall". It will negatively affect quality of life of the houses on Mason St. Shadow, noise, night-time deliveries are great concerns.
A: Commercial loading zone, including garbage collection, is in place on Pandora. The plan is to maintain a quiet, pleasant atmosphere.

Q: Traffic flow is a major concern in the vicinity of St. John's Church. There is a fear of being clogged with cars. Additionally, access off Mason St. removes the "eyes on

the street" on the Pandora side, which is a sociological concern. People who live in the building should have a connection to Pandora Ave.
A: Commercial activity all day, and the height of the units will provide eyes on the street. People who live or do business in the building are more likely to travel southward towards Pandora and downtown, rather than away from Pandora.

Q: Drug activity nearby is a concern.
A: The building is solidly commercial on ground level, which should prevent activity from sprawling across Pandora. Our Place is good about engaging and working with the developers.

Q: What impact will the building have on the neighbourhood during construction, in terms of noise, dust, etc? This already is a problem with current construction in the next block.
A: The developers are doing their best to control this aspect of construction. They will try to keep the bulk of the work towards Pandora, not Mason. Due to many factors, it is hard to know when construction will start. The proposal requires full re-zoning, requiring public hearing, so it may take some time for approval of the project.

Q: Does it have to be built to the maximum height?
A: Zoning is in place but looking at the OCP, development is supported for up to 10 storeys. Looking at the long-term vision, there likely will be further development with maximum allowable height all along this block of Pandora. The developer is trying to be sensitive to Mason St. by stepping the height. They will do shadow studies of both the current and proposed heights.

Comment: Victoria Conservatory of Music (VCM) is appreciative of developers looking to improve the neighbourhood. VCM is supportive of these plans.

Q: What materials will be used?
A: Glass, brick on lower floors, south-facing metal screens, wood soffit (overhang). There is an effort to complement the VCM stone.

Q: What will be the impact on the street itself on the Mason St. side?
A: No changes at the stop signs. The street will be widened. There is no talk of changing the parking limits.

B. Proposal

953 Balmoral Rd. — Method Built Homes

This proposal originally was presented to NPNA on July 28, 2016.
1. Original Proposal:

- The property at 953 Balmoral currently is a 7,200 sq.ft empty lot.
- Zoning is R2 (duplex). The developer is seeking zoning change to R3 (multiple dwelling).
- The proposal is for a purpose-built rental building with six storeys.
  - The building itself takes up one-third of the site.
  - There are 17 units — six one-bedroom, 10 two-bedroom, one three-bedroom.
  - There are five vehicle parking stalls.
  - Each residential unit has storage for two bicycles.
  - There is one parking stall for a Modo car share vehicle, located at the front of the building. Each residential unit would have, in perpetuity, a Modo membership acquired by the developer.
- Affordability is directly relational to amenities.
  - This building offers Modo car share, bike stalls, proximity to downtown, green roof.

2. Possible Revision:
Since originally proposal last year, which was not supported due to height and limited number of parking stalls, the market has changed and it is more feasible now to revise to a four storey plan.

3. Q & A:
Q: What is the building's relationship to Pacifica Housing?
A: The developer is on the board of Pacifica Housing. Pacifica interest in another Method Built project on North Park St. fell through.

Q: What is the size of the one-bedroom suites?
A: 500 - 600 sq.ft.

Q: Is this the same as last year's proposal?
A: Yes, but market rents change all the time and a subsequent change has made reducing height to four storeys more feasible.

Q: If the height is reduced to four storeys will the building cover more land?
A: No, the number of units would be reduced with no change in the footprint.

Q: There is a lack of space between the back of the building, where the parking is situated, and the neighbouring house on Mason St. This causes a privacy issue. Could there be a green wall to visually separate the two properties?
A: As information, the similar North Park St. building has been rented since January 2017 and not many tenants need or use the parking. However, the city insists on a certain number of stalls.

The OCP guidelines mean that there will be density. The plan has tried to maintain as much set-back as possible. The units are stepped back from the decks and would not permit vision into neighbours' homes. The decks themselves are small and more for air circulation than occupation.

Q: Can LEED standards be looked at as a possibility?
A: What LEED offered as progressive in 2012 has been incorporated into the building code. About two-thirds of LEED standards now are in the building code. Further such progress is happening.

Comment: A neighbour who opposed the original proposal would be happy with the four storey option.

Adjournment:
The meeting adjourned at 8:17 p.m.

Recorder: Penny Bond, NPNA Secretary

3.3 Development Permit Application No. 000508 for 926 - 932 Pandora Avenue

The City is considering a Rezoning and Development Permit Application to allow a ten-storey, mixed-use building with ground floor commercial and residential above.

Applicant meeting attendees:

CURTIS KNICHEL	HDR / CEI ARCHITECTURE ASSOCIATES, INC.
MEGAN WALKER	LADR LANDSCAPE ARCHITECTS
CARLY ABRAHAM	KANG AND GILL CONSTRUCTION LTD.

Ms. Taylor provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- overall massing and building bulk
- ninth and tenth storey balconies and clearance to side property lines
- application of building materials.

Ms. Abraham provided the Panel with a detailed presentation of the site and context of the proposal and Meghan Walker provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is the rationale for not having green roofs at the southwest corner of the second floor?
  - desire to avoid having personal items cluttering the street view
  - it would be possible to green the roofs
- what is the inspiration behind the panel pattern?
  - spires were considered, but in the end greenery was the design inspiration
- what is the material of the perforated screens?
  - pre-finished metal cladding
- what is the rationale for the location of the garbage/recycling collection?
  - the proposed location results from lengthy discussions with City staff
  - a waste management service provider has advised that picking up off of Pandora Avenue would not be an issue as long as the paving surface was smooth
  - the only other option would be in the courtyard with access from Mason Street, but this would be more disruptive to residents
- why is the proposed landscaped island not closer to the crosswalk?
  - this could be moved
- were noise and vibration concerns considered with the proposed garbage bay location next to the lobby?
  - the proposed location is a secondary entrance point
  - these services are disruptive no matter what, but will be most disruptive to the townhouse residents if placed by the primary residential entry at Mason Street
- how will the amenity space on the first level be programmed?
  - the outdoor and tenant space will be used for social gatherings and tenants' parties
- what is the rationale for the main entrance not being visible from the sidewalk?
  - the applicants have done similar projects before and have found it difficult to situate the elevator lobbies at the best point in the building

    - placing the main lobby off Pandora Avenue was explored, but the vehicular access location and the noise and grit of Pandora Avenue drove the decision to make the entry off of Mason Street
    - the entrance is not as visible from Mason Street, but entering through the courtyard is nicer, the canopy provides a visual marker and there is a very nice feel along Mason Street
- do the townhouses only have windows towards Mason Street?
    - yes; although the two western units have an opportunity for windows at the rear, these would face neighbours
    - the interior layout supports the proposed window placement
- would glazed windows be possible for the inbound townhouse bedrooms?
    - this can be considered, but would have to respect the fire code and work around the L-shaped tower
- how is the tenth floor roof deck separated from the adjacent unit's bedroom?
    - there is glazing situated at the northwestern corner of the unit and the hedge planting also helps with privacy
    - sound insulation could also be improved for this corner
- what is the reason for the change in the ground level canopy colour on the Pandora Street elevation?
    - the initial design had a break at this location
    - the change helps define the lower commercial floor, but the colour could be made contiguous
- do the top balconies have any canopy above, or are they exposed?
    - at the moment they are exposed, although it would be desirable to extend the glass canopy
- were live-work opportunities with Mason Street explored?
    - the primary focus of the mix of unit types is to attract families, but live-work opportunities could also be explored
- is there a bathroom for the tenth floor amenity patio?
    - this could be added inside beside the storage area
- are the townhouse patios on Mason Street at street level?
    - Mason Street is sloped, so some patios are at street level
- is there opportunity for a green roof adjacent to the sixth and seventh floor patios?
    - this is a possibility
- were the materials purposely selected to create a muted palette?
    - the proposed materials evolved from many samples; the lighter colours in the lower floors complement the nearby churches and the bluish tones echo the lighter blue spandrel panel
- was an independent CPTED analysis completed? In particular, were the benches in the landscape plans included in a CPTED analysis?
    - no independent review was completed
    - there is sufficient light and enough eyes on the street to mitigate security concerns
- have the proposed benches been approved by the City?
    - no, this is just at a conceptual stage at the moment
- will the landscaped island be maintained by the developer?
    - this has not yet been discussed with the City
- what is the rationale for the paving pattern in the driveway from Mason Street?
    - the pattern highlights the main point of entry.

Deborah LeFrank left the meeting at 3:00pm.

Panel members discussed:

- recognition of the importance of the site in setting the tone for the area
- the proposal's scale in relation to its current surroundings and the need to consider future development and guidelines
- opportunity to improve the building's mass and functionality by adding a balcony on the top level
- appreciation for the building's shifts in the ground floor aligning with potential adjacent open spaces
- the successful integration of the townhouses and the creation of a street wall
- potential concern for privacy, ventilation and light with windowless bedrooms in the townhouse units
- opportunity to create some detachment of the townhouses for distance, to create a more exciting volume and provide light
- appreciation for the townhouse concept and materiality
- need to refine the second floor canopy to avoid an arbitrary change in colours
- need to break up the continuous glass railing at the top of the building
- concern for the reflectivity of the building overall; the opportunity to add materials to reduce the shininess
- need to reconsider the spandrel glass cladding
- recognition of the proposal's overall success in addressing the large mass
- potential to create an amenity space in the courtyard off of Mason Street

Elizabeth Balderston left the meeting at 3:20pm.

- concern for the functionality of the garbage and recycling removal route
- the necessity of improvements to the public realm
- concern for the liveability of the western units labelled "2 bedroom A" on all floors above the second, if an adjacent building is constructed near the property line
- the need to focus on the pedestrian experience
- concern for the cold, hostile pedestrian streetscape and entrance at Pandora Avenue
- appreciation for the glazing at the ground level on Pandora Avenue
- opportunity to make a statement with the entry canopies and resolve the entryways
- lack of visual clarity for main entry off Mason Street
- opportunity to benefit the future street wall through recessed balconies or by revealing greenspace.

Motion:

It was moved by Sorin Birliga, seconded by Stefan Schulson, that the Development Permit Application No. 000508 for 926 - 932 Pandora Avenue be approved:

1. subject to the following recommendations:

a) introduce non-reflective materials in lieu of spandrel panels;
b) revise the 9th floor continuous balcony;
c) refine both Pandora Avenue and Mason Street streetscapes and entrances; and

2. with consideration to the following recommendations:

a) reconfigure the garbage and recycling removal route;
b) consider adding windows to the townhouse bedrooms;

c) review the design of the amenity spaces to improve functionality, privacy and serviceability; and
d) consider the Panel's comments as captured within the meeting minutes.

Carried

For: Jesse Garlick (Chair); Sorin Birliga; Paul Hammond; Carl-Jan Rupp; Stefan Schulson
Against: Jason Niles

4. ADJOURNMENT

The Advisory Design Panel meeting of May 23, 2018 was adjourned at 3:45 pm.

_____
Jesse Garlick, Chair

25 June 2018

Received
City of Victoria
JUN 27 2018
Planning & Development Department
Development Services Division

Leanne Taylor
Senior Planner
City of Victoria
1 Centennial Square
Victoria BC

Email: ltaylor@victoria.ca

RE: 932 Pandora Street – Revisions to DP Application Drawings

Dear Leanne,

Further to our meeting on June 19th, we are resubmitting the Drawings for 932 Pandora and have incorporated the revisions based on our discussions. The revisions reflect the comments received from the Advisory Design Panel as well as the City of Victoria Planning Department. The following is an itemized list of the revisions;

1. *Refine both Pandora Street and Mason Street Streetscapes and Entranceways;*

   - Revised Planter at Mason Street entrance.
   - Increased canopy size at Mason Street entrance.
   - Addition of bench seating at Mason Street entrance.
   - Provided accent paving at solid wall pilaster locations along Pandora Avenue. Also provide an 18" concrete base.
   - Provision of a skylight at Pandora Avenue residential entrance to allow for natural light at lobby entry.

2. *Introduction of non-reflective materials in lieu of spandrel panels;*

   - Large areas of spandrel panels has been revised to cementitious cladding as per bubbled locations on elevations.

hdrcei.com

HDR | CEI Architecture Associates, Inc.
500 – 1500 West Georgia Street, Vancouver, BC, CA V6G 2Z6
(604) 687-1898

Douglas S. Wignall, Architect AIA, AIBC, AAA, MRAIC

3. *Revisions to 9th floor continuous balcony.*

- The balcony on the 9th floor has been modified to be a combination of cementitious cladding on parapet wall, full-height glazing, and a combination of glazing and solid parapet. Refer to bubbled location noted on elevations.

4. *Additional ADP Considerations;*

- Revised rooms with no windows in Townhome level 2 to be noted as "DEN".
- Garbage/Recycling Room and route was been reviewed by Engineering and approved in its current configuration.
- Improve separation between level 9 unit and common rooftop terrace.
- Provision of a washroom for outdoor patio (*universal W.C. + 2 sinks*)
- Addition of a planter on the South-West level 2 roof.
- Addition of glass canopies for level 10 balconies

5. *Additional Planning Department Considerations:*

- Revised WEST balconies to comply with balcony minimum clearance to side property line of 3.5m (*as per Residential Building Separation Guidelines in the City of Victoria Downtown Core Area Plan*).

We trust these noted revisions reflect the discussions to date and will allow the Planning Department to complete their planning review and processing. We would be pleased to meet with you if you'd like to further discuss any of the above items.

Respectfully,

HDR|CEI Architecture Associates Ltd

Jim Aalders Architect AIBC, MRAIC, LEED AP

ROLLO LTD
+ ASSOCIATES
Land Economists Development Strategists

September 27, 2018

Leanne Taylor
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 926-932 Pandora Avenue 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 926-932 Pandora Avenue Victoria (the Site) from the current CA-1 Zone to the proposed zone by Kang & Gill Construction 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 from 3.0 FSR for a residential building (identified as the 'base density' under the Official Community Plan designation as Core Mixed-Use Residential Urban Place Designation) to a proposed density of 4.55 FSR mixed commercial at grade with residential strata above project on the Site.

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 4.55 FSR and the maximum value a developer could pay for the site permitted under the CA-1 Zoning under current market conditions. GPRA has been asked to assess the value of the Site with the following potential uses:

1) Residential strata;
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 CA-1 Zone and the proposed new zoning/density.

METHODOLOGY & ASSUMPTIONS

The Site is roughly 2,600 square metres in area after dedications and can be developed under the current zoning with a mix of ground floor commercial with residential above at a density up to 3.0 FSR. The proposed new development at roughly 4.55 FSR would amount to approximately 11,840 square metres of GBA, comprised of 11,314 square metres (gross area) of residential (composed of 143 apartments and 5 ground oriented townhouses), and 526 square metres of ground floor commercial space, with 117 parking stalls to be provided.

280-11780 Hammersmith Way, Richmond, B.C. V7A 5E9 * Tel. (604) 275-4848 * Fax. 1-866-366-3507
www.RolloAssociates.com * E-Mail: gerry@rolloassociates.com

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). 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 noted in 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 4.55 FSR and not from development under current planning 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 analyses from a review of recent sales and offerings for sale of recently developed apartments 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 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.

ROLLO
+ASSOCIATES

CONCLUSIONS & RECOMMENDATIONS

GPRA estimates that the lift from the proposed zoning for the additional 1.55 FSR of density is roughly $818,700. At the City's standard rate of a 75% share of the lift the indicated amenity contribution from this rezoning is $614,000.

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 926-932 Pandora Avenue. I am available to discuss this further at your convenience.

Gerry Mulholland |Vice President
G.P. Rollo & Associates Ltd., Land Economists
T 604 275 4848 | M 778 772 8872 |
E gerry@rolloassociates.com | W www.rolloassociates.com

NORTH PARK NEIGHBOURHOOD ASSOCIATION

Minutes of Community Association Land Use Committee (CALUC) Meeting
June 7, 2017

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Q: What impact will the building have on the neighbourhood during construction, in terms of noise, dust, etc? This already is a problem with current construction in the next block.
A: The developers are doing their best to control this aspect of construction. They will try to keep the bulk of the work towards Pandora, not Mason. Due to many factors, it is hard to know when construction will start. The proposal requires full re-zoning, requiring public hearing, so it may take some time for approval of the project.

Q: Does it have to be built to the maximum height?
A: Zoning is in place but looking at the OCP, development is supported for up to 10 storeys. Looking at the long-term vision, there likely will be further development with maximum allowable height all along this block of Pandora. The developer is trying to be sensitive to Mason St. by stepping the height. They will do shadow studies of both the current and proposed heights.

Comment: Victoria Conservatory of Music (VCM) is appreciative of developers looking to improve the neighbourhood. VCM is supportive of these plans.

Q: What materials will be used?
A: Glass, brick on lower floors, south-facing metal screens, wood soffit (overhang). There is an effort to complement the VCM stone.

Q: What will be the impact on the street itself on the Mason St. side?
A: No changes at the stop signs. The street will be widened. There is no talk of changing the parking limits.

B. Proposal

953 Balmoral Rd. — Method Built Homes

This proposal originally was presented to NPNA on July 28, 2016.
1. Original Proposal:

To:
Pam Hartling and Chris Fleming, North Park Neighborhood Land Use Committee
Lucy Posktt and Kevin DeCoste
Mayor Lisa Helps
Councillors Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, Alto
and Young.
J. Johnson – City Manager;
J. Jenkyns – Deputy City Manager;
J. Tinney – Director, Sustainable Planning & Community Development;
A. Hudson – Assistant Director, Community Planning;
A. Meyer – Assistant Director, Development Services;
S. Thompson – Director, Finance;
F. Work – Director, Engineering;
M. Miller – Senior Heritage Planner;
A. Brett – Heritage Planner;
B. Sikstrom – Senior Planner;
C. Wain – Planner;
R. Bateman – Planner;
C. Coates – City Clerk;
C. Mycroft – Executive Assistant to the City Manager;
J. Schmidt – Manager, Legislative & Regulatory Services
Michele Blumberg, 942 Mason Street
Jim and Keith, 940 Mason Street

From:
Julie Poskitt, 944 Mason Street

Re: Development Proposals 926-932 Pandora, and 953 Balmoral

June 16, 2017

Dear People,

On June 13, I paid my property taxes (over $3000), went for dinner and then attended two back-to back and very disheartening development proposal consultations.

The first, at 7 pm, proposed a ten-storey residential tower between Mason and Pandora directly in front of my house, and the next, at 8 pm, for the second time, proposed a six-storey residential build directly behind my house (953 Balmoral).

I am writing to protest the height of these buildings, the noise-and-exhaust levels arising from the parking decisions of these builds for our home, located between them; the loss of sunlight, impacting the enjoyment and use of my property and the destruction of the small-scale, pedestrian and heritage flavour of Mason Street.

My context and reasons are outlined below, and my demands follow at the end of this letter.

How I came to own 944 Mason

Over the course of 2011 I watched 944 Mason being built by Chris LeFevre from my then-daily parking spot owned by Mr. Gazzola. I watched it put up for sale, and I ultimately purchased it for our family late in 2011 -- before the latest version of the City's official community plan was created. In 2015, before my family moved to Victoria, and before the tide of Vancouverites came over, I put 944 Mason up for sale, but I've been so glad it did not sell, because I've been able to help my daughter and her husband relocate to Victoria and enjoy this neighborhood, with all its diversity, industry, homeowners, services, small-scale entrepreneurs and proximity to downtown life.

I'm recently retired from the public service, having worked at 800 Johnson since 1995, with a 6 year hiatus in Ottawa, returning in 2006. For 22 years I have loved Mason's little houses, the urban farm and the rezoned-for-commercial heritage buildings behind the Health building, despite their different uses and uneven states of care. I have loved the mix of churches, light industry (including the one currently across from me with its good mural), park space and businesses along all along Mason up to Cook and past Cook. I have watched the growth in numbers of street-involved people, their occasional misbehavior both within my property boundaries and, lately in the church/Scout Club parking areas, the demolition of the Catholic school, the building of the bike lanes and the constant development going on near the City Centre.

The value of smaller scale dwellings in the City

Small, single-family houses, owner occupied or rented, that persist near the City core are a reminder of what Victoria has been and how people have lived there. Although my house is a new build, it has "played nice" in its architectural principles and fits the occupation "story" that has been told up and down this street for a long time. 944 Mason has 2.5 stories, the loft of the main house being used by my daughter as an artist studio, and a rented legal suite attached at ground level which, in my later years, is a place where I can live next to my daughter and son-in-law and their children. Since Lucy and Kevin moved in last year, the front and the back have been cultivated and there is a great 2017 crop of vegetables and flowers. Our neighbor to the east has an apple tree planted at the yard boundary which gives fruit for baking, thanks to the good light and air circulation currently available. Our neighbor to the west has a beautiful rose bush that leans into our front yard. Neither Lucy nor Kevin drive, so their walking access to work and/or buses or bike transportation has been excellent.

Obviously we will all be inconvenienced by construction noise and dust. Obviously these will impact our tenant and any vehicles we'll be parking on the street or in our driveway.

Obviously, due to the Pandora development's shadow, our house will become colder and the yard not as useful for growing or as pleasant for relaxation.

Obviously car traffic will increase (parking entry for the Pandora development). Car emissions will rise (including the parking spaces for the Balmoral development where the exhausts will be directed toward and through our fence into the garden). Whatever we grow will be coated with many more unhealthy substances.

But my concern is not only for my home and my street. Nor is it exclusively for single-home owners abruptly subject to a 20-Year plan, although we feel the brunt of change acutely. It is something larger, and it has to do with a loss of connection to history and older, more land-tied ways of life that existed before we got here.

The developer for Pandora noted the success of the Woodward's development in downtown Vancouver, how street people and new high-rise owners are happily co-existing. But here are my observations from my lived experience of DTES, where Lucy was born, and the lives of friends who've lived in the DTES

since. I would point out how some of these tall builds are subsidized housing developments (good and necessary) and some of these are market and the news is not all good. There is a lot of concern about the gentrification of the DTES, and a great deal of social action, as there has been for generations and which continues, to support the disadvantaged and addicted. For me in the 1980s and for my Vancouver acquaintances who still live and work in the DTES, the single, two or three-storey dwellings of Strathcona with its long-preserved green walkway and its quiet streets, are a kind of shared refuge within the City – a place to live and walk through: THE calm refuge for the Downtown Eastside, not the chilly wet streets below the locked-up developments.

This is what Strathcona teaches us: People, and I'd argue the vulnerable elderly and the young most especially, need to observe close-up, at eye-level, human-scaled dwellings on their distinct plots of land. They need to see humans caring for their scraps of immediate natural world. They need to see how people choose to accommodate (or not) the changes imposed by growing environments day in, day out, from season to season; they need to see the choices forced by leaves, grasses, weeds, berries, apples and weather on dwellers. How street drains are blocked and unblocked by the folks who live behind them, what a barbeque or a lilac smells like, how sidewalks are cleared of snow, who owns which dogs, what blue boxes are for, how unstoppable dandelions are. It's not that every person can afford a single family home in the city, and its not that every homeowner shares the same concerns, but people, at some unconscious level, want to know that such living was possible once, is still possible. The single family home deep in the city is a locus of dreams and memory, a teacher of small, homely lessons, an imparter of old skills, and a site of greeting.

The small homes that line Mason Street belong not only to individual owners, they belong, in other way, to the imaginations and senses of all the people on the sidewalk, as I was for all those years of parking and walking to work. Mason St. is a place to observe the interface of the human and the natural, to observe a significant span of time in architecture, to speculate and imagine. Although some of this can be said of well-designed taller buildings, it is progressively less true with each storey added to the stack. I contend that small dwellings in the city, like ours, have a value much greater than their dollar worth: they are an intrinsic good. It is, after all, the view of the small Mason Street houses across the street that will incite those who can afford the Pandora townhouses to pay extraordinary prices. This is because the occupied street and life lived on the surface of the living earth, is valuable to everyone: occupants, neighbours and passers-by alike.

What I want:

- LOWER buildings: for Pandora, max 6 storeys, for Balmoral max 4. There is no need at this time to approve variances and build the first big builds to the maximum allowable or permitted height even if that is forseen for the 20 year plan. As this plan is implemented we should START with lower density, and NUANCE the transition zone to complement existing dwellings and build up toward the 20th anniversary.
- Don't just reference green space, don't just remind people that things grow: show us how you plan for fully grown shade trees.
- Build with fewer parking spaces than units. Incentivize the units without parking. Offer all-week diagonal parking (currently offered on Sunday) with some residential spaces reserved on Balmoral. Be leaders: give tax breaks for carless and shared-car owner-occupants, so that you are not building for cars, but for people and their lungs.
- City Staff should reach out to residents as much as they work with developers. The time that developers spend with the City officials I help pay for, is built into developer costs. It is therefore unnerving to be told how happy the City is with their proposals, to show us, the affected, the number of bike lock-ups they will be providing, that their hands are tied, they MUST provide this

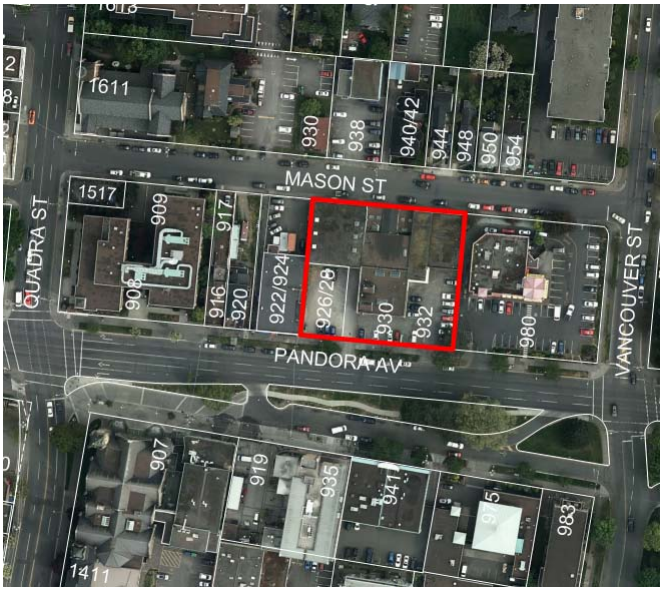
many parking spaces. What I hear is that the taxes I paid earlier in the day on the 13th have been deployed in lots of conversations with Mr. Gill and Mr. Sahota or their staff, so that they can dutifully come and explain to me that this height, these shadows, this decreased privacy, this increased concrete and these fumes have met all the City's demands. And now it's up to me to see the merits of their proposals. Well no thanks: Come to my house and see what is being affected.

Julie Poskitt

Rezoning and Development Permit Applications

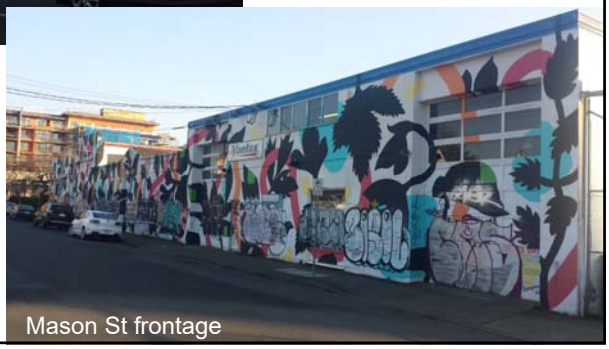
for

926 and 932 Pandora Ave



SUBJECT PROPERTIES

Pandora Ave frontage



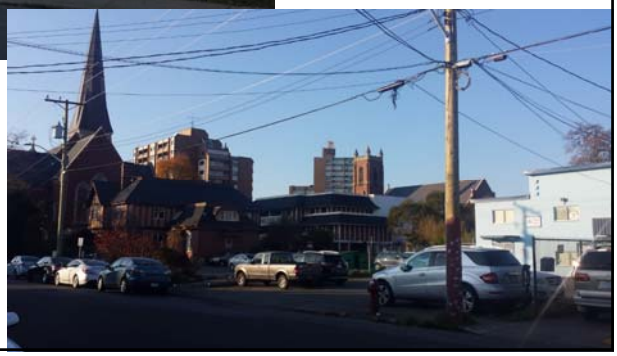
Mason St frontage

PROPERTY TO THE EAST

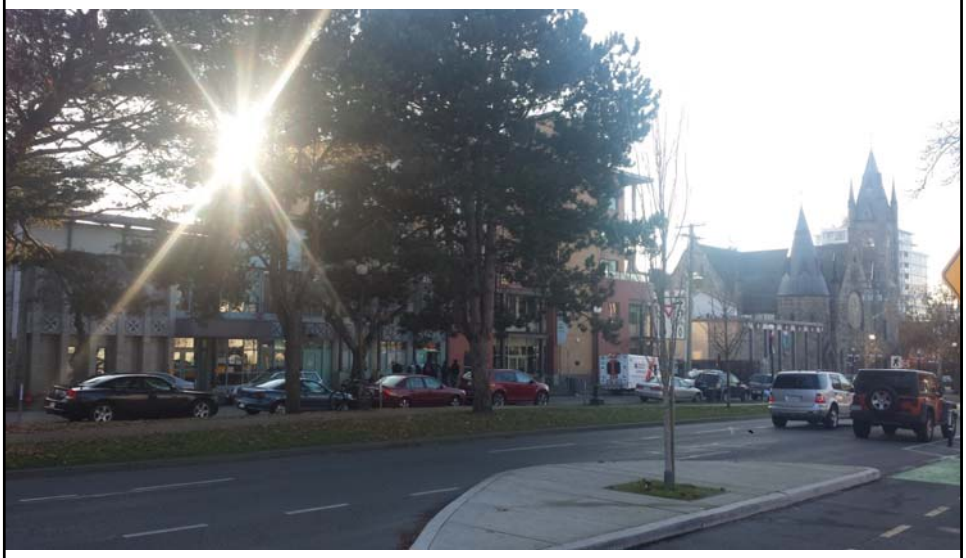
CITY OF VICTORIA

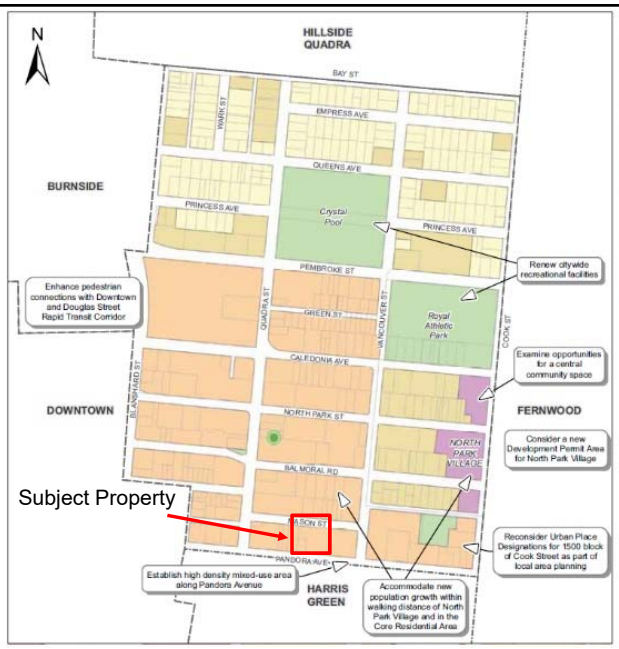
PROPERTY TO THE WEST

PROPERTIES TO THE NORTH



PROPERTIES TO THE SOUTH





MAP 28

North Park
Strategic Directions

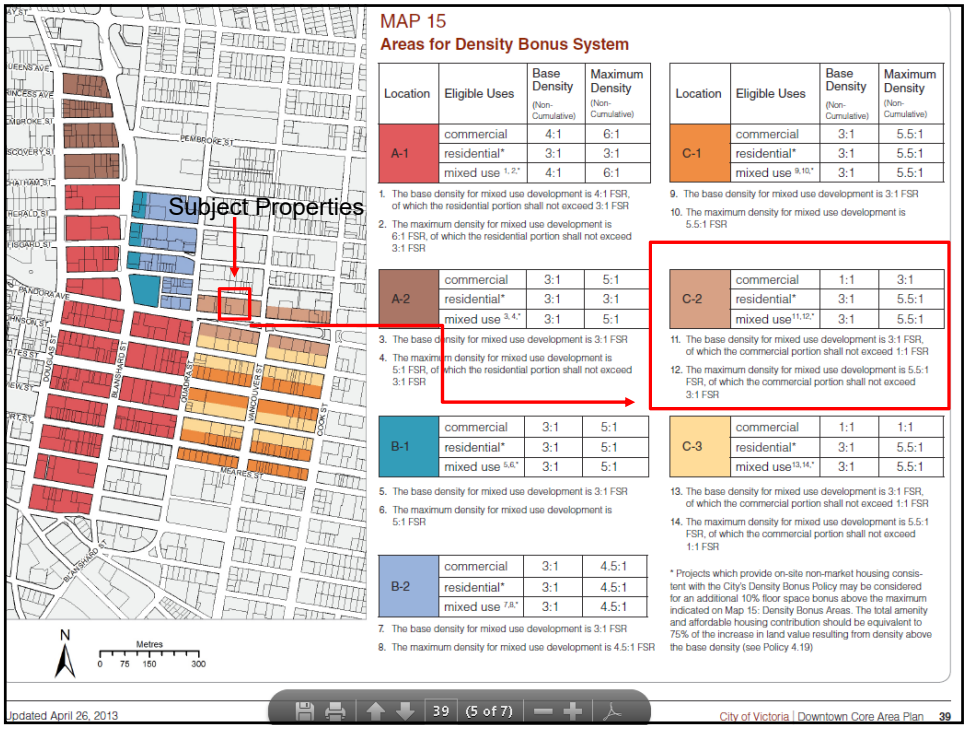
Urban Place Designations*

- Core Residential
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- Proposed Park (approximate location)

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



MAP 15
Areas for Density Bonus System

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
A-1	commercial	4:1	6:1
	residential*	3:1	3:1
	mixed use [1, 2,*]	4:1	6:1
A-2	commercial	3:1	5:1
	residential*	3:1	3:1
	mixed use [3, 4,*]	3:1	5:1
B-1	commercial	3:1	5:1
	residential*	3:1	5:1
	mixed use [5,6,*]	3:1	5:1
B-2	commercial	3:1	4.5:1
	residential*	3:1	4.5:1
	mixed use [7,8,*]	3:1	4.5:1

1. The base density for mixed use development is 4:1 FSR, of which the residential portion shall not exceed 3:1 FSR
2. The maximum density for mixed use development is 6:1 FSR, of which the residential portion shall not exceed 3:1 FSR
3. The base density for mixed use development is 3:1 FSR
4. The maximum density for mixed use development is 5:1 FSR, of which the residential portion shall not exceed 3:1 FSR
5. The base density for mixed use development is 3:1 FSR
6. The maximum density for mixed use development is 5:1 FSR
7. The base density for mixed use development is 3:1 FSR
8. The maximum density for mixed use development is 4.5:1 FSR

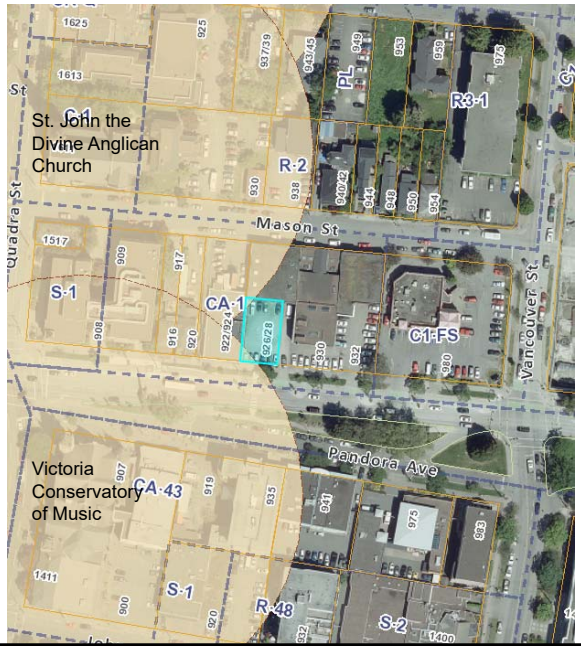
Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
C-1	commercial	3:1	5.5:1
	residential*	3:1	5.5:1
	mixed use [9,10,*]	3:1	5.5:1
C-2	commercial	1:1	3:1
	residential*	3:1	5.5:1
	mixed use [11,12,*]	3:1	5.5:1
C-3	commercial	1:1	1:1
	residential*	3:1	5.5:1
	mixed use [13,14,*]	3:1	5.5:1

9. The base density for mixed use development is 3:1 FSR
10. The maximum density for mixed use development is 5.5:1 FSR
11. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR
12. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 3:1 FSR
13. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR
14. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 1:1 FSR

* Projects which provide on-site non-market housing consistent with the City's Density Bonus Policy may be considered for an additional 10% floor space bonus above the maximum indicated on Map 15: Density Bonus Areas. The total amenity and affordable housing contribution should be equivalent to 75% of the increase in land value resulting from density above the base density (see Policy 4.19)

Updated April 26, 2013 39 (5 of 7) City of Victoria | Downtown Core Area Plan 39

HERITAGE LANDMARK BUILDINGS AND 90M LANDMARK RADIUS



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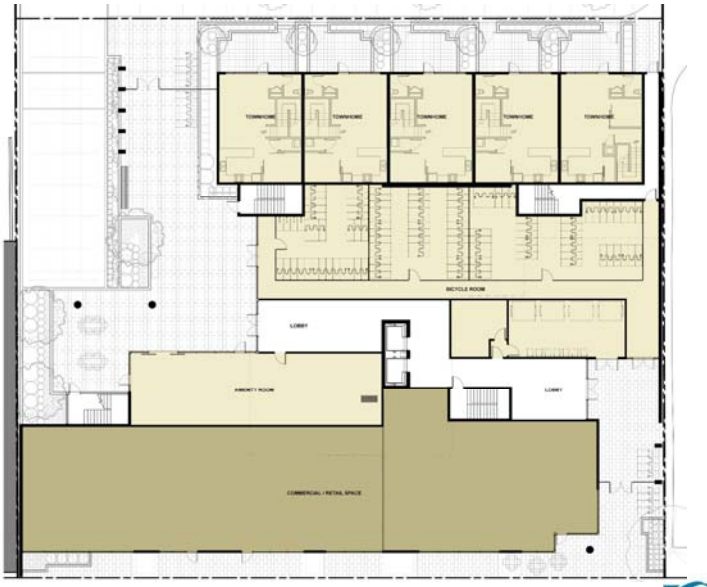
PROPOSED SITE PLAN

PARKING LEVEL 1

PARKING LEVEL 2

CITY OF VICTORIA

FLOOR PLANS (Main Floor Level)



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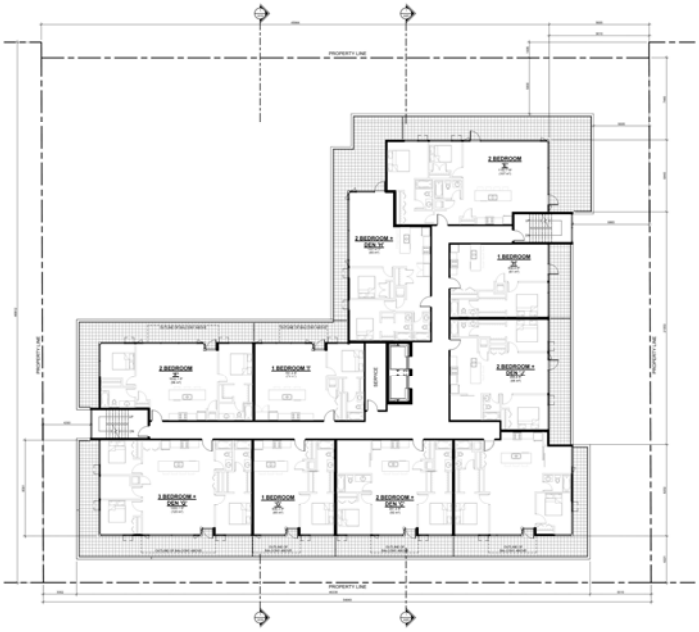
Floor Plan (Typical Floor 2)

FLOOR PLANS (Typical Floors 3-5)

FLOOR PLANS (Typical Floors 6-8)

FLOOR PLANS (Typical Floor 9)



FLOOR PLANS (Level 10 – Rooftop Amenity Deck)

SOUTH ELEVATION (Pandora Ave)

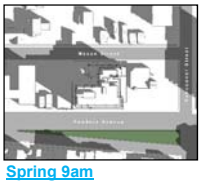
NORTH ELEVATION (Mason St)

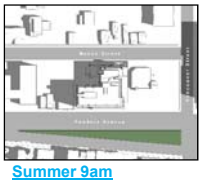
EAST ELEVATION

WEST ELEVATION

MATERIAL BOARD

SHADOW STUDY


Spring 9am


Summer 9am

Winter 9am

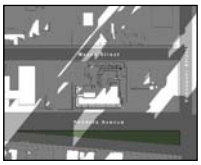
Spring 12pm

Summer 12pm

Winter 12pm

Spring 3pm

Summer 3pm


Winter 3pm

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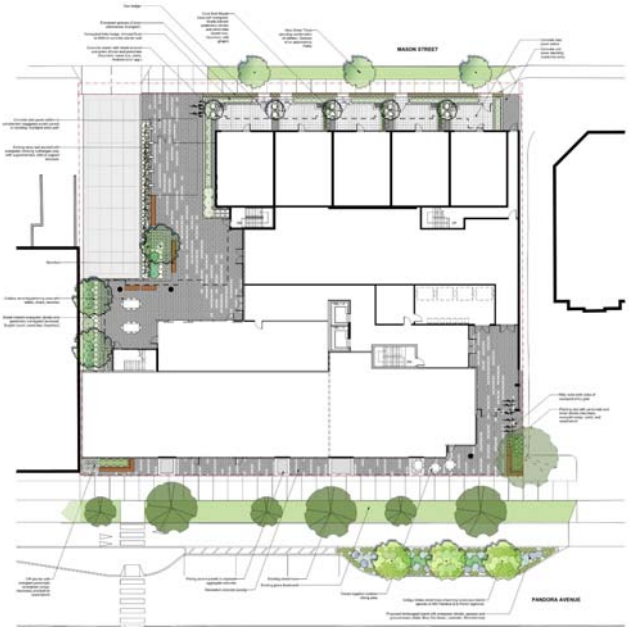
LANDSCAPE PLANS



CITY OF VICTORIA

LANDSCAPE PLANS

CITY OF VICTORIA

RENDERINGS

CITY OF VICTORIA

RENDERINGS

RENDERINGS

Land Lift Analysis and Affordable Housing

- Amenity contribution in the amount of $614,000.00
  - 75% ($460,500) towards Downtown Core Area Public Realm Improvement Fund
  - 25% ($153,500) towards Downtown Heritage Buildings Seismic Upgrade Fund.
- 15 dwelling units (10% of the total residential units) as affordable rental units in perpetuity
  - rented at 15% below appraised market rents
  - at least seven (7) dwelling units would be two and three bedroom units, suitable for families.

CONTEXT ELEVATIONS

Context Elevation Along Pandora Ave

Context Elevation Along Mason St

NO. 19-003

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-P Zone, Pandora Commercial Residential District, and to rezone land known as 926 and 932 Pandora Avenue from the CA-1 Zone, Pandora Avenue Special Commercial District to the CR-P Zone, Pandora Commercial Residential District.

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

1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1179)".

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended by adding the following words after "4.93 C1-N2 Neighbourhood Shopping (Cannabis) 2 District" in the Table of Contents of Schedule "B" under the caption PART 4 – General Commercial Zones:

"4.94 CR-P Pandora Commercial Residential District"

3 The Zoning Regulation Bylaw is also amended by adding to Schedule "B" after Part 4.93 the provisions attached as Schedule 1 to this Bylaw.

4 The land known as 926 and 932 Pandora Avenue, legally described as:

PID: 004-501-071 Lot A, Suburban Lot 10, Victoria City, Plan 11092

PID: 000-764-281 Lot 1, Suburban Lot 10, Victoria City, Plan 16474

and shown hatched on the attached map, is removed from the CA-1 Zone, Pandora Avenue Special Commercial District, and placed in the CR-P Zone, Pandora Commercial Residential District.

READ A FIRST TIME the	**11th**	day of	**April**	2019
READ A SECOND TIME the	**11th**	day of	**April**	2019
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

PART 4.94 – CR-P ZONE, PANDORA COMMERCIAL RESIDENTIAL DISTRICT

4.94.1 Permitted Uses in this Zone

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

a. Multiple Dwelling

b. Bakeries used principally for the retail sale of bakery products sold from the premises

c. Club

d. Cultural facility

e. Financial service

f. Launderettes and dry cleaning operations used or intended to be used for the purposes of dealing with the public served thereby

g. High Tech

h. Office

i. Personal services

j. Restaurants

k. Retail

4.94.2 Location of Permitted Uses

a. The uses identified in Part 4.94.1 b to k must be located on the ground floor fronting Pandora Avenue of a multiple dwelling.

PART 4.94 – CR-P ZONE, PANDORA COMMERCIAL RESIDENTIAL DISTRICT

4.94.3 Community Amenities

a. As a condition of using the additional density pursuant to Part 4.94.5.b, the following community amenity contributions, as adjusted pursuant to Part 4.94.3.b, must be paid prior to building permit issuance:

   (i) a monetary contribution to the Victoria Housing Trust Fund in the amount of $307,000;

   (ii) a monetary contribution to the Downtown Core Area Public Realm Improvement Fund in the amount of $230,250; and

   (iii) a monetary contribution to the Downtown Heritage Buildings Seismic Upgrade Fund in the amount of $76,750.

b. Until it is paid, a total community amenity contribution in the amount of $614,000 (the "Base Contribution") shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw 19-003 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage change in the CPI for the most recently published 12 month period.

c. For the purposes of Part 4.94.3.b "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

4.94.4 Lot Area

a. Lot area (minimum)	2600m^2

4.94.5 Floor Space Ratio

a. Floor space ratio (maximum)	1:1
b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 4.94.3	4.55:1 of which the commercial floor space ratio may not exceed 3:1

4.94.6 Height

a. Principal building height (maximum)	30m

PART 4.94 – CR-P ZONE, PANDORA COMMERCIAL RESIDENTIAL DISTRICT

4.94.7 Site Coverage

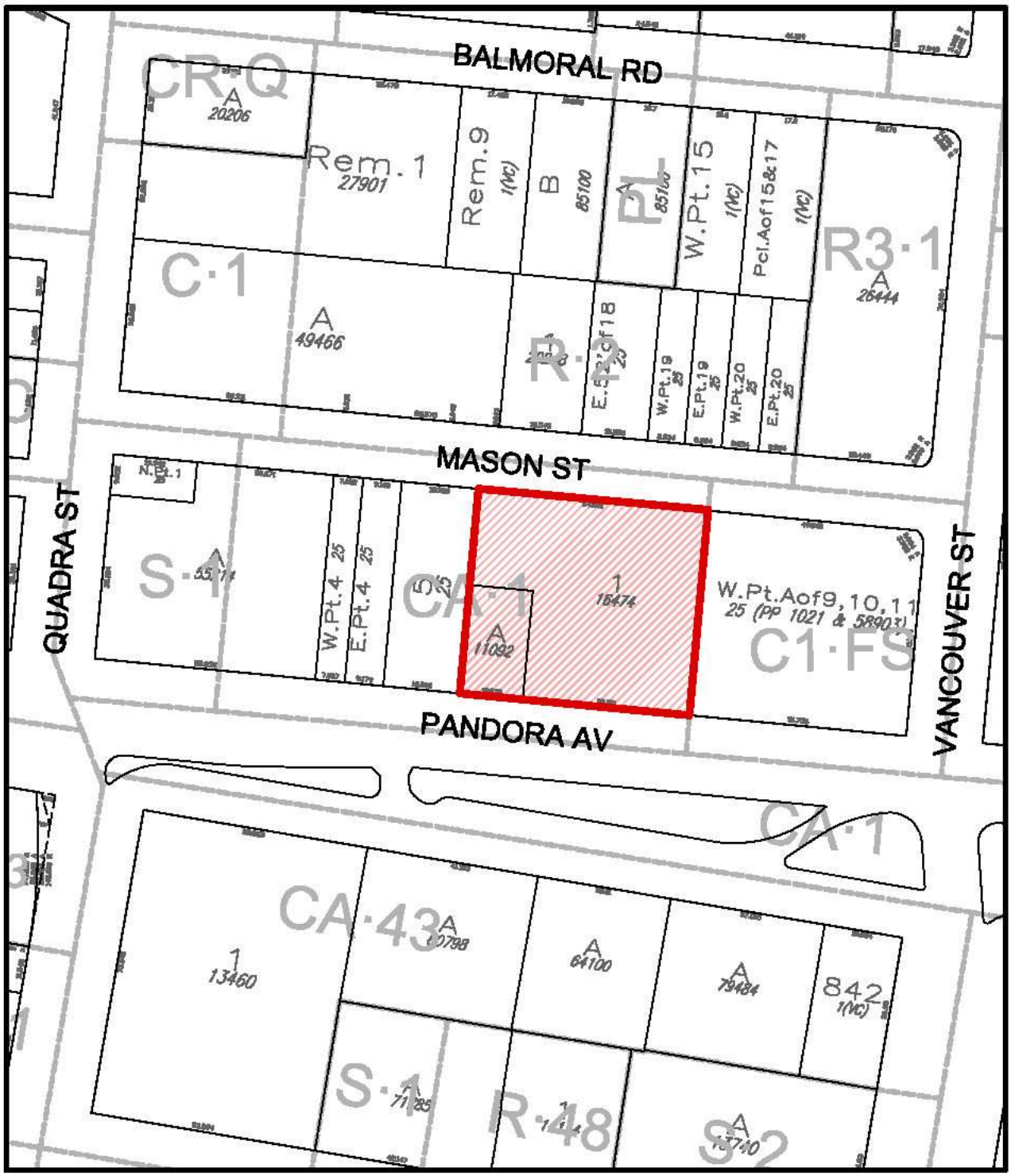
a.	Site coverage (maximum)	77%

4.94.8 Setbacks

a.	Pandora Avenue setback (minimum)	2m
b.	Pandora Avenue setback of fin wall at the first storey (minimum)	0m
c.	Pandora Avenue setback for balconies at eighth storey (minimum)	1.5m
d.	Pandora Avenue setback at the ninth and tenth storeys to building is 4m and to balconies is 2.5m (minimum)	
e.	Mason Street setback at the first storey (minimum)	4.3m
f.	Mason Street setback between the second and eighth storeys (minimum)	2.70m
g.	Mason Street setback at the ninth storey to building is 7.4m and to balconies is 5m (minimum)	
h.	Mason Street setback at the tenth storey (minimum)	13.6m
i.	Side yard setback up to the second storey (minimum)	0m
j.	Side yard setback (west) above the second storey (minimum)	3m
k.	Side yard setback (east) above the second storey (minimum)	3.5m

4.94.9 Vehicle and Bicycle Parking

a.	Vehicle parking (minimum)	Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part
b.	Multiple Dwelling (minimum)	0.55 spaces per dwelling unit
c.	Visitor parking (minimum)	12 parking spaces
d.	Other permitted uses in Section 4.94.1 (minimum)	50% of the requirements in Schedule “C”
e.	Bicycle parking (minimum)	Subject to the regulations in Schedule “C”



N

926-32 Pandora Avenue

Rezoning No.00605 & Development Permit No.000508

CITY OF VICTORIA

NO. 19-004

HOUSING AGREEMENT (926 AND 932 PANDORA AVENUE) BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 926 and 932 Pandora Avenue, Victoria, BC.

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:

Title

1 This Bylaw may be cited as the "HOUSING AGREEMENT (926 AND 932 PANDORA AVENUE) BYLAW (2019)".

Agreement authorized

2 The Mayor and the City's 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 Kang & Gill Construction Ltd., or other registered owners from time to time of the lands described in subsection (c); and

(c) that applies to the lands known as 210 Gorge Road, Victoria, BC, legally described as:

PID: 004-501-071, Lot A, Suburban Lot 10, Victoria City, Plan 11092

PID: 000-764-281, Lot 1, Suburban Lot 10, Victoria City, Plan 16474

READ A FIRST TIME the	**11th**	day of	**April**	2019
READ A SECOND TIME the	**11th**	day of	**April**	2019
READ A THIRD TIME the	**11th**	day of	**April**	2019
ADOPTED on the		day of		2019

CITY CLERK MAYOR

HOUSING AGREEMENT
(Pursuant to section 483 of the *Local Government Act*)

AMONG:

THE CORPORATION OF THE CITY OF VICTORIA
#1 Centennial Square
Victoria, British Columbia, V8W 1P6
(the "**City**")

AND:

KANG & GILL CONSTRUCTION LTD.
#4 – 3318 Oak Street
Victoria, British Columbia, V8X 1R1
(as more particularly defined in section 1.1, the "**Owner**")

AND:

VANCOUVER CITY SAVINGS CREDIT UNION
(Inc. No. F1 97)
(the "**Prior Chargeholder**")

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 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 926 and 932 Pandora Avenue, legally known and described as:

Parcel Identifier: 004-501-071
Lot A, Suburban Lot 10, Victoria City, Plan 11092, and

Parcel Identifier: 000-764-281
Lot 1, Suburban Lot 10, Victoria City, Plan 16474

(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 an eleven (11) storey building containing residential and commercial uses;

E. The Owner has agreed that not less than ten percent (10%) of the residential units, being fifteen (15) in total, will be secured as Below Market Housing Units, not less than five (5) of which will have two (2) bedrooms and not less than two (2) of which will have three (3) bedrooms; and

F. 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 Below Market 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.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of one dollar 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 hereto;

"**Appraised Market Rent**" means the Rent payable by the occupant(s) of a market Rental Housing unit as calculated by a licensed real estate appraiser, independent of the Owner and approved by the City;

"**Below Market Housing Unit**" means those units expressly identified, to the satisfaction of the Director, on the construction drawings for the Development prior to the issuance of a building permit by the City;

"**Development**" means the new mixed-use eleven (11) storey building on the Lands authorized and contemplated by the Rezoning Bylaw and all permits issued by the City in respect thereof;

"**Director**" means the City's Director of Sustainable Planning and Development or his authorized nominee;

"***Land Title Act***" means the Land Title Act, R.S.B.C. 1996, c.250;

"**Land Title Office**" means the Land Title Office in Victoria, British Columbia;

"**Lands**" means that certain parcel of land described in Recital C, and includes any parcel into which some or all of such land is consolidated or subdivided;

"***Local Government Act***" means the Local Government Act, R.S.B.C 2015., c. 1;

"**Occupancy Permit**" means the first occupancy permit issued by the City for the Development;

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 8.2;

"**Related Person**" means, where the registered or beneficial owner of the applicable Below Market Housing Unit is:

(a) a corporation (as that term is defined in the *Business Corporations Act* (British Columbia), then a Related Person is

(i) an officer, director or shareholder of such Owner or of another entity which is a shareholder of such Owner; or

(ii) the spouse, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew of any such officer, director or shareholder; and

(b) an individual, then a Related Person is the spouse, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew of such individual;

"**Rent**" means the monthly amount payable by the occupant(s) of a Rental Housing unit to the owner of that unit as a condition of occupancy;

"**Rental Housing**" means a residential unit which is not occupied by the registered or beneficial owner of the same or by a Related Person, but which is made available by such owner for use as rental accommodation in accordance with this Agreement, reasonably prudent landlord-tenant practices for rental residential accommodation and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;

"***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;

"**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.

Time. Time is of the essence of this Agreement.

2.0 RENTAL RESTRICTIONS APPLICABLE TO THE DEVELOPMENT

2.1 **No Rental Restrictions**. The Owner covenants and agrees that it will not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict any of the residential units in the Development from being used and occupied as Rental Housing.

2.2 **Strata Bylaws**. Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any residential unit in the Development from being used and occupied as Rental Housing.

2.3 **Appraised Market Rent**. The Owner will determine, and inform the City of, the Appraised Market Rent for each Below Market Housing Unit:

(a) prior to renting any Below Market Housing Unit for the first time;

(b) thereafter, as of each one year anniversary of the first appraisal; and/or

(c) as of any other time that the City may request.

2.4 **Below Market Housing Units**. The Owner covenants and agrees that:

(a) the Rent charged by the Owner for each Below Market Housing Unit will at all times be at least fifteen percent (15%) below the Appraised Market Rent for a comparable unit in Victoria;

(b) the Development will contain not less than fifteen (15) Below Market Housing Units, of which not less than five (5) will have two (2) bedrooms and not less than two (2) will have three (3) bedrooms;

(c) no occupant of any Below Market Housing Unit will be a Related Person; and

(d) the terms and conditions of occupancy of each Below Market Housing Unit will be subject to a Tenancy Agreement entered into between the Owner and the

tenant(s).

3.0 REPORTING

3.1 The Owner covenants and agrees to provide to the Director, within thirty (30) days of the Director's written request, a report in writing:

(a) outlining the rental and occupancy status of each of the Below Market Housing Units during the time period stipulated by the Director;

(b) specifying the amount of rent charged for each Below Market Housing Unit and the Appraised Market Rent for each such Unit during the same period of time; and

(c) confirming that all requirements of this Agreement have been and are being complied with by the Owner and the Development,

together with such other information as may be requested by the Director.

3.2 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.

4.0 SUBDIVISION

4.1 **Subdivision Generally**. If the Lands are subdivided at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, or under other similar legislation enacted from time to time, then upon the deposit of a plan of subdivision, a Strata Plan, or similar plan as the case may be, subject to section 4.2:

(a) the rights and benefits of this Agreement herein granted will be annexed to and run with each of the new parcels, lots or other subdivided parcels and areas so created; and

(b) the burdens, obligations, agreements and covenants contained in this Agreement will continue to be noted on each of the new parcels, lots or other subdivided parcels and areas so created.

4.2 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a Strata Plan:

(a) the existence of this Agreement and the City bylaw authorizing and enacting it will be noted on the title of each individual strata lot and noted on the common property sheet; and

(b) as contemplated by section 2.2, the strata corporation's bylaws will not contain any provision that restricts any residential unit in the Development from being used and occupied as Rental Housing.

provided that, if the Lands are first subdivided by air space plan and then one or more of these parcels are further subdivided by Strata Plan, the easements and covenants registered concurrently with the air space plan may designate the air space parcel or the remainder, and therefore the strata corporation, responsible to perform and observe the Owner's covenants in this Agreement.

5.0 RESTRICTIONS ON TRANSFER OF TITLE

5.1 Except by way of a tenancy agreement to which the *Residential Tenancy Act* applies, or a mortgage charging title to one or more of the Below Marking Housing Units and ranking subsequent in priority to this Agreement, the Owner covenants and agrees that it will not suffer, cause or permit, beneficial or registered title to any Below Market Housing Unit to be sold or otherwise transferred unless title to every Below Market Housing Unit is sold or otherwise transferred together and as a block to the same owner.

6.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

6.1 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.

6.2 The Owner will, after execution hereof by it at the expense of the Owner, do or cause to be done all acts necessary to grant priority to the Notice over all charges and encumbrances which are registered, or pending registration, in the Land Title Office against the title to the Lands, save and except those as have been specifically approved in writing by the City or have been granted in favour of the City.

7.0 INDEMNITY AND RELEASE

7.1 **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.

7.2 **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.

8.0 PRIOR CHARGEHOLDERS PRIORITY AGREEMENTS

8.1 The Prior Chargeholder, Vancouver City Savings Credit Union, as the registered holder of charges by way of a Mortgage and Assignment of Rents registered against title to the Lands in the Land Title Office under numbers CA5669295 and CA5669296 (the "**Prior Charges**"), for and in consideration of the sum of One Dollar ($1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the Prior Charges in the same manner and to the same effect as if Notice had been filed prior to the Prior Charges.

9.0 GENERAL PROVISIONS

9.1 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

(b) on the date of delivery if hand-delivered,

if to the City, addressed as follows:

City of Victoria
#1 Centennial Square
Victoria, British Columbia
V8W 1P6

Attention: City Clerk
Fax: 250-361-0348
Email: ccoates@victoria.ca

if to the Owner, addressed as follows:

Kang & Gill Construction Ltd.
#4 – 3318 Oak Street
Victoria, British Columbia
V8X 1R1

Attention: President
Fax: 250-590-8086
Email: sales@kangandgill.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,

(c) notice sent by the impaired service is considered to be received on the date of delivery, and

(d) 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.

9.2 Enurement. 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.

9.3 **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.

9.4 **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

9.5 **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.

9.6 **Entire Agreement**. This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

9.7 **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.

The Owner will, if requested by the City, after commencement of construction of improvements on the Lands execute an amendment to this Agreement to amend the definition of "Below Market Housing Unit" so that the definition specifically identifies the units by unit number or strata lot number.

9.8 **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.

9.9 **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.

9.10 **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.

9.11 **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.

9.12 Effective Date. This Agreement is effective as of the date of the signature of the last party to sign.

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:_____

KANG & GILL CONSTRUCTION LTD.
by its authorized signatory(ies):

TSKang
Print Name:

Tejbir S. Kang
Print Name:

Date signed: February 22, 2019

VANCOUVER CITY SAVINGS CREDIT UNION
by its authorized signatory(ies):

Print Name:

Shelley Cabico
Loan Security Coordinator
Community Business Administration

Print Name:

Date signed: February 20, 2019.

Katie M. McGowan
A Commissioner for Taking
Affidavits for British Columbia
Vancouver City Savings Credit Union
6th Floor, 183 Terminal Avenue
Vancouver, B.C. V6A 4G2
Phone: 604-877-6565
Expiry Date: June 30, 2019
As to ALL signatures

{00024911:2}

BRITISH
COLUMBIA

MAYOR'S OFFICE
APR 05 2019
VICTORIA, B.C.

APR 03 2019

Her Worship Lisa Helps
Mayor City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Helps:

Thank you for your March 11, 2019 letter, regarding your interest in a public inquiry. I welcome the opportunity to respond and provide you and the Victoria City Council with details on how government is tackling this contentious issue.

As you may have heard me say in the news, dirty money has no place in British Columbia and for too long, those taking part in these illicit activities have been allowed to continue without consequence. I can assure you that change is underway.

In September 2017, I appointed Dr. Peter German to review our province's anti-money laundering practices and policies in the gambling industry. Dr. German's June 2018 report, *Dirty Money: An Independent Review of Money laundering in Lower Mainland Casinos*, makes 48 recommendations for preventing money laundering in BC gambling facilities.

All 48 recommendations were accepted in principle and implementation of the recommendations is being led by government, in coordination with the BC Lottery Corporation (BCLC). Many of the recommendations are complex, involving other ministries, agencies and the federal government, and we are taking the time to thoughtfully implement them. Work is already underway on all of Dr. German's recommendations, including a review of the intelligence, investigative, and enforcement resources required to move forward successfully. Nine recommendations are also fully completed, and we have implemented the two interim recommendations that Dr. German provided in December 2017. We have already seen a dramatic decrease in large amounts of unsourced cash entering casinos.

In September 2018, government launched a two-pronged review aimed at shutting down avenues for money laundering. Dr. German sought information and submissions from British Columbians related to areas of money laundering within real estate as well as horse racing and luxury vehicles, with a focus on identifying the scale and scope of verifiable illicit activity.

.../2

Ministry of
Attorney General

Office of the
Attorney General

Mailing Address:
PO Box 9044 Stn Prov Govt
Victoria BC V8W 9E2
Email: AG.Minister@gov.bc.ca
Website: www.gov.bc.ca/ag

Telephone: 250 387-1866
Facsimile: 250 387-6411

The other component of our government's review in this area was led by Ms. Maureen Maloney, as chair of the *Expert Panel on Money Laundering in Real Estate*. The Ministry of Finance panel looked at gaps in compliance and enforcement of existing laws, consumer protection, financial services regulations, regulation of real estate professionals, and jurisdictional gaps between British Columbia and the federal government. Both final reports were submitted to government on March 31, 2019. We are now reviewing the reports and will release them publicly as soon as we are able.

We recognize that money laundering is not a victimless crime and is linked to the spread of fentanyl in our communities and the rise of housing costs. We have focused our efforts on acting quickly to get results for British Columbians – this is what people in BC want, however, we have not ruled out a public inquiry if it is required in the future. Our government will continue to work with our partners to fight money laundering to hold accountable those who are responsible.

I appreciate your taking the time to write.

Yours truly,

David Eby, QC
Attorney General

BRITISH COLUMBIA

April 9, 2019

Ref: 244993

Her Worship Mayor Lisa Helps
City of Victoria
1 Centennial Sq
Victoria BC V8W 1P6

Dear Mayor Helps:

Thank you for your letter of March 7, 2019, addressed to the Honourable John Horgan, Premier, regarding the resolution passed by Victoria City Council requesting that municipal election voting rights be extended to permanent residents. As Minister responsible for the local government system, I am pleased to respond.

I applaud the City of Victoria's commitment to improving the experiences of newcomers to British Columbia, and I understand your interest in permanent residents being eligible to vote in future local government elections.

The *Local Government Act* mirrors the voter eligibility requirements at the federal and provincial level and provides that only Canadian citizens may vote in local elections.

Currently, under the legislation, to be eligible to vote in local elections an individual must:

- be 18 years of age or older on the date of registration;
- be a Canadian citizen;
- have been a resident of British Columbia for six months prior to registration;
- have been a resident of the municipality or jurisdiction for which they are voting at least 30 days prior to registration; and,
- not be disqualified by the *Local Government*
- *Act* or any other Act from voting.

I appreciate that there have been calls from some local governments, from some members of the public, and from organizations such as Fresh Voices to allow permanent residents to vote in municipal elections. Any change to voter eligibility in local elections would require careful consideration and analysis of legal and constitutional implications—particularly considering that Canadian citizenship is currently a key requirement for voting in federal, provincial and local elections.

.../2

Ministry of Municipal Affairs and Housing

Office of the Minister

Mailing Address:
PO Box 9056 Stn Prov Govt
Victoria BC V8W 9E2
Phone: 250 387-2283
Fax: 250 387-4312

Location:
Room 310
Parliament Buildings
Victoria BC V8V 1X4

http://www.gov.bc.ca/mah

As voter eligibility rules for local elections are consistent across the province, the City of Victoria may wish to consider using the Union of BC Municipalities (UBCM) resolutions process to determine if there is widespread local government support to expand voting rights for permanent residents. As you are likely aware, resolutions endorsed by the UBCM membership at its annual convention are communicated to the Province of British Columbia for response.

Upon such a request, the Province would then need to consider the proposed amendments and conduct thorough policy analysis that identifies the implications of those changes to ensure that any such proposed changes would strike a balance between the differing views held on this matter.

Thank you again for writing.

Sincerely,

Selina Robinson
Minister

pc: Honourable John Horgan, Premier

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD APRIL 18, 2019

For the Council meeting of April 25, 2019, the Committee recommends the following:

1. Work without permit - 1162/1164 Kings Rd./Bylaw File #74282 (Hillside/Quadra)

That Council give the property owner 90 days to apply for building, plumbing and electric permits and report back to Council for Council's consideration of a Notice on Title at that time.

2. Request to Study a Portion of Robert Street as a Potential Heritage Conservation Area (Vic West)

1. That Council direct staff to study and evaluate the portion of Robert Street shown on Attachment A for its potential as a Heritage Conservation Area in accordance with the Council adopted *Citizen-led Heritage Conservation Areas Policy.*
2. If staff conclude that a Heritage Conservation Area designation is justified, report back to City Council with a draft Official Community Plan Amendment Bylaw that outlines the justification, objectives and guidelines in accordance with section 614 of the *Local Government Act.*

CITY OF VICTORIA

Council Report
For the Meeting of April 25, 2019

To:	Council	**Date:**	April 16, 2019
From:	C. Coates, City Clerk		
Subject:	224 Superior Street: Rezoning Application No. 00582		

RECOMMENDATION

That the following bylaw be given first and second readings:
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1141) No. 19-010

And that the following bylaw be given first, second, and third readings:
2. Housing Agreement (224 Superior Street) Bylaw (2019) No. 19-011

BACKGROUND

Attached for Council's initial consideration are copies of the proposed Bylaws No. 19-010 and No. 19-011.

The issue came before Council on December 13, 2018 where the following resolution was approved:

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.

Respectfully submitted,

Chris Coates
City Clerk

Report accepted and recommended by the City Manager: Jocelyn Jenkins

Date: April 18, 2019

List of Attachments:
- Bylaw No. 19-010
- Bylaw No. 19-011

NO. 19-010

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- Creating the R2-56 Zone, Superior Street Conversion District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R2-56 Zone, Superior Street Conversion District;
- Repeal Bylaw 90-81 creating the T-15 Zone, Superior Street Transient Accommodation District.

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

Title

1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1141)".

Rezoning

2 Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 2 – Attached Dwelling Zones by adding the following words:

"2.147 R2-56 Superior Street Conversion District"

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.146 the provisions contained in Schedule 1 of this Bylaw.

4 The land known as 224 Superior Street, legally described as Lot 1937, Victoria City, and Lot 1938, Victoria City as shown hatched on the attached map, is removed from the T-15 Zone, Superior Street Accommodation District, and:

(a) that portion of the lot marked "R2-56" on the attached map is placed in the R2-56, Superior Street Conversion District; and

(b) that portion of the lot marked "R1-S2" on the attached map is placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

Repeal

5 Bylaw No. 90-81, the Zoning Regulation Bylaw, Amendment Bylaw (No. 293) is repealed.

6 Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 5 – Transient Accommodation Zones by deleting the following words:

"5.15 T-15 Superior Street Transient Accommodation"

READ A FIRST TIME the	day of	2019
READ A SECOND TIME the	day of	2019
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

Schedule 1

PART 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT

2.147.1 Permitted Uses in this Zone

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

a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw

b. Multiple dwelling created through a house conversion of a building constructed prior to 1900, with no more than four self-contained dwelling units

c. Home occupation subject to the regulations in Schedule "D"

2.147.2 Lot Area

a. Lot area (minimum)	945m^2

2.147.3 Floor Space Ratio

a. Floor space ratio (maximum)	0.5:1

2.147.4 Height, Storeys

a. Principal building height (maximum)	7.6m
b. Storeys (maximum)	2

2.147.5 Setbacks, Projections

a. Front yard setback (minimum)	11m
Except for the following maximum projections into the setback:	
• Steps less than 1.7m in height	2.5m
• porch	2.5m
b. Rear yard setback (minimum)	4.0m
c. Side yard setback - west (minimum)	3.65m
d. Side yard setback - east (minimum)	3.00m

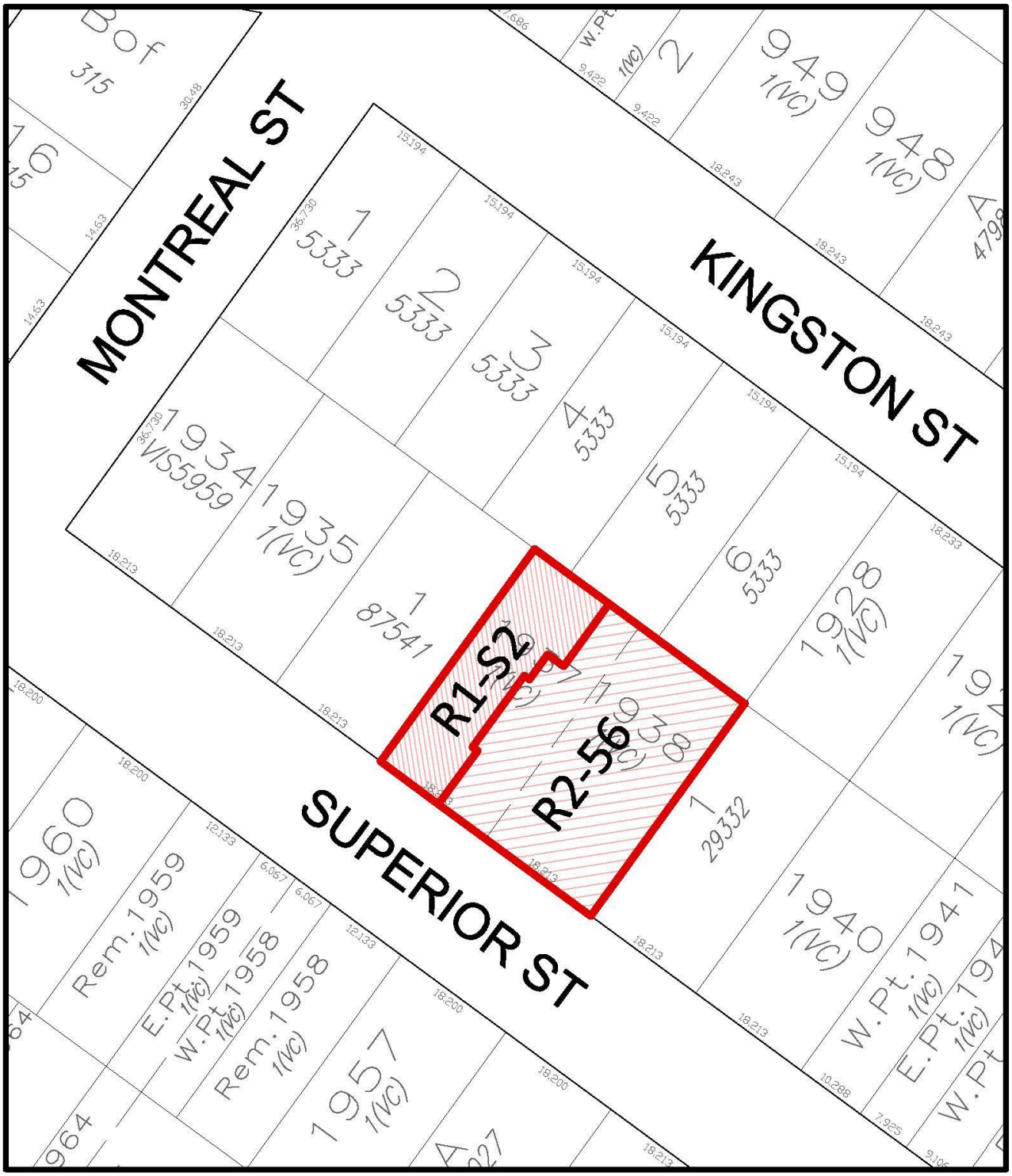
2.147.6 Site Coverage, Open Site Space

a. Site Coverage (maximum)	30%

PART 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT

2.147.7 Vehicle and Bicycle Parking

a. Vehicle and bicycle parking (minimum)	Subject to the regulations in Schedule "C".



N

224 Superior Street
Rezoning No.00582

CITY OF VICTORIA

NO. 19-011

HOUSING AGREEMENT (224 SUPERIOR STREET) BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 224 Superior Street, Victoria, BC.

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:

Title

1 This Bylaw may be cited as the "HOUSING AGREEMENT (224 SUPERIOR STREET) BYLAW (2019)".

Agreement authorized

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 Albion House Ltd. (Inc. No. BC0724479), Donald James Halton and Fernando Alejandro Garcia Vasquez or other registered owners from time to time of the lands described in subsection (c); and

(c) that applies to the lands known as 224 Superior Street, Victoria, BC, legally described as:

PID: 003-642-305
Legal Description: Lot 1937, Victoria City

PID: 003-642-313
Legal Description: Lot 1938, Victoria City

READ A FIRST TIME the	day of	2019
READ A SECOND TIME the	day of	2019
READ A THIRD TIME the	day of	2019
ADOPTED on the	day of	2019

CITY CLERK 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:

DONALD JAMES HALTON,
FERNANDO ALEJANDRO GARCÍA VAZQUEZ
and **ALBION HOUSE LTD.**
224 Superior Street
Victoria, B.C.
V8V 1T3
(collectively the "**Owner**")

OF THE SECOND PART

AND:

FIRST ACCREDIT MORTGAGE CORP.
(the "**Existing Chargeholder**")

OF THE THIRD PART

WHEREAS

A. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner 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*;

B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 224 Superior Street, Victoria, BC, V8V 1T3 and legally described as:

LOT 1937, VICTORIA CITY (PID: 003-642-305)
LOT 1938, VICTORIA CITY (PID: 003-642-313)
(collectively, the "**Lands**");

C. The Owner applied to rezone the Lands and the City conditionally approved such application subject to a number of conditions, including that the Owner and the Existing Chargeholder enter into this Agreement with the City;

D. Some of the Dwelling Units (hereinafter defined) are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the Strata

Corporation, but the intent of this Housing Agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units);

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 establish the terms and conditions regarding the occupancy of the residential units identified in this Housing Agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"**Development**" means the proposed conversion of the Existing Building to include four Dwelling Units which will be subdivided by strata plan; the construction of the New Building; and the subsequent subdivision of the Lands into two separate legal lots on each of which one of those two buildings will be located.

"**Dwelling Unit**" means a self-contained residential dwelling unit within a building located on the Lands, and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise.

"**Dwelling Units**" means collectively all of such residential dwelling units located on the Lands.

"**Existing Building**" means the building existing on the Lands as of the date of execution of this Agreement by all parties, which building is known as the Albion House Bed and Breakfast.

"Immediate family" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"**New Building**" means the new residential building intended to be built on the Lands adjacent to the Existing Building as part of the Development.

"**Non-owner**" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate family.

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"**Tenancy Agreement**" means a tenancy agreement entered into pursuant to the *Residential Tenancy Act* that is regulated by that Act.

"**Strata Corporation**" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the

individual strata lot owners collectively acting as the strata corporation.

1.2 In this Agreement:

(a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and

(b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 No Restrictions on Rentals

2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.

2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.

2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

3.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainability Planning and Community Development, a report in writing confirming:

(a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and

(b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.

3.2 The Owner covenants and agrees:

(a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit under the terms of a Tenancy Agreement unless this Agreement is amended; and

(b) to notify the City of any proposed amendments to its strata bylaws.

3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

4.1 Notice of this Agreement ("**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483(5) 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.

4.2 It is agreed and understood that if the Lands are subdivided at any time after this Agreement is entered into, such that the New Building is located on a separate legal lot (hereinafter referred to as "**Lot 1**") from the lot on which the Existing Building is located, the City will file a release of the Notice from Lot 1 within a reasonable time after such subdivision.

5.0 Liability

5.1 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.

5.2 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.

6.0 Priority Agreement

6.1 The Existing Chargeholder, as the registered holder of charges by way of mortgages registered under number CA7395064 and assignment of rents registered number CA7395065 (collectively, the "**Existing Charges**") against title to the Lands in the Land Title Office at Victoria, British Columbia, for and in consideration of the sum of One Dollar ($1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to Section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the Existing Charges in the same manner and to the same effect as if Notice had been filed prior to the Existing Charges.

7.0 General Provisions

Notice

7.1 If sent as follows, notice under this Agreement is considered to be received

(a) seventy-two (72) hours after the time of its mailing (by registered mail), and

(b) on the date of delivery if hand-delivered,

to the City:

City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Attention: Director of Sustainability Planning and Community Development

to the Owner:

Donald James Halton, Fernando Alejandro García Vazquez and Albion House Ltd.
224 Superior Street
Victoria, BC V8V 1T3

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

(a) notice sent by the impaired service is considered to be received on the date of delivery, and

(b) 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.

Time

7.2 Time is to be the essence of this Agreement.

Binding Effect

7.3 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.

Waiver

7.4 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.

Headings

7.5 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

Language

7.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Equitable Remedies

7.7 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.

Cumulative Remedies

7.8 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.

Entire Agreement

7.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

7.10 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.

Amendment

7.11 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.

Law Applicable

7.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

No Derogation from Statutory Authority

7.13 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.

Joint and Several

7.14 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.

Counterpart

7.15 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.

Effective Date

7.16 This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia:

THE CORPORATION OF THE CITY OF VICTORIA by its authorized signatories:)

_____)

MAYOR _____)

_____)

CITY CLERK_____)

Date signed:_____)

{00026581:2}

ALBION HOUSE LTD.
by its authorized signatory(ies):

Print Name: DON HALTON

Print Name: FERNANDO A. GARCIA

Date signed: MARCH 26, 2019

DONALD JAMES HALTON

Date signed: MAR 26, 2019

Donna Smith
Witness

FERNANDO ALEJANDRO GARCIA VAZQUEZ

Date signed: Mar 26, 2019

Witness

FIRST ACCREDIT MORTGAGE CORP.
by its authorized signatory(ies):

Print Name: Chris Pahl

Print Name:

Date signed: March 26, 2019.

{00026581:2}

CITY OF VICTORIA

Council Report
For the Meeting of April 25th, 2019

To:	Council	**Date:**	April 12th, 2019
From:	Chris Coates, City Clerk		
Subject:	Vehicles for Hire Bylaw, Amendment Bylaw (No. 19)		

RECOMMENDATION

That Council give first, second, and third readings to the Vehicles for Hire Bylaw, Amendment Bylaw (No. 19) at the April 25th Council meeting.

BACKGROUND

On June 28, 2018, Council approved the following motion:

"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."

In order ot implement the direction in time for the 2019 season, the Vehicles for Hire Bylaw, Amendment Bylaw (No. 19) is attached for Council's consideration. The proposed amendment would increase the number of passengers simultaneously allowed on a rickshaw. It is proposed to limit the maximum number of passengers to 4 passengers and to allow up to 3 adults and 1 child or 2 adults and 2 children.

Respectfully submitted,

Chris Coates
City Clerk

Report accepted and recommended by the City Manager: Jocelyn Cenkajus

Date: April 15, 2019

List of Attachments:
Attachment A: Vehicles for Hire Bylaw, Amendment Bylaw (No. 19)

NO. 19-046

VEHICLES FOR HIRE BYLAW, AMENDMENT BYLAW (NO. 19)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Vehicles for Hire Bylaw to increase the maximum number of passengers on rickshaws.

Under its statutory powers, including sections 8 and 36 of the *Community Charter*, section 3 of the 1907 *Act relating to the City of Victoria*, section 18 of the *Victoria City Act, 1919*, and section 9 of the *Victoria City Act, 1934*, the Council of the Corporation of the City of Victoria, in open meeting assembled, enacts the following provisions:

1 This Bylaw may be cited as the “Vehicles for Hire Bylaw, Amendment Bylaw (No. 19)."

2 Amend the Vehicles for Hire Bylaw, No. 03-60 by deleting section 17(2) and replacing it with:

(2) A person must not transport more than 4 passengers in a rickshaw simultaneously and there may be no more than either 3 adults and 1 child or 2 adults and 2 children.

READ A FIRST TIME the	day of	2019
READ A SECOND TIME the	day of	2019
READ A THIRD TIME the	day of	2019
ADOPTED on the	day of	2019

CITY CLERK MAYOR

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

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

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

B. CONSENT AGENDA

Moved By Councillor Isitt
Seconded By Councillor Loveday

That the following items be approved without further debate:

I.3 Vehicle for Hire Bylaw for Rickshaws

Committee received a Council Member Motion dated June 18, 2018 from Councillors Lucas and Thornton-Joe providing recommendations regarding the amendment of Section 17(2) of the Vehicles for Hire Bylaw to increase the maximum capacity for rickshaws.

Moved By Councillor Isitt
Seconded By Councillor Loveday

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

Council Member Motion
For the Committee of the Whole Meeting of June 21, 2018

To:	Committee of the Whole	**Date:**	June 18, 2018
From:	Councillor Lucas and Councillor Thornton-Joe		
Subject:	Vehicle for Hire Bylaw for Rickshaws		

BACKGROUND

In the Bylaw, "Rickshaw" means a two-wheeled vehicle manually pulled or pushed by an operator on foot. The number of passengers able to be transported by a single operator depends on the strength of the operator, and the total weight of the passengers. Conventionally, rickshaw designs are typically narrower – it would be reasonable to assume a maximum of three adults could physically fit in a rickshaw.

Staff would not object to accommodating the request from the operator, who appears to be trying to respond to the size of parties looking for rickshaw rides.

RECOMMENDATION

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.

Respectfully submitted,

Lucas

Councillor Lucas

Charlayne Thornton-Joe

Councillor Thornton-Joe

CITY OF VICTORIA

Council Report
For the Meeting of April 25, 2019

To:	Council	**Date:**	April 12, 2019
From:	C. Coates, City Clerk		
Subject:	Tax Bylaw, 2019		

RECOMMENDATION

That the following bylaw be given first, second, and third readings:
1. Tax Bylaw, 2019 No. 19-047

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 19-047.

The issue came before Council on April 11, 2019 where the following resolution was approved:

Revenue and Tax Policy Benchmark Monitoring and 2019 Tax Rates
That Council:
1. Approve 2019 tax rates based on current policy as follows:

Residential	3.1564
Utility	31.6048
Major Industrial	10.9821
Light Industrial	10.9821
Business	10.9821
Rec/Non Profit	7.1031

2. Direct staff to bring forward Tax Bylaw, 2019 for first, second and third readings to the April 25, 2019 Council meeting and for adoption at the daytime Council meeting on May 2, 2019.

Respectfully submitted,

Chris Coates
City Clerk

Report accepted and recommended by the City Manager: Jocelyn Jenkyns

Date: April 15, 2019

List of Attachments:
- Bylaw No. 19-047

NO. 19-047

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to impose tax rates and taxes for the year 2019.

Under its statutory powers, including section 197 of the *Community Charter*, under the *Hospital District Act*, and 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 "TAX BYLAW, 2019."

2. Taxes are imposed for 2019 by imposing the following rates upon all taxable land and improvements within the City, based on the assessed value, to provide the sums required for each of the following purposes:

   a) for all general purposes of the City, except Policing, the rates shown in column A of Schedule 1;

   b) to meet payments of interest and principal of debts incurred by the City for which other provision has not been made, the rates shown in column B of Schedule 1;

   c) to provide monies for City Policing, the rates shown in column C of Schedule 1;

   d) to provide monies which, when added to the amount remaining in the Capital Regional District Rate Account for the year 2018, are sufficient for the City's share of the expenses of the Capital Regional District and for the City's share of the debts incurred for regional district purposes according to the requisition submitted to City Council by the Capital Regional District Board, the rates shown in column D of Schedule 1;

   e) to provide monies which, when added to the amount remaining in the Hospital Rate Account from the year 2018, are sufficient for the City's share of the expenses of the Capital Regional Hospital District and for the City's share of debts incurred for hospital purposes according to the requisition submitted to City Council by the Capital Regional Hospital District Board, the rates shown in column E of Schedule 1;

3. The rates and taxes imposed under this Bylaw must be paid to the City Collector's office at City Hall, Victoria, British Columbia, not later than 4:30 o'clock in the afternoon of July 2, 2019.

READ A FIRST TIME the	day of	2019.
READ A SECOND TIME the	day of	2019.
READ A THIRD TIME the	day of	2019.
ADOPTED the	day of	2019.

CITY CLERK MAYOR

Schedule 1 - Bylaw No.
Tax Rates 2019

(dollars of tax per $1,000 taxable value)

		A	B	C		D	E
Class	***Assessment***	***General***	***Debt***	***Police***	***Total Municipal***	***Regional District***	***Regional Hospital***
Residential							
General	22,595,469,322	1.9731	0.1084	1.0749	**3.1564**	0.2167	
CRHD	22,595,469,322						0.2112
Utilities							
General	21,499,700	19.7570	1.0853	10.7625	**31.6048**	2.1696	
CRHD	69,061,700						0.7392
Supportive Housing	22	1.9731	0.1084	1.0749	**3.1564**	0.2167	0.2112
Industrial							
Major	14,021,000	6.8652	0.3771	3.7398	**10.9821**	0.7539	0.7181
Light	95,933,500	6.8652	0.3771	3.7398	**10.9821**	0.7539	0.7181
Business							
General	6,031,291,342	6.8652	0.3771	3.7398	**10.9821**	0.7539	
CRHD	6,031,291,342						0.5175
Recreational/Non profit	36,227,400	4.4403	0.2439	2.4189	**7.1031**	0.4876	0.2112

CITY OF VICTORIA

Council Report
For the Meeting of April 25th, 2019

To:	Council	**Date:**	April 11, 2019
From:	Jo-Ann O'Connor, Deputy Director of Finance		
Subject:	2019 Boulevard Tax Bylaw		

RECOMMENDATION

That Council give first, second, and third readings to "Boulevard Tax Bylaw, 2019".

EXECUTIVE SUMMARY

Each year the City imposes a boulevard tax to help defray the cost of maintenance and upkeep of City boulevards. Pursuant to section 12 of the Victoria City Act, 1920 and section 259 of the Community Charter, this tax is imposed on properties that front and abut upon any boulevard maintained by the City. The tax is proposed to remain at $2.50 per m^2. The total budgeted revenue and corresponding expenditure for 2019 is $535,200. There are approximately 7200 properties that would be subject to the boulevard tax for 2019.

The boulevard service includes mowing and edging boulevard grass. This service is not mandatory, and property owners have the ability to opt in or out of the program. To opt in or out, a signed petition must be presented to Council on a per-block basis. Such a petition must be signed by registered owners representing 50 percent of the assessed property values and 50 percent of the properties. Last year Council approved one petition which removed two properties from the program.

This bylaw must be passed prior to May 15th, and after the Financial Plan bylaw to be effective for the 2019 tax year.

Respectfully submitted,

Jennifer Lockhart	Jo-Ann O'Connor	Susanne Thompson
Manager-Revenue	Deputy Director of Finance	Deputy City Manager/CFO

Report accepted and recommended by the City Manager: Jocelyn Jenkins

Date: April 16, 2019

NO. 19-042

A BYLAW OF THE CITY OF VICTORIA

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

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

1. This Bylaw may be cited as the "BOULEVARD TAX BYLAW, 2019"

2. For the purpose of providing the required sum for the year 2019 to defray the cost of maintenance and upkeep of the boulevards on all streets in the City of Victoria on which boulevards are maintained, the owner or occupier of any real property or any portion of real property which fronts and abuts upon any boulevard maintained by the City must pay an annual rate for 2019 of **$2.50** per m^2 of boulevard area upon which the real property or portion of real property fronts and abuts.

3. The rates imposed under this Bylaw must be imposed and collected with the annual general taxes for 2019 as a "Boulevard Tax," and are due and payable on the same date as the annual general taxes.

4. The rates and any interest on them, imposed under this bylaw must be specially charged as taxes on the real property for which the owner or occupier is made chargeable, as provided in section 259 of the *Community Charter*.

5. Bylaw No 18-054 the Boulevard Tax Bylaw, 2018, is repealed.

READ A FIRST TIME the	day of	2019
READ A SECOND TIME the	day of	2019
READ A THIRD TIME the	day of	2019
ADOPTED the	day of	2019

CITY CLERK MAYOR

CITY OF VICTORIA

Council Report
For the Meeting of April 25th, 2019

To:	Council	**Date:**	April 11, 2019
From:	Jo-Ann O'Connor, Deputy Director of Finance		
Subject:	2019 Business Improvement Area Bylaw		

RECOMMENDATION

That Council give first, second, and third readings to "Business Improvement Area Rate Bylaw, 2019".

EXECUTIVE SUMMARY

In 2014, Council passed bylaw 14-062, Business Improvement Area Bylaw, 2015.This bylaw re-established the Downtown Victoria Business Improvement Area Service (DVBA), authorizing the granting of money to the DVBA and the imposition of taxes for that purpose. The bylaw established the improvement area for the years 2015-2019 inclusive.

Each year, Council must pass a bylaw prescribing the rates to be imposed on properties within the business improvement area. These rates are calculated to recover the amount of the grant authorized in subsection 4(2) of Bylaw 14-062. For 2019, the authorized grant amount is $1,076,882. The Business Improvement Area Rate Bylaw, 2019 must be passed prior to May 15th, and after the Financial Plan bylaw to be effective for the 2019 tax year.

Pursuant to section 5 and 6 of the Business Improvement Area Bylaw, 2015, the DVBA must present its budget annually to Council. On January 31, 2019 the DVBA's 2019 budget was presented to Committee of the Whole and subsequently received for information at the January 31, 2019 Council meeting.

Respectfully submitted,

Jennifer Lockhart	Jo-Ann O'Connor	Susanne Thompson
Manager-Revenue	Deputy Director of Finance	Deputy City Manager/CFO

Report accepted and recommended by the City Manager: Jocelyn Jenkins

Date: April 16, 2019

NO. 19-043

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to levy taxes on taxable property located in the Downtown Victoria Business Improvement Area.

Under its statutory powers, including sections 215 and 216 of the *Community Charter*, and pursuant to the Business Improvement Area Bylaw, 2015, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

1. In this Bylaw "taxable property" has the same meaning as under the Business Improvement Area Bylaw, 2015.

2. For the purpose of recovering the annual grant authorized by Council for the year 2019 under the Business Improvement Area Bylaw, 2015, and pursuant to subsections 6(1), (3) and (4) of that Bylaw, a tax is imposed on each of the taxable properties described in Schedule A, attached to and forming part of this Bylaw, in the amount shown opposite each such property in Schedule A.

3. The taxes must be included in the City's real property tax roll for the year 2019 and is payable to and collected by the City's Collector in the same manner as other rates shown on the real property tax roll.

4. This Bylaw may be cited for all purposes as the "BUSINESS IMPROVEMENT AREA RATE BYLAW, 2019".

READ A FIRST TIME THIS	day of	2019
READ A SECOND TIME THIS	day of	2019
READ A THIRD TIME THIS	day of	2019
ADOPTED on the	day of	2019

CITY CLERK MAYOR

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01001154	A	777 BLANSHARD ST	LOT 1, SECTION 88, VICTORIA, VIS7062	$98.58
01001155	B	777 BLANSHARD ST	LOT 2, SECTION 88, VICTORIA, VIS7062	$123.05
01001156	101	777 BLANSHARD ST	LOT 3, SECTION 88, VICTORIA, VIS7062	$77.66
01001157	102	777 BLANSHARD ST	LOT 4, SECTION 88, VICTORIA, VIS7062	$76.60
01001158	103	777 BLANSHARD ST	LOT 5, SECTION 88, VICTORIA, VIS7062	$87.42
01001159	104	777 BLANSHARD ST	LOT 6, SECTION 88, VICTORIA, VIS7062	$161.09
01001160	105	777 BLANSHARD ST	LOT 7, SECTION 88, VICTORIA, VIS7062	$76.55
01004001		1019 BLANSHARD ST	LOT 279 & LOT 280 VICTORIA, EXCEPT THE N 8 FT THEREOF NOW FORMING PART OF FORT ST	$2,494.22
01004023		1009 BLANSHARD ST	THE NORTHERLY 30 FEET OF LOT 261, VICTORIA, CITY	$370.26
01004024		804 BROUGHTON ST	LOT 1 OF LOTS 261 & 262, VICTORIA, PLAN 31711	$1,585.40
01005023		1107 BLANSHARD ST	LOT 281, VICTORIA CITY	$2,733.21
01005024		1115 BLANSHARD ST	PARCEL A (DD 189158I) OF LOTS 302 & 303, VICTORIA	$388.05
01005162		1125 BLANSHARD ST	LOT A PLAN VIP73975 VICTORIA	$1,866.22
01006001		812 VIEW ST	LOT 1, OF LOTS 304, 305, 326, & 327, VICTORIA, PLAN 27731	$3,681.95
01007019		826 YATES ST	LOT 1 OF LOTS 368, 370-372, 383-387, VICTORIA, VIP65118 EXCEPT PART IN PLAN VIP83639	$7,485.07
01007021		1321 BLANSHARD ST	LOT A OF LOTS 368-370, 385-387 VICTORIA, VIP83640	$54,812.27
01008025		800 JOHNSON ST	LOT 1 OF LOTS 388, 389, 390 & 432, VICTORIA, PLAN 49562	$12,146.52
01008028	1	834 JOHNSON ST	LOT 1 OF LOTS 392 AND 393, VICTORIA, EPS522	$227.93
01008029	2	834 JOHNSON ST	LOT 2 OF LOTS 392 AND 393, VICTORIA, EPS522	$278.90
01008030	3	834 JOHNSON ST	LOT 3 OF LOTS 392 AND 393, VICTORIA, EPS522	$167.39
01015001		1961 DOUGLAS ST	LOT A OF LOTS 736, 747, 748, 749 & 751, VICTORIA, PLAN 24557	$1,679.40
01015006		752 CALEDONIA AVE	THE S 72 FT OF LOT 740, VICTORIA	$346.70
01015007		746 CALEDONIA AVE	LOT 739 VICTORIA	$573.19
01015011		710 CALEDONIA AVE	LOT 1 PLAN 23509 VICTORIA	$2,318.71
01015013		734 CALEDONIA AVE	LOT 1 OF LOTS 737 & 738, VICTORIA, VIS5569	$440.95
01015014		736 CALEDONIA AVE	LOT 2 OF LOTS 737 & 738, VICTORIA, VIS5569	$165.90
01015015		738 CALEDONIA AVE	LOT 3 OF LOTS 737 & 738, VICTORIA, VIS5569	$320.25
01015016		732 CALEDONIA AVE	LOT 4 OF LOTS 737 & 738, VICTORIA, VIS5569	$188.50
01016002		1819 DOUGLAS ST	LOT A OF LOTS 730 AND 731 VICTORIA EPP62664	$698.69
01016013		1813 DOUGLAS ST	THE SOUTH 1/2 OF LOT 730 & 731, VICTORIA	$660.27
01016025		1803 DOUGLAS ST	LOT A OF LOTS 712-716, 723-729, VICTORIA,VIP86828	$10,847.72
01016028		755 CALEDONIA AVE	LOT 1 OF LOTS 714 715 716 726 727 728 AND 729 VICTORIA EPP7	$2,146.08
01016029		785 CALEDONIA AVE	LOT 2 OF LOTS 723 724 725 AND 726 VICTORIA EPP77385	$1,139.64

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01017001		1700 BLANSHARD ST	REMAINDER OF LOT A, OF LOTS 699 TO 700 INCLUSIVE, AND OF LOTS 703 TO 707 INCLUSIVE, VICTORIA, PLAN 13333	$2,023.94
01017004		780 FISGARD ST	LOT 2 EPP3862 EXCEPT PART IN EPP38768	$1,551.25
01017200		777 HERALD ST	LOT 1 VICTORIA EPP80079	$43.61
01018010		741 FISGARD ST	LOT 684 & LOT 683, VICTORIA, EXCEPT PART SHOWN COLOURED RED ON PLAN 316 BL, THE E 1/2 OF LOT 685 AND THE W 1/2 OF LOT 685, VICTORIA	$2,965.99
01018016		722 CORMORANT ST	LOT 674 VICTORIA	$2,192.24
01018017		1601 DOUGLAS ST	THE S 90 FT OF LTS 672 & 673 VICTORIA	$477.97
01018022	101	770 CORMORANT ST	LOT 1 OF LOTS 678, 679 & 680, VICTORIA, VIS1190	$476.05
01018074		727 FISGARD ST	LOT A PLAN VIP53962 VICTORIA	$7,926.02
01018075		1675 DOUGLAS ST	LOT A OF LOTS 672, 673, 689, 690 & 691, VICTORIA, PLAN 54550	$12,532.17
01018076		719 FISGARD ST	LOT 1 OF LOTS 687 AND 688, VICTORIA, PLAN 76202	$1,009.61
01019008		1520 BLANSHARD ST	LOT B OF LOT 1257, VICTORIA, VIP60943	$6,299.75
01019009		1515 DOUGLAS ST	LOT 1 OF LOT 1247, 1248 AND 1257 VICTORIA EPP27886	$75,823.45
01020003		723 PANDORA AVE	LOT 157, VICTORIA	$697.73
01020004		735 PANDORA AVE	LOT 156 VICTORIA	$509.71
01020008		769 PANDORA AVE	LOT 151, VICTORIA CITY	$943.93
01020009		785 PANDORA AVE	LOT 150 VICTORIA	$787.17
01020010		791 PANDORA AVE	LOT 149 VICTORIA	$565.35
01020012		726 JOHNSON ST	LEASED PART OF LOT 2 OF LOTS 143-146, VICTORIA, VIP69294	$558.76
01020013		722 JOHNSON ST	LOT 142 VICTORIA	$2,080.68
01020014		716 JOHNSON ST	LOT 141	$676.71
01020015		1405 DOUGLAS ST	LOT 1 OF LOTS 139 & 140, VICTORIA, PLAN 21972	$6,383.42
01020017		1483 DOUGLAS ST	LOT A PL 38222 VICTORIA	$6,194.44
01020021		1410 BLANSHARD ST	LOT 1 OF LOTS 147 & 148, VICTORIA, VIS6683	$677.53
01020022		1406 BLANSHARD ST	LOT 2 OF LOTS 147 & 148, VICTORIA, VIS6683	$172.87
01020023		780 JOHNSON ST	LOT 3 OF LOTS 147 & 148, VICTORIA, VIS6683	$346.22
01021001		1313 DOUGLAS ST	LOT 20 EXCEPT PARCEL B (DD 35690I) THEREOF AND LOT 37, VICTORIA	$1,463.74
01021002		705 JOHNSON ST	LOT 36,THE WESTERLY 8 1/2 INCHES OF LOT 35, VICTORIA	$327.47
01021004		721 JOHNSON ST	LOT 34, VICTORIA CITY	$726.10
01021005		727 JOHNSON ST	LOT 33 VICTORIA	$757.35
01021006		731 JOHNSON ST	LOT 32 VICTORIA	$1,823.90
01021009		1320 BLANSHARD ST	LOT 1 PLAN 11516 VICTORIA	$301.50

Schedule A - Bylaw No. 19-043

Folio Number	Property Location	Legal Description	2019 Levy
01021010	1318 BLANSHARD ST	LOT 2 OF LOT 107, VICTORIA, PLAN 11516	$911.71
01021011	794 YATES ST	LOT 29 & THE SOUTHERLY 22 FEET OF LOT 107, VICTORIA CITY	$2,648.10
01021012	784 YATES ST	THE E 1/2 OF LOT 572, VICTORIA	$514.52
01021013	760 YATES ST	LOT 1, VICTORIA, PLAN 28532	$1,056.45
01021020	702 YATES ST	PARCEL B (DD 35690I) OF LOT 20, VICTORIA	$3,793.50
01021023	706 YATES ST	LOT A, VICTORIA, PLAN 46366	$11,115.08
01021026	780 YATES ST	LOT 1 PLAN VIP63791 VICTORIA LOTS 30 31 108 AND 572	$3,082.79
01021030	726 YATES ST	LOT 1 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	$162.53
01021031	732 YATES ST	LOT 2 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	$197.15
01021032	736 YATES ST	LOT 3 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	$141.37
01021033	740 YATES ST	LOT 4 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	$173.11
01021034	744 YATES ST	LOT 5 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	$142.82
01022001	1225 DOUGLAS ST	LOT 1 PLAN 11443 VICTORIA	$6,179.05
01022002	709 YATES ST	PARCEL "A" (DD 146507I) OF LOTS 3, 17 & 18, VICTORIA	$1,986.43
01022005	727 YATES ST	THE WESTERLY 30 FEET OF LOT 15, VICTORIA, CITY	$655.22
01022008	749 YATES ST	THE EASTERLY 50 FEET OF LOT 13, VICTORIA, EXCEPT THE EASTERLY 16 FEET 4 INCHES OF SAID LOT	$841.51
01022009	753 YATES ST	LOT 13 VICTORIA	$369.78
01022010	759 YATES ST	LOTS 12 & 105 & 106, VICTORIA	$1,432.96
01022017	716 VIEW ST	LOT 2, OF 4, VICTORIA, PLAN 22063	$377.96
01022018	714 VIEW ST	LOT A PL 23702 VICTORIA	$270.24
01022019	712 VIEW ST	LOT 4 VICTORIA	$195.71
01022020	708 VIEW ST	THE EASTERLY 40 FEET OF LOT 3, VICTORIA, EXCEPT THE NORTHERLY 7 FEET THEREOF	$769.38
01022021	1201 DOUGLAS ST	LOT 2 & THE WEST 1/3 OF LOT 3, VICTORIA	$6,582.97
01022031	743 YATES ST	LOT A PLAN VIS4308 VICTORIA	$11,134.31
01022032	738 VIEW ST	LOT B PLAN VIS4308 VICTORIA	$19,237.29
01023001	1175 DOUGLAS ST	LOT A OF LOTS 44, 45, 403 & 410, VICTORIA, PLAN 22117	$21,089.08
01023003	749 VIEW ST	LOT 39 VICTORIA	$886.71
01023004	751 VIEW ST	LOT 38 VICTORIA	$1,243.02
01023005	1114 BLANSHARD ST	LOT 61, VICTORIA, CITY	$900.17
01023006	1106 BLANSHARD ST	LOT 2 OF LOTS 28 & 66, VICTORIA, PLAN 4755	$1,238.21
01023007	780 FORT ST	LOT 1 PLAN 4755 VICTORIA	$495.29
01023008	778 FORT ST	THE W 1/2 OF LOT 28, VICTORIA, EXCEPT THE S 8 FT	$424.41
01023009	766 FORT ST	LOT 46, VICTORIA, EXCEPT THE S 8 FT	$1,062.22

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01023010		762 FORT ST	LOT 47, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	$1,246.87
01023011		754 FORT ST	LOT 48 AND THE E 1/2 OF LOT 49, VICTORIA, EXCEPT THE S 8 FT NOW FORMING PART OF FORT ST	$4,616.26
01023012		738 FORT ST	THE WEST 1/2 OF LOT 49, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF TAKEN FOR ROAD PURPOSES	$874.68
01023013		732 FORT ST	SOUTHERLY 8 FEET THEREOF NOW FORMING PART OF FORT STREET	$854.49
01023014		728 FORT ST	LOT 50 VICTORIA	$813.62
01023015		724 FORT ST	THE EASTERLY 31.25 FEET OF LOT 51, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	$606.85
01023016		716 FORT ST	LOT 51, VICTORIA EXCEPT THE EASTERLY 31.25 FEET AND EXCEPT THE SOUTHERLY 8 FEET THEREOF FORMING PART OF FORT ST	$825.64
01023017		706 FORT ST	LOT 52 VICTORIA	$338.04
01023018		1125 DOUGLAS ST	LOT 2, DISTRICT LOT 403, VICTORIA CITY, PLAN 7304	$2,595.68
01024005		737 FORT ST	LOT 53 VICTORIA	$786.21
01024009		761 FORT ST	LOT 71 EXCEPT N PT, EAST PT OF LOT 72, VICTORIA	$1,720.52
01024011		783 FORT ST	LOT 2 PLAN 8705 VICTORIA	$430.37
01024012		789 FORT ST	LOT 69, VICTORIA, EXCEPT THE N 8 FT THEREOF NOW FORMING PART OF FORT ST	$1,295.92
01024013		1018 BLANSHARD ST	THE NORTH 30 FEET OF LOT 68, VICTORIA	$432.29
01024014		1002 BLANSHARD ST	THE SOUTHERLY 90 FEET OF LOT 68, VICTORIA CITY	$1,241.10
01024015		754 BROUGHTON ST	THE EAST 1/2 OF LOT 67, VICTORIA	$990.09
01024016		744 BROUGHTON ST	LOT 65 AND THE W 1/2 OF LOT 67, VICTORIA	$1,090.59
01024017		740 BROUGHTON ST	THE EASTERLY 50 FEET OF LOT 64, VICTORIA, CITY	$618.39
01024019		734 BROUGHTON ST	LOT 63, VICTORIA	$2,121.07
01024024		747 FORT ST	LOT A OF LOTS 53, 64, 72-74, VICTORIA, PLAN 30593	$6,720.50
01024026	BSMT	777 FORT ST	LOT 1 OF LOT 70, VICTORIA, VIS700	$147.72
01024027	G-FLR	777 FORT ST	LOT 2 OF LOT 70, VICTORIA, VIS700	$208.31
01024028	2-FLR	777 FORT ST	LOT 3 PLAN VIS700 VICTORIA OF L 70 + INT COM PROP	$278.32
01024029	3-FLR	777 FORT ST	LOT 4 PLAN VIS700 VICTORIA OF L 70 + INT COM PROP	$194.17
01024030	4-FLR	777 FORT ST	LOT 5 PLAN VIS700 VICTORIA OF L 70 + INT COM PROP	$194.75
01024032		731 FORT ST	LOT B, DISTRICT LOTS 53 AND 54, VICTORIA, PLAN 33082	$997.78
01024034		701 FORT ST	LOT A PLAN 33082 VICTORIA	$12,356.66

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01024035		720 BROUGHTON ST	LOT A PLAN VIP59410 VICTORIA	$28,588.57
01024036	101	732 BROUGHTON ST	LOT 1 OF LOT 62, VICTORIA, VIS6827	$90.02
01024037	201	732 BROUGHTON ST	LOT 2 OF LOT 62, VICTORIA, VIS6827	$957.87
01024038	301	732 BROUGHTON ST	LOT 3 OF LOT 62, VICTORIA, VIS6827	$954.51
01025015		905 DOUGLAS ST	LOT A (DD 18381W) OF LOTS 75, 76, 77 AND 94, VICTORIA, PLAN 1(	$1,775.34
01025021		933 DOUGLAS ST	LOT A PLAN 36042 VICTORIA	$3,215.51
01025022		980 BLANSHARD ST	LOT 1 PLAN 39153 VICTORIA	$11,008.33
01025025	A	711 BROUGHTON ST	LOT 1 PLAN VIS4317 VICTORIA OF LOT 93	$195.76
01025026	B	711 BROUGHTON ST	LOT 2 OF LOT 93, VICTORIA, VIS4317	$119.25
01025027	C	711 BROUGHTON ST	LOT 3 OF LOT 93, VICTORIA, VIS4317	$124.45
01025028	D	711 BROUGHTON ST	LOT 4 OF LOT 93, VICTORIA, VIS4317	$57.37
01025029	E	711 BROUGHTON ST	LOT 5 OF LOT 93, VICTORIA, VIS4317	$687.63
01025032	H	711 BROUGHTON ST	LOT 8 OF LOT 93, VICTORIA, VIS4317	$494.32
01026003		727 COURTNEY ST	LOT A VICTORIA EPP85029	$1,086.74
01026005		725 COURTNEY ST	LOT 101, VICTORIA	$727.06
01026006		740 BURDETT AVE	LOT A PLAN 26090 SEC 88 VICTORIA	$5,849.66
01026008		850 BLANSHARD ST	LOT A, SECTION 88, VICTORIA, PLAN 26292	$1,931.37
01026009		810 BLANSHARD ST	LOT B, SECTION 88, VICTORIA, PLAN 26090	$5,310.62
01026010		716 BURDETT AVE	LOT 99 VICTORIA	$1,026.64
01026015		739 COURTNEY ST	THE E 30 FT OF LOT 102, VICTORIA	$405.85
01026016		759 COURTNEY ST	LOT 1, SECTION 88, VICTORIA, PLAN 74954	$579.58
01026018		809 DOUGLAS ST	LOT 1 OF LOTS 95-98 AND 104, VICTORIA VIS6797	$1,595.49
01026019		869 DOUGLAS ST	LOT 2 OF LOTS 95-98 AND 104, VICTORIA VIS6797	$1,788.32
01027001		780 BLANSHARD ST	LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 35B	$4,557.59
01028007		728 HUMBOLDT ST	LT A PL VIP71706 VICTORIA	$7,310.03
01028174		762 HUMBOLDT ST	LOT 165, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VIS5966	$157.24
01028175		758 HUMBOLDT ST	LOT 165, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VIS5966	$237.06
01028176		754 HUMBOLDT ST	LOT 167, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VIS5966	$475.09
01028177		780 HUMBOLDT ST	LOT 1, CHRIST CHURCH TRUST ESTATE, AND OF LOT 1627, VICTORIA, VIS6102	$173.49
01028178		792 HUMBOLDT ST	LOT 2, CHRIST CHURCH TRUST ESTATE, AND OF LOT 1627, VICTORIA, VIS6102	$233.51
01029001		777 DOUGLAS ST	LOT 1, PLAN 17151, VICTORIA	$6,062.44

Schedule A - Bylaw No. 19-043

Folio Number	Property Location	Legal Description	2019 Levy
01030009	749 DOUGLAS ST	LEASED PORTION OF LOT 1 OF LOTS 207, 209, 210, 228 & 1270B, VICTORIA, PLAN 31886	$919.89
01030019	703 DOUGLAS ST	LEASED PORTION OF LOT 2 OF LOTS 1269, 1270A, 1270B, SECTION 18, VICTORIA, PLAN 31886	$1,029.52
01030021	757 DOUGLAS ST	LT 1 PL 31886 VICTORIA	$957.87
01030027	755 HUMBOLDT ST	LOT 1 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B, VICTORIA, VIS6606	$529.91
01030110	729 HUMBOLDT ST	LOT 80 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B VICTORIA, VIS6606	$169.74
01030111	733 HUMBOLDT ST	LOT 81 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B VICTORIA, VIS6606	$318.33
01030207	725 HUMBOLDT ST	LOT 177 OF LOTS 205, 206, 1627, 1270, 1270A &1270B, VICTORIA, VIS6606	$164.89
01030208	723 HUMBOLDT ST	LOT 178 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B, VICTORIA, VIS6606	$301.98
01030224	717 DOUGLAS ST	LT 2 SEC 18 VICTORIA VIP31886 INCL IN LEASE SHOWN ON VIP70	$162.77
01030225	719 DOUGLAS ST	LOT 2 SEC 18 VICTORIA VIP31886 INCL IN LEASE SHOWN ON VIP7	$263.03
01030226	707 DOUGLAS ST	LOT 2 SEC 18 VICTORIA PLAN VIP31886	$156.18
01031001	700 DOUGLAS ST	LOT A PLAN 23703 SEC 6 VICTORIA	$20,245.17
01032002	633 COURTNEY ST	LOT 1 OF LOTS 347-351, 364-366, VICTORIA, PLAN 26451	$8,331.86
01032003	850 DOUGLAS ST	LOT 1 OF LOTS 349, 350, 351, 363 AND 364, VICTORIA, PLAN 16810	$11,826.75
01032004	818 DOUGLAS ST	LOT 2 PL 26451 VICTORIA	$1,288.22
01032005	805 GORDON ST	LOT A PLAN 17686 VICTORIA	$1,631.56
01032006	623 COURTNEY ST	LOT 1 PLAN VIS4624	$14.43
01032007	623 COURTNEY ST	LOT 2 PLAN VIS4624	$207.49
01032008	625 COURTNEY ST	LOT 3 PLAN VIS4624	$243.80
01032009	619 COURTNEY ST	LOT 4 PLAN VIS4624	$368.34
01032010	623 COURTNEY ST	LOT 5 PLAN VIS4624	$1,520.96
01033001	605 COURTNEY ST	LOT 224 VICTORIA	$3,512.68
01033002	607 COURTNEY ST	LOT 227 VICTORIA	$1,013.65
01033003	801 GOVERNMENT ST	LOT A PLAN 27815 VICTORIA	$12,888.97
01034001	609 BROUGHTON ST	LOT 1267, VICTORIA	$7,245.60
01034002	913 GOVERNMENT ST	LOT 1268 VICTORIA	$1,078.57
01034003	911 GOVERNMENT ST	LOT 1268 VICTORIA	$1,326.69
01034004	909 GOVERNMENT ST	LOT 1268 VICTORIA	$1,078.09
01034005	907 GOVERNMENT ST	VICTORIA N PT LOT 223	$1,152.62

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01034006		600 COURTNEY ST	LOT 223 VICTORIA	$1,781.59
01035001		617 BROUGHTON ST	LOT A, OF LOTS 229, 230, 235-237 AND 525, VICTORIA, PLAN 14044	$7,186.45
01035006		912 DOUGLAS ST	LOT A, OF LOTS 231 & 232, VICTORIA, VIP87927	$2,929.88
01036001		655 FORT ST	LOT 537, VICTORIA, EXCEPT THAT PART WITHIN BROAD STREET	$2,918.82
01036002		685 FORT ST	LOT 1 PLAN 16563 VICTORIA	$9,446.98
01036003		1000 DOUGLAS ST	LOT 240 VICTORIA	$3,532.88
01036004		1005 BROAD ST	LOT 239, VICTORIA, EXCEPT THAT PART LYING WITHIN THE BOUNDARIES OF BROAD STREET	$3,762.73
01037001		1023 GOVERNMENT ST	PLAN 2671 VICTORIA	$1,635.40
01037004		637 FORT ST	LOT 238 & 538, VICTORIA, CITY EXCEPT THE EASTERLY STRIP THEREOF WHICH IS INCLUDED WITHIN BROAD STREET	$11,702.25
01037007		1001 GOVERNMENT ST	LOT 7 AND 8 OF LOT 121A, VICTORIA, PLAN 2671	$2,120.59
01037010		1017 GOVERNMENT ST	LOT 2 AND 3, DISTRICT LOT 121-A, VICTORIA, PLAN 2671	$1,749.37
01037012		623 FORT ST	LOT A OF LOT 121-A, VICTORIA, VIP87839	$6,851.77
01037014	102	608 BROUGHTON ST	LOT 1 OF LOT 121A VICTORIA, EPS1336	$687.15
01037015	100	608 BROUGHTON ST	LOT 2 OF LOT 121A VICTORIA, EPS1336	$237.06
01037016	200	608 BROUGHTON ST	LOT 3 OF LOT 121A VICTORIA, EPS1336	$904.02
01037055		1009 GOVERNMENT ST	LOT A EPP55166	$1,693.59
01037056		1007 GOVERNMENT ST	LOT B EPP55166	$1,220.42
01039012		1150 DOUGLAS ST	LOT A (DD EC116724) OF LOTS 121, 169, 169A, 170, 170A, 404, 405, 406, 411, 412, 413, 414 AND 415, VICTORIA, PLAN 48135	$67,679.60
01040001		631 YATES ST	LOT 1 PLAN 31129 VICTORIA	$4,744.65
01040002		1222 DOUGLAS ST	VICTORIA	$3,197.24
01040003		1280 DOUGLAS ST	THE N 43.02 FT OF LOT 426, VICTORIA	$1,060.30
01040007		1214 DOUGLAS ST	LOT A, LOTS 416-419, VICTORIA, PLAN 48444 EXCEPT PART IN PLAN VIP64889	$5,938.14
01040008		1200 DOUGLAS ST	LOT B OF LOTS 416 - 419, VICTORIA, PLAN 48444	$2,412.47
01040009		650 VIEW ST	LOT C PLAN 48444 VICTORIA	$1,729.17
01040010		1215 BROAD ST	LOT 1 OF LOTS 416 AND 417, VICTORIA, PLAN 64889	$1,805.15
01041001		1241 GOVERNMENT ST	LOT A OF LOTS 164, 164A, 165, 165A (DD E36455), VICTORIA, PLAN 10820	$2,149.93
01041003		615 YATES ST	LOT 1 OF LOTS 164A & 165A, VICTORIA, PLAN 38582	$4,532.59
01041004		1210 BROAD ST	LOT 166A, VICTORIA, CITY	$1,845.54
01041007		612 VIEW ST	LOT 167 VICTORIA	$5,234.16
01041008		1221 GOVERNMENT ST	LOT 5 PLAN 10820 VICTORIA	$2,040.77

Schedule A - Bylaw No. 19-043

Folio Number	Property Location	Legal Description	2019 Levy
01041009	1223 GOVERNMENT ST	LT 2 PL 10820 VICTORIA	$2,526.92
01041010	620 VIEW ST	THE EAST HALF & THE W HALF OF LOT 167-A, VICTORIA, CITY	$3,584.33
01042001	1325 GOVERNMENT ST	LOT 159 VICTORIA	$1,399.30
01042003	1314 BROAD ST	LOT 159A/160A, PORTION E PTS VICTORIA	$2,554.81
01042004	1312 BROAD ST	LOT 2, DISTRICT LOT 161A, VICTORIA, PLAN 5500	$445.28
01042006	622 YATES ST	LOT "A" OF LOTS 161-A AND 162-A, VICTORIA, PLAN 3564	$376.51
01042007	614 YATES ST	LOT C OF LOTS 161A &162A, VICTORIA, PLAN 3564	$680.90
01042008	606 YATES ST	THE EAST 50 FT OF LOT 162, VICTORIA	$470.76
01042010	1306 BROAD ST	LOT 1 VICTORIA PLAN VIP5500	$304.38
01042011	1313 GOVERNMENT ST	THE NORTH 1/2 OF LOT 161, VICTORIA, CITY	$899.21
01042012	1319 GOVERNMENT ST	LOT 160, VICTORIA	$2,859.19
01042014	1323 GOVERNMENT ST	LOT A PLAN 33100 DL 159 VICTORIA	$657.82
01042015	1301 GOVERNMENT ST	LOT A OF LOTS 161 AND 162, VICTORIA, PLAN 49321, EXCEPT PART IN PLAN 54020	$2,183.59
01042016	1305 GOVERNMENT ST	LOT 1, OF LOTS 161 & 162, VICTORIA,VIP54020	$1,460.85
01043001	1315 BROAD ST	LOTS 424 & 425, VICTORIA, CITY	$1,123.77
01043003	1328 DOUGLAS ST	PARCEL 1 (DD 176785-I) OF PARCEL A (DD 74649-I) OF LOTS 430 AND 431, VICTORIA	$716.48
01043007	1300 DOUGLAS ST	LOT 1 PLAN 17635 VICTORIA	$1,244.95
01043008	648 YATES ST	LOT 421 VICTORIA	$1,066.55
01043009	644 YATES ST	LOT 7 PLAN 2567	$349.59
01043010	642 YATES ST	LOT 6 PLAN 2567 VICTORIA	$330.35
01043011	640 YATES ST	LOT 5 OF LOT 422, VICTORIA, PLAN 2567	$316.89
01043012	634 YATES ST	LOT 4 OF LOT 423, VICTORIA, PLAN 2567	$654.93
01043013	632 YATES ST	LOT 3, OF LOT 423, VICTORIA, PLAN 2567	$625.60
01043014	1305 BROAD ST	LOT 1 AND 2, DISTRICT LOTS 422 & 423, VICTORIA, PLAN 2567	$876.61
01043015	645 JOHNSON ST	PARCEL A (DD 74649I) OF LOTS 430 AND 431, THE E 70 FT OF LOT 430 AND 431, VICTORIA	$1,865.74
01043017	1310 DOUGLAS ST	LOT 1 OF LOT 420, VICTORIA, VIS5193	$469.66
01044003	1416 DOUGLAS ST	LOT A PLAN 12000 VICTORIA	$996.01
01044006	1402 DOUGLAS ST	THE EASTERLY 60 FEET OF LOT 671, VICTORIA	$1,306.98
01044008	1407 BROAD ST	LOT 665, VICTORIA CITY	$720.81
01044009	1415 BROAD ST	LOT 666, VICTORIA, CITY	$1,208.40
01044011	634 JOHNSON ST	LOT A OF LOTS 664 AND 671, VICTORIA, PLAN 34894	$2,518.02
01044012	1410 DOUGLAS ST	LOT 1 OF LOT 670, VICTORIA, PLAN 23213	$705.90

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01045001		603 PANDORA AVE	LOT 1, OF LOTS 661, 662, AND 663, VICTORIA CITY, PLAN 7110 REMAINDER LOTS 661 - 663, VICTORIA, EXCEPT THOSE PARTS IN PLAN 7110	$1,119.44
01045004		613 PANDORA AVE	LOT A VICTORIA EPP28096	$607.81
01045006		618 JOHNSON ST	LOT B, OF LOTS 657 & 658, VICTORIA, PLAN 7492	$1,110.31
01045010		1408 BROAD ST	LOT 1, OF LOT 658, VICTORIA, PLAN 32505	$639.06
01045011		1414 BROAD ST	LOT 2 PLAN 32505 VICTORIA	$537.60
01045012	1	1407 GOVERNMENT ST	LOT 1 OF LOTS 656 AND 663, VICTORIA, VIS1633	$298.61
01045013	2	1407 GOVERNMENT ST	LOT 2 OF LOTS 656 & 663, VICTORIA, VIS1633	$354.87
01045018	1	1411 GOVERNMENT ST	LOT 1 PLAN VIS4995 VICTORIA OF LOT 663 HERITAGE TX/EX BYLAW SECTION 359(1)(A) LGA 10 YEAR PERIOD EXPIRES 2010	$116.56
01045019	2	1411 GOVERNMENT ST	LOT 2 PLAN VIS4995 VICTORIA OF LOT 663 HERITAGE TX/EX BYLAW SECTION 359(1)(A) LGA 10 YEAR PERIOD EXPIRES 2010	$415.46
01045028		1420 BROAD ST	LOT A LOTS 659 & 660 VICTORIA, VIP71660	$5,636.16
01045029	1	610 JOHNSON ST	LOT 1 OF LOTS 656 & 657 VICTORIA, VIS6304	$1,617.61
01046010		1672 DOUGLAS ST	LOT A PLAN 11299 VICTORIA	$1,352.47
01046021		20 CENTENNIAL SQ	LEASED PORTION OF LOT 2 OF LOTS 535, 584-592, 594-601, 1249, 1250-1252, AND CLOSED ROAD ADJOINING, VICTORIA, VIP76432	$154.16
01046024	1	1689 GOVERNMENT ST	LEASED AREA OF LOT 1, VICTORIA, VIP76432	$760.24
01047007		1720 DOUGLAS ST	LOT 611 & 612, VICTORIA, CITY	$1,683.49
01047008		1708 DOUGLAS ST	THE NORTHERLY 50 FEET OF LOT 609 & LOT 610, VICTORIA, CITY	$532.50
01047016		618 FISGARD ST	LOT 604	$545.30
01047017		614 FISGARD ST	LOT 13 AND LOT 14 EXCEPT THE W 19 FT OF LOTS 602 AND 603, VICTORIA. PLAN 2779	$408.25
01047018		612 FISGARD ST	THE WESTERLY 19 FEET OF LOT 14 OF LOT 603, VICTORIA, PLAN	$471.24
01047019		1701 GOVERNMENT ST	PLAN 2779 VICTORIA	$736.29
01047021		1713 GOVERNMENT ST	LOT 7 PL 2779 VICTORIA	$286.59
01047024		622 FISGARD ST	LOT 605 VICTORIA	$870.36
01047025		655 HERALD ST	LOT A PLAN 42094 VICTORIA	$319.77
01047026		638 FISGARD ST	LOT 1 PLAN VIP55957 VICTORIA	$406.81
01047027		646 FISGARD ST	LOT 2 PLAN VIP55957 VICTORIA	$638.58
01047028		1725 GOVERNMENT ST	LOT 1 OF LOTS 618 & 619, VICTORIA, EPS569	$78.86

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01047029	101	1725 GOVERNMENT ST	LOT 2 OF LOTS 618 & 619, VICTORIA, EPS569	$176.96
01047057		1717 GOVERNMENT ST	LOT 5 OF LOTS 618 AND 619, VICTORIA, PLAN VIP2779	$240.86
01047101	101	613 HERALD ST	STRATA LOT 1 VICTORIA STRATA PLAN EPS5226	$115.79
01047102	102	613 HERALD ST	STRATA LOT 2 VICTORIA STRATA PLAN EPS5226	$154.74
01048003		611 CHATHAM ST	LOT 634 AND 635, VICTORIA	$1,126.51
01048004		629 CHATHAM ST	LOT 633	$545.30
01048005		635 CHATHAM ST	LOT 632, VICTORIA	$545.30
01048006		1850 DOUGLAS ST	LOT A OF LOTS 629, 630 & 631, VICTORIA, PLAN 25475	$1,308.66
01048010		624 HERALD ST	LOT 624	$617.91
01048011		618 HERALD ST	LOT 623	$622.57
01048012		610 HERALD ST	LOT 620, 621, AND 622, VICTORIA	$1,976.14
01048013		1802 DOUGLAS ST	LOT 1 PLAN 36720 VICTORIA	$10,864.07
01048014		1885 GOVERNMENT ST	LOT A, OF LOTS 636 & 637, VICTORIA, PLAN 45681	$1,411.32
01048016		650 HERALD ST	LOT 1 OF LOT 625, VICTORIA, VIS5362	$160.61
01048017		652 HERALD ST	LOT 2 PLAN VIS5362 VICTORIA LOT 625	$93.24
01049002		1900 DOUGLAS ST	LOT 1, OF LOTS 638-648, VICTORIA, PLAN 29369	$2,058.42
01049004		1901 GOVERNMENT ST	LOT B (DD A36035) OF LOTS 638 & 639, VICTORIA, PLAN 2779	$446.24
01055035		701 BELLEVILLE ST	LOT A VICTORIA EPP75355	$206.29
01057007		1907 STORE ST	LOT A, LOTS 487-491, 500, 501, 506-508, VICTORIA, PLAN 45292	$3,243.26
01057008		530 CHATHAM ST	LOT B OF LOTS 491-500, VICTORIA, PLAN 45292	$3,134.25
01058001		515 CHATHAM ST	LOT 484 VICTORIA	$2,546.15
01058002		533 CHATHAM ST	LOT 481 & 482, VICTORIA	$1,104.20
01058004		1802 GOVERNMENT ST	VICTORIA LOT 477/478	$2,517.78
01058005		542 HERALD ST	LOT 476 VICTORIA	$706.86
01058010		504 HERALD ST	LOTS 469, 470, 471, AND 472, VICTORIA	$2,721.67
01058011		532 HERALD ST	LOT A OF LOTS 473 & 474, VICTORIA, PLAN 68503	$899.21
01058014		551 CHATHAM ST	LOT 1 OF LOT 479, VICTORIA, VIS5035	$888.15
01058036		536 HERALD ST	TX/EX BYLAW SECTION 359(1)(A) LGA 10 YEAR PERIOD EXPIRES 2014	$1,026.64
01059002		517 HERALD ST	LOT 1, OF LOTS 453, 465 & 466, VICTORIA, PLAN 14527	$1,342.32
01059003		523 HERALD ST	LOT 2, OF LOTS 453, 465 & 466, VICTORIA, PLAN 14527	$603.96
01059005		541 HERALD ST	LOT 463, VICTORIA, CITY	$621.46
01059006		543 HERALD ST	LOT 462, VICTORIA, CITY	$665.51
01059008		1750 GOVERNMENT ST	LOT 460 VICTORIA	$658.83
01059009		564 FISGARD ST	LOT 459 VICTORIA	$883.34

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01059010		554 FISGARD ST	LT 2 PL 8952 VICTORIA	$675.13
01059011		546 FISGARD ST	LOT 457 VICTORIA	$1,237.73
01059012		538 FISGARD ST	LOT 456, VICTORIA, CITY	$1,448.83
01059013		530 FISGARD ST	LOT 454, VICTORIA	$617.91
01059015		531 HERALD ST	LOT A OF LOT 464, VICTORIA, VIP68735	$999.23
01059017		532 FISGARD ST	LOT C PLAN VIP68735 VICTORIA	$735.72
01059030		1705 STORE ST	LOT 1 OF LOTS 451, 452, 467, 468, VICTORIA, PLAN 76332	$2,702.77
01060004		539 FISGARD ST	LOT 445 VICTORIA	$1,006.44
01060005		549 FISGARD ST	W 1/2 OF LT 443, VICTORIA, E 40 FT OF LT 444, VICTORIA	$923.25
01060006		557 FISGARD ST	LOT A PLAN 17268 VICTORIA	$578.47
01060007		565 FISGARD ST	LOT B OF LOT 442, VICTORIA, PLAN 17268	$1,226.67
01060009		550 PANDORA AVE	LOT 440 VICTORIA	$792.46
01060018		546 PANDORA AVE	LOT 1 OF LOT 439, VICTORIA, PLAN 32936	$1,449.31
01060021		1619 STORE ST	LOT 1, OF CITY LOTS 154, 434, 449 & 450, VICTORIA, PLAN 41127	$953.06
01060024		505 FISGARD ST	LOT A PLAN 42419 VICTORIA	$1,386.32
01060025		506 PANDORA AVE	LOT A PLAN 41127 VICTORIA	$1,612.08
01060038		530 PANDORA AVE	LOT 1 OF LOTS 435, 436, 437, 447, 448 AND 449 VICTORIA, EPS1833	$422.68
01060039		524 PANDORA AVE	LOT 2 OF LOTS 435, 436, 437, 447, 448 AND 449, VICTORIA, EPS1833	$405.85
01060040		519 FISGARD ST	LOT 3 OF LOTS 435, 436, 437, 447, 448 AND 449, VICTORIA, EPS1833	$930.46
01061002		560 JOHNSON ST	LOT 1262, PT LOT 1264, LOTS 1265 AND 1266, PARCEL A OF LOTS 1265 & 1266, LOT 194, PARCEL A OF LOT 193, AND LOT 1265, LOT 528 AND 529, PART OF LOT 530, VICTORIA	$9,216.64
01061004		529 PANDORA AVE	LOT 530 VICTORIA	$394.79
01061008		582 JOHNSON ST	AMENDED LOT 1259, (DD 68237-I), VICTORIA, CITY	$1,595.97
01061009		572 JOHNSON ST	LOT 1260 VICTORIA	$916.04
01061010		566 JOHNSON ST	LOT 1261 VICTORIA	$1,071.84
01061020	1	1441 STORE ST	LOT 1 PLAN VIS1580 VICTORIA	$188.64
01061027		1450 GOVERNMENT ST	LOT 1 OF LOTS 533, 534 AND AMENDED LOT 1258, VICTORIA,VIS6	$3,693.97
01061101	CRU1	595 PANDORA AVE	LOT 1 VICTORIA EPS3741	$393.82
01062003		541 JOHNSON ST	LOT 12, 13 & PART OF ALLEY ADJOINING LOT 13 OF LOT 178, VICTORIA, PLAN 2524	$328.91
01062008		579 JOHNSON ST	PARCEL A OF LOTS 173 & 174, VICTORIA, CITY	$518.85
01062009		585 JOHNSON ST	LOT 173, VICTORIA, EXCEPT THE WESTERLY 14.5 FEET	$624.69

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01062010		1320 GOVERNMENT ST	LOT 172, VICTORIA CITY, (SEE PLAN 184)	$2,979.89
01062013		1308 GOVERNMENT ST	LT 3 PL 23847 VICTORIA	$457.78
01062014		578 YATES ST	LOT 4, DISTRICT LOT 182E, VICTORIA, PLAN 23847	$805.44
01062015		574 YATES ST	LOT 5, DISTRICT LOTS 182E AND 183, VICTORIA, PLAN 23847	$421.71
01062017		564 YATES ST	THE EASTERLY PART OF LOT 184, VICTORIA, CITY	$666.47
01062020		546 YATES ST	LOT 1 OF LOTS 175, 176, 186, 187, VICTORIA, PLAN 30210	$3,127.99
01062022		536 YATES ST	LOT 187 VICTORIA	$515.48
01062026		1321 WADDINGTON ALLEY	LEASED PORTION OF LOT 9, VICTORIA, PLAN 2524	$29.00
01062031		565 JOHNSON ST	LOT A, OF LOTS 174 & 175, VICTORIA, PLAN 36667	$1,414.69
01062034		547 JOHNSON ST	LOT 177, LOT 1 OF LOTS 175 AND 176, VICTORIA, PLAN 7314, EXCEPT PART IN PLANS 28721 AND 30210	$2,322.55
01062037		537 JOHNSON ST	LOT 1 PLAN VIP68655 VICTORIA	$713.12
01062038	101	524 YATES ST	LOT 1 OF LOTS 188 & 189, VICTORIA, VIS6630	$829.00
01062039	101	534 YATES ST	LOT 2 OF LOTS 188 & 189, VICTORIA, VIS6630	$710.71
01063006		510 YATES ST	LOT 24 OF LOT 191, VICTORIA, PLAN 2524	$1,037.70
01063010		516 YATES ST	LOT 1 PLAN VIP52204 VICTORIA	$611.17
01063013	101	1310 WADDINGTON ALLEY	LOT 1 OF LT 190 VICTORIA EPS2086	$121.18
01064001		503 YATES ST	LOT 1 PLAN 7167 VICTORIA	$2,569.23
01064002		527 YATES ST	PARCEL "C" (DD 53505I), OF LOTS 197 & 198, VICTORIA, EXCEPT PART IN PLAN 7167	$1,437.77
01064004		533 YATES ST	LOT 197 VICTORIA	$726.58
01064005		535 YATES ST	LOT 1 OF LOT 196, VICTORIA, PLAN 18712	$2,205.22
01064007		1218 LANGLEY ST	VICTORIA	$914.11
01064009		12 BASTION SQ	LOT A PLAN 19960 VICTORIA	$2,975.56
01064010		10 BASTION SQ	PARCEL E (DD 169756-I) OF LOTS 197, 198, 200 & 204, VICTORIA	$4,117.60
01065002		1200 GOVERNMENT ST	LOTS 1595, 1596, 1597 & 1598, VICTORIA, CITY	$2,738.02
01065004		1254 GOVERNMENT ST	LEASED AREA OF LOT 1 OF LOTS 1599 TO 1615, VICTORIA, PLAN	$2,159.54
01065006		1234 GOVERNMENT ST	LOT 1 VICTORIA PLAN VIP7696	$566.45
01066002		1130 GOVERNMENT ST	LOTS 7, 8, 9,10,11, 12 & NORTH PART OF LOT 13, BLOCK 76, SECTION 18, VICTORIA, PLAN 219	$1,767.88
01066003		1116 GOVERNMENT ST	LOT 6 BLK 76 PLAN 219 SEC 18 VICTORIA	$787.17
01066004		1110 GOVERNMENT ST	BLK 76 PL 219 VICTORIA	$2,575.49
01066005		1108 GOVERNMENT ST	LOT 1, SECTION 18, VICTORIA, VIP13144	$2,547.60
01066006		1102 GOVERNMENT ST	LOT 1, PT LOT 17, PT LOT 18, AND PARCEL A (DD 48020I) OF LOT 18, BLOCK 76, VICTORIA, PLAN 219	$2,300.92

Schedule A - Bylaw No. 19-043

Folio Number	Property Location			Legal Description	2019 Levy
01067001		15	BASTION SQ	PART OF LOT 12, BLOCK 77, VICTORIA, PLAN 219	$1,127.62
01067006		1114	LANGLEY ST	LOT 4, BLOCK 77, SECTION 18, VICTORIA, PLAN 219	$375.55
01067008		520	FORT ST	LOT A PLAN 23498 SEC 18 VICTORIA	$854.97
01067011		500	FORT ST	LOT 18 BLK 77 PLAN 219 VICTORIA	$1,481.05
01067015		510	FORT ST	LOT 2 PLAN 29564 SEC 18 VICTORIA	$454.89
01067018		31	BASTION SQ	LOT 1 (DD G19886) OF SECTION 18, VICTORIA, PLAN 22323	$4,897.08
01067019		1107	WHARF ST	LOT A, VICTORIA, PLAN 32475	$4,709.54
01067020		512	FORT ST	LOT A PLAN 47531 SEC 18 VICTORIA	$794.86
01067022	101	19	BASTION SQ	LOT 1, SECTION 18, VICTORIA, VIS1861	$91.32
01067023	102	19	BASTION SQ	LOT 2, SECTION 18, VICTORIA,VIS1861	$80.78
01067024	201	19	BASTION SQ	LOT 3, SECTION 18, VICTORIA, VIS1861	$109.97
01067025	202	19	BASTION SQ	LOT 4, SECTION 18, VICTORIA,VIS1861	$80.45
01067026	301	19	BASTION SQ	LOT 5, SECTION 18, VICTORIA,VIS1861	$107.62
01067027	302	19	BASTION SQ	LOT 6, SECTION 18, VICTORIA, VIS1861	$81.41
01067028	4TH FL	19	BASTION SQ	LOT 7, SECTION 18, VICTORIA,VIS1861	$109.49
01067029	4TH FL	19	BASTION SQ	LOT 8, SECTION 18, VICTORIA, VIS1861	$79.77
01068002		517	FORT ST	LOT 5, 6 & 7, BLOCK 74, SECTION 18, VICTORIA, PLAN 219	$2,339.86
01068003		1010	LANGLEY ST	LOT 4, BLOCK 74, SECTION 18, VICTORIA, PLAN 219	$553.95
01068004		1000	LANGLEY ST	LOT A PLAN 26978 SEC 18 VICTORIA	$835.73
01068005		1001	WHARF ST	LOT 13, BLOCK 74, SECTION 18, VICTORIA, PLAN 219	$1,666.18
01069001		525	FORT ST	LOT 9, BLOCK 75, VICTORIA, PLAN 219	$944.41
01069003		1012	GOVERNMENT ST	LOT 5 BLK 75 PLAN 219 VICTORIA	$822.75
01069007		1020	GOVERNMENT ST	LOT 6, BLOCK 75, VICTORIA, PLAN 219	$1,052.12
01069009		1022	GOVERNMENT ST	LOT A, SECTION 18, VICTORIA, PLAN 48819	$5,348.12
01069011		1000	GOVERNMENT ST	PARCEL B BLK 75 VICTORIA VIP219	$2,656.75
01070003		910	GOVERNMENT ST	LOT 1, SECTION 18, VICTORIA, VIS612	$25,281.21
01072007		888	GOVERNMENT ST	LOT A SECTION 18 VICTORIA EPP69462	$1,255.04
01073022		1202	WHARF ST	LOT 2, OF LOTS 200A,200B, AND LOT 203, VICTORIA, PLAN 28188	$3,940.65
01073028	108	1218	WHARF ST	LOT 1 OF LOT 203, VICTORIA, VIS490	$248.85
01073029	B	1218	WHARF ST	LOT 2 OF LOT 203, VICTORIA, VIS490	$447.68
01073102		812	WHARF ST	LOT 1 PLAN 46631 SEC 18 VICTORIA	$2,627.42
01073103	102	812	WHARF ST	LEASED PORTION OF LOT 1, SECTION 18, VICTORIA, & PART OF THE BED OF VICTORIA HARBOUR, PLAN 46631	$557.80

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01073104		812 WHARF ST	LEASED PORTION OF LOT 1, SECTION 18, VICTORIA, AND PART OF THE BED OF VICTORIA HARBOUR, PLAN 46631	$1,368.05
01073105		1004 WHARF ST	LOT 1, VICTORIA, PLAN 46965	$136.08
01073106		1002 WHARF ST	LOT 2 PLAN 46965 VICTORIA	$1,453.64
01073112		812 WHARF ST	LEASED PORTION OF LOT 1, SECTION 18, VICTORIA, AND PART OF THE BED OF VICTORIA HARBOUR, PLAN 46631	$20.77
01073113		812 WHARF ST	LEASED PT OF LOT 1 SEC 18 VICTORIA VIP46631	$444.31
01073116		1006 WHARF ST	LOT 1 OF THE BED OF VICTORIA HARBOUR, VICTORIA, PLAN 73553	$529.43
01073117		1244 WHARF ST	LOT A, LOT 201, VICTORIA, VIP86556	$1,199.26
01073118		700 GOVERNMENT ST	LOT A VICTORIA PLAN VIP73552	$1.35
01073119		950 WHARF ST	LOT 1 VICTORIA EPP41916	$1,991.72
01074004		1314 WHARF ST	LOT 182-F, VICTORIA	$1,446.96
01075004		1630 STORE ST	PARCEL A (DD 83205I) OF LOT 126, VICTORIA	$1,716.19
01075024		SWIFT ST	LOT A VICTORIA LEASE/PERMIT/LICENCE # W9010246, WATER LOT FRONTING ON PART OF LOT A OF LOTS 125 AND 126 VICTORIA PUBLIC HARBOUR LEASE NO W9010246 & W05101172.	$34.38
01075124	100	407 SWIFT ST	LOT 100 OF LOTS 125 & 126, AND PART OF VICTORIA HARBOUR, VICTORIA, VIS4930	$389.02
01075141	W01	456 PANDORA AVE	LOT 1 EPS3614	$177.44
01075142		1620 STORE ST	LOT 2 EPS3614	$44.77
01075143		490 PANDORA AVE	LOT 3 EPS3614	$243.80
01075144		480 PANDORA AVE	LOT 4 EPS3614	$96.32
01075145		470 PANDORA AVE	LOT 5 EPS3614	$78.67
01075146		460 PANDORA AVE	LOT 6 EPS3614	$131.23
01075270		1624 STORE ST	LOT A VICTORIA EPP70042	$3,323.70
01076002		1720 STORE ST	LOT A, LOTS 122-124 AND 1271, VICTORIA, PLAN 18303	$2,808.22
01076007		461 HERALD ST	LOT A PLAN 33307 VICTORIA	$528.95
01076008		450 SWIFT ST	LOT 1, OF LOTS 122 & 123, VICTORIA, PLAN 36884	$2,117.71
01076010		402 SWIFT ST	PLAN 36884 VICTORIA	$33.76
01076012		440 SWIFT ST	LOT A, PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIF	$665.99
01077024		1810 STORE ST	LOT 1, VICTORIA LOTS 109-112, VICTORIA, PLAN 40579	$3,013.07
01077027		1824 STORE ST	LOT 113 , VICTORIA	$1,611.84
01077035		1808 STORE ST	LEASED PORTION FRONTING ON LOT 1 PLAN 40579	$66.84
01077039		STORE ST	LOT A, PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIF	$16.30

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
01077040		1924 STORE ST	LOT A OF PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP89366	$641.73
01077044		1900 STORE ST	LOT 1 OF LOTS 114 & 115 VICTORIA VIP18628	$2,989.51
01090002		680 MONTREAL ST	LOT 1 OF LOTS 563-570, 570A,571,575,577,578-583, VICTORIA, PLAN 27460 EXCEPT THAT PART IN PLAN 28869	$5,459.92
01090135		225 BELLEVILLE ST	LOT 122, OF LOTS 563,-568, 575, 577-580, VICTORIA, VIS259	$1,261.30
01091014		490 BELLEVILLE ST	LOT 1 VICTORIA PL VIP32311	$38.90
01091020		430 BELLEVILLE ST	LEASE PORTION OF LOT 1 OF LOTS 502A-505A,539A-543A,890A-893A, VICTORIA, AND THE BED OF THE PUBLIC HARBOUR OF VICTORIA, PLAN 32311	$3,983.93
01091034		490 BELLEVILLE ST	LOT A VICTORIA VIP73166 OF PART OF THE BED OF THE VICTORIA HARBOUR, LOT A, PLAN VIP32311, PT OF LOT 1 PL 32311 AND PT OF FORESHORE FRONTING ON MENZIES ST - LEASED FROM PROVINCIAL CAPITAL COMMISSION.	$3.89
01091035	200	470 BELLEVILLE ST	LOT 1 PLAN VIP32311 LEASE	$1,013.65
01091040		254 BELLEVILLE ST	LEASED PORTION OF LOT 1 OF PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP88260	$1,042.02
01091043	300	470 BELLEVILLE ST	LOT 1 VICTORIA PLAN VIP32311	$862.18
01091045	100	470 BELLEVILLE ST	LOT 1 VICTORIA PLAN VIP32311	$915.08
01091046	400	470 BELLEVILLE ST	LOT 1 VICTORIA PLAN VIP32311	$359.20
01091047		470 BELLEVILLE ST	LOT 1 VICTORIA PLAN VIP32311	$288.52
01515001		1855 BLANSHARD ST	LOT 1, BLOCK B, SUBURBAN LOT 2, VICTORIA	$1,266.44
01515026		1815 BLANSHARD ST	LOT 1 OF SUBURBAN LOT 3, VICTORIA, CITY	$783.80
01516001		1725 BLANSHARD ST	LOT A (DD 80401W), SUBURBAN LOT 3, VICTORIA, PLAN 24225	$1,037.22
01516028		1703 BLANSHARD ST	LOT 1, SUBURBAN LOTS 3 & 4, VICTORIA, PLAN 44563	$1,922.33
01517160		1601 BLANSHARD ST	LOT 53 VICTORIA	$656.66
01517161		1609 BLANSHARD ST	LOT 1 PLAN VIP72894 VICTORIA	$1,566.69
02114004		640 MONTREAL ST	VICTORIA LEASE/PERMIT/LICENCE # W05071159	$33.95
02114091	P01	630 MONTREAL ST	LT 44 PL VIS1897 VICTORIA	$1,016.06
02114142		KINGSTON ST	PL 47225 VICTORIA	$55.30
02114145		144 KINGSTON ST	LOT B OF LOTS 1282-1285, VICTORIA, VIP65113	$110.98
02114146		146 KINGSTON ST	LOT 1 OF LOTS 1282-1285 AND PART OF THE BED OF THE PUBLIC HARBOUR, VICTORIA, VIP68049	$3,605.49
02117020		309 BELLEVILLE ST	LOT A, OF LOTS 549-551, 556-561, 1272 AND 1273, VICTORIA, PLAN 33406	$3,405.14
02119001		205 QUEBEC ST	VICTORIA LOT 940/941	$1,329.10

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
02119006		225 QUEBEC ST	LOT 936 VICTORIA	$498.65
02139016		520 MENZIES ST	LOT A OF LOTS 898, 899, 900, 912, 913 & 914, VICTORIA, PLAN 34995	$2,298.75
02139017		425 QUEBEC ST	LT A PL 16491 VICTORIA	$4,801.87
02140002		427 BELLEVILLE ST	LT 1 PL 26549 VICTORIA	$2,534.61
02140003		463 BELLEVILLE ST	LT A PL 29722 VICTORIA	$9,679.23
02140013		404 QUEBEC ST	VICTORIA LOT 940/941	$639.16
02140014		412 QUEBEC ST	LOT A, OF LOTS 544, 545, AND 546, VICTORIA, PLAN 34577	$2,154.01
03193065	P	810 HUMBOLDT ST	LOT 1 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$1,185.32
03193066	AG01	810 HUMBOLDT ST	LOT 2 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$612.62
03193067	AG04	810 HUMBOLDT ST	LOT 3 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$109.64
03193068	AG05	810 HUMBOLDT ST	LOT 4 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$343.81
03193070	BG02	810 HUMBOLDT ST	LOT 6 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$124.06
03193071	BG01	810 HUMBOLDT ST	LOT 7 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$103.38
03193072	AO1	810 HUMBOLDT ST	LOT 8 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$97.33
03193073	AO2	810 HUMBOLDT ST	LOT 9 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$118.39
03193074	AO3	810 HUMBOLDT ST	LOT 10 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$62.94
03193075	AO4	810 HUMBOLDT ST	LOT 11 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$101.12
03193076	AO5	810 HUMBOLDT ST	LOT 12 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$116.95
03193077		809 FAIRFIELD RD	LOT 13 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$231.29
03193078		805 FAIRFIELD RD	LOT 14 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	$268.32
13080153	234	100 HARBOUR RD	LOT 1, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.98
13080154	236	100 HARBOUR RD	LOT 2, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.33
13080155	238	100 HARBOUR RD	LOT 3, DISTRICT LOT 119, ESQUIMALT, VIS2360	$56.98
13080156	240	100 HARBOUR RD	LOT 4, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.12
13080157	242	100 HARBOUR RD	LOT 5, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.31
13080158	244	100 HARBOUR RD	LOT 6, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.84
13080159	246	100 HARBOUR RD	LOT 7, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.66
13080160	248	100 HARBOUR RD	LOT 8, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.12
13080161	250	100 HARBOUR RD	LOT 9, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.47
13080162	252	100 HARBOUR RD	LOT 10, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.74
13080163	254	100 HARBOUR RD	LOT 11, DISTRICT LOT 119, ESQUIMALT, VIS2360	$39.14
13080164	239	100 HARBOUR RD	LOT 12, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.60
13080165	237	100 HARBOUR RD	LOT 13, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.47
13080166	235	100 HARBOUR RD	LOT 14, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.64
13080167	233	100 HARBOUR RD	LOT 15, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.40
13080168	231	100 HARBOUR RD	LOT 16, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.47

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
13080169	229	100 HARBOUR RD	LOT 17, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.88
13080170	227	100 HARBOUR RD	LOT 18, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.85
13080171	332	100 HARBOUR RD	LOT 19, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.77
13080172	334	100 HARBOUR RD	LOT 20, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.33
13080173	336	100 HARBOUR RD	LOT 21, DISTRICT LOT 119, ESQUIMALT, VIS2360	$90.88
13080174	340	100 HARBOUR RD	LOT 22, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.78
13080175	342	100 HARBOUR RD	LOT 23, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.90
13080176	344	100 HARBOUR RD	LOT 24, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.36
13080177	346	100 HARBOUR RD	LOT 25, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.14
13080178	348	100 HARBOUR RD	LOT 26, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.12
13080179	350	100 HARBOUR RD	LOT 27, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.71
13080180	352	100 HARBOUR RD	LOT 28, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.74
13080181	354	100 HARBOUR RD	LOT 29, DISTRICT LOT 119, ESQUIMALT, VIS2360	$38.73
13080182	339	100 HARBOUR RD	LOT 30, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.12
13080183	337	100 HARBOUR RD	LOT 31, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.57
13080184	335	100 HARBOUR RD	LOT 32, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.74
13080185	333	100 HARBOUR RD	LOT 33, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.57
13080186	331	100 HARBOUR RD	LOT 34, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.64
13080187	329	100 HARBOUR RD	LOT 35, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.88
13080188	327	100 HARBOUR RD	LOT 36, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.75
13080189	325	100 HARBOUR RD	LOT 37, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.20
13080190	309	100 HARBOUR RD	LOT 38, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.83
13080191	307	100 HARBOUR RD	LOT 39, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.81
13080192	305	100 HARBOUR RD	LOT 40, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.64
13080193	303	100 HARBOUR RD	LOT 41, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.98
13080194	301	100 HARBOUR RD	LOT 42, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.87
13080195	302	100 HARBOUR RD	LOT 43, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.79
13080196	304	100 HARBOUR RD	LOT 44, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.77
13080197	306	100 HARBOUR RD	LOT 45, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.77
13080198	308	100 HARBOUR RD	LOT 46, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.77
13080199	328	100 HARBOUR RD	LOT 47, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.22
13080200	330	100 HARBOUR RD	LOT 48, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.22
13080201	432	100 HARBOUR RD	LOT 49, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.23
13080202	434	100 HARBOUR RD	LOT 50, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.86
13080203	436	100 HARBOUR RD	LOT 51, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.10
13080204	438	100 HARBOUR RD	LOT 52, DISTRICT LOT 119, ESQUIMALT, VIS2360	$52.65
13080205	440	100 HARBOUR RD	LOT 53, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.12

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
13080206	442	100 HARBOUR RD	LOT 54, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.35
13080207	444	100 HARBOUR RD	LOT 55, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.77
13080208	446	100 HARBOUR RD	LOT 56, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.14
13080209	448	100 HARBOUR RD	LOT 57, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.12
13080210	450	100 HARBOUR RD	LOT 58, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.78
13080211	452	100 HARBOUR RD	LOT 59, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.78
13080212	454	100 HARBOUR RD	LOT 60, DISTRICT LOT 119, ESQUIMALT, VIS2360	$39.05
13080213	439	100 HARBOUR RD	LOT 61, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.46
13080214	437	100 HARBOUR RD	LOT 62, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.57
13080215	435	100 HARBOUR RD	LOT 63, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.74
13080216	433	100 HARBOUR RD	LOT 64, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.57
13080217	431	100 HARBOUR RD	LOT 65, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.64
13080218	429	100 HARBOUR RD	LOT 66, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.64
13080219	427	100 HARBOUR RD	LOT 67, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.61
13080220	425	100 HARBOUR RD	LOT 68, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.27
13080221	423	100 HARBOUR RD	LOT 69, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080222	421	100 HARBOUR RD	LOT 70, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.88
13080223	419	100 HARBOUR RD	LOT 71, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.98
13080224	417	100 HARBOUR RD	LOT 72, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.57
13080225	415	100 HARBOUR RD	LOT 73, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.72
13080226	413	100 HARBOUR RD	LOT 74, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.52
13080227	411	100 HARBOUR RD	LOT 75, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.62
13080228	409	100 HARBOUR RD	LOT 76, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.00
13080229	407	100 HARBOUR RD	LOT 77, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080230	405	100 HARBOUR RD	LOT 78, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.40
13080231	403	100 HARBOUR RD	LOT 79, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.81
13080232	401	100 HARBOUR RD	LOT 80, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.01
13080233	402	100 HARBOUR RD	LOT 81, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.20
13080234	404	100 HARBOUR RD	LOT 82, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.94
13080235	406	100 HARBOUR RD	LOT 83, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.94
13080236	408	100 HARBOUR RD	LOT 84, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.94
13080237	410	100 HARBOUR RD	LOT 85, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.18
13080238	412	100 HARBOUR RD	LOT 86, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.48
13080239	414	100 HARBOUR RD	LOT 87, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.37
13080240	416	100 HARBOUR RD	LOT 88, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.51
13080241	418	100 HARBOUR RD	LOT 89, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.79
13080242	420	100 HARBOUR RD	LOT 90, DISTRICT LOT 119, ESQUIMALT, VIS2360	$37.68

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
13080243	422	100 HARBOUR RD	LOT 91, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080244	424	100 HARBOUR RD	LOT 92, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.64
13080245	426	100 HARBOUR RD	LOT 93, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080246	428	100 HARBOUR RD	LOT 94, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.81
13080247	430	100 HARBOUR RD	LOT 95, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.70
13080248	532	100 HARBOUR RD	LOT 96, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.53
13080249	534	100 HARBOUR RD	LOT 97, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.66
13080250	536	100 HARBOUR RD	LOT 98, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.10
13080251	538	100 HARBOUR RD	LOT 99, DISTRICT LOT 119, ESQUIMALT, VIS2360	$53.14
13080252	540	100 HARBOUR RD	LOT 100, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.03
13080253	542	100 HARBOUR RD	LOT 101, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.07
13080254	544	100 HARBOUR RD	LOT 102, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.70
13080255	546	100 HARBOUR RD	LOT 103, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.07
13080256	548	100 HARBOUR RD	LOT 104, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.64
13080257	550	100 HARBOUR RD	LOT 105, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.74
13080258	552	100 HARBOUR RD	LOT 106, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.74
13080259	554	100 HARBOUR RD	LOT 107, DISTRICT LOT 119, ESQUIMALT, VIS2360	$38.73
13080260	539	100 HARBOUR RD	LOT 108, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.29
13080261	537	100 HARBOUR RD	LOT 109, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.33
13080262	535	100 HARBOUR RD	LOT 110, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.57
13080263	533	100 HARBOUR RD	LOT 111, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.57
13080264	531	100 HARBOUR RD	LOT 112, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.57
13080265	529	100 HARBOUR RD	LOT 113, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.64
13080266	527	100 HARBOUR RD	LOT 114, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.61
13080267	525	100 HARBOUR RD	LOT 115, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.27
13080268	523	100 HARBOUR RD	LOT 116, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080269	521	100 HARBOUR RD	LOT 117, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.57
13080270	519	100 HARBOUR RD	LOT 118, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.64
13080271	517	100 HARBOUR RD	LOT 119, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.64
13080272	515	100 HARBOUR RD	LOT 120, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.79
13080273	513	100 HARBOUR RD	LOT 121, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.79
13080274	511	100 HARBOUR RD	LOT 122, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.62
13080275	509	100 HARBOUR RD	LOT 123, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.00
13080276	507	100 HARBOUR RD	LOT 124, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.64
13080277	505	100 HARBOUR RD	LOT 125, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.33
13080278	503	100 HARBOUR RD	LOT 126, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.71
13080279	501	100 HARBOUR RD	LOT 127, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.77

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
13080280	502	100 HARBOUR RD	LOT 128, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.20
13080281	504	100 HARBOUR RD	LOT 129, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.94
13080282	506	100 HARBOUR RD	LOT 130, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.87
13080283	508	100 HARBOUR RD	LOT 131, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.94
13080284	510	100 HARBOUR RD	LOT 132, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.18
13080285	512	100 HARBOUR RD	LOT 133, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.48
13080286	514	100 HARBOUR RD	LOT 134, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.37
13080287	516	100 HARBOUR RD	LOT 135, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.44
13080288	518	100 HARBOUR RD	LOT 136, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.79
13080289	520	100 HARBOUR RD	LOT 137, DISTRICT LOT 119, ESQUIMALT, VIS2360	$37.77
13080290	522	100 HARBOUR RD	LOT 138, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.81
13080291	524	100 HARBOUR RD	LOT 139, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080292	526	100 HARBOUR RD	LOT 140, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.81
13080293	528	100 HARBOUR RD	LOT 141, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.88
13080294	530	100 HARBOUR RD	LOT 142, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.70
13080295	638	100 HARBOUR RD	LOT 143, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.77
13080296	640	100 HARBOUR RD	LOT 144, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.98
13080297	642	100 HARBOUR RD	LOT 145, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.14
13080298	644	100 HARBOUR RD	LOT 146, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.60
13080299	646	100 HARBOUR RD	LOT 147, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.14
13080300	648	100 HARBOUR RD	LOT 148, DISTRICT LOT 119, ESQUIMALT, VIS2360	$32.12
13080301	650	100 HARBOUR RD	LOT 149, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.78
13080302	652	100 HARBOUR RD	LOT 150, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.64
13080303	654	100 HARBOUR RD	LOT 151, DISTRICT LOT 119, ESQUIMALT, VIS2360	$38.73
13080304	639	100 HARBOUR RD	LOT 152, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.74
13080305	637	100 HARBOUR RD	LOT 153, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.90
13080306	635	100 HARBOUR RD	LOT 154, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.16
13080307	633	100 HARBOUR RD	LOT 155, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.16
13080308	631	100 HARBOUR RD	LOT 156, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.16
13080309	629	100 HARBOUR RD	LOT 157, DISTRICT LOT 119, ESQUIMALT, VIS2360	$31.16
13080310	627	100 HARBOUR RD	LOT 158, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.37
13080311	625	100 HARBOUR RD	LOT 159, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.27
13080312	623	100 HARBOUR RD	LOT 160, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.81
13080313	621	100 HARBOUR RD	LOT 161, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.57
13080314	619	100 HARBOUR RD	LOT 162, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.64
13080315	617	100 HARBOUR RD	LOT 163, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.40
13080316	615	100 HARBOUR RD	LOT 164, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.79

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
13080317	613	100 HARBOUR RD	LOT 165, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.52
13080318	611	100 HARBOUR RD	LOT 166, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.62
13080319	609	100 HARBOUR RD	LOT 167, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.83
13080320	607	100 HARBOUR RD	LOT 168, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.57
13080321	605	100 HARBOUR RD	LOT 169, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.33
13080322	603	100 HARBOUR RD	LOT 170, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080323	601	100 HARBOUR RD	LOT 171, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.46
13080324	602	100 HARBOUR RD	LOT 172, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.13
13080325	604	100 HARBOUR RD	LOT 173, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.87
13080326	606	100 HARBOUR RD	LOT 174, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.87
13080327	608	100 HARBOUR RD	LOT 175, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.77
13080328	610	100 HARBOUR RD	LOT 176, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.11
13080329	612	100 HARBOUR RD	LOT 177, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.48
13080330	614	100 HARBOUR RD	LOT 178, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.37
13080331	616	100 HARBOUR RD	LOT 179, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.44
13080332	618	100 HARBOUR RD	LOT 180, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.72
13080333	620	100 HARBOUR RD	LOT 181, DISTRICT LOT 119, ESQUIMALT, VIS2360	$37.68
13080334	622	100 HARBOUR RD	LOT 182, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080335	624	100 HARBOUR RD	LOT 183, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.64
13080336	626	100 HARBOUR RD	LOT 184, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080337	628	100 HARBOUR RD	LOT 185, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.81
13080338	630	100 HARBOUR RD	LOT 186, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.53
13080339	738	100 HARBOUR RD	LOT 187, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.59
13080340	740	100 HARBOUR RD	LOT 188, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.49
13080341	742	100 HARBOUR RD	LOT 189, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.01
13080342	744	100 HARBOUR RD	LOT 190, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.64
13080343	746	100 HARBOUR RD	LOT 191, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.94
13080344	748	100 HARBOUR RD	LOT 192, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.74
13080345	750	100 HARBOUR RD	LOT 193, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.35
13080346	752	100 HARBOUR RD	LOT 194, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.35
13080347	754	100 HARBOUR RD	LOT 195, DISTRICT LOT 119, ESQUIMALT, VIS2360	$37.43
13080348	739	100 HARBOUR RD	LOT 196, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.07
13080349	737	100 HARBOUR RD	LOT 197, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.25
13080350	735	100 HARBOUR RD	LOT 198, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.42
13080351	733	100 HARBOUR RD	LOT 199, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.49
13080352	731	100 HARBOUR RD	LOT 200, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.42
13080353	729	100 HARBOUR RD	LOT 201, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.49

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
13080354	727	100 HARBOUR RD	LOT 202, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.25
13080355	725	100 HARBOUR RD	LOT 203, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.03
13080356	723	100 HARBOUR RD	LOT 204, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.40
13080357	721	100 HARBOUR RD	LOT 205, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.23
13080358	719	100 HARBOUR RD	LOT 206, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.23
13080359	717	100 HARBOUR RD	LOT 207, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.57
13080360	715	100 HARBOUR RD	LOT 208, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.79
13080361	713	100 HARBOUR RD	LOT 209, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.52
13080362	711	100 HARBOUR RD	LOT 210, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.62
13080363	709	100 HARBOUR RD	LOT 211, DISTRICT LOT 119, ESQUIMALT, VIS2360	$28.83
13080364	707	100 HARBOUR RD	LOT 212, DISTRICT LOT 119, ESQUIMALT, VIS2360	$24.48
13080365	705	100 HARBOUR RD	LOT 213, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.09
13080366	703	100 HARBOUR RD	LOT 214, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.33
13080367	701	100 HARBOUR RD	LOT 215, DISTRICT LOT 119, ESQUIMALT, VIS2360	$24.86
13080368	704	100 HARBOUR RD	LOT 216, DISTRICT LOT 119, ESQUIMALT, VIS2360	$46.19
13080369	706	100 HARBOUR RD	LOT 217, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.22
13080370	708	100 HARBOUR RD	LOT 218, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.98
13080371	710	100 HARBOUR RD	LOT 219, DISTRICT LOT 119, ESQUIMALT, VIS2360	$27.53
13080372	712	100 HARBOUR RD	LOT 220, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.52
13080373	714	100 HARBOUR RD	LOT 221, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.37
13080374	716	100 HARBOUR RD	LOT 222, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.51
13080375	718	100 HARBOUR RD	LOT 223, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.72
13080376	720	100 HARBOUR RD	LOT 224, DISTRICT LOT 119, ESQUIMALT, VIS2360	$37.43
13080377	722	100 HARBOUR RD	LOT 225, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.40
13080378	724	100 HARBOUR RD	LOT 226, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.40
13080379	726	100 HARBOUR RD	LOT 227, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.40
13080380	728	100 HARBOUR RD	LOT 228, DISTRICT LOT 119, ESQUIMALT, VIS2360	$26.42
13080381	823	100 HARBOUR RD	LOT 229, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.20
13080382	821	100 HARBOUR RD	LOT 230, DISTRICT LOT 119, ESQUIMALT, VIS2360	$23.99
13080383	819	100 HARBOUR RD	LOT 231, DISTRICT LOT 119, ESQUIMALT, VIS2360	$24.07
13080384	817	100 HARBOUR RD	LOT 232, DISTRICT LOT 119, ESQUIMALT, VIS2360	$23.92
13080385	815	100 HARBOUR RD	LOT 233, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.03
13080386	813	100 HARBOUR RD	LOT 234, DISTRICT LOT 119, ESQUIMALT, VIS2360	$109.88
13080387	811	100 HARBOUR RD	LOT 235, DISTRICT LOT 119, ESQUIMALT, VIS2360	$109.88
13080388	809	100 HARBOUR RD	LOT 236, DISTRICT LOT 119, ESQUIMALT, VIS2360	$29.00
13080389	807	100 HARBOUR RD	LOT 237, DISTRICT LOT 119, ESQUIMALT, VIS2360	$23.99
13080390	805	100 HARBOUR RD	LOT 238, DISTRICT LOT 119, ESQUIMALT, VIS2360	$23.75

Schedule A - Bylaw No. 19-043

Folio Number		Property Location	Legal Description	2019 Levy
13080391	803	100 HARBOUR RD	LOT 239, DISTRICT LOT 119, ESQUIMALT, VIS2360	$24.07
13080392	806	100 HARBOUR RD	LOT 240, DISTRICT LOT 119, ESQUIMALT, VIS2360	$25.20
13080393	808	100 HARBOUR RD	LOT 241, DISTRICT LOT 119, ESQUIMALT, VIS2360	$24.96
13080394	810	100 HARBOUR RD	LOT 242, DISTRICT LOT 119, ESQUIMALT, VIS2360	$25.27
13080395	812	100 HARBOUR RD	LOT 243, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.10
13080396	814	100 HARBOUR RD	LOT 244, DISTRICT LOT 119, ESQUIMALT, VIS2360	$195.23
13080397	818	100 HARBOUR RD	LOT 245, DISTRICT LOT 119, ESQUIMALT, VIS2360	$30.37
13080398	820	100 HARBOUR RD	LOT 246, DISTRICT LOT 119, ESQUIMALT, VIS2360	$34.53
13080399	822	100 HARBOUR RD	LOT 247, DISTRICT LOT 119, ESQUIMALT, VIS2360	$23.92
13080400	824	100 HARBOUR RD	LOT 248, DISTRICT LOT 119, ESQUIMALT, VIS2360	$23.83
13080401	826	100 HARBOUR RD	LOT 249, DISTRICT LOT 119, ESQUIMALT, VIS2360	$23.92
13080402	828	100 HARBOUR RD	LOT 250, DISTRICT LOT 119, ESQUIMALT, VIS2360	$23.99
				$1,081,030.46

CITY OF VICTORIA

Council Report
For the meeting of April 25, 2019

To:	Council	**Date:**	April 15, 2019
From:	Chris Coates, City Clerk		
Subject:	Officers Bylaw (Amendment No. 1) Bylaw No. 19-027		

RECOMMENDATION

That Council give three readings to Officers Bylaw (Amendment No.1) No. 19-027

EXECUTIVE SUMMARY

Attached as Appendix A, for Council's consideration, is a copy of a proposed amendment to the Officers Bylaw. The proposed amendment, removes the position of Director of Sustainable Planning and Community Development.

At the September 20, 2018 Committee of the Whole meeting, Council received the report Attached as Appendix B that proposed a re-write of the City Employees Bylaw, removing employment conditions from the Bylaw and enacting them through Council Policy. That new Officers Bylaw was adopted October 4, 2018 and is attached as Appendix C for information.

The Report also noted an approach to reduce the number of Officers of the City upon a position becoming vacant with the ultimate objective of reducing the City Officers compliment to just the Statutory Officers required under the Community Charter. This reflects a modernized, best practice approach. The position of Director of Sustainable Community planning is currently vacant which provides to opportunity to amend the bylaw with no implications on employment conditions.

Respectfully submitted.

Chris Coates
City Clerk

Susanne Thompson
Deputy City Manager/CFO

Report accepted and recommended by the City Manager: Jocelyn Jenkins

Date: April 16, 2019

List of Attachments:

Appendix A: Officers Bylaw (Amendment No. 1) No. 19-027
Appendix B: September 2018 Committee of the Whole Report
Appendix C: Officers Bylaw No. 18-106

NO. 19-027
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Bylaw that
Establishes Officer Positions for the City of Victoria

Under its statutory powers, including sections 146-150 of the *Community Charter*, the Municipal Council of the Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as "OFFICERS BYLAW (AMENDMENT NO.1) No. 19-027".

2. That Officers Bylaw No. 18-106 be amended by deleting section 4 in it's entirety and replacing it with the following:

"4 (1) The people holding the following positions are *officers* of the City:

(a) Director of Engineering and Public Works;

(b) Director of Parks, Recreation and Facilities;

(c) City Solicitor;

(d) Fire Chief; and,

(e) Head of Human Resources."

READ A FIRST TIME the	day of	2019.
READ A SECOND TIME the	day of	2019.
READ A THIRD TIME the	day of	2019.
ADOPTED the	day of	2019.

CITY CLERK MAYOR

APPPENDIX B

CITY OF VICTORIA

Committee of the Whole Report

For the Meeting of September 20, 2018

To:	Committee of the Whole	Date:	August 31, 2018
From:	Jodi Jensen, Head of Human Resources Chris Coates, City Clerk		
Subject:	City Employees Bylaw		

RECOMMENDATION

That Council:

1. Direct staff to bring forward the new Officers Bylaw to the September 20, 2018 Council Meeting for introductory readings.

2. Subject to the adoption of the Officers Bylaw the following Policies be approved:

   a. *Terms and Conditions of Employment –Officers and Exempt Employees*
   b. *Compensation – Officers and Exempt Employees*

EXECUTIVE SUMMARY

The City Employees Bylaw establishes officer positions and duties, delegates authority to the City Manager on certain employee relations matters, and sets out general terms and conditions of employment for all exempt employees. The Bylaw has not undergone a comprehensive review since its adoption in 1978.

This report recommends modernizing the framework governing the employment of exempt employees, consistent with best practices, by replacing the City Employees Bylaw (Appendix A) with a new Officers Bylaw (Appendix B) and Council Policies. The recommendations will not result in any substantive changes to existing terms and conditions of employment for exempt employees.

The new Officers Bylaw establishes officer positions and duties, consistent with the requirements of the *Community Charter*, and authorities delegated to the City Manager. All general terms and conditions of employment currently set out in the City Employees Bylaw are re-established in Council Policy: *Terms and Conditions of Employment – Officers and Exempt Employees* (Appendix C); and the terms related to compensation are re-established in a separate Council Policy: *Compensation – Officers and Exempt Employees* (Appendix D).

PURPOSE

The purpose of this report is to seek Council's approval to modernize the City's framework establishing terms and conditions of employment for all exempt employees by repealing the City

Employees Bylaw, introducing a new Officers Bylaw, and moving employment related matters into two new Council policies.

BACKGROUND

The City Employees Bylaw (the Bylaw) was enacted in 1978 and has not undergone comprehensive review since that date. The last revision to the Bylaw was in 2003 and consisted of changes to position titles; there have been numerous subsequent changes to titles.

In its current form, the Bylaw exceeds what is required under the *Community Charter* and includes information that is outdated and in some cases, redundant.

ISSUES & ANALYSIS

Officer Positions

Sections 146 – 149 of the *Community Charter* direct municipalities to create specific officer positions for which the powers, duties and functions must be established by bylaw. These positions are referred to as statutory officers and are: Chief Administrative Officer (City Manager), Corporate Officer (City Clerk) and Financial Officer (Director of Finance). The current City Employees Bylaw also identifies all Director positions, as they were defined in 2003, as officers. The result is that with each corporate re-organization or title change, the Bylaw becomes out of date if not amended by Council.

The Officers Bylaw drafted for Council consideration defines both statutory officers and officers, reflecting the current composition of officers. If adopted, staff will automatically bring forward future amendments to the Officers Bylaw to remove non-statutory officer positions when they become vacant. Over time, the result will be an Officers Bylaw that defines only statutory officers.

Employment related provisions

Municipalities outline terms and conditions of employment for exempt employees in one of 3 ways: a bylaw, a policy or an employment agreement. Many municipalities are moving towards template employment agreements which reference broader policies. Policies establishing general terms and conditions of employment including compensation makes the information easier to navigate and understand for current and prospective employees, who frequently require assistance in interpreting the relevant terms. Prospective employees are provided a copy of the City Employees Bylaw with their offer of employment. Having terms and conditions established by Council policy enables the City to be more agile and efficient in responding to or reflecting changes in employment legislation and market conditions for attracting and retaining talent.

Proposed policy changes

Upon review of all of the detailed practices currently in place, the following changes have been incorporated into the proposed Council Policies: *Terms and Conditions of Employment – Officers and Exempt Employees* and *Compensation – Officers and Exempt Employees*.

- Under the City's Supplementary Employment Insurance Benefit Plan, employees on maternity leave receive top up payments to their Employment Insurance benefits to a maximum of 100% of their previous gross weekly earnings, for a maximum of 17 weeks.

This benefit was not in place at the time the City Employees Bylaw was initially adopted in 1978 and was not captured by later amendments.

- In the first, partial year of employment, the City Employees Bylaw specifies that vacation and sick leave entitlements are to be prorated based on the number of calendar months (or partial months) worked during the calendar year. In the *Terms and Conditions* policy, entitlements are prorated based on the number of weeks worked during the calendar year to reflect alignment with the current bi-weekly pay schedule. In addition, eligibility for prorated sick leave entitlements during the first 3 months of employment has been changed to reflect current Employment Insurance program requirements.
- The Compensation policy clarifies that the entitlement in each year to receive an amount equivalent to 2% of annual salary or an additional 5 days of paid vacation is also to be prorated based on the number of weeks worked during the calendar year.

OPTIONS & IMPACTS

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

2015 – 2018 Strategic Plan
The recommendations support Objective 1, Innovate and Lead: Support the City Manager in developing an organizational culture of collaboration, continuous learning and employee empowerment.

Impacts to Financial Plan
The recommendations do not have any impact on the financial plan.

CONCLUSIONS

Council may consider that the recommendations will update the framework governing the employment of exempt employees, consistent with best practices, while enhancing the administration and adaptability of these policies.

Respectfully submitted,

Jodi Jensen
Head of Human Resources

Chris Coates
City Clerk

Report accepted and recommended by the City Manager: Jocelyn Denhaas

Date: Sept. 14, 2018

List of Attachments
Appendix A: City Employees Bylaw
Appendix B: Officers Bylaw
Appendix C: Council Policy: *Terms and Conditions of Employment – Officers and Exempt Employees*
Appendix D: Council Policy: *Compensation – Officers and Exempt Employees*

NO. 18-106
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to establish Officer Positions for the City of Victoria

Under its statutory powers, including sections 146-150 of the *Community Charter*, the Municipal Council of the Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as "OFFICERS BYLAW No. 18-106".

2. In this Bylaw

   "*statutory officer*" means a person who is designated as a *statutory officer* under section 3 of this Bylaw and in accordance with the Community Charter;

   "*officer*" means a person designated as an officer under section 4 of this Bylaw and in accordance with the Community Charter.

3. (1) The people holding the following positions are *statutory officers* of the City:

   (a) City Manager;

   (b) City Clerk; and,

   (c) Director of Finance.

   (2) The person holding the office of City Manager is assigned the powers, duties, and functions of chief administration, including the powers, duties, and functions set out in section 147 of the Community Charter and in Bylaw No. 3470, the Municipal Manager Bylaw, 1949;

   (3) The person holding the office of City Clerk is assigned the powers, duties, and functions of corporate administration, including the powers, duties, and functions set out in section 148 of the Community Charter; and,

   (4) The person holding the office of Director of Finance is assigned the powers, duties, and functions of financial administration, including the powers, duties, and functions set out in section 149 of the Community Charter.

4. (1) The people holding the following positions are *officers* of the City:

   (a) Director of Sustainable Planning and Community Development;

   (b) Director of Engineering and Public Works;

   (c) Director of Parks, Recreation and Facilities;

   (d) City Solicitor;

   (e) Fire Chief; and,

   (f) Head of Human Resources.

   (2) *Officers* must perform all duties prescribed by bylaw or other enactment, and all duties assigned from time to time by Council or the City Manager.

5. (1) Without limiting the powers, duties, and functions of the City Manager as set out in section 3(2) of this Bylaw, Council hereby expressly delegates to the City Manager, the following:

   (a) The authority to hire and, where applicable, appoint an employee, other than a *Statutory Officer*;

   (b) The authority to suspend an employee, other than a *Statutory Officer*, with or without pay; and,

   (c) The authority to terminate the employment of an employee, other than a *Statutory Officer* or *Officer*, for cause without notice, or without cause on reasonable notice or pay in lieu thereof.

6. Bylaw No.01-24, the City Employees' Bylaw is hereby repealed.

READ A FIRST TIME the	**20th**	day of	**September**	2018.
READ A SECOND TIME the	**20th**	day of	**September**	2018.
READ A THIRD TIME the	**20th**	day of	**September**	2018.
ADOPTED the	**4th**	day of	**October**	2018.

"CHRIS COATES"
CITY CLERK

"LISA HELPS"
MAYOR

NO. 18-106
A BYLAW OF THE CITY OF VICTORIA

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   "*officer*" means a person designated as an officer under section 4 of this Bylaw and in accordance with the Community Charter.

3. (1) The people holding the following positions are *statutory officers* of the City:

   (a) City Manager;

   (b) City Clerk; and,

   (c) Director of Finance.

   (2) The person holding the office of City Manager is assigned the powers, duties, and functions of chief administration, including the powers, duties, and functions set out in section 147 of the Community Charter and in Bylaw No. 3470, the Municipal Manager Bylaw, 1949;

   (3) The person holding the office of City Clerk is assigned the powers, duties, and functions of corporate administration, including the powers, duties, and functions set out in section 148 of the Community Charter; and,

   (4) The person holding the office of Director of Finance is assigned the powers, duties, and functions of financial administration, including the powers, duties, and functions set out in section 149 of the Community Charter.

4. (1) The people holding the following positions are *officers* of the City:

(a) Director of Sustainable Planning and Community Development;

(b) Director of Engineering and Public Works;

(c) Director of Parks, Recreation and Facilities;

(d) City Solicitor;

(e) Fire Chief; and,

(f) Head of Human Resources.

(2) *Officers* must perform all duties prescribed by bylaw or other enactment, and all duties assigned from time to time by Council or the City Manager.

5. (1) Without limiting the powers, duties, and functions of the City Manager as set out in section 3(2) of this Bylaw, Council hereby expressly delegates to the City Manager, the following:

(a) The authority to hire and, where applicable, appoint an employee, other than a *Statutory Officer*;

(b) The authority to suspend an employee, other than a *Statutory Officer*, with or without pay; and,

(c) The authority to terminate the employment of an employee, other than a *Statutory Officer* or *Officer*, for cause without notice, or without cause on reasonable notice or pay in lieu thereof.

6. Bylaw No.01-24, the City Employees' Bylaw is hereby repealed.

READ A FIRST TIME the	**20th**	day of	**September**	2018.
READ A SECOND TIME the	**20th**	day of	**September**	2018.
READ A THIRD TIME the	**20th**	day of	**September**	2018.
ADOPTED the	**4th**	day of	**October**	2018.

"CHRIS COATES"
CITY CLERK

"LISA HELPS"
MAYOR

CITY OF VICTORIA

Council Report
For the Meeting of April 25, 2019

To:	Council	**Date:**	April 18, 2019
From:	C. Coates, City Clerk		
Subject:	Streets and Traffic Bylaw, Amendment Bylaw (No. 8) No. 19-048		

RECOMMENDATION

That the following bylaw be given first and second readings:
1. Streets and Traffic Bylaw, Amendment Bylaw (No. 8) No. 19-048

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 19-048.

The issue came before Council on April 11, 2019 where the following resolution was approved:

Annual Parking Services Update
That Council:
1. Direct staff to bring forward amendments to the Streets and Traffic Bylaw to authorize charging fees for metered on-street parking on Sundays
2. Direct staff to update the Parking Rates Policy to reflect monthly rate increases
3. Direst staff to implement a four hour time limit on Sundays.
4. Direct staff to implement Sundays rates in 90 minute zones to be at $2 per hour and $1 per hour in other areas.

Respectfully submitted,

Chris Coates
City Clerk

Report accepted and recommended by the City Manager: Jocelyn Campbell

Date: April 18, 2019

List of Attachments:
- Bylaw No. 19-048

NO. 19-048
STREETS AND TRAFFIC BYLAW, AMENDMENT BYLAW (NO. 8)
A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to amend the Streets and Traffic Bylaw to eliminate free parking at metered spaces on Sundays.

Contents

1 Title
2 Amendment
3 Commencement

Under its statutory powers, including section 124 of the *Motor Vehicle Act*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

1 This Bylaw may be cited as the "Streets and Traffic Bylaw, Amendment Bylaw (No. 8)".

Amendment

2 Section 71(10) of the Streets and Traffic Bylaw No. 09-079 is amended

(a) in paragraph (a) by inserting the words "other than Sundays" immediately after the word "holidays" and deleting the word "and";

(b) by deleting the period at the end of paragraph (b) and replacing it with ", and"; and

(c) by adding the following as the new paragraph (c):

"(c) Sundays between 6:00 p.m. and 8:00 a.m. of the following Monday."

Commencement

3 This Bylaw comes into force on adoption.

READ A FIRST TIME the	day of	2019
READ A SECOND TIME the	day of	2019
READ A THIRD TIME the	day of	2019
ADOPTED on the	day of	2019

CITY CLERK MAYOR

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	**13th**	day of	**December**	2018
READ A SECOND TIME the	**11th**	day of	**April**	2019
READ A THIRD TIME the	**11th**	day of	**April**	2019
ADOPTED the		day of		2019

CITY CLERK MAYOR

Bylaw No.18-121
Schedule 1 - April 11, 2019
City of Victoria
2019 - 2023 Operating Financial Plan

	2019	2020	2021	2022	2023
REVENUES					
Property Value Taxes	135,953,261	142,825,857	146,388,482	149,964,908	153,670,461
Property Value Taxes from New Assessments	3,747,000	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	5,862,949	5,968,197	6,075,566	6,185,099	6,296,838
Permits and Licences	5,043,728	5,054,211	5,064,905	5,075,815	5,086,945
Parking Services	19,107,800	19,381,200	19,660,068	19,944,513	20,234,648
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	39,695,044	36,214,945	36,748,450	37,237,257	37,901,770
	251,332,215	252,760,945	258,303,746	263,960,050	269,953,909
TRANSFERS FROM					
Accumulated Surplus	4,544,000				
Reserves					-
Art in Public Places	235,000	150,000	150,000	150,000	150,000
Financial Stability	3,489,554	396,000	158,000	334,000	100,000
Tree Replacement Reserve	315,290	46,196	47,120	48,062	49,023
Climate Action Reserve	658,015	105,000	-	-	-
	9,241,859	697,196	355,120	532,062	299,023
Total Operating Revenue per Bylaw	**260,574,075**	**253,458,141**	**258,658,866**	**264,492,112**	**270,252,932**

Bylaw No.18-121
Schedule 2 - April 11, 2019
City of Victoria
2019 - 2023 Operating Financial Plan

	2019	2020	2021	2022	2023
EXPENDITURES					
General Government	41,779,551	40,012,866	40,672,952	41,664,628	42,062,687
Police	56,582,259	57,314,994	58,677,581	60,073,064	61,502,243
Victoria Fire Department	17,659,935	18,030,515	18,431,376	18,823,030	19,286,802
Engineering and Public Works	20,703,148	19,229,399	19,441,749	19,806,107	20,206,767
Sustainable Planning and Community Development	7,084,467	5,552,574	5,449,210	5,558,045	5,669,055
Parks, Recreation and Facilities	23,535,576	23,438,961	23,927,347	24,426,982	24,938,382
Greater Victoria Public Library	5,451,900	5,560,938	5,672,157	5,785,600	5,901,312
Victoria Conference Centre	6,745,151	6,883,578	7,024,837	7,169,090	7,316,370
Water Utility	14,521,291	14,803,683	15,091,704	15,385,493	15,685,160
Sewer Utility	3,825,147	3,896,388	3,969,055	4,043,192	4,118,829
Stormwater Utility	3,588,740	3,660,578	3,733,850	3,808,590	3,884,827
	201,477,165	198,384,473	202,091,818	206,543,821	210,572,435
DEBT SERVICING					
Principal and Interest - General	4,797,116	4,819,617	4,819,617	4,819,616	4,492,980
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
	5,946,857	5,969,358	5,969,358	5,969,357	5,618,871
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	1,848,079	1,852,579	1,857,168	1,861,849	1,866,624
City Buildings and Infrastructure	9,202,625	9,267,687	9,781,335	10,295,246	10,809,427
Parking Services Equipment and Infrastructure	3,229,515	3,393,838	3,571,656	3,752,936	3,961,616
Multipurpose Arena Facility Equipment and Infrastructure	142,000	142,000	142,000	142,000	142,000
Gas Tax	7,257,000	3,666,000	3,832,000	3,832,000	3,997,000
Police Vehicles, Equipment and Infrastructure	845,200	845,200	845,200	845,200	845,200
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	3,118,467	2,696,167	2,696,371	2,618,579	3,023,428
Tax Sale Lands	50,000	50,000	50,000	50,000	50,000
Victoria Housing	1,000,000	250,000	250,000	250,000	250,000
Art in Public Places	150,000	150,000	150,000	150,000	150,000
Climate Action	313,961	316,040	318,161	320,324	322,531
Artificial Turf	95,000	95,000	95,000	95,000	95,000
	53,150,054	49,104,310	50,597,691	51,978,934	54,061,626
Total Operating Expense per Bylaw	**260,574,075**	**253,458,141**	**258,658,866**	**264,492,112**	**270,252,932**

Bylaw No.18-121
Schedule 3 - April 11, 2019
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	4,543,000	-	-	-	-
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	2,998,000	1,458,000	1,412,000	1,171,000	1,277,000
City Vehicles and Heavy Equipment	5,078,000	-	-	-	-
City Buildings and Infrastructure	26,349,000	350,000	350,000	350,000	-
Accessibility Capital Reserve	45,000	-	-	-	-
Debt Reduction Reserve	3,900,000	-	32,000,000	-	-
Climate Action Reserve	50,000	-	-	-	-
Parking Services Equipment and Infrastructure	1,617,000	260,000	265,000	270,000	275,000
Gas Tax	9,566,000	2,105,000	1,055,000	1,076,000	1,098,000
Police Vehicles, Equipment and Infrastructure	2,107,000	1,580,000	1,342,000	1,330,000	1,330,000
Police Emergency Response Reserve	-	-	-	-	-
Water Utility Reserve	2,071,000	-	-	-	-
Sewer Utility Reserve	4,468,000	2,123,000	2,165,000	2,208,000	2,252,000
Stormwater Utility Reserve	1,569,000	-	-	-	-
Multipurpose Arena Equipment and Infrastructure	425,000	-	-	-	-
Tax Sale Lands	2,151,000	-	-	-	-
Parks and Greenways Acquisition	719,000	-	-	-	-
Development Cost Charges	6,753,000	-	-	-	-
Total Capital Revenue per Bylaw	**97,177,000**	**31,225,000**	**62,517,000**	**31,090,000**	**31,500,000**

Bylaw No.18-121
Schedule 4 - April 11, 2019
City of Victoria
2019 - 2023 Capital Plan

	2019	2020	2021	2022	2023
EXPENDITURES					
Capital Equipment	9,959,000	1,518,000	1,677,000	1,441,000	1,552,000
Capital Programs and Projects					
Active Transportation	19,045,000	1,458,000	1,480,000	1,503,000	1,175,000
Complete Streets	4,363,000	3,710,000	3,784,000	3,860,000	4,237,000
Parks	6,202,000	190,000	20,000	20,000	21,000
Bridges	8,283,000	-	-	-	-
Neighbourhoods	70,000	-	-	-	-
Environmental Remediation	2,151,000	-	-	-	-
Street Infrastructure	1,913,000	1,092,000	910,000	985,000	947,000
Retaining Walls and Railings	1,557,000	750,000	550,000	-	-
Facilities	18,661,000	-	32,000,000	-	-
Sanitary Sewers	9,079,000	6,103,000	6,319,000	6,746,000	6,782,000
Stormwater	6,746,000	5,691,000	4,792,000	4,972,000	5,161,000
Waterworks	6,691,000	4,643,000	4,897,000	5,111,000	5,535,000
Contingency	350,000	357,000	364,000	371,000	378,000
Police	2,107,000	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	4,382,000	4,751,000	4,382,000
Total Capital Expense per Bylaw	**97,177,000**	**31,225,000**	**62,517,000**	**31,090,000**	**31,500,000**

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, Storm Water 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	139,700,261	53.61%
Parcel Taxes	1,405,849	0.54%
Special Assessments	1,338,000	0.51%
Grants in Lieu Taxes	6,205,500	2.38%
User Fees and Charges	5,862,949	2.25%
Permits and Licenses	5,043,728	1.94%
Parking Services	19,107,800	7.33%
Water and Sewer Utility Fees and Charges	27,392,844	10.51%
Storm Water Utility Fees and Charges	5,580,240	2.14%
Other Sources	48,936,904	18.78%
TOTAL	**260,574,075**	**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.

2019 Distribution of Property Taxes Among Property Classes

Property Class		% Property Value Tax
Residential (1)	71,319,995	51.05%
Utilities (2)	679,490	0.49%
Supportive Housing (3)	0	0.00%
Major Industry (4)	153,979	0.11%
Light Industry (5)	1,053,546	0.75%
Business (6)	66,235,925	47.41%
Recreational (8)	257,326	0.18%
TOTAL	139,700,261	100.00%

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.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
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Via email to: LHelps@victoria.ca; Jason.Boyd@forces.gc.ca; MayorScreech@viewroyal.ca

April 12, 2019

On behalf of The Township of Esquimalt Council and residents, I wish to convey our sincere thanks to your organization and in particular to the members of your Fire Department for your assistance during a fire that took place in Esquimalt on April 7th, 2019.

Your members' professionalism and willingness to go the extra distance in assisting us was noted and greatly appreciated. Please pass on our thanks to your firefighters for their quick response to this very challenging multi-unit residential structure fire at 834 Craigflower Road. Our mutual aid partners were all quick to provide their assistance and resources both in personnel and equipment.

It is of great comfort to Esquimalt that such valuable resources are just minutes away. We cannot overstate how much we appreciate the dedication and professional service provided by your Fire Department to our community.

Yours sincerely,

Barbara Desjardins

Barbara Desjardins
Mayor, Township of Esquimalt

c.c. Fire Chief Paul Bruce, City of Victoria
Fire Chief Paul Hurst, Town of View Royal
Fire Chief Steve Mullen, CFB Esquimalt
Fire Chief Chris Jancowski, Township of Esquimalt