

**MINUTES OF THE  
PLANNING & LAND USE COMMITTEE MEETING  
HELD THURSDAY, JULY 17, 2014, 9:00 A.M.**

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

**Committee Members Present:** Mayor Fortin (Chair); Councillors Alto, Coleman, Gudgeon, Helps, Isitt, Thornton-Joe and Young.

**Absent:** Councillor Madoff

**Staff Present:** J. Johnson – City Manager; D. Day – Director, Department of Sustainable Planning & Community Development; A. Meyer – Assistant Director, Development Services; A. Hudson – Assistant Director of Community Planning; H. Cain – Senior Planner; J. Handy – Planner; M. Miller – Planner; B. Sikstrom – Senior Planner; C. Wain – Planner; M. Wilson - Planner; R. Woodland – Director, Legislative & Regulatory Services; J. Appleby - Recording Secretary.

*Mayor Fortin was not present when the meeting was called to order and Councillor Coleman assumed the Chair.*

**2. APPROVAL OF THE AGENDA**

Committee considered the following amendments to the Agenda:

- Item # 5 – Late Correspondence regarding Rezoning Application # 00388 for 1082 Richmond Avenue
- Item # 6 – Postponement of Rezoning Application # 00432 and Development Permit Application for 2340 Richmond Road
- Item # 8.1 – Addition of Building Permit # 050294 for 520 Niagara Street
- Item # 8.2 – Addition of Provision of Community Space at the Roundhouse

**Action:** It was moved by Councillor Helps, seconded by Councillor Alto, that the Agenda of the July 17, 2014, Planning & Land Use Committee meeting be approved as amended.

CARRIED UNANIMOUSLY 14/PLUC0164

**3. ADOPTION OF MINUTES**

**3.1 Minutes of the Meeting held July 3, 2014.**

**Action:** It was moved by Councillor Alto, seconded by Councillor Gudgeon, that the Minutes from the Planning & Land Use Committee meeting held July 3, 2014, be approved.

#### 4. DECISION REQUEST

##### 4.1 Rezoning Application # 00427 and Development Permit Application # 000340 for 1515 Douglas Street and 750 Pandora Avenue

Committee received a report regarding a Rezoning Application and Development Permit for the properties located at 1515 Douglas and 750 Pandora Avenue. The application is to construct a six-storey retail and office building on the western portion of the site fronting Douglas Street which is to be linked by an enclosed at-grade walkway to a thirteen-storey retail and office building on the eastern portion of the site. The applicant proposes to construct the development in two phases. The first phase would include the construction of the underground parking area in its entirety and the six-storey retail and office building. The second phase would include the construction of the 13-storey building and an at-grade mid-block walkway.

The applicant proposes an amendment to the *Official Community Plan (OCP)* to rescind the *Urban Design Guidelines for Proposed Subdivision and Rezoning of the 700 Block Pandora / Cormorant Street and 1520 Blanshard Street*. Instead, the more recently adopted guidelines provided within the *Downtown Core Area Plan (2011)* are proposed to guide development on this site.

The applicant proposes to demolish the former Royal Bank building at the corner of Douglas Street and Pandora Avenue. In 2009 Council added this building to the City's Heritage Register. The applicant has provided a Heritage Building Report which includes a proposed mitigation strategy.

*Mayor Fortin joined the meeting at 9:29 a.m. and assumed the Chair.*

#### **Action:**

- It was moved by Councillor Alto, seconded by Councillor Helps:
1. 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; the provincial and federal governments and their agencies because of the nature of the proposed amendments and that staff be instructed to prepare the necessary *Official Community Plan Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application #00427 for 1515 Douglas Street and 750 Pandora Avenue.
    - A. That Council consider giving first and second reading to the *Official Community Plan Amendment Bylaw* after the bylaw has been drafted.
    - B. That Council schedule a Public Hearing after the *Official Community Plan Amendment Bylaw* has received first and second reading.
  2. That staff be instructed to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application #00427 for 1515 Douglas Street and 750 Pandora Avenue.
    - A. That Council consider giving first and second reading to the *Zoning Regulation Bylaw* amendment after the bylaws have been drafted.

- B. That Council schedule a Public Hearing after the *Zoning Regulation Bylaw* amendment has received first and second reading, subject to the completion of the following:
- i. That the Heritage Building Report and proposed mitigation measures be referred to the Heritage Advisory Panel for comment.
  - ii. That the application be referred to the Advisory Design Panel for feedback on the following issues:
    - a. whether the design of the proposed Phase 1 building and public plaza sufficiently responds to the bend in Douglas Street,
    - b. whether the proposed building massing and design of the plaza facing Douglas Street adequately responds to City Hall as a Heritage Landmark Building and the Landmark Building policy in the *Downtown Core Area Plan*,
    - c. whether any additional architectural elements or treatments could be incorporated into each of the buildings to distinguish the top of the buildings,
    - d. whether any design revisions are necessary to mitigate the impact of the street walls on the Cormorant Street and Pandora Avenue elevations which exceed the height guidelines,
    - e. whether the reflectivity of the proposed glass spandrel system on the Phase 2 building is suitable,
    - f. whether the tone of the proposed exterior terra cotta cladding is appropriate for the neighbouring context.
  - iii. The registration of a legal agreement to secure a statutory right-of-way for public access on the proposed Douglas Street Plaza and mid-block walkway to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
  - iv. The registration of a legal agreement to secure a statutory right-of-way for public access during regular business hours over the proposed internal rotunda area to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
  - v. The registration of a legal agreement to secure the construction of temporary hoarding and a maintenance agreement to the satisfaction of the City Solicitor, Director of Sustainable Planning and Community Development and the Director of Engineering and Public Works.
  - vi. The registration of a legal agreement to secure the salvage and storage of building materials identified in the Heritage Building's Report to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
  - vii. The registration of a legal agreement to secure the maintenance of the proposed rain gardens for a period of three years to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
  - viii. Compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
3. That Council remove the former Royal Bank Building located at the southwest corner of 1515 Douglas Street and 750 Pandora Avenue from the City's Heritage Register.
4. Following the Hearing, and subject to adoption of the *Zoning Regulation*

*Bylaw* amendments for 1515 Douglas Street and 750 Pandora Avenue, that Council authorize the issuance of the Development Permit generally in accordance with:

- A. Plans for Development Permit Application #000340, stamped July 4, 2014, and the development meeting all *Zoning Regulation Bylaw* requirements.
  - B. Final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. That Council authorize City of Victoria staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works. This is to accommodate shoring for construction of the underground parking structure at the property line.

Committee discussed:

- Concerns that the second phase of the project could be prolonged and what mitigation strategies are in place to ensure the site is well maintained.
  - Staff advised that any hoarding or encroachment on the City's right-of-way will be required to meet the City's standards.
- If there should there be a joint meeting including members from both the Advisory Design Panel and the Heritage Advisory Panel.
  - Staff advised that a joint meeting requires less people in attendance. It was felt that it would be beneficial to have a full review by each committee.
- How to encourage projects to include public art or water features.
  - Staff advised that the design of the public space will be referred to Advisory Design Panel to determine if the proposal is the best design choice.

CARRIED UNANIMOUSLY 14/PLUC0166

*Councillor Helps withdrew from Committee at 9:30 a.m. as she works for the Community Micro Lending Society which is located in a building receiving donated office space from the owner of 2121 Douglas Street and therefore has an indirect pecuniary interest.*

*Councillor Helps also declared a direct pecuniary interest regarding 1950 Blanshard Street as the Community Micro Lending Society has a potential financial relationship with the Greater Victoria Rental Society.*

#### **4.2 Rezoning Application # 00447 and Development Permit Application # 000355 for 2121 Douglas Street**

Committee received a report regarding the property located at 2121 Douglas Street. The applicant proposes to rezone the property from the C-SS Zone, Special Service Station District, to the C1-Zone, Limited Service Station District, to permit an expanded range of commercial uses. Currently the only land use permitted under the existing zone is as a service station. The proposal includes upgrading the existing 105m<sup>2</sup> one-storey building, adding landscaping along Douglas Street and a portion of Princess Avenue, and removing one of two driveways on Douglas

Street. Staff have advised the applicant that the removal of both driveways is required.

**Action:**

- It was moved by Councillor Thornton-Joe, seconded by Councillor Gudgeon:
1. That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application # 00447 for 2121 Douglas Street.
    - A. That Council consider giving first and second reading to the Zoning Regulation Bylaw amendment after the bylaw has been drafted.
    - B. That Council schedules a Public Hearing after the Zoning Regulation Bylaw amendment has received second reading subject to:
      - i. Registration of a s.219 covenant restricting access to and from the site from Princess Avenue only, to the satisfaction of the City Solicitor.
      - ii. Consolidation of the lots.
      - iii. Compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
  2. Following the Hearing and subject to the adoption of the Bylaw amendment for 2121 Douglas Street, that Council considers passing the following resolution to authorize the issuance of Development Permit Application # 000355 in accordance with:
    - A. Plans date stamped March 10, 2014, and April 22, 2014, with revisions to remove both driveways on Douglas Street.
    - B. Development meeting all *Zoning Regulation Bylaw* requirements.
    - C. Final plans to be generally consistent with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

Committee discussed:

- That the subject property may see higher density in the future but it is not known when or how. It is currently a vacant building and making a modest change to the use is supportable.

CARRIED UNANIMOUSLY 14/PLUC0167

**4.3 Rezoning Application # 00431 and Development Permit Application # 000336 for 1950 Blanshard Street**

Committee received a report regarding a Rezoning Application and Development Permit application for the property located at 1950 Blanshard Street.

At the meeting on May 1, 2014, the Planning and Land Use Committee (PLUC) reviewed the application and discussed the proposed location, land use, dwelling unit mix, building design and green features as well as proposed transportation demand management measures. The application was referred to the Advisory Design Panel (ADP) to review the Development Permit Application with particular attention to the site planning and design of the south elevation of the residential tower. The proposed design was endorsed with the addition of the consideration of design guidelines for Gateways in the *Downtown Core Area Plan, 2011*. Committee also amended the original motion to require that two visitor parking

spaces be secured and that the provision of bus passes be for a period of five years rather than one year.

Following the meeting, the applicant responded with building design revisions, which were reviewed by the ADP on May 28, 2014. The applicant has made further revisions to the building design which significantly improves its consistency with the design policies and guidelines contained within the *Official Community Plan, 2012*, and the *Downtown Core Area Plan, 2011*.

The major revisions include:

- Adding individual patios and a common patio area on the third floor.
- Shifting the western portion of the residential tower to the north to improve the liveability of the building for residents and lessen its impact on the adjacent property to the south.
- Revising the design of the upper floors of the building to reflect the eastward inflection of Blanshard Street and its prominent location at the entrance to Downtown.

**Action:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto:

1. A. That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application # 00431 for 1950 Blanshard Street.  
B. That Council consider giving first and second reading to the *Zoning Regulation Bylaw* amendment after the bylaws have been drafted.  
C. That Council schedule a Public Hearing after the bylaw has received first and second reading subject to:
  - i. Registering a Housing Agreement on title, secured by bylaw, to ensure the rental tenure of the apartments in perpetuity to the satisfaction of the City Solicitor.
  - ii. Registering a covenant to secure two parking stalls for car share use and two parking stalls for residential visitors.
  - iii. Securing car share memberships for each unit in perpetuity and bus passes for all residents free-of-charge for the first year of building operations.
  - iv. Securing a transportation fund of at least \$20,000.00 established by the applicant to provide financial assistance for residents who use alternative modes of transportation to the satisfaction of staff.
  - v. Providing sewer attenuation information and the means to attenuate the sewage to the satisfaction of the Director of Engineering and Public Works and the registration of a covenant to secure the commitment to attenuate sewage, if this is required.
  - vi. Complying with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
2. Following the Hearing, and subject to the adoption of the Bylaw amendment for 1950 Blanshard Street, that Council considers passing the following resolution to authorize the issuance of a Development Permit Application #000336 in accordance with:
  - A. Plans date stamped June 27, 2014.
  - B. Development meeting all *Zoning Regulation Bylaw* requirements.
  - C. Final plans to be generally consistent with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community

Development.

Committee discussed:

- The application is an example of the good work that the Advisory Design Panel does to provide comprehensive feedback on a proposal.
- The availability of parking and the idea that providing a car share and bus passes for a year or two was not felt to be reasonable, given that that the building will be there for years. It is unrealistic to believe that parking will not be needed.
- Concerns about what could be built on the adjacent lot.
- The proposal will be vital to provide low-income housing.

CARRIED 14/PLUC0168

For: Mayor Fortin, Councillors Alto, Coleman, Gudgeon, Isitt, and Thornton-Joe.

Against: Councillor Young

*Councillor Helps returned to the meeting at 10:12 a.m.*

#### **4.4 Rezoning Application # 00388 and Development Permit Application # 000298 for 1082 Richmond Avenue**

Committee received a report regarding a Development Variance Permit Application and Development Permit Application for the property located at 1082 Richmond Avenue. The property is located in the R3-A2 Zone where the maximum permitted density for a four-storey multiple dwelling with underground parking is 1.2:1 floor space ratio (FSR). The applicant proposes to rezone the property to increase the density to 2:1 FSR in order to construct a four-storey, 24-unit apartment building with underground parking.

The Planning and Land Use Standing Committee (PLUSC) previously considered these applications in August 2013 and recommended to Council that the proposal return to the PLUSC subject to conditions including significant design revisions. The applicant has worked with staff to revise the proposed apartment building and submitted revised applications in June 2014.

**Action:** It was moved by Councillor Alto, seconded by Councillor Gudgeon:

1. A. That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendments that would authorize the proposed development outlined in Rezoning Application # 00388 for 1082 Richmond Avenue.
- B. That Council consider giving first and second reading to the *Zoning Regulation Bylaw* amendments after the bylaws have been drafted.
- C. That Council schedule a Public Hearing after the *Zoning Regulation Bylaw* has received first and second reading, subject to:
  - i. Referral of Development Permit Application # 00298 to the Advisory Design Panel to provide recommendations to Council, particularly with respect to street frontages and the transition to houses on Richmond Avenue.
  - ii. Preparation, execution and registration of legal agreements for sewage attenuation to mitigate the impact of increased density to the satisfaction of the City Solicitor and Director of Engineering and

Public Works.

2. That subject to the adoption of the *Zoning Regulation Bylaw* amendments for 1082 Richmond Avenue, that Council authorize the issuance of Development Permit #00298 for 1082 Richmond Avenue, generally in accordance with:
  - A. Plans for Rezoning Application # 00388 and Development Permit Application # 00298 stamped June 24, 2014.
  - B. Final plans to be generally in accordance with plans identified above.

Committee discussed the motion:

- Committee had a thorough discussion last fall regarding land lift and because of the movement of amenities and the relocation of the heritage building from the site, it was generally felt that a land lift analysis was not necessary.

CARRIED 14/PLUC0169

For: Mayor Fortin, Councillors Alto, Coleman, Helps, Gudgeon,  
Thornton-Joe, and Young

Against: Councillor Isitt

#### **4.5 Development Variance Permit Application # 00131 for 1482 Dallas Road**

Committee received a report regarding a Development Variance Permit Application for the property located at 1482 Dallas Road. The application is to vary the maximum height from 7.6m to 8.01m, to increase the number of storey's from one and a half to two and to reduce the front setback from 7.5m to 6.79m to allow for the construction of a duplex dwelling in the RJ-6 Zone, Dallas Transient District.

- Action:** It was moved by Councillor Alto, seconded by Councillor Helps:
1. That Council schedule a Hearing to consider Development Variance Permit Application # 00131 for 1482 Dallas Road.
  2. Following the Hearing, that Council consider passing the following resolution to authorize Development Variance Permit Application # 00131, subject to:
    - A. Plans dated May 28, 2014, for Development Variance Permit Application #00131.
    - B. The development meeting all *Zoning Regulation Bylaw* requirements, except for the following:
      - i. Part 2.1 Section 2.1.4.a - Relaxation for height from 7.6 m to 8.1 m.
      - ii. Part 2.1 Section 2.1.4.a - Number of storeys relaxed from 1.5 storeys to 2 storeys.
      - iii. Part 2.1 Section 2.1.5.a - Front yard setback relaxed from 7.5 m to 6.79 m.
    - C. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Committee discussed:

- If the height variance will impact any neighbours.



- Staff responded that the building to the rear of the proposed development is four storeys and will have minimal impact.
- It was hoped that the applicant will be able to remove the existing house and not have to demolish it.

CARRIED 14/PLUC0170

For: Mayor Fortin, Councillors Alto, Coleman, Helps, Gudgeon,  
Thornton-Joe, and Young

Against: Councillor Isitt

*Councillor Coleman excused himself from the meeting at 10:43 a.m. due to an indirect pecuniary conflict of interest as his wife works for the Anglican Diocese who are the applicants of the following item.*

#### **4.6 Building Permit # 050924 for 520 Niagara Street**

Committee received a report regarding a Building Permit Application to demolish the St. James Mission of Christ Church Cathedral School (the Cathedral School) located at 520 Niagara Street. The building is listed on the City's Heritage Register, but is not protected through Heritage Designation. An application to demolish a Heritage-Registered building that is not within a Heritage Conservation Area cannot be prevented under the present legislative authority unless the City adopts a Heritage Designation Bylaw to protect the building. Designation imposed by the City could lead to potential compensation to the landowner.

The City's Heritage Program has generally sought to achieve protection of heritage resources through designation by landowners voluntarily. Council has the option to temporarily withhold the Permit and give temporary protection for up to 60 days in accordance with Section 961 (1)(b) of the *Local Government Act* should Council desire an assessment of the heritage value of the property and potential compensation values, to assist with making a decision on this matter.

Committee discussed:

- If there had been discussion between the owner and staff regarding alternatives to demolishing the building such as the provision of a Heritage Grant.
  - No discussion had taken place. The status of the building is that it is Heritage Registered and not Heritage Designated. The applicant holds a valid building permit to build a single family dwelling and in order to prevent the building from being demolished a protection order could be placed on the property.

**Action:** It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that Council, pursuant to the *Local Government Act*:

1. Order, in accordance with Section 962 (1)(a), that the property located at 520 Niagara Street be subject to temporary protection for 60 days from the date immediately prior to that in which the applicant satisfies the requirements for obtaining a Building Permit; and
2. Order, in accordance with Section 956 (1)(b), a heritage inspection of the property for the purpose of assessing the heritage value of the property.

3. That staff report back to Council with an assessment of the heritage value of the property with options for next steps.

*Councillor Isitt withdrew from the meeting at 10:52 a.m.*

Committee discussed the motion:

- City policies encourage conservation and rehabilitation of places of heritage value but in this case voluntary designation was not possible and imposed designation could lead to compensation to the landowner.
- If there had been any requirement to contact the neighbouring residents.
  - There is no requirement to do so.

CARRIED UNANIMOUSLY 14/PLUC0171

*Councillor Alto withdrew from the meeting at 11:00 a.m. and returned at 11:02 a.m.  
Councillor Coleman returned to the meeting at 11:02 a.m.*

#### **4.7 Provision of Community Space at the Roundhouse**

At the July 3, 2014, Planning & Land Use Committee meeting, Committee postponed consideration of the following motion and directed the City Manager to report back to Committee with more information on the proposed Master Development Agreement (MDA) Amendment for 253 / 259 Esquimalt Road before the August 7, 2014, deadline.

Section 15 of the MDA requires that the Developer provide, at the option of the City, an area for community space or cash in lieu. The Developer must give notice to the City, in writing, requiring the City to elect one of the following options within six months of that notice:

- To have the Developer provide, as the community space within the Commercial Heritage Roundhouse Phase, an area of 300m<sup>2</sup> in floor area, or
- To have the Developer provide as the community space an area having less than 300m<sup>2</sup> in floor area in a location mutually agreed by the Developer and the City; or
- To have the Developer pay cash in lieu of community space in the amount of \$660,000 (subject to a financial adjustment).

**Action:**

1. It was moved by Mayor Fortin, seconded by Councillor Young:  
That Council direct staff to prepare an amendment to Section 15 of the Roundhouse Master Development Agreement requiring that the Developer pays cash in lieu of community space prior to submitting a Development Permit Application for the first building constructed in Development Area 3, 4, or 5 of the CD-12 Zone, Roundhouse District, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.
2. That Council direct the Mayor and Corporate Administrator to execute the MDA Amendment and other instruments necessary to effect its registration in the Land Title Office.

3. That Council direct staff to consult with community groups with respect to how the cash in lieu of community space could be reinvested back into the community and report back to Council with the feedback received.

Committee discussed the motion as follows:

- By opting for the cash in lieu of space this allows for community consultation and the flexibility to determine what the needs of the community are.
- When the City would receive the payment.
  - Payment would be received before occupancy of any building within the Commercial Heritage Roundhouse Phase.
- If the motion should be specific to the neighbourhood.
- Whether the cash contribution is contingent upon submission of a Development Permit Application for one of the phases.

**Action:** It was moved by Councillor Helps, seconded by Councillor Gudgeon that Committee amend the motion as follows:

1. That Council direct staff to prepare an amendment to Section 15 of the Roundhouse Master Development Agreement requiring that the Developer pays cash in lieu of community space prior to submitting a Development Permit Application for the first building constructed in Development Area 3, 4, or 5 of the CD-12 Zone, Roundhouse District, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.
2. That Council direct the Mayor and Corporate Administrator to execute the MDA Amendment and other instruments necessary to effect its registration in the Land Title Office.
3. That Council direct staff to consult with community groups with respect to how the cash in lieu of community space could be reinvested back into the **Victoria West** community and report back to Council with the feedback received.

On the amendment:  
CARRIED UNANIMOUSLY 14/PLUC0172

On the main motion as amended:  
CARRIED UNANIMOUSLY 14/PLUC0173

#### **4.8 Downtown Core Area Plan Implementation – Update to Downtown Zoning Regulation**

Committee received a report regarding a proposed approach for zoning regulations for the Downtown Central Business District that was presented at a public Open House in January 2014.

The *Downtown Core Area Plan, 2011 (DCAP)* introduced changes to building height, density and overall urban design within strategic locations of the Downtown Core Area. These recent policies are currently not accommodated through the provisions of the *Zoning Regulation Bylaw*, therefore, this project will focus on the development of new zoning regulations that reflect the guidelines and policies of the DCAP. The *DCAP Implementation Strategy, 2012*, directs staff to undertake this zoning project over three phases, with Phase I focused on the Central

Business District. Phase I of this project is also identified in the *Official Community Plan Implementation Strategy, 2013*, as part of the initial five-year implementation action (2012-2017).

The provision of new, up-to-date zones is anticipated to reduce the need for site-specific zoning to accommodate new developments within the Downtown Core Area. Fewer rezoning applications will result in greater efficiency, saving time and costs associated with land development and will increase certainty and clarity for land owners, developers and the community. Council will continue to have the ability to review development proposals as part of Development Permit Application and Heritage Alteration Permit Application processes.

Committee discussed:

- This is a complex work and provides clarity and consistency for downtown; everything that a potential investor or citizen wants.

**Action:**

- It was moved by Councillor Alto, Seconded by Councillor Helps:
1. That staff proceed with preparation of a new *Zoning Bylaw* for the Downtown Core Area, commencing with the Central Business District and based on the following approach:
    - A. That properties in the Central Business District be rezoned to the appropriate CBD-1A, CBD-1B, CBD-1C, or CBD-1D Zones, Central Business District (\*zoning category to be determined based on location).
    - B. That properties currently in the CA-4 Zone, Central Area Commercial Office District with heritage status (Designated or listed on the City's Heritage Register) be rezoned to the CBD-H Zone, Central Business District – Heritage.
    - C. That properties currently in the R-48 Zone, Harris Green District retain the existing R-48 density regulations, and that the form of the R-48 Zone be updated to reflect the new permitted uses and definitions.
    - D. That properties with site-specific zones that have similar regulations as the new CBD-Zones be rezoned to the appropriate CBD-1A, CBD-1B, CBD-1C or CBD-1D.
    - E. That properties with site-specific zones that have density provisions that exceed those in DCAP be rezoned to the new CBD zones but retain their special density and amenity provisions in a Bonus Density Schedule to maintain development rights.
    - F. That properties with site-specific zones that have unusual circumstances retain their current zones, with consideration for an update to the permitted uses to reflect the land use policy directions of the DCAP.
  2. That staff incorporate refinements into the proposed zoning regulations in response to the input received at the public Open House on the following matters:
    - A. That the draft CBD-1A, CBD-1B, CBD-1C and CBD-1D Zones be revised to reflect the current off-street parking requirements in the CA-4 Zone until such time that a comprehensive update of the City's Off-Street Parking regulations takes place.

- B. That improvements to zoning language and provision for additional illustrative diagrams be considered, where appropriate, to improve user-friendliness.
3. That staff report back to Council with a complete proposed *Zoning Bylaw* for consideration prior to proceeding to a Public Hearing.

CARRIED UNANIMOUSLY 14/PLUC0174

**Action:** It was moved by Councillor Helps, seconded by Councillor Coleman, that the Planning & Land Use Committee convene a Closed meeting that excludes the public under Section 12(6) of the *Council Bylaw* for the reason that the following agenda items deal with matters specified in Sections 12 (3) and/or (4) of the *Council Bylaw*, namely:

- Section 12 (3) (a) – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the City or another position appointed by the City.

CARRIED UNANIMOUSLY 14/PLUC0175

**5. CLOSED MEETING 11:53 A.M.**

**Committee Members Present:** Mayor Fortin in the Chair; Councillors Coleman, Gudgeon, Helps, Isitt, Thornton-Joe and Young.

**Absent:** Councillors Alto and Madoff

**Staff Present:** J. Johnson – City Manager, R. Woodland – Director of Legislative & Regulatory Services, J. Appleby – Secretary.

**6. ADOPTION OF MINUTES**

**6.1 Minutes of the Meeting held June 5, 2014.**

**Action:** It was moved by Councillor Young, seconded by Councillor Gudgeon, that the Minutes from the Closed Planning & Land Use Committee meeting held June 5, 2014, be approved.

CARRIED UNANIMOUSLY 14/PLUC0176

**6.2 Minutes of the Meeting held July 3, 2014.**

**Action:** It was moved by Councillor Young, seconded by Councillor Gudgeon, that the Minutes from the Closed Planning & Land Use Committee meeting held July 3, 2014, be approved.

CARRIED UNANIMOUSLY 14/PLUC0177

**6.3 Advisory Design Panel Appointments**

Committee considered applications to fill nine positions on the Panel.

The discussion and motion were recorded and kept confidential.

CARRIED UNANIMOUSLY 14/PLUC0178

#### **6.4 Heritage Advisory Panel Appointments**

Committee considered applications to fill nine positions on the Panel.

The discussion and motion were recorded and kept confidential.

CARRIED UNANIMOUSLY 14/PLUC0179

#### **6.5 Victoria Board of Variance Appointments**

Committee considered applications to fill two vacant positions on the Board.

The discussion and motion were recorded and kept confidential.

CARRIED UNANIMOUSLY 14/PLUC0181

### **7. ADJOURNMENT**

**Action:** It was moved by Councillor Helps, seconded by Councillor Gudgeon, that Committee adjourn the Planning & Land Use Committee meeting of July 17, 2014, at 12:17 p.m.

CARRIED UNANIMOUSLY 14/PLUC0182