

**MINUTES OF THE
PLANNING & LAND USE COMMITTEE MEETING
HELD THURSDAY, OCTOBER 29, 2015, 9:00 A.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.

Committee Members Present: Mayor Helps (Chair); Councillors Alto, Coleman, Isitt, Lucas, Loveday, Madoff, Thornton-Joe and Young.

Absent for a portion of the meeting: Councillor Alto

Staff Present: 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; T. Soulliere – Director, Facilities, Parks & Recreation; F. Work – Director, Engineering; C. Bouris – Planner; M. Miller – Heritage Planner; B. Sikstrom – Senior Planner; C. Wain – Planner; C. Coates – Corporate Administrator; J. Appleby - Recording Secretary.

2. APPROVAL OF AGENDA

Action: It was moved by Councillor Coleman, seconded by Councillor Lucas, that the Agenda of the October 29, 2015, Planning and Land Use Committee meeting be approved.

The Chair canvassed Committee, which approved bringing forward the following items for approval:

- Item #1 - Minutes from the Meeting held October 15, 2015
- Item #7 - Development Variance Permit No. 00157 for 740 Hillside Avenue
- Item #9 - Development Permit with Variances Application No. 000438 for 2918 Hipwood Lane

Amendment: It was moved by Councillor Coleman, seconded by Councillor Young, that the agenda of the October 29, 2015 meeting be approved as amended.

On the amendment:
CARRIED UNANIMOUSLY 15/PLUC243

On the main motion as amended:
CARRIED UNANIMOUSLY 15/PLUC244

3. CONSENT AGENDA

3.1 Minutes from the Meeting held on October 15, 2015.

Action: It was moved by Councillor Coleman, seconded by Councillor Young, that the Minutes from the Planning and Land Use Committee meeting held October 15, 2015, be adopted.

CARRIED UNANIMOUSLY 15/PLUC245

5.2 Development Variance Permit Application No. 00157 for 740 Hillside Avenue

Committee received a report regarding an application for 740 Hillside Avenue. The proposal is to reduce the overall required parking for the Mid-Town Place office building by nine stalls to accommodate a medical specialist office occupying one floor of the building.

Action: It was moved by Councillor Coleman, seconded by Councillor Young, that Committee recommends that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00157 for 740 Hillside Avenue, in accordance with:

1. Plans date stamped September 4, 2015.
2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:
 - a. Schedule C, Section 16.C 5 – reduce parking requirement for 980m² of medical offices from 1 stall per 37.5m² to 1 stall per 68m².
3. The Development Variance Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY 15/PLUC246

5.3 Development Permit with Variances Application No. 000438 for 2918 Hipwood Lane

Committee received a report regarding an application for 2918 Hipwood Lane. The proposal is to construct a small lot house on the property.

Action: It was moved by Councillor Coleman, seconded by Councillor Young, that Committee recommends that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000438 for 2918 Hipwood Lane, in accordance with:

1. Plans date stamped September 29, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Part 1.23 (8)(a): Reduce the front yard setback from 6m to 4.8m.
 - b. Part 1.23 (8)(b): Reduce the rear yard setback from 6m to 4.5m.

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

CARRIED UNANIMOUSLY 15/PLUC247

4. POLICY REPORT

4.1 Accelerating Local Area Planning

Committee received a report regarding an accelerated local area planning program for Victoria. Under the proposed program, new neighbourhood plans will be created for the City's ten neighbourhoods within three years, commencing in March 2016.

Councillor Alto joined the meeting at 9:22 a.m.

Committee discussed:

- The need to have dedicated staff assigned to each neighbourhood association.
- Concerns regarding the phasing and sequencing of the plans and if some will have a higher priority than others.
- The availability of resources to implement the plans.
- The challenges of out rolling out the plans over three years and not 20 as in Official Community Plan (OCP).
- The role of the Councillor Liaison.
- The type of engagement and how it will vary by each area.

Action: It was moved by Councillor Madoff, seconded by Councillor Loveday, that Committee forward this report to Council and that Council direct staff to:

1. Initiate local area planning in accordance with the new planning approach outlined in the body of this report and the following schedule:
March 2016 - February 2017: Fairfield, Gonzales and Victoria West.
March 2017 - February 2018: Fernwood, Jubilee, North Park, Rockland, as well as Fort Street corridor within Fairfield and Oak Bay Village within Gonzales.
March 2018 - February 2019: James Bay, Hillside-Quadra, Oaklands.
2. Consult with community associations, groups and other interested citizens on the new local area planning program and develop shared principles and other Terms of Reference for the program through a collaborative workshop later this year.

Committee discussed:

- Concerns that the Hillside-Quadra neighbourhood is a high growth area but will be one of the last to have a new local area plan.
- The time horizon and the difficulty in balancing neighbourhood objectives over the OCP.
- Concerns over staffing levels and potential time constraints.
- Community consultation and the need to have meaningful engagement.
- If engagement will slow the process down.

Amendment: Councillor Isitt moved that the motion be amended as follows:

1. Initiate local area planning in accordance with the new planning approach outlined in the body of this report and the following schedule:
March 2016 - February 2017: Fairfield, Gonzales and Victoria West.
March 2017 - February 2018: Fernwood, Jubilee, North Park, Rockland, as well as Fort Street corridor within Fairfield and Oak Bay Village within Gonzales.
March 2018 - February 2019: James Bay, Hillside-Quadra, Oaklands.
2. Consult with community associations, groups and other interested citizens on the new local area planning program and develop shared principles and other Terms of Reference for the program through a collaborative workshop later this year.
3. **That staff be requested to report back on options on the prioritization of the Hillside-Quadra Neighbourhood Plan.**

The amendment failed due to no seconder.

CARRIED 15/PLUC248

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, Thornton-Joe and Young.

Against: Councillor Isitt

Committee recessed at 10:27 a.m.

Committee recessed at 10:34 a.m.

4.2 BC Lotteries Commission (BCLC) Request for Expressions of Interest for Siting of a New Casino Facility

Committee received a report regarding a request by the BC Lotteries Commission (BCLC) in regard to the potential siting of a second casino within the eastern portion of the Capital region.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Committee recommends that Council:

1. Direct staff to engage with BCLC to gather further information.
2. Direct staff to review current policy, identify and assess any key issues, and provide a draft response to BCLC's Request for Expression of Interest for Council consideration at the November 26, 2015, Planning and Land Use Committee meeting.

Committee discussed:

- If surrounding municipalities would also benefit from shared funding should a casino be located within City.
- Concern that the most vulnerable citizens will be harmed and that there would be profit made from others misfortune.
- Areas that would be appropriate to locate a casino.
- If a mixed-use facility could be a consideration.

- Land use concerns and if a casino is suitable for an urban setting.

CARRIED 15/PLUC249

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe and Young.

Against: Councillors Isitt and Madoff

5. COMBINED APPLICATIONS

5.1 Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-220 Cook Street

Committee received a report regarding a rezoning application for 1041 Oliphant Avenue and 212-220 Cook Street. The proposal is to rezone the land to increase the density and allow commercial uses.

A correction was noted from staff report stating that the proposal includes a six-storey building, not five storeys as referenced in the report.

Committee adjourned the Planning and Land Use Committee at 11:06 a.m. to convene a Special Governance and Priorities Committee meeting.

6. RECONVENE

Committee reconvened the Planning and Land Use Committee at 11:07 a.m

6.1 Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-220 Cook Street (Continued)

Committee discussed:

- Concerns if proper process had been followed with the initial CALUC meeting in 2014.
- Whether the revised plans had addressed the concerns raised at the initial CALUC meeting.
- If it was possible for Council to consider a longer rental period and rental rates that are below market rates within the Housing Agreement.

Action: It was moved by Councillor Alto, seconded by Councillor Isitt, that Rezoning Application No. 00472 for 1041 Oliphant and 212-220 Cook Street return to Planning and Land Use Committee for further consideration once the following conditions are met:

1. The applicant arrange and participate in a second Community Association Land Use Committee (CALUC) meeting.
2. Provision of a third-party land lift analysis to determine the value of any increase in density that exceeds the floor space ratio of 1.5:1 FSR.

Committee discussed:

- Concerns about the density and massing and if the height of the proposed building is supportable.

- The division in the community and the need to ensure that due-process has been followed.
- That revising and improving the CALUC process is important.
- The need to address each application on a case-by-case basis and to respect the neighbourhoods concerns.
- The need for Council to review the CALUC 100m radius mail-out map.

Councillor Alto noted that the above recommendation also includes the Development Permit Application for the same property.

Councillor Loveday withdrew from the meeting at 11:42 a.m. and returned at 11:43 a.m.

Councillor Thornton-Joe withdrew from the meeting at 11:42 a.m. and returned at 11:43 a.m.

CARRIED UNANIMOUSLY 15/PLUC250

7. DEVELOPMENT APPLICATION REPORTS

7.1 Rezoning Application No. 00301 and Development Permit Application No. 000302 for 605-629 Speed Avenue and 606-618 Francis Avenue - Update

Committee received a report regarding an update for Rezoning Application No. 00301 and Development Permit No. 000302 for 605-629 Speed Avenue and 606-618 Frances Avenue. The proposal is to construct a commercial/residential complex consisting of two residential towers of 12 storeys each.

Committee recessed at 12:00 p.m.

Committee reconvened at 12:05 p.m.

Committee discussed:

- Differences between the original application and the current one.
 - The original proposal involved non-profit rentals and market rentals, while the current application calls for strata ownership with no non-profit rentals. There will be no restriction on allowing the strata units to be rented.
- Concerns over parking, pedestrian access and the loss of light industrial use on the site.

Action:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Committee recommends that Council consider the following updated motion related to consultation requirements pertaining to the proposed Official Community Plan Amendment, the Development Permit Application and the community amenity contribution:

1. That Council consider giving first reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14).
2. That Council consider the Official Community Plan Amendment Bylaw, 202, Amendment Bylaw (No. 14) in conjunction with the *City of Victoria 2014 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* pursuant to Section 882(3)(a) of the *Local Government Act* and deem

those plans to be consistent with the proposed Official Community Plan Amendment Bylaw.

- a. That Council determine pursuant to Section 879(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers with 200m of the subject properties and determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments for their consideration;
 - b. That Council determine pursuant to Section 879(2)(a) of the *Local Government Act*, that having regard to the holding of the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation;
 - c. That Council consider consultation under Section 879(2) of the Local Government Act and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the site specific nature of the proposed amendment;
 - d. That Council consider giving second reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14);
 - e. That Council consider referring the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14) for consideration at a Public Hearing;
 - f. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036);
 - g. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) for consideration at a Public Hearing.
3. Following the Public Hearing and subject to the adoption of the OCP and Zoning Regulation Bylaw Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motions:
"That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:
- a. Plans date stamped July 8, 2013.
 - b. Development meeting all Zoning Regulation Bylaw requirements.
 - c. The Development Permit lapsing two years from the date of this resolution."
4. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution be allocated to the Victoria Housing Fund.

Committee discussed:

- That the application is a good use for the property and the need to look at more mixed-use for these types of sites.
- The area is a major transportation corridor and expansion will be inevitable.
- Concerns about losing employment lands and replacing them with high density residential.

- The amenity contribution and if any monetary contribution would stay in the neighbourhood or be dispersed throughout the area.

Amendment: It was moved by Councillor Young, seconded by Councillor Isitt, that Committee amend the motion as follows:

1. That Council consider giving first reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14).
2. That Council consider the Official Community Plan Amendment Bylaw, 202, Amendment Bylaw (No. 14) in conjunction with the *City of Victoria 2014 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* pursuant to Section 882(3)(a) of the *Local Government Act* and deem those plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - a. That Council determine pursuant to Section 879(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers with 200m of the subject properties and determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments for their consideration;
 - b. That Council determine pursuant to Section 879(2)(a) of the *Local Government Act*, that having regard to the holding of the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation;
 - c. That Council consider consultation under Section 879(2) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the site specific nature of the proposed amendment;
 - d. That Council consider giving second reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14);
 - e. That Council consider referring the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14) for consideration at a Public Hearing;
 - f. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036);
 - g. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) for consideration at a Public Hearing.
3. Following the Public Hearing and subject to the adoption of the OCP and Zoning Regulation Bylaw Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motions:

"That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:

 - a. Plans date stamped July 8, 2013.
 - b. Development meeting all Zoning Regulation Bylaw requirements.

- c. The Development Permit lapsing two years from the date of this resolution.”
4. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution ~~be allocated~~ **to be split between** the Victoria Housing Fund **and neighbourhood amenities.**

On the amendment:
CARRIED UNANIMOUSLY 15/PLUC251

Committee discussed the amendment:

- There is an acute housing need and any contribution to the Housing Fund would have significant benefits.
- The Burnside-Gorge neighbourhood feels they have contributed their share of affordable housing.
- Creating housing is important but the neighbourhood feels that an investment in community amenities would improve the quality of life for all.

Amendment: It was moved by Councillor Loveday, seconded by Councillor Thornton-Joe, that Committee amend the motion as follows:

1. That Council consider giving first reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14).
2. That Council consider the Official Community Plan Amendment Bylaw, 202, Amendment Bylaw (No. 14) in conjunction with the *City of Victoria 2014 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* pursuant to Section 882(3)(a) of the *Local Government Act* and deem those plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - a. That Council determine pursuant to Section 879(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers with 200m of the subject properties and determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City’s website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments for their consideration;
 - b. That Council determine pursuant to Section 879(2)(a) of the *Local Government Act*, that having regard to the holding of the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation;
 - c. That Council consider consultation under Section 879(2) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the site specific nature of the proposed amendment;
 - d. That Council consider giving second reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14);

- e. That Council consider referring the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14) for consideration at a Public Hearing;
 - f. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036);
 - g. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) for consideration at a Public Hearing.
3. Following the Public Hearing and subject to the adoption of the OCP and Zoning Regulation Bylaw Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motions:

“That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:

- a. Plans date stamped July 8, 2013.
 - b. Development meeting all Zoning Regulation Bylaw requirements.
 - c. The Development Permit lapsing two years from the date of this resolution.”
4. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution to be split between the Victoria Housing Fund and neighbourhood amenities **within the Burnside-Gorge**.

Committee discussed:

- There will be a neighbourhood action plan that will identify easy wins for implementing amenities.

Amendment to the amendment: It was moved by Councillor Isitt, seconded by Councillor Alto that Committee amend the amendment:

1. That Council consider giving first reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14).
2. That Council consider the Official Community Plan Amendment Bylaw, 202, Amendment Bylaw (No. 14) in conjunction with the *City of Victoria 2014 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* pursuant to Section 882(3)(a) of the *Local Government Act* and deem those plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - a. That Council determine pursuant to Section 879(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers with 200m of the subject properties and determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City’s website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments for their consideration;
 - b. That Council determine pursuant to Section 879(2)(a) of the *Local Government Act*, that having regard to the holding of the previous Community Association Land Use Committee (CALUC) Community

- Meeting, the consultation proposed at this stage is an adequate opportunity for consultation;
- c. That Council consider consultation under Section 879(2) of the Local Government Act and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the site specific nature of the proposed amendment;
 - d. That Council consider giving second reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14);
 - e. That Council consider referring the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14) for consideration at a Public Hearing;
 - f. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036);
 - g. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) for consideration at a Public Hearing.
3. Following the Public Hearing and subject to the adoption of the OCP and Zoning Regulation Bylaw Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motions:

“That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:

 - a. Plans date stamped July 8, 2013.
 - b. Development meeting all Zoning Regulation Bylaw requirements.
 - c. The Development Permit lapsing two years from the date of this resolution.”
 4. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution of **\$250,000 be allocated to the Burnside-Gorge neighbourhood and the remainder to the Victoria Housing Fund.** ~~and neighbourhood amenities within the Burnside-Gorge.~~

On the amended amendment:
DEFEATED UNANIMOUSLY 15/PLUC252

Committee discussed:

- If the amount is too small to do any significant work.

Amendment to amendment: It was moved by Councillor Young seconded by Councillor Coleman, that Committee amend the amendment.

1. That Council consider giving first reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14).
2. That Council consider the Official Community Plan Amendment Bylaw, 202, Amendment Bylaw (No. 14) in conjunction with the *City of Victoria 2014 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* pursuant to Section 882(3)(a) of the *Local Government Act* and deem those plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - a. That Council determine pursuant to Section 879(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers with 200m of the

subject properties and determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments for their consideration;

- b. That Council determine pursuant to Section 879(2)(a) of the *Local Government Act*, that having regard to the holding of the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation;
 - c. That Council consider consultation under Section 879(2) of the Local Government Act and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the site specific nature of the proposed amendment;
 - d. That Council consider giving second reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14);
 - e. That Council consider referring the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14) for consideration at a Public Hearing;
 - f. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036);
 - g. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) for consideration at a Public Hearing.
3. Following the Public Hearing and subject to the adoption of the OCP and Zoning Regulation Bylaw Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motions:
"That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:
- a. Plans date stamped July 8, 2013.
 - b. Development meeting all Zoning Regulation Bylaw requirements.
 - c. The Development Permit lapsing two years from the date of this resolution."
4. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution be split **equally** between the Victoria Housing Fund and neighbourhood amenities **within the Burnside-Gorge**.

On the amended amendment:
CARRIED 15/PLUC253

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

Against: Councillors Isitt and Loveday

On the amendment:
CARRIED 15/PLUC254

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

Against: Councillors Isitt and Loveday

Discussion of the main motion:

- The area is what we expect will become a village of the future of mixed-use, residential and light industrial.
- There is significant risk to undertake the challenges this application proposes.
- Uncertainty that this is the highest and best use for this area and what the visual impact will be upon entering the City.

On the main motion as amended:

CARRIED 15/PLUC255

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Thornton-Joe and Young.

Against: Councillor Madoff

3.1 Development Variance Permit Application No. 00160 for 1581 Hillside Avenue

Committee received a report regarding an application for 1581 Hillside Avenue. The proposal is to allow an increase to the allowable size of signage.

Action: It was moved by Councillor Alto, seconded by Councillor Madoff, that Committee recommends that Council, after giving notice and allowing an opportunity for public comment consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00160 for 1581 Hillside Avenue, in accordance with:

1. Plans date stamped September 17, 2015.
2. The following variances to the Sign Bylaw:
 - Vary the size of the total allowable signage from 33.07m² to 50.82m² on Shakespeare Street.”

CARRIED 15/PLUC256

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

Against: Councillors Isitt and Loveday

3.2 Development Permit with Variances Application Permit No. 000437 for 755 Caledonia Avenue

Committee received a report regarding an application for 755 Caledonia Avenue. The proposal is to construct Phase Two of the “Hudson Walk” development, a 16-storey, 106-unit tower with ground-floor townhouses fronting on Caledonia Avenue as well as commercial floor area fronting on Blanshard Street.

Councillor Isitt questioned what would demarcate the public and private areas.

Action: It was moved by Councillor Isitt, seconded by Councillor Loveday that the applicant be permitted to address Committee.

CARRIED UNANIMOUSLY 15/PLUC256

J. Filuk (Townline): The private space will include a dog run accessed by a key fob. The children's play area would have open access with bushes being used to segregate the area from the roadway.

Councillor Young asked if the surplus parking bonus amenity proposal has been eliminated with this application.

Action: It was moved by Councillor Young, seconded by Councillor Loveday that the applicant be permitted to address Committee.

CARRIED UNANIMOUSLY 15/PLUC258

J. Filuk (Townline): They will only be developing Phase 2 with two levels of parking. The requirement to provide 330 parking spots was part of the proposed up zoning. They are only developing 3:1 FSR. There is always a demand for parking but it is a considerable expense to undertake. To achieve the 330 spaces on top of what is required by the application, they would have to excavate two or three more levels at a significant expense.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that Committee recommends that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000437 for 755 Caledonia Avenue in accordance with:

1. Plans date stamped October 5, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - a. Section 6.8.1(e) - Variance to permit residential use on the first storey.
 - b. Section 6.8.3(b) – Variance to permit a massing setback ratio from 5:1 to 6:1 on Blanshard Street and from 5:1 to 5.2:1 on Caledonia Avenue.
3. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

- The application provides many good amenities including a dog park and allowance of pets.
- The play area is important and there is a need to see more in the downtown especially in public areas.

CARRIED UNANIMOUSLY 15/PLUC259

12. DECISION REQUEST

12.1 Housing Affordability Task Force

Committee received the following recommendations for consideration from the Housing Affordability Task Force.

A. Inclusionary Zoning:

Action: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Committee recommends that Council:

Direct City staff to report to Council with recommendations on implementing inclusionary zoning as a way to support the development of more affordable housing, examining models in other jurisdictions, and providing options for the implementation of inclusionary zoning both downtown and throughout the City in context of work currently being undertaken on community amenity contributions.

Committee discussed:

- The importance of having affordable housing options.
- Concerns that the City does not have the resources to implement this mechanism.
- The proposal is an important policy direction and by asking staff to report back will allow Council to understand both the benefits and any non-intended ramifications that may arise.
- The fear that neighbourhoods will still be reluctant to accept any increase to density
- The need to have predictability, not only for developers but also for those living in neighbourhoods.
- Height and density are not the only way to go.

Amendment: It was moved by Councillor Madoff, seconded by Councillor Alto, that the motion be amended as follows:

Direct City staff to report to Council with recommendations **specific to the consideration** of implementing inclusionary zoning as the way to support the development of more affordable housing, examining models in other jurisdictions, and providing options for the implementation of inclusionary zoning both downtown and throughout the City in the context of work currently being undertaken on community amenity contributions.

On the amendment:
CARRIED UNANIMOUSLY 15/PLUC260

On the main motion as amended:
CARRIED UNANIMOUSLY 15/PLUC261

B. Housing Reserve – Secondary Suites and Garden Suites:

Action: It was moved by Mayor Helps, seconded by Councillor Coleman, that Committee recommends that Council:

That staff be directed to examine opportunities to use the Housing Reserve for Secondary Suites and Garden Suites.

Amendment: It was moved by Councillor Loveday, seconded by Councillor Isitt, that the motion be amended as follows:

That staff be directed to examine ~~opportunities~~ **incentives for the creation of affordable units in Secondary Suites and Garden Suites** ~~use the Housing Reserve for Secondary Suites and Garden Suites,~~ including options for encouraging affordability in the new units created.

Committee discussed:

- There should be other options for potential sources of housing.
- How the City would be able to ensure the units are affordable and if the properties change ownership, what would happen to those units.

On the amendment:
DEFEATED 15/PLUC262

For: Councillor Isitt

Against: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, Thornton-Joe and Young.

Amendment: It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended as follows:

That staff be directed to examine **opportunities for creating incentives for Secondary Suites and Garden Suites**, including options for encouraging affordability in the new units created.

On the amendment:
CARRIED UNANIMOUSLY 15/PLUC263

Committee discussed the main motion:

- If Council should be directing their energy to the low hanging fruit and leave this discussion for when the second annual Action Plan is presented in 2018.
- The need to find incentives to create secondary suites and garden suites.
- Garden suites tend to be at the higher-end of the market and not necessarily affordable.

Action: It was moved by Mayor Helps, seconded by Councillor Young, that Committee recommends that Council postpone consideration of the following motion until 2018.

That staff be directed to examine opportunities for creating incentives for Secondary Suites and Garden Suites, including options for encouraging affordability in the new units created. DEFEATED 15/PLUC264

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

On the main motion as amended:
CARRIED 15/PLUC265

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

5.4 Councillor Motion – Affordable Housing

Committee received a motion from Councillors Alto and Thornton-Joe that directed staff to include affordability as a consideration in all Planning and Land Use Reports.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Committee recommends that Council approve the following motion.

BE IT RESOLVED that all land use planning reports include a standing section that considers comments on any affordability aspects of the application.

Committee discussed:

- If the process will be onerous for staff and delay applications or create information that will not be beneficial.

CARRIED 15/PLUC266

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

6. ADJOURNMENT

Action: It was moved by Councillor Coleman, seconded by Councillor Madoff, that the Planning and Land Use Committee meeting of October 29, 2015, be adjourned at 1:49 pm.

CARRIED UNANIMOUSLY 15/PLUC267

Mayor Helps, Chair