



REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, October 22, 2020, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

Due to the COVID-19 Pandemic, public access to City Hall is not permitted. This meeting may be viewed on the City's webcast at www.victoria.ca

Pages

A. APPROVAL OF AGENDA

B. CONSENT AGENDA

Proposed Consent Agenda:

- C.1 - Minutes from the meeting held October 8, 2020
- G.2 - Proclamation: Respiratory Therapy Week - October 25-31, 2020

C. READING OF MINUTES

C.1. Minutes from the meeting held October 8, 2020

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D. Presentation

*D.1. 2021 Downtown Victoria Business Association (DVBA) Budget Presentation

17

Addenda: Updated Presentation

A presentation from the Downtown Victoria Business Association (DVBA) regarding their 2021 Budget.

E. UNFINISHED BUSINESS

*E.1. 1623-1625 Bank Street - Report on the Potential Heritage Designation (South Jubilee) (Update report to follow)

28

Addenda: Update report and correspondence

Motion to Refer:

1. That the matter be referred to the Heritage Advisory Panel for their opinion on the Heritage values of the Bank Street School and brought back to Committee of the Whole by October 22, 2020 for further consideration.
2. Authorize staff to retain qualified consultants to complete an independent building condition assessment and a market value assessment of the property.

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| *E.2. | <u>Verbal Report Back: Shower Use at Royal Athletic Park or Parking Lot</u> | 117 |
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A verbal report back following the October 15, 2020 Council Member Motion regarding the proposed direction to staff to make showers available to the public during community use hours at Royal Athletic Park.

F. LAND USE MATTERS

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| *F.1. | <u>901 Gordon Street - Rezoning Application No. 00743 (Downtown)</u> | 118 |
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Addenda: Presentation and Correspondence

A report providing information and recommendations regarding a proposal for a storefront cannabis retailer at 901 Gordon Street.

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| *F.2. | <u>1150 Douglas Street - Rezoning Application No. 00748 (Downtown)</u> | 139 |
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Addenda: Presentation and correspondence

A report providing information and recommendation regarding a proposal for a storefront cannabis retailer at 1150 Douglas Street.

G. STAFF REPORTS

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| *G.1. | <u>DEFERRED</u> | |
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~~2017 Hazard, Risk, and Vulnerability Assessment (HRVA) for Financial Planning~~

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| G.2. | <u>Proclamation: Respiratory Therapy Week - October 25-31, 2020</u> | 160 |
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A report providing information and recommendation for Respiratory Therapy Week

H. NOTICE OF MOTIONS

I. NEW BUSINESS

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| *I.1. | <u>Initiating a City of Victoria Governance Review</u> | 163 |
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Addenda: Report

A Council Member Motion regarding the initiation of a City of Victoria Governance Review.

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE



MINUTES - COMMITTEE OF THE WHOLE

October 8, 2020, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

**The City of Victoria is located on the homelands of the Songhees and Esquimalt People
Due to the COVID-**

**19 Pandemic, public access to City Hall is not permitted. This meeting may be
viewed on the City's webcast at www.victoria.ca**

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Dubow,
Councillor Isitt (joined 9:12 a.m.), Councillor Loveday, Councillor
Potts, Councillor Thornton-Joe, Councillor Young

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager /
Director of Finance, C. Coates - City Clerk, P. Bruce - Fire Chief, T.
Zworski - City Solicitor, T. Soulliere - Director of Parks, Recreation
& Facilities, B. Eisenhauer - Head of Engagement, J. Jensen -
Head of Human Resources, K. Hoese - Director of Sustainable
Planning and Community Development, C. Havelka - Deputy City
Clerk, K. Moore - Head of Business and Community Relations, C.
Mycroft - Manager of Executive Operations, AK Ferguson -
Committee Secretary

A. APPROVAL OF AGENDA

Moved By Councillor Alto

Seconded By Councillor Dubow

That the agenda be approved.

Amendment:

Moved By Councillor Alto

Seconded By Councillor Dubow

That the agenda of the August 6, 2020 Committee of the Whole meeting be amended as follows:

Consent Agenda:

- F.2 1088 Johnson Street - Development Permit Application No. 000576
(Downtown)**
- G.2 Proposed Adjustments to Parking Fees**
- G.4 Proclamation - Taoist Tai Chi Arts 50th Anniversary**

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Alto

Seconded By Councillor Young

That the following items be approved without further debate:

CARRIED UNANIMOUSLY

F.2 1088 Johnson Street - Development Permit Application No. 000576 (Downtown)

Committee received a report dated September 24, 2020 from the Director Sustainable Planning and Community Development regarding a Development Permit Application for the property located at 1088 Johnson Street to allow for a ten-storey, multi-unit residential building with ground floor commercial space.

Moved By Councillor Alto

Seconded By Councillor Young

That Council authorize the issuance of Development Permit Application No. 000576 for 1088 Johnson Street, in accordance with:

1. Plans date stamped August 4, 2020
2. Development meeting all Zoning Regulation Bylaw requirements.

CARRIED UNANIMOUSLY

G.2 Proposed Adjustments to Parking Fees

Committee received a report dated October 1, 2020 from the Deputy City Manager and Chief Financial Officer regarding the proposed adjustments to the parking fees at City of Victoria Parkades.

Moved By Councillor Alto

Seconded By Councillor Young

That Council adjust parking fees as follows effective October 15, 2020 unless otherwise specified:

1. View Street and Broughton Street parkades
 - a. Hourly rates
 - i. 1st hour free
 - ii. 2nd and 3rd hour \$2
 - iii. 4th hour and beyond \$3
 - iv. reduced daily maximum of \$14.50
 - b. Increase monthly rate to \$200 effective November 1, 2020
2. Yates Street Parkade
 - a. Increase monthly rate to \$200 effective November 1, 2020
3. Centennial Square Parkade
 - a. Increase monthly rate to \$150 effective November 1, 2020

4. Johnson Street Parkade
 - a. Hourly rates
 - i. \$2 per hour to a daily maximum of \$12
 - b. Increase monthly rate to \$175 effective November 1, 2020

CARRIED UNANIMOUSLY

G.4 Proclamation - Taoist Tai Chi Arts 50th Anniversary

Committee received a report dated October 1, 2020 from the City Clerk regarding the Taoist Tai Chi Arts 50th Anniversary Proclamation for November 7, 2020.

Moved By Councillor Alto

Seconded By Councillor Young

That the Taoist Tai Chi Arts 50th Anniversary Proclamation be forwarded to the October 8, 2020 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

D. Presentation

D.1 Youth Council

This item has been deferred to the October 15, 2020 meeting as the presenter for the Youth Council had to cancel.

F. LAND USE MATTERS

F.1 1623-1625 Bank Street - Report on the Potential Heritage Designation (South Jubilee)

Councillor Isitt joined the meeting at 9:12 a.m.

Committee received a report dated October 1, 2020 from the Director of Sustainable Planning and Community Development providing information regarding the potential designation of the heritage-registered Bank Street School.

Committee discussed:

- *Whether the matter could be referred to the Heritage Advisory Panel for discussion.*
- *The possibility of undertaking a more accurate cost estimate of the condition of the building.*
- *Whether materials in the school could be retained for future buildings.*

Moved By Councillor Alto
Seconded By Councillor Isitt

Motion to refer:

That the matter be referred to the Heritage Advisory Panel for their opinion on the Heritage values of the Bank Street School and brought back to Committee of the Whole for further consideration.

Amendment:

Moved By Councillor Isitt
Seconded By Mayor Helps

That the matter be referred to the Heritage Advisory Panel for their opinion on the Heritage values of the Bank Street School and brought back to Committee of the Whole **by October 22, 2020** for further consideration.

CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Helps
Seconded By Councillor Alto

1. That the matter be referred to the Heritage Advisory Panel for their opinion on the Heritage values of the Bank Street School and brought back to Committee of the Whole by October 22, 2020 for further consideration.
2. **Authorize staff to retain qualified consultants to complete an independent building condition assessment and a market value assessment of the property.**

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Isitt

1. That the matter be referred to the Heritage Advisory Panel for their opinion on the Heritage values of the Bank Street School and brought back to Committee of the Whole by October 22, 2020 for further consideration.
2. Authorize staff to retain qualified consultants to complete an independent building condition assessment and a market value assessment of the property **and endeavor to bring this back my November 2020**

FAILED TO PROCEED DUE TO NO SECONDER

On the motion to refer as amended:

CARRIED UNANIMOUSLY

F.3 210 Gorge Road East - Updated Victoria Housing Reserve Fund Grant (Burnside)

Councillor Alto withdrew from the meeting at 9:38 a.m. due to a non-pecuniary conflict with this item.

Committee received a report dated September 21, 2020 from the Sustainable Planning and Community Development providing updated recommendations related to a previously-approved Victoria Housing Reserve Fund (VHRF) grant for below market housing project proposed by the Victoria Cool Aid Society for the property located at 210 Gorge Road East.

Committee discussed:

- *Reasoning this came to Council*
- *Whether the project gets the \$600,000 if the motion does not pass.*

Moved By Councillor Young

That Council:

1. Revise the Victoria Housing Reserve Fund (VHRF) grant approved on August 9, 2018 to the Victoria Cool Aid Society for the Cedar Grove project, located at 210 Gorge Road East, from \$600,000 to \$520,000 to reflect a reduction in the number of eligible affordable rental units from 50 to 42 units, as well as a reduction in the total number of funded bedrooms from 60 to 52.
2. Confirm that all other terms and conditions of the grant approval continue to apply in accordance with the August 9, 2018 approval.

FAILED TO PROCEED DUE TO NO SECONDER

Moved By Mayor Helps

Seconded By Councillor Loveday

That Council direct staff to maintain the amount of the \$600,000 grant.

Amendment:

Moved By Councillor Thornton-Joe

Seconded By Councillor Young

That the amount be reduced to \$560,000

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

OPPOSED (5): Mayor Helps, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

DEFEATED (2 to 5)

On the motion:

FOR (5): Mayor Helps, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

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

CARRIED (5 to 2)

Amendment:

Moved By Mayor Helps

Seconded By Councillor Loveday

That Council direct staff to maintain the amount of the \$600,000 grant **with 42 non-market housing and 52 bedrooms.**

CARRIED UNANIMOUSLY

On the main motion as amended

CARRIED UNANIMOUSLY

Councillor Alto returned at 11:06 a.m.

Committee recessed at 11:06 a.m. and returned at 11:10 a.m.

F.4 Official Community Plan Annual Review 2019

Committee received a report dated September 22, 2020 from the Director of Sustainable Planning and Community Development presenting the results of the OCP Annual Review for the 2019 and recommending various OCP amendments.

Committee discussed:

- *Ensuing the alignment with Victoria 3.0*
- *The rationale why the equity framework was not included in the annual review.*
- *Whether the plan was shared with the local Nations.*
- *Whether this takes into account new tree planting in neighbourhoods*
- *Whether the long term effects on businesses are known*

Moved By Mayor Helps

Seconded By Councillor Alto

That Council:

1. Receive the Official Community Plan Annual Review 2019 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.
2. Direct staff to prepare amendments to the Official Community Plan, 2012 as part of the adaptive management framework to address the following:
 - a. Alignment with the Victoria Climate Leadership Plan, 2018
 - b. Alignment with Go Victoria – Our Mobility Future, 2019
 - c. Alignment with the Transgender, Non-Binary and Two Spirit + Inclusion Plan, 2019
 - d. Alignment with the Accessibility Framework, 2020

- e. Amendments to support the Inclusionary Housing and Community Amenity Policy, 2019 regarding Council's motion of June 27, 2019 to consider densities and building heights above OCP maximums for affordable housing and community amenity contributions
 - f. Amendments to help achieve Victoria Housing Strategy objectives and COVID-19 recovery, including the priority action to advance and support the rapid supply of affordable and supportive housing with government partners and non-profit housing providers
 - g. Amendments to Section 6: Land Management and Development to fix inconsistent language and improve policy interpretation
 - h. Amendments to Appendix A: Development Permit Areas to add the Guidelines for: Multi-Unit Residential, Commercial and Industrial to: DPA 4: Hillside Town Centre; DPA 5: Stadacona Village, Jubilee Village (excepting Jubilee Hospital), James Bay Village; DPA 6A: Oak Bay Avenue Village; DPA 7A: Hillside Corridor, Oak Bay Avenue Corridor, Fort Street Corridor (north of Oak Bay Avenue), Shelbourne Avenue Corridor; and DPA 7B(HC): Fort Street Corridor.
3. Consider consultation under Section 475(2)(b) of the Local Government Act and direct that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, Songhees Nation, Esquimalt Nation, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.
 4. Consider consultation under Sections 475(1) and 475(2) of the Local Government Act and direct consultation on the proposed Official Community Plan amendments in accordance with the consultation plan in Attachment 2.

Amendment:

Moved By Mayor Helps

Seconded By Councillor Alto

That Council:

1. Receive the Official Community Plan Annual Review 2019 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.
2. Direct staff to prepare amendments to the Official Community Plan, 2012 as part of the adaptive management framework to address the following:
 - a. Alignment with the Victoria Climate Leadership Plan, 2018
 - b. Alignment with Go Victoria – Our Mobility Future, 2019
 - c. Alignment with the Transgender, Non-Binary and Two Spirit + Inclusion Plan, 2019
 - d. Alignment with the Accessibility Framework, 2020
 - e. **Alignment with Victoria 3.0**
 - f. Amendments to support the Inclusionary Housing and Community Amenity Policy, 2019 regarding Council's motion of June 27, 2019 to consider densities and building heights above OCP maximums for affordable housing and community amenity contributions
 - g. Amendments to help achieve Victoria Housing Strategy objectives and COVID-19 recovery, including the priority action to advance and support

- the rapid supply of affordable and supportive housing with government partners and non-profit housing providers
- h. Amendments to Section 6: Land Management and Development to fix inconsistent language and improve policy interpretation
 - i. Amendments to Appendix A: Development Permit Areas to add the Guidelines for: Multi-Unit Residential, Commercial and Industrial to: DPA 4: Hillside Town Centre; DPA 5: Stadacona Village, Jubilee Village (excepting Jubilee Hospital), James Bay Village; DPA 6A: Oak Bay Avenue Village; DPA 7A: Hillside Corridor, Oak Bay Avenue Corridor, Fort Street Corridor (north of Oak Bay Avenue), Shelbourne Avenue Corridor; and DPA 7B(HC): Fort Street Corridor.
3. Consider consultation under Section 475(2)(b) of the Local Government Act and direct that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, Songhees Nation, Esquimalt Nation, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.
 4. Consider consultation under Sections 475(1) and 475(2) of the Local Government Act and direct consultation on the proposed Official Community Plan amendments in accordance with the consultation plan in Attachment 2.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Alto

Seconded By Mayor Helps

That Council:

1. Receive the Official Community Plan Annual Review 2019 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.
2. Direct staff to prepare amendments to the Official Community Plan, 2012 as part of the adaptive management framework to address the following:
 - a. Alignment with the Victoria Climate Leadership Plan, 2018
 - b. Alignment with Go Victoria – Our Mobility Future, 2019
 - c. Alignment with the Transgender, Non-Binary and Two Spirit + Inclusion Plan, 2019
 - d. Alignment with the Accessibility Framework, 2020
 - e. Alignment with Victoria 3.0
 - f. Amendments to support the Inclusionary Housing and Community Amenity Policy, 2019 regarding Council's motion of June 27, 2019 to consider densities and building heights above OCP maximums for affordable housing and community amenity contributions
 - g. Amendments to help achieve Victoria Housing Strategy objectives and COVID-19 recovery, including the priority action to advance and support the rapid supply of affordable and supportive housing with government partners and non-profit housing providers
 - h. Amendments to Section 6: Land Management and Development to fix inconsistent language and improve policy interpretation
 - i. Amendments to Appendix A: Development Permit Areas to add the Guidelines for: Multi-Unit Residential, Commercial and Industrial to: DPA

- 4: Hillside Town Centre; DPA 5: Stadacona Village, Jubilee Village (excepting Jubilee Hospital), James Bay Village; DPA 6A: Oak Bay Avenue Village; DPA 7A: Hillside Corridor, Oak Bay Avenue Corridor, Fort Street Corridor (north of Oak Bay Avenue), Shelbourne Avenue Corridor; and DPA 7B(HC): Fort Street Corridor.
3. Consider consultation under Section 475(2)(b) of the Local Government Act and direct that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, ~~Songhees Nation, Esquimalt Nation~~, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.
4. Consider consultation under Sections 475(1) and 475(2) of the Local Government Act and direct consultation on the proposed Official Community Plan amendments in accordance with the consultation plan in Attachment 2.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Dubow

That Council:

1. Receive the Official Community Plan Annual Review 2019 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.
2. Direct staff to prepare amendments to the Official Community Plan, 2012 as part of the adaptive management framework to address the following:
 - a. Alignment with the Victoria Climate Leadership Plan, 2018
 - b. Alignment with Go Victoria – Our Mobility Future, 2019
 - c. Alignment with the Transgender, Non-Binary and Two Spirit + Inclusion Plan, 2019
 - d. Alignment with the Accessibility Framework, 2020
 - e. Alignment with Victoria 3.0
 - f. Amendments to support the Inclusionary Housing and Community Amenity Policy, 2019 regarding Council's motion of June 27, 2019 to consider densities and building heights above OCP maximums for affordable housing and community amenity contributions
 - g. Amendments to help achieve Victoria Housing Strategy objectives and COVID-19 recovery, including the priority action to advance and support the rapid supply of affordable and supportive housing with government partners and non-profit housing providers
 - h. Amendments to Section 6: Land Management and Development to fix inconsistent language and improve policy interpretation
 - i. Amendments to Appendix A: Development Permit Areas to add the Guidelines for: Multi-Unit Residential, Commercial and Industrial to: DPA 4: Hillside Town Centre; DPA 5: Stadacona Village, Jubilee Village (excepting Jubilee Hospital), James Bay Village; DPA 6A: Oak Bay Avenue Village; DPA 7A: Hillside Corridor, Oak Bay Avenue Corridor, Fort Street Corridor (north of Oak Bay Avenue), Shelbourne Avenue Corridor; and DPA 7B(HC): Fort Street Corridor.

3. Consider consultation under Section 475(2)(b) of the Local Government Act **and refer the OCP amendment bylaw to all local governments** and direct that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, ~~Songhees Nation, Esquimalt Nation~~, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.
4. Consider consultation under Sections 475(1) and 475(2) of the Local Government Act and direct consultation on the proposed Official Community Plan amendments in accordance with the consultation plan in Attachment 2.

FOR (3): Councillor Dubow, Councillor Isitt, and Councillor Thornton-Joe

OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, and Councillor Young

DEFEATED (3 to 5)

Amendment:

Moved By Councillor Dubow

Seconded By Councillor Isitt

That Council:

1. Receive the Official Community Plan Annual Review 2019 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.
2. Direct staff to prepare amendments to the Official Community Plan, 2012 as part of the adaptive management framework to address the following:
 - a. Alignment with the Victoria Climate Leadership Plan, 2018
 - b. Alignment with Go Victoria – Our Mobility Future, 2019
 - c. Alignment with the Transgender, Non-Binary and Two Spirit + Inclusion Plan, 2019
 - d. Alignment with the Accessibility Framework, 2020
 - e. Alignment with Victoria 3.0
 - f. **This should be aligned with the endorsed guidelines and principles of the equity framework.**
 - g. Amendments to support the Inclusionary Housing and Community Amenity Policy, 2019 regarding Council's motion of June 27, 2019 to consider densities and building heights above OCP maximums for affordable housing and community amenity contributions
 - h. Amendments to help achieve Victoria Housing Strategy objectives and COVID-19 recovery, including the priority action to advance and support the rapid supply of affordable and supportive housing with government partners and non-profit housing providers
 - i. Amendments to Section 6: Land Management and Development to fix inconsistent language and improve policy interpretation
 - j. Amendments to Appendix A: Development Permit Areas to add the Guidelines for: Multi-Unit Residential, Commercial and Industrial to: DPA 4: Hillside Town Centre; DPA 5: Stadacona Village, Jubilee Village (excepting Jubilee Hospital), James Bay Village; DPA 6A: Oak Bay Avenue Village; DPA 7A: Hillside Corridor, Oak Bay Avenue Corridor,

Fort Street Corridor (north of Oak Bay Avenue), Shelbourne Avenue Corridor; and DPA 7B(HC): Fort Street Corridor.

3. Consider consultation under Section 475(2)(b) of the Local Government Act and direct that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.
4. Consider consultation under Sections 475(1) and 475(2) of the Local Government Act and direct consultation on the proposed Official Community Plan amendments in accordance with the consultation plan in Attachment 2.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council:

1. Receive the Official Community Plan Annual Review 2019 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.
2. Direct staff to prepare amendments to the Official Community Plan, 2012 as part of the adaptive management framework to address the following:
 - a. Alignment with the Victoria Climate Leadership Plan, 2018
 - b. Alignment with Go Victoria – Our Mobility Future, 2019
 - c. Alignment with the Transgender, Non-Binary and Two Spirit + Inclusion Plan, 2019
 - d. Alignment with the Accessibility Framework, 2020
 - e. Alignment with Victoria 3.0
 - f. This should be aligned with the endorsed guidelines and principles of the equity framework.
 - g. Amendments to support the Inclusionary Housing and Community Amenity Policy, 2019 regarding Council's motion of June 27, 2019 to consider densities and building heights above OCP maximums for affordable housing and community amenity contributions
 - h. Amendments to help achieve Victoria Housing Strategy objectives and COVID-19 recovery, including the priority action to advance and support the rapid supply of affordable and supportive housing with government partners and non-profit housing providers
 - i. Amendments to Section 6: Land Management and Development to fix inconsistent language and improve policy interpretation
 - j. Amendments to Appendix A: Development Permit Areas to add the Guidelines for: Multi-Unit Residential, Commercial and Industrial to: DPA 4: Hillside Town Centre; DPA 5: Stadacona Village, Jubilee Village (excepting Jubilee Hospital), James Bay Village; DPA 6A: Oak Bay Avenue Village; DPA 7A: Hillside Corridor, Oak Bay Avenue Corridor, Fort Street Corridor (north of Oak Bay Avenue), Shelbourne Avenue Corridor; and DPA 7B(HC): Fort Street Corridor.
3. Consider consultation under Section 475(2)(b) of the Local Government Act and direct that no referrals of the Official Community Plan Amendment Bylaw

are necessary to the Capital Regional District Board, Island Health, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.

4. **That the OCP amendments be referred to the Esquimalt and Songhees Nations.**
5. Consider consultation under Sections 475(1) and 475(2) of the Local Government Act and direct consultation on the proposed Official Community Plan amendments in accordance with the consultation plan in Attachment 2.

CARRIED UNANIMOUSLY

Councillor Young requested the motion be separated.

On the main motion as amended:

That Council:

1. Receive the Official Community Plan Annual Review 2019 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.
2. Direct staff to prepare amendments to the Official Community Plan, 2012 as part of the adaptive management framework to address the following:
 - a. Alignment with the Victoria Climate Leadership Plan, 2018
 - b. Alignment with Go Victoria – Our Mobility Future, 2019
 - c. Alignment with the Transgender, Non-Binary and Two Spirit + Inclusion Plan, 2019
 - d. Alignment with the Accessibility Framework, 2020
 - e. Alignment with Victoria 3.0
 - f. This should be aligned with the endorsed guidelines and principles of the equity framework.
 - i. Amendments to Section 6: Land Management and Development to fix inconsistent language and improve policy interpretation
 - j. Amendments to Appendix A: Development Permit Areas to add the Guidelines for: Multi-Unit Residential, Commercial and Industrial to: DPA 4: Hillside Town Centre; DPA 5: Stadacona Village, Jubilee Village (excepting Jubilee Hospital), James Bay Village; DPA 6A: Oak Bay Avenue Village; DPA 7A: Hillside Corridor, Oak Bay Avenue Corridor, Fort Street Corridor (north of Oak Bay Avenue), Shelbourne Avenue Corridor; and DPA 7B(HC): Fort Street Corridor.
3. Consider consultation under Section 475(2)(b) of the Local Government Act and direct that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.
4. That the OCP amendments be referred to the Esquimalt and Songhees Nations.
5. Consider consultation under Sections 475(1) and 475(2) of the Local Government Act and direct consultation on the proposed Official Community Plan amendments in accordance with the consultation plan in Attachment 2.

CARRIED UNANIMOUSLY

On the main motion as amended:

- g. Amendments to support the Inclusionary Housing and Community Amenity Policy, 2019 regarding Council's motion of June 27, 2019 to consider densities and building heights above OCP maximums for affordable housing and community amenity contributions
- h. Amendments to help achieve Victoria Housing Strategy objectives and COVID-19 recovery, including the priority action to advance and support the rapid supply of affordable and supportive housing with government partners and non-profit housing providers

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

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

G. STAFF REPORTS

G.1 Build Back Victoria and Business Recovery from Pandemic Bylaw Review Report

Councillor Isitt recused himself at 11:15 a.m. due to non pecuniary conflict of interest as he is the Director of a society that has applied for a permit under this program.

Committee received a report dated October 8, 2020 from the Head of Business and Community Relations and the Director of Engineering and Public Works providing an overview of the successes and lessons learned of the Build Back Victoria Program, and to recommend the extension of the Program including the pedestrian priority on Government Street and the Business Recovery from Pandemic Bylaw.

Committee discussed:

- *Extending the program until October 2021*
- *The possibility of opening a lane of traffic on Government Street for the winter and closing it again for the summer*
- *Ensuring that the City is continuing to be accommodating to small businesses in the downtown*

Moved By Councillor Thornton-Joe
Seconded By Mayor Helps

That Council:

1. Extend the Build Back Victoria Program including the pedestrian priority on Government Street until March 31, 2021, to support local businesses with their recovery during the ongoing pandemic and give three readings to the Business Recovery from Pandemic Bylaw Amendment Bylaw (No 1) at the October 8, 2020 daytime council meeting.
2. That the above motion be forwarded to the daytime meeting of October 8, 2020 for ratification.

Amendment:

Moved By Mayor Helps

Seconded By Councillor Loveday

That Council:

1. Extend the Build Back Victoria Program including the pedestrian priority on Government Street until ~~March~~ **October** 31, 2021, to support local businesses with their recovery during the ongoing pandemic and give three readings to the Business Recovery from Pandemic Bylaw Amendment Bylaw (No 1) at the October 8, 2020 daytime council meeting.
2. **Direct staff to check in with Council by the end of March with any proposed improvements.**
3. That the above motion be forwarded to the daytime meeting of October 8, 2020 for ratification.

Amendment to the Amendment:

Moved By Councillor Thornton-Joe

Seconded By Councillor Young

That Council:

1. Extend the Build Back Victoria Program including the pedestrian priority on Government Street until ~~March~~ **October** 31, 2021, to support local businesses with their recovery during the ongoing pandemic and give three readings to the Business Recovery from Pandemic Bylaw Amendment Bylaw (No 1) at the October 8, 2020 daytime council meeting **and**
2. **Direct staff to check in with Council by the end of March 2021 with any proposed improvements.**
3. **Direct staff to provide an update with a recommendation on whether Government Street should be closed between Fort and View Streets for the spring/summer season.**
4. That the above motion be forwarded to the daytime meeting of October 8, 2020 for ratification.

FOR (4): Councillor Alto, Councillor Dubow, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Mayor Helps, Councillor Loveday, and Councillor Potts

CARRIED (4 to 3)

On the amendment:

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

Committee recessed at 12:02 p.m. and returned at 12:32 p.m.

G.3 Youth Bus Passes - Proposed New U-Pass Program

Committee received a report dated October 1, 2020 from the Deputy City Manager and Chief Financial Officer regarding a potential new U-Pass program which could take effect January 2020.

Committee discussed:

- *what happens should the provincial government pay for youth 12 and under*

Moved By Mayor Helps

Seconded By Councillor Dubow

That Council:

1. Request approval from the Victoria Regional Transit Commission for a U-Pass program paid by the City of Victoria that provides youth bus passes:
 - a. For eligible youth 18 years and younger who reside within the municipality of Victoria
 - b. for January 1 to December 31 ,2021
 - c. Using the following fee structure:
 - i. Fixed fee of \$11.25 per eligible youth aged 11-18 to a minimum of approximately 4,000 youth. The number of eligible youth to be updated every four months.
 - ii. Variable fee of \$11.25 per pass issued for eligible youth younger than 11
2. direct staff to include a budget of \$700,000 in the draft 2021 Financial Plan for the Youth Bus Pass Program, with funding to be determined as part of the 2021 financial planning process
3. Authorize the Mayor and City Clerk to execute a U-Pass Agreement with BC transit generally in accordance with the terms outlined in this report.

CARRIED UNANIMOUSLY

G.5 Proclamation - Energy Efficient Day

Committee received a report dated October 5, 2020 from the City Clerk regarding the energy Efficient Day Proclamation for October 7, 2020.

Moved By Councillor Loveday

Seconded By Councillor Alto

That the Energy Efficient Day Proclamation be forwarded to the October 8, 2020 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Loveday

That F.1 be moved to this afternoon's Council meeting.

CARRIED UNANIMOUSLY

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Alto
Seconded By Councillor Dubow

That the Committee of the Whole Meeting be adjourned at 12:42 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DOWNTOWN Victoria

2021 Budget Presentation

1

Budget Request

The Downtown Victoria Business Association (DVBA) is seeking approval of its 2021 Budget as per the *BUSINESS IMPROVEMENT AREA BYLAW, 2019*

DOWNTOWN Victoria

2

2

The DVBA

The DVBA Mission is to nurture and promote the vitality and vibrancy of downtown Victoria and its business community.

Our Vision is to be the authority on all things happening in Victoria's downtown core.

Guiding Principles

The Downtown Victoria Business Association is committed to:

- Being focused and strategic in deployment of resources
- Being accountable, fiscally responsible, and transparent
- Being responsive to the needs and expectations of stakeholders
- Acting with integrity

DOWNTOWN Victoria

3

3

Meet Your DVBA Team

- Becca Blachut (2 years) – Marketing Coordinator
- Rob Caunter (12 years) – Clean Team Manager
- Alison Gair (14 years) – Administrative Assistant
- Jeff Bray (3 years) - Executive Director

We had two positions historically – Marketing Manager and Culture & Events Manager, both vacant due to COVID.

DOWNTOWN Victoria

4

4

The Clean Team

- Our Clean Team is our most valued service for our members.
- They augment the work done by City staff and property managers.
- In 2019 they picked up 10,070 needles and removed 15,098 graffiti tags!



DOWNTOWN Victoria

5

5

The Clean Team



Grant Olson
Co-Owner / GM, Strathcona Hotel

DOWNTOWN Victoria

6

6

Events

- 2019 Lights of Wonder
- Car Free YYJ, Capital City Comic Con, Downtown Victoria Buskers Festival were cancelled this year.
- Winter Holiday Activations



DOWNTOWN Victoria

7

7

2019 Lights of Wonder

- More than 75,000 people visited over the 13 day event .
- A marriage proposal, a menorah lighting, and a wedding took place at the display.

DOWNTOWN Victoria

8

8

2019 Lights of Wonder



DOWNTOWN Victoria

9

9

DVBA Marketing

- Business Buzz and What's On newsletters
- Event marketing (Car Free YYJ, Lights of Wonder, DVBF)
- Social media
- Small Business Month 2019
- COVID-19
- Save the Sales

DOWNTOWN Victoria

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SAVE the SALES Campaign



DOWNTOWN Victoria

11

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DVBA Collaborations

The DVBA collaborates with many groups in downtown and beyond:

- City of Victoria
- Destination Greater Victoria
- Greater Victoria Harbour Authority
- Greater Victoria Chamber of Commerce
- Local businesses
- Downtown Resident's Association
- Other BIAs

Jeff Bray is Community Co-Chair of the Coalition to End Homelessness, sits on the Downtown Service Providers Committee, and is a member of the Policy Committee for the Greater Victoria Chamber of Commerce. He is also a Board member for the BC Business Improvement Association of BC.

DOWNTOWN Victoria

12

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COVID Response

- Given the unprecedented nature of the COVID-19 pandemic, the DVBA re-focussed our efforts.
- Immediate attention shifted to supporting our members to ensure they had all the information they needed on programs that were becoming available to support them.
- Communicated to consumers the importance of supporting local business and how they could do so from home (online orders, curbside pickup, etc.) And shared ways downtown businesses were giving back to the community at the peak of the crisis.
- Coordinated the Boxes of Hope program.

DOWNTOWN Victoria

13

13

COVID Response: DVBA Operations

- The DVBA has implemented an immediate hiring freeze.
- Our team members are working primarily from home to maintain social distancing (exception being the Clean Team).
- We are dedicating staff resources to assist in programs to provide food for the homeless and supporting our restaurant kitchens to maintain some staff levels.
- Looking to all resources to gather necessary strategies so the DVBA can be on the front lines in helping our businesses recover.

DOWNTOWN Victoria

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COVID Response: Clean Team

The Clean Team focused on three key areas:

1. Sanitizing and cleaning all transit stops, parking pay stations, crosswalk buttons, and garbage can lids in downtown
2. Removing graffiti and garbage to keep the area pleasant and appealing for visitors (see photo).
3. Being extra eyes on the street, especially in back alleys, and looking for signs of criminal activity or break-ins and reporting accordingly.



DOWNTOWN Victoria

15

15

COVID Response: Communications and Marketing

At the beginning of the pandemic, the DVBA placed communications efforts in two immediate areas:

1. Updating 1,500 members regularly on emerging issues and resources via the Business Buzz newsletter.
2. Executing consumer-facing marketing, including online, social media, and paid advertising, promoting ways the public can support our businesses and educating on the added importance of supporting local during the crisis.



DOWNTOWN Victoria

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COVID Response: Marketing

- Social “Local Legends” posts with uplifting stories of downtown businesses during the pandemic
- “Open for Business” directory on the Downtown Victoria website
- CHEK Around video, Victoria Buzz video and giveaway, and radio ads all with messaging about importance of supporting downtown businesses through the crisis.
- Recovery video and marketing (social, CHEK, CTV, YAM)

DOWNTOWN Victoria

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COVID Response: Marketing



DOWNTOWN Victoria

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DVBA Leadership Role

- The DVBA is currently connecting on a daily basis with the City, Chamber of Commerce, Destination Greater Victoria, and the Coalition to End Homelessness.
- We participate daily on conference calls connecting various sectors of our economy with each other in an effort to coordinate information flow and share best practices among businesses
- The DVBA is connecting with the International Downtown Association to gain insights on how Business Improvement Associations can best support the local economy both now and through recovery.

DOWNTOWN Victoria

19

19

2020 Budget*

Income:

| | |
|--------------|---------------------|
| BIA Levy | 1,131,399.00 |
| Total Income | <u>1,131,399.00</u> |

Expenses:

| | |
|---------------------------|---------------------|
| Administration | 395,989.66 |
| Clean, Safe & Sustainable | 203,651.82 |
| Marketing | 2265,878.76 |
| Events | 263,000.00 |
| Total Expense | <u>1,128,520.24</u> |

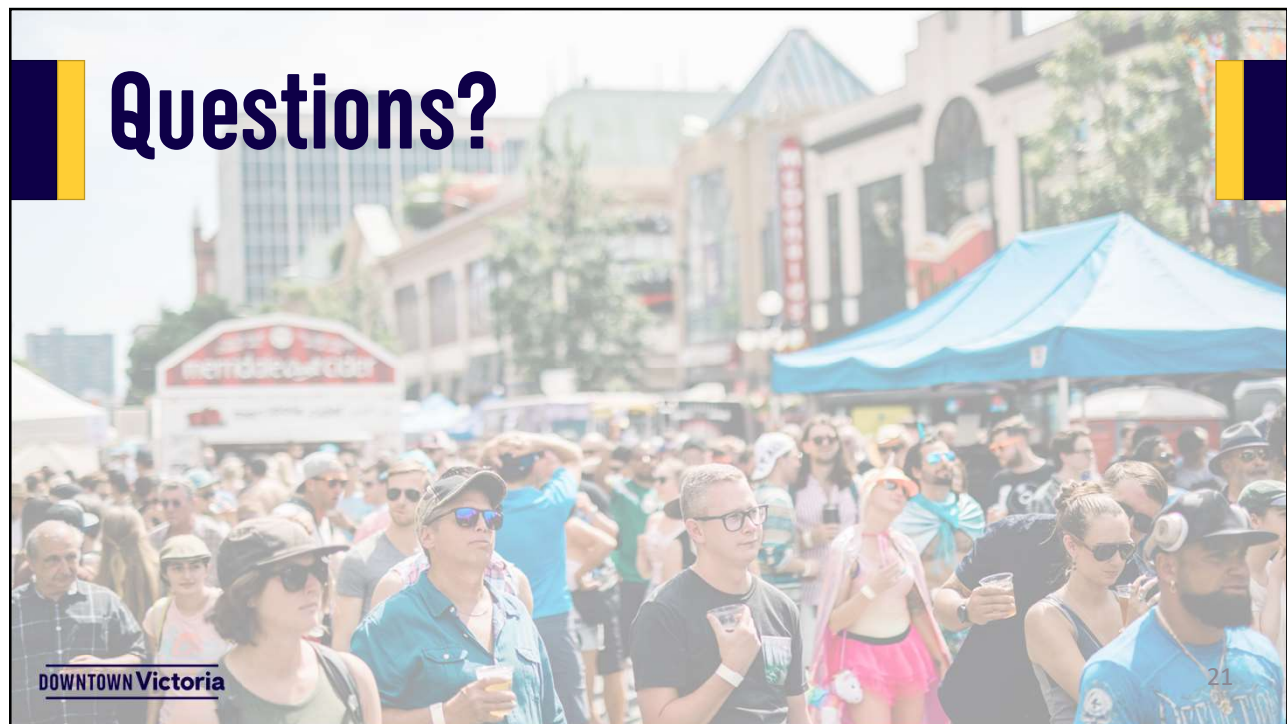
Surplus **2,878.76**

* As approved at 2020 DVBA AGM

DOWNTOWN Victoria

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Committee of the Whole Report For the Meeting of October 22, 2020

To: Committee of the Whole **Date:** October 16, 2020
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: **Heritage Advisory Panel and South Jubilee Neighbourhood Association
Feedback on the Potential Demolition of 1623-1625 Bank Street**

RECOMMENDATION

That Council receive this report for information.

LEGISLATIVE AUTHORITY

In accordance with section 611 and 613 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected heritage property. If a Heritage Designation Bylaw causes, or will cause a reduction in the market value of the designated property, the local government must compensate an owner of the designated property who makes an application no later than one year after the Heritage Designation Bylaw is adopted.

EXECUTIVE SUMMARY

At the October 8, 2020 Committee of the Whole Meeting, Council directed staff to refer the matter of the potential demolition of the heritage-registered Bank Street school at 1623-1625 Bank Street to the Heritage Advisory Panel (HAPL) for their opinion on the heritage values of the building and to report back to Council by October 22, 2020 for further consideration. This report includes a summary of the HAPL meeting, motions arising and an update on the community consultation that the South Jubilee Neighbourhood Association (SJNA) is currently undertaking.

BACKGROUND

On October 8, 2020, staff presented a report to Committee of the Whole regarding the potential demolition of the Bank Street School (report attached). As a result, Council made the following motions:

1. *That the matter be referred to the Heritage Advisory Panel for their opinion on the Heritage values of the Bank Street School and brought back to Committee of the Whole by October 22, 2020 for further consideration.*
2. *Authorize staff to retain qualified consultants to complete an independent building condition assessment and a market value assessment of the property.*

ISSUES AND ANALYSIS

Heritage Advisory Panel Motions and Feedback

HAPL considered the heritage values of the Bank Street School at its October 13, 2020 meeting (minutes attached) and made the following motions:

- 1. The building has high heritage value, as it is an excellent example of a small masonry school in a nearly original state and a neighbourhood landmark, therefore the Heritage Advisory Panel recommends that Council, working with School District 61 and the community association, develop a plan to conserve the building, given that other schools of similar scale and vintage have been successfully rehabilitated in the past.*
- 2. Recognizing the inadequacy of the information received to date, the Heritage Advisory Panel commends Council for authorizing staff to retain independent consultants to complete a building condition assessment and market value assessment.*
- 3. Given the building's architectural, social and historical significance, the Bank Street School is worthy of designation.*

In the Panel's opinion, the building is an integral part of the social and physical fabric of the neighbourhood. The panel believes it is in reasonable condition and could be creatively rehabilitated. Members believed that demolition would be inconsistent with the School District's stewardship of its other heritage-registered schools and that the accessibility issues, presence of hazardous materials, lack of seismic upgrades and old mechanical systems are common issues that numerous other heritage building owners have overcome. Members believed that the information that the School District provided on the building condition was inadequate and supported authorizing further study. Overall HAPL members felt that the collection of heritage buildings that SD61 maintains are all important and that none of them was expendable.

South Jubilee Neighbourhood Association Preliminary Survey Results

The SJNA prepared an electronic survey to measure neighbourhood opinion on the potential demolition of the Bank Street School. The survey has been widely shared online and is not restricted to neighbourhood residents. The deadline for responses is October 25. As of October 15, 174 surveys were filled out, with 71% of responses coming from neighbourhood residents and 29% from citizens outside the neighbourhood. Below are some of the results:

- 79% of respondents agreed or strongly agreed that the Bank Street School is an iconic element of the community and has pride of place in the South Jubilee Neighbourhood
- 78% agreed or strongly agreed that the demolition of the school would be a significant loss to the neighbourhood.
- 72% of respondents agreed or strongly agreed that they would support additional costs if rehabilitation and reconstruction of the Bank Street School costs more than new construction.
- 76% of residents preferred some form of adaptive reuse for the school compared with the 24% of respondents who preferred that the Bank Street School be demolished and replaced with a new building
- 89% of residents agreed that the School District should consult area residents before making changes to school property.

Supplemental comments attached to the survey indicate that there are strong opinions on both sides of the issue, with some respondents alleging that survey questions were biased in favour of heritage conservation.

While staff believe the survey indicates that the neighbourhood views the building as an important icon, it is clear from the survey comments that there is not enough information available on redevelopment options for respondents to have an informed opinion. For example, some respondents believe that preserving the Bank Street School will prevent the School District from building a brand new school that would include community facilities and meeting spaces. In reality, the School District is not planning to build a new school, and has only committed to renovating the existing 1960's era Sundance Elementary School and completing a modest expansion using modular buildings. They have not developed any architectural plans and are still waiting for funding. This makes it difficult for area residents to understand benefits and trade-offs of saving or demolishing the school.

OPTIONS

Option 1 – Take No Action (Staff recommendation)

That Council receive this report for information. Staff are currently working to retain consultants to provide City Council with accurate information regarding the implications of involuntary heritage designation.

Option 2 – Pursue Involuntary Designation

That Council:

1. Approve the designation of the property located at 1623-1625 Bank Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set; and
2. That staff, working with School District 61 and the community association, develop a plan to conserve the building.

The involuntary designation of the building would likely result in the City entering an arbitration process with SD61, which operates all public schools in Victoria. Until such time as the City has a clear understanding of the costs involved in designating the building, staff are not recommending further action.

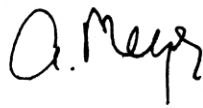
CONCLUSIONS

The Heritage Advisory Panel has confirmed that the Bank Street School has significant heritage value and is eligible for heritage designation. Members believe that the City should work with the School District to find a creative means of adaptively reusing the building. They were in agreement with Council's commitment to commission a building condition assessment and market value assessment to determine the costs of rehabilitation more precisely.

Preliminary results from the South Jubilee Neighbourhood Association survey also indicate that the neighbourhood and broader community value the building; however, local residents need more information to develop an informed opinion about redevelopment options.

Respectfully submitted,


John O'Reilly
Senior Heritage Planner
Development Services Division




Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: October 20, 2020

List of Attachments

- Attachment A: Heritage Advisory Panel Minutes- October 13, 2020
- Attachment B: Preliminary Survey Results- South Jubilee Neighbourhood Association Survey
- Attachment C: Staff Report and Attachments from October 8, 2020 Committee of the Whole on the Potential Heritage Designation of 1623-1625 Bank Street

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
October 13, 2020**

Present: Pamela Madoff, Chair
Avery Bonner
Douglas Campbell
Graham Walker
Helen Edwards
James Kerr
Steve Barber
Aaron Usatch

Absent: Kirby Delaney
Shari Khadem

Guests: Jeff Sheldrake (1421 Grant Street)
Ken Johnson, Hallmark Society
Councillor Thornton-Joe
Mikal Baker (1171 Rockland Avenue)
John Keay, Keay Architecture (1171 Rockland Avenue)
Barb Grant (1205 Pandora Avenue)
Chuck Morris, School District 61 (1623-1625 Bank Street)

Staff: John O'Reilly, Senior Heritage Planner
Andrea Walker Collins, Planning Secretary

The Chair called the meeting to order at 12:01 pm

1. Adoption of Minutes of the September 8, 2020 Meeting

Moved by Graham Walker **Seconded** by Aaron Usatch

Carried Unanimously

2. 1171 Rockland Avenue – Delegated Heritage Permit No. 00142

3. 1421 Grant Street – Delegated Heritage Permit No. 00153

4. 1205 Pandora Avenue and 1511 Chambers Street – Delegated Heritage Permit No. 00154

5. 1623 -1625 Bank Street

Attendees: Chuck Morris, School District 61

- John O'Reilly gave a presentation on the item and read the wording of the Council motion, which referred the matter of the potential designation of the heritage-registered Bank Street School to the Heritage Advisory Panel for their opinion on the Heritage values of the Bank Street School
- John explained that a report was to be brought back to Committee of the Whole by October 22, 2020 for further consideration.

Moved

Seconded

1. The building has high heritage value, as it is an excellent example of a small masonry school in a nearly original state and a neighbourhood landmark, therefore the Heritage Advisory Panel recommends that Council, working with School District 61 and the community association, develop a plan to conserve the building, given that other schools of similar scale and vintage have been successfully rehabilitated in the past.
2. Recognizing the inadequacy of the information received to date, the Heritage Advisory Panel commends Council for authorizing staff to retain independent consultants to complete a building condition assessment and market value assessment
3. Given the building's architectural, social and historical significance, the Bank Street School is worthy of designation

Carried

Questions and Comments

- Pamela Madoff reminded the panel of the scope of the request from Council to provide their opinion on the heritage value of the Bank Street School, and reminded the panel of the mandate of the Panel and of Council
- John clarified that the panel's opinion should take the form of a motion
- In the absence of a statement of significance, Pam read out the citation on the Bank Street School from the Victoria Heritage Foundation- the special features of the building including the concrete foundation, bell cast slate roof, decorative metalwork, tapered bricks with recessed mortar, vertical emphasis is given to the front façade with mock brick pilasters with metal capitals and embossed shields, roof modillions, shaped metal dividers crossing all the main windows and giving horizontal emphasis to the windows, large brackets on the side porches that are made of concrete and galvanized metal. The interior is characterized by double stairways from both doorways and the building has been described as Edwardian and even colonial empire with classical and oriental details.
- Pam opened up the discussion to questions
- Steve suggested that the committee not limit its evaluation to heritage value and asked which consultant prepared the cost estimate and what experience they had with heritage buildings, since their report condemned the building
- John answered that it was D. Mattson Construction Services from Nanaimo and asked if Marni or Chuck Morris wished to speak to the selection process
- Chuck responded that the architect the School District retained selected the consultant
- John explained that the architect had heritage experience, but the building consultant's experience was limited

- Steve asked why this building is being treated so differently compared to the other heritage-registered schools that the School District maintains, given that they are of similar vintage, have similar layouts and have been rehabilitated (such as Oaklands School)
- Chuck responded that he was new to the School District, and his understanding was that the Bank Street School had been leased since 1975 and that no upgrades were made in that time
- Aaron Usatch asked if there were any other consultants retained prior to the report being prepared and how the award process worked
- Chuck responded that Island Environmental was retained to do the hazardous materials assessment, and added onto his answer to the previous question, that when a building is leased, the School District does not come forward with funding to proactively make upgrades to the building
- John added that Stantec was retained to complete a preliminary structural assessment
- Pam closed the question portion of the item and opened it up to a general discussion
- Aaron suggested that there is not enough information to reach an understanding of what the panel is dealing with.
- Aaron reiterated that it was his impression that the Bank Street School was being dealt with in a radically different manner than the other schools under SD61's control, despite having all of the form and character of the other buildings and contributing architectural elements that would make it highly eligible for conservation and rehabilitation.
- Aaron suggested it has landed in this position due to other factors, such as the lease suddenly ending and the School District being left with a building that has not been upgraded, but that this did not address any considerations other than cost
- Pam stated that another way of looking at the issue is if the owner came forward to HAPL nominating their building for designation and rehabilitation, would the committee feel it was eligible? This is a way of framing the discussion.
- Doug expressed that the heritage value of the building is very high. He loves the building and goes by it all the time. No matter what the style, it's a lovely building and an integral part of the community.
- Doug stated that it should be saved. The building is especially significant because it is a school.
- In Doug's opinion, education needs to impart a sense of historical continuity to students and there are examples of two styles of school on the same site with the potential for a new one in the form of a new addition. The panel has seen what can be done at Victoria High and this school cries out for that kind of a creative solution. What is missing in the calculations is a will to save the school. All the schools that are heritage registered are important and none are expendable. It's a defining characteristic of Victoria that it has a wonderful legacy of historic buildings and the City can't afford to lose the building, especially in that neighbourhood, on that site. In his opinion as a taxpayer, 3.5 million would be money well spent
- Doug moved a motion that the heritage value is very high, Avery seconded
- John clarified that Council is interested in the panel's opinion on what it should do in addition to the value of the building
- Avery commented that it would be difficult to say it has no heritage value. Specific to this neighbourhood, it is important to keep the limited heritage buildings of this style. In terms

of advice to council, Avery suggested an amendment to the motion to say that Council, working with the School District and the Community Association pending their survey to work on a plan to keep the building there

- Pam suggested that the motion be amended to read that the building has high heritage value and that the panel recommends that council continue to work with the school district and the community on a plan to rehabilitate the building
- Avery said that if the community felt the building could be conserved and all parties agreed, then that it could be accomplished through community efforts
- John read back the motion to the panel
- Pam asked the panel if there was anything anyone wanted to add
- Helen expressed that although the school was small, sometimes that adds to its charm and that this building was part of the social fabric of the neighbourhood as it emerged.
- There was a reason the school was built. It was a landmark and it would be a tragedy to take down
- Steve suggested an amendment to restate a portion from the report “as this school is an excellent example of a small masonry school in nearly original state and a significant neighbourhood landmark”
- Avery asked whether the original motioner (Doug) had accepted subsequent amendments (by himself and Steve)
- Doug confirmed that he accepted the amendments and commented that he understood the constraints on the site, but still on a site of this size, he was not convinced all options had been explored. The community and owner need to do further explorations of how to meet the school's needs and saving the building.
- Jim said that if the school is considering an expansion, it would be critical to see from a design perspective, how the old building could fit into the expansion plans and there has been very little work done to understand that to date. This is a huge opportunity to save the building and work with it. It's been done before in Victoria.
- Pam asked for further comments
- John read back the motion
- Graham commented that as far as being a landmark, he lives in the neighbourhood, it's not just an architectural landmark, it's a defacto community centre and its quite significant to the smallest geographical neighbourhood association. Despite being off the main roads, it's the defacto community centre and very important to the neighbourhood
- Pam said it was part of the logo of the letterhead of the association for a long time, dating back to her time on Council as liaison to the neighbourhood
- Steve suggested that before the final part of the motion, adding a phrase stating “given that other schools of similar scale and vintage have been rehabilitated in the City.”
- Doug confirmed his acceptance of the amendment
- Pam said this would be the first time since 1975 that a school of this significance had been considered for demolition
- Aaron made a comment and suggested an amendment- that the owners obtain additional information and consultant commentary prior to any further discussion
- Pam reminded the panel of Council's October 8 motion directing staff to retain additional consultants, so an amendment suggesting consultants be retained was not needed
- Pam also suggested that the panel send a commendation to Council for authorizing the additional consultant work after the panel votes on the first motion

- Pam asked for any further comments
- John read back the motion
- Pam called the question and the panel voted unanimously for the motion
- Pam suggested a motion commending council. Doug moved and Steve seconded
- Jim suggested an additional clause that the information available so far doesn't address the many questions involved in retaining the building
- Pam suggested wording
- Jim moved the amendment to the motion, Aaron seconded
- Pam called the question and the panel adopted unanimously
- Avery asked if staff could update the panel in future
- John confirmed that an update could be provided November 10
- John requested confirmation that the implicit message of the motion was that the panel felt that building merited designation, which was consistent with the message staff delivered to Council
- Pam asked if the panel should be more specific
- John said he should have spoken up sooner to request more specificity. He thought it would be helpful if there was no question in Council's mind about the panel's opinion of the building's eligibility for designation
- Steve moved that "given the building's architectural, historical and social significance, the Bank Street School is eligible for designation", Avery seconded
- The motion was carried unanimously
- Pam asked if there were any further comments
- Steve commented that there are many other heritage buildings in the city that have, or had, outdated mechanical and electrical systems that required seismic upgrades and that needed to be rehabilitated.
- Steve said that some of the conclusions in the consultants report state things like "the windows are at the end of their service life and need to be replaced" and on other similar buildings, further investigation showed, for example, that the lower sash might have a deteriorated piece and could actually be repaired. Steve reminded the panel that if they look downtown, the majority of heritage buildings retain their original wood windows.
- Steve said in relation replacement of the slate roof, the Empress Hotel recently completely renewed their slate roof. So it is fair to say there have been numerous examples of buildings in the city like this one that have been rehabilitated. There is also a comment about the building's interior not meeting modern educational requirements and Steve said he couldn't help but be reminded that some of the most noteworthy educational institutions in the world, such as Cambridge and Oxford in England, which have faculties located in centuries-old buildings. So just because a building is old does not mean that it can't be rehabilitated for modern educational needs.
- Doug thanked staff for their work
- John thanked Council and the panel
- Steve expressed astonishment that the school district would prioritize a staff parking lot and a 1960's building with marginal architectural value as opposed to saving this school
- Pam said there's a lot that can be said, but that her experience mirrors his comments. We have seen buildings in far worse condition be rehabilitated and it is unfortunate that the only thing missing is will. Pam said that she hoped that we could continue a collaborative relationship that can come up with a solution that is supportable on all

sides. This site has much land around it. The notion of keeping Sundance, which is also not seismically upgraded doesn't make sense. Thanks to Chuck for listening in.

- Pam invited Chuck to make closing remarks
- Chuck said he had no closing remarks
- Doug moved to adjourn and Avery seconded

Adjournment at 1:31 pm

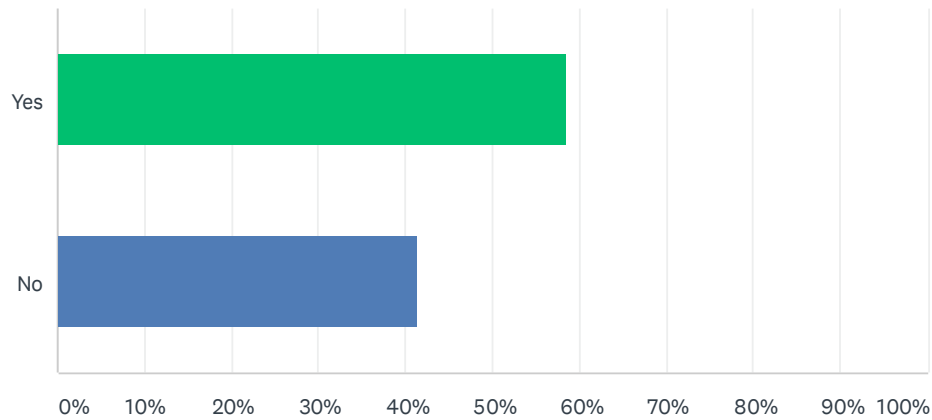
Motioned by Doug Campbell **Seconded** by Avery Bonner

Carried Unanimously

DRAFT

Q1 Are you aware that Victoria School Board planned to demolish Bank Street School as part of a new school development?

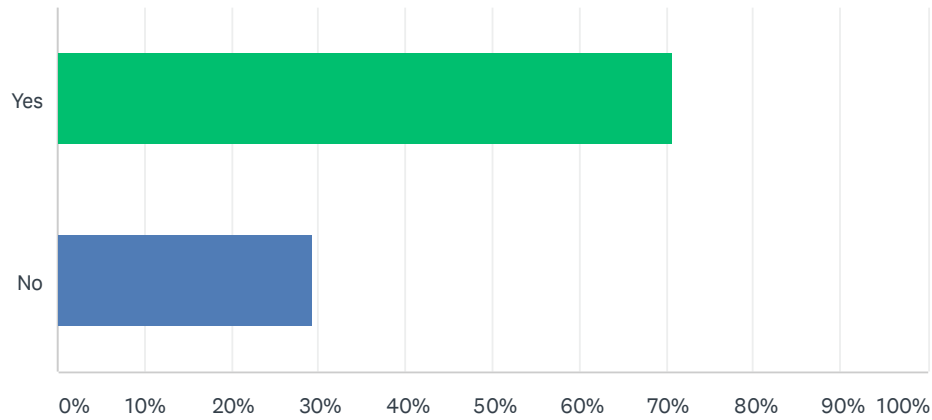
Answered: 232 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 58.62% | 136 |
| No | 41.38% | 96 |
| TOTAL | | 232 |

Q2 Do you live in the South Jubilee Neighbourhood?

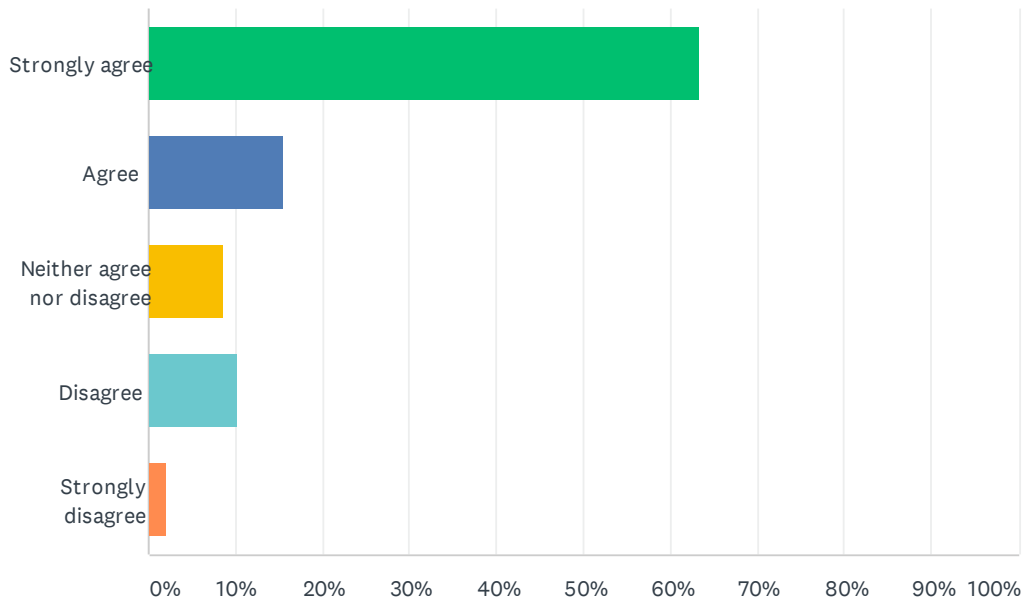
Answered: 226 Skipped: 6



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 70.80% | 160 |
| No | 29.20% | 66 |
| TOTAL | | 226 |

Q3 The historic Bank Street School is an iconic element of community and pride of place in the South Jubilee Neighbourhood.

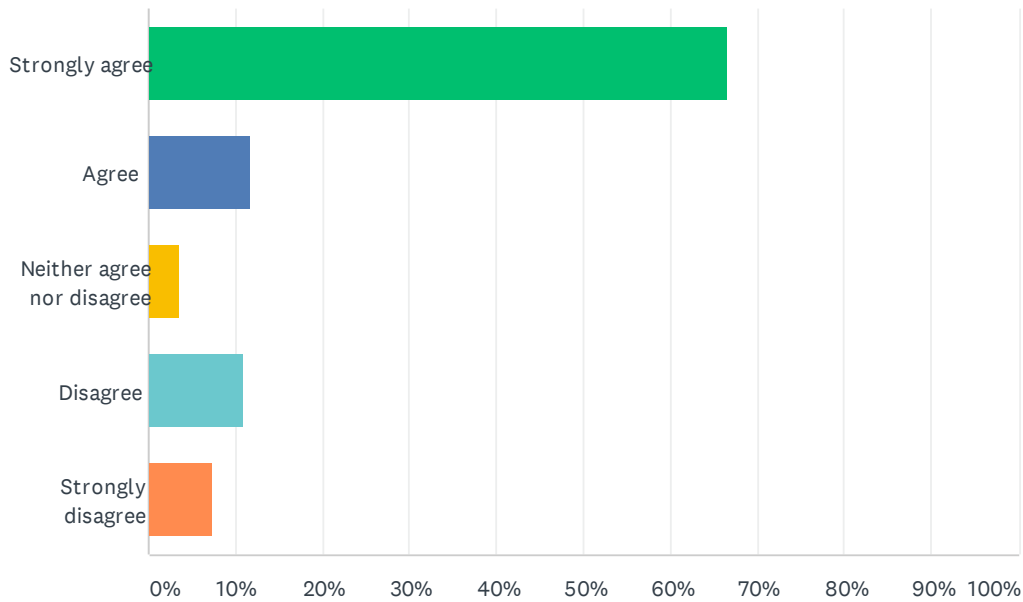
Answered: 232 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|----------------------------|-----------|-----|
| Strongly agree | 63.36% | 147 |
| Agree | 15.52% | 36 |
| Neither agree nor disagree | 8.62% | 20 |
| Disagree | 10.34% | 24 |
| Strongly disagree | 2.16% | 5 |
| TOTAL | | 232 |

Q4 The demolition of Bank Street School would be a significant loss to the Neighbourhood.

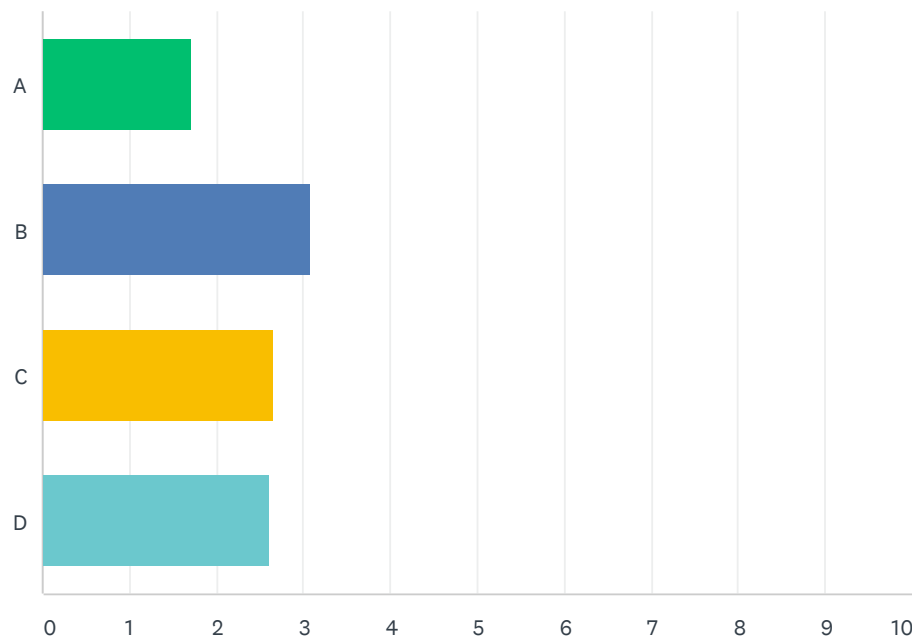
Answered: 230 Skipped: 2



| ANSWER CHOICES | RESPONSES | |
|----------------------------|-----------|-----|
| Strongly agree | 66.52% | 153 |
| Agree | 11.74% | 27 |
| Neither agree nor disagree | 3.48% | 8 |
| Disagree | 10.87% | 25 |
| Strongly disagree | 7.39% | 17 |
| TOTAL | | 230 |

Q5 Please indicate your preference for the following options by numbering 1 to 4 (1 being most preferred, 4 being least preferred) A) Demolition of Bank Street School and replacement with a new building.B) Restoration and modernization (including state of the art upgrading and seismic refitting) of Bank Street SchoolC) Restoration of Bank Street School with a modern additionD) Restoration of Bank Street School in conjunction with modernization of Sundance School

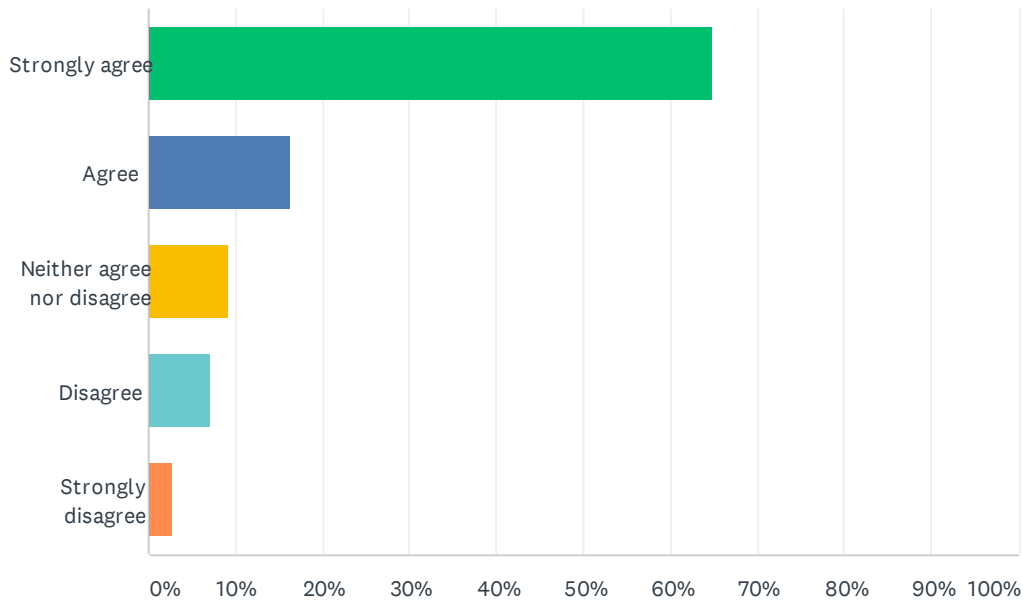
Answered: 227 Skipped: 5



| | 1 | 2 | 3 | 4 | TOTAL | SCORE |
|---|--------------|--------------|--------------|---------------|-------|-------|
| A | 19.82% 43 | 4.15% 9 | 3.69% 8 | 72.35% 157 | 217 | 1.71 |
| B | 43.46% 93 | 27.10% 58 | 22.43% 48 | 7.01% 15 | 214 | 3.07 |
| C | 16.28% 35 | 37.21% 80 | 41.40% 89 | 5.12% 11 | 215 | 2.65 |
| D | 25.00% 55 | 29.09% 64 | 28.64% 63 | 17.27% 38 | 220 | 2.62 |

Q6 The rehabilitation of an existing building is the greenest option saving hundred of tons of waste from landfill. Is this an important value for you?

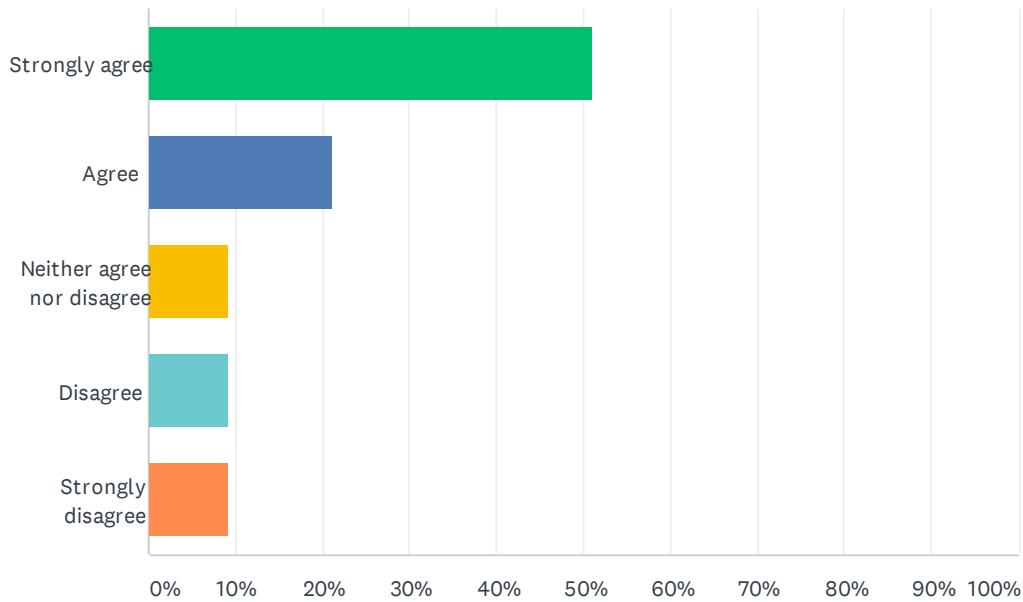
Answered: 228 Skipped: 4



| ANSWER CHOICES | RESPONSES | |
|----------------------------|-----------|-----|
| Strongly agree | 64.91% | 148 |
| Agree | 16.23% | 37 |
| Neither agree nor disagree | 9.21% | 21 |
| Disagree | 7.02% | 16 |
| Strongly disagree | 2.63% | 6 |
| TOTAL | | 228 |

Q7 Would you support additional costs if rehabilitation and reconstruction of Bank Street School costs more than new construction on the site.

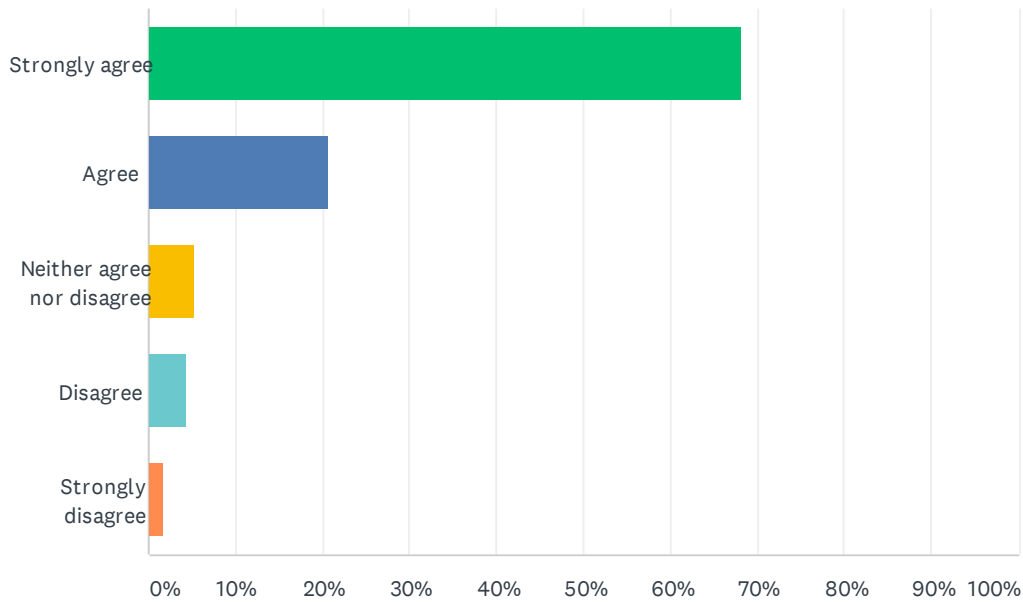
Answered: 227 Skipped: 5



| ANSWER CHOICES | RESPONSES | |
|----------------------------|-----------|-----|
| Strongly agree | 51.10% | 116 |
| Agree | 21.15% | 48 |
| Neither agree nor disagree | 9.25% | 21 |
| Disagree | 9.25% | 21 |
| Strongly disagree | 9.25% | 21 |
| TOTAL | | 227 |

Q8 Is it important that Victoria School Board Consults residents before making changes to school property?

Answered: 232 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|----------------------------|-----------|-----|
| Strongly agree | 68.10% | 158 |
| Agree | 20.69% | 48 |
| Neither agree nor disagree | 5.17% | 12 |
| Disagree | 4.31% | 10 |
| Strongly disagree | 1.72% | 4 |
| TOTAL | | 232 |

Q9 Personal Comments

Answered: 114 Skipped: 118

| # | RESPONSES | DATE |
|----|--|---------------------|
| 1 | Having spent my entire life next to this school I believe it has served its purpose well. Building "heritage" is not an important issues. Appropriate controls to maintain the character of the neighbourhood are more important then preserving crumbling infrastructure. The building should be demolished and replaced with a more appropriate facility as was done with Sir James Douglas elementary. Half baked, poorly funeded, attempts at seismic upgrades, asbestos abatment, or other remidiations do nothing for the safety of building occupants. | 10/15/2020 11:00 AM |
| 2 | I think that parents are already stressed about having their kids go to a new untested school. We need daycare spots and good facilities at the new building. My kids will eventually go to bank and I want the new school to be ready for them. So if it's cheaper and faster they should knock it down and build a new school. | 10/15/2020 10:48 AM |
| 3 | I have lived in South Jubilee for many years and went to Bank Street School. It would be a shame to see this building taken down. | 10/15/2020 9:53 AM |
| 4 | I have lived in South Jubilee for 75 years. It would be sad to lose this part of our Neighbourhood | 10/15/2020 9:50 AM |
| 5 | My concern is that after an expensive Reno you still have an old building that will need to be replaced sooner rather than later. Better to build new and build green | 10/14/2020 8:31 PM |
| 6 | Technical comment- the numbers in the survey above are not working properly. If you try to register say a 3 in C it will print 4. The last option would not accept a number at all. | 10/14/2020 8:25 PM |
| 7 | Landfill costs are not a very important environmental consideration. The current building (which I have been inside several times) is not worth saving. You are presenting a false choice. The choice is not between saving an old building that might be restored, but preserving a useless monument versus demolishing the building to make way for a productive and useful new community structure. A new school could be designed to be much more efficient, accessible, and oriented to children and community use. This would be a huge positive addition to our community. The current building is really good for nothing. | 10/14/2020 7:02 PM |
| 8 | The loss of an opportunity to build a new, efficient school for our neighbourhood kids would be a loss to our community. This survey is very poorly made. Shame on you, authors. | 10/14/2020 3:56 PM |
| 9 | I don't believe that the rehabilitation of a basically derelict building is the greenest option. This is a very biased survey. I expected better from the neighbourhood association. | 10/14/2020 11:58 AM |
| 10 | I don't think this building has been maintained since it was taken over by the art college. It doesn't seem safe for children to be in. I think the school district has the kids' best interest in mind. | 10/14/2020 11:57 AM |
| 11 | Separate building from school. Museum for Jubilee and Oak Bay; also for Vic. And Oak Bay school Board and Jubilee Hospital. Basement area for Art School and an Artists co-op and educational night school. | 10/13/2020 11:26 PM |
| 12 | I may not live in the south jubilee area right now but I'm fourth generation and grew up in Fairfield and continue to live in Victoria. These historic buildings are a connection to our past and local culture and should be cherished and maintained. | 10/13/2020 10:44 PM |
| 13 | Historic buildings need to be saved! The city needs to protect them instead of destroying them. | 10/13/2020 10:39 PM |
| 14 | If the end result does turn out to be demolition, I hope many original elements of the existing building could be incorporated or repurposed into the new building. | 10/13/2020 9:40 PM |
| 15 | The Bank Street School building should be revitalized and restored to serve as a community center both for the neighbourhood and for the east side of Victoria. The Sundance School building should be removed and replaced by a more structurally sound and functional learning space that incorporates the best principles for a healthy learning environment both for this generation of children and for future generations. Transforming the Bank Street school building into a community center would both compliment and bolster the learning environment not only for the School District 61 but for the community as a whole. | 10/13/2020 9:34 PM |
| 16 | I'd hate to see it go. Perhaps they could sell of part of the very large school yard to help finance the cost of upgrading. If they end up making way for a new development they have to make sure the infrastructure, especially water mains are up to capacity. | 10/13/2020 8:56 PM |

| | | |
|----|---|---------------------|
| 17 | This is a historic building and to tear it down would be a tragedy. | 10/13/2020 8:46 PM |
| 18 | I live just north of fort st on foul bay, and my kids are in the catchment for Bank elementary. As much as I love the old buildings, this building appears beyond saving. Adding modern additions onto the side of the existing building usually doesn't look great, and may use up more green space then a new building would. It may also take much longer to complete, and be more expensive then just starting from scratch. | 10/13/2020 8:25 PM |
| 19 | I am dismayed that SD61 has not consulted our neighbourhood. I want to see heritage buildings refit and show that heritage survival is important and has a place in our society. Please save this building for our neighbourhood. | 10/13/2020 7:48 PM |
| 20 | Although I agree with the restoration of Bank Street School, I think that the newsletter was very biased in the way it was presented. The association should have put together the pros and cons and presented them in the flyer objectively for each person to decide for themselves. | 10/13/2020 6:05 PM |
| 21 | Environmentally sustainable building projects are important to me however I also wish that it is done on a reasonable budget so that the school board can allocate funding TO STUDENTS instead of spending a ton to save a building that might not be practical to save. | 10/13/2020 3:48 PM |
| 22 | The building is an important visual landmark and could serve as a reminder of former generations of students if retained. A full restoration could preserve the school for another 100+ years and the inclusion of such an iconic, architecturally unique building in the neighbourhood cannot be understated as a part of a healthy community. It is a de facto community centre and symbol of the neighbourhood which is otherwise without an institutional landmark. Please consider a full restoration and preservation of the character defining elements. I hope my children, who are not school aged as of yet, learn in its classrooms someday. | 10/13/2020 2:00 PM |
| 23 | It's such a beautiful, historic building that it warrants extra costs. Please save it at all costs. | 10/13/2020 12:28 PM |
| 24 | This school is part of Victoria's history & I think every effort should be made to save & upgrade it. | 10/13/2020 11:26 AM |
| 25 | Hello, I am a mother of a child who will attend Kindergarten next year. I live adjacent to the school in a 100+ year old house. I love old buildings and have enjoyed seeing this school out my window for the past few years. However this building is not Heritage designated and is in obvious disrepair. Also, in this case, the building does not fit the needs of the school district or the community. It has only 4 classrooms. The current catchment school is full and is turning away in-catchment children. SD61 is anticipating 2 Kindergarten classes for next year. The school would need to house at least 10 classes if it were to be fully functional. In addition, there is a lengthy list of schools waiting for seismic upgrading, which you can see here; https://www.peacearchnews.com/news/more-schools-picked-for-seismic-upgrades/amp/# The Bank Street school is not on this list, and we would likely have to wait years for this upgrading, if it is even possible. Anyone who remembers the incident of the school collapse in Mexico City a short while back must agree that the safety of our children has to outweigh the aesthetic desires of a few neighbourhood residents. The study you cite does not take into account the carbon footprint of concrete reinforcements or of heating such a large and inefficient building. The District is offering to build our community a new school, potentially with a community centre and space for childcare, which we desperately need. I feel like was irresponsible to create such a biased survey with such leading questions. Green solutions are important to me, but I disagree that restoration is the greenest option. Especially when new buildings have the capacity to be efficient and even passive in terms of energy use. | 10/13/2020 11:20 AM |
| 26 | Financial prudence should be in the fore mind of decision making in conjunction with safety. Advances in building safety makes replacement more desirable than refurbishment and allows additional capacity. | 10/13/2020 11:18 AM |
| 27 | Please, save our local heritage. The presence of this iconic building contributes to the essential need for a community to have connectedness with its past. Every time I walk by this building I experience hope that my present life and home will also grace my children's future the way this building anchors mine. | 10/13/2020 10:39 AM |
| 28 | Bank Street School should be kept as it is an historic piece of the area. I went to school there 50 years ago from Grade 1 to Grade 7, so it has meaning for me to leave it where it is. | 10/13/2020 1:59 AM |
| 29 | I am a graduate of Bank Street School gr 1-7 and appalled that demolition is even a consideration!! | 10/12/2020 4:05 PM |

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|----|---|---------------------|
| 30 | This is upsetting news and the building absolutely needs to be saved. I do not think I would pay for the school out of pocket because this should be a municipal cost and I already pay a lot of taxes but I would join in fundraising events, if necessary. | 10/12/2020 3:09 PM |
| 31 | This project needs to move ahead fairly quickly. I would hate to see it weighed down by complaining and finger pointing. | 10/12/2020 2:20 PM |
| 32 | There is a significant space crunch within SD61. While I appreciate the historic value of this property, I'm far more concerned about expanding the number of spaces within the district to relieve pressure on the at or over capacity schools. I've read the District reports, this building was neglected for years, rented out at a ridiculously low rate that barely covered the contact management cost. It's in need of significant repairs and is far too small to be a helpful school to the overall district. | 10/12/2020 2:01 PM |
| 33 | I love the old heritage school style! The Jubilee School Heritage Style brings me back to the school that I went to as a child! | 10/12/2020 10:32 AM |
| 34 | How is the site rated for earthquakes? Is it built on rock or earth that moves during an earthquake? Seismic retrofitting a brick building on an unstable location may not make sense. Please also consider the footprint. The outdoor space is an asset for the neighbourhood as we also support higher density housing. As more is built up on the school site, I would hope retaining the property with the Garry oaks on the corner could be supported in the overall community plan. | 10/11/2020 9:27 PM |
| 35 | The city of Victoria tried to force me to convert my simple house into a heritage house. This building is spectacular and they are too cheap to try to restore it. Also, does it really need restoration? How many more years can it remain as it is now? Can we delay this project for 1 year, 5 years?, 10 years? Is this urgent? Keep this building. We will regret it if we tear down our fine architecture. | 10/11/2020 8:37 PM |
| 36 | We lived in the neighbourhood for many years, and I believe historic Bank Street school is an important connection to Victoria's history that should be retained for the enhancement of the community. | 10/11/2020 8:06 PM |
| 37 | I would like to recognize the difficult decision that the school board must make. The Bank St School in its current state (deteriorating) is unsustainable and I hope that SJNA can influence the redevelopment decision to be as sustainable and respectful as possible but not to block demolish if that is what it comes to. Right now, my honest opinion is that the Bank St School is an eyesore. However, I strongly support the solution that minimizes landfill waste and disruption to the neighborhood. Saving good building material stock should be very high priority. A retrofit/restoration is an exciting opportunity to apply creative problem solving. I strongly believe that human ingenuity is up to the task. | 10/11/2020 5:52 PM |
| 38 | I grew up in this area and my first job was at the art school; this building is of importance to the community and holds fond memories for me and many in my friend circle. I support green building and I also like contemporary designs incorporated in heritage refurbishments. | 10/11/2020 3:02 PM |
| 39 | I think the greatest opportunity for this site would be a flexible (maybe modular) space that could meet multiple needs for the community from daycare, elementary education to adult education or seniors' programming (maybe mental health and arts programming as well). Flexibility of design and sustainability are of utmost importance. By this I mean that the space is designed for the reality of the future (with a cooling site, and clean air refuge which we will need more and more), space for community garden, and an earthquake safe emergency shelter with some water and energy efficiency in case of disasters. A heritage school is a lovely sight, but we need to prepare for the realities of the future that we have not been great at dealing with. The climate has already warmed by about 2C in BC and will continue to change even with mitigation activities. The critical mitigation actions we need are large sectoral approaches outside the obligations of the School district (though energy efficiency is still very important). At a local level the MOST important thing for community sustainability is a future-proof space that anticipates changing community dynamics and provides an emergency shelter for the crisis that we CAN anticipate. If the most cost effective way to get there is demolition, I think that's fine. Getting to the end point without wasting valuable financial resources along the way is the most important thing. We have other heritage buildings (Vic High, Oak Bay high), if we didn't I might be more inclined to defend this one. As it is, I think the best thing for the Jubilee neighbourhood is a flexible use, future-proof space that can address emergency planning needs and meet the changing and emerging needs of the community (and also preserve green space!). Thanks! | 10/11/2020 2:55 PM |

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| 40 | Many of us chose to live in this neighbourhood because it is one of the older neighbourhoods in Victoria. We live in early 1900 houses and find them important to maintain. Bank Street School is the only public building of that era still remaining much as it was in 1912. It is an iconic building and it would be a great loss to have it torn down. Too bad the School Board has not done their part in maintaining the building over the years. | 10/11/2020 12:33 PM |
| 41 | It would have been beneficial to have a structural engineer's report and an estimate of costs for each prior to seeing the above questions. | 10/10/2020 4:42 PM |
| 42 | I found question 5 repeatedly dropped my choices, don't know if .my choices were recorded correctly | 10/10/2020 3:34 PM |
| 43 | Being a former kindergarten and grades 1 and 2 back in the 50's , I have strong feelings about this school. It's a definite Heritage School , but I do recognize the need for advancement and upgrades due to population changes . If you could protect the general character of the original building and add structural upgrades along with new facilities , it could be a Win-win for all ... Thanks , Ed Bell | 10/10/2020 11:14 AM |
| 44 | hmmmm, best check how your results are turning out for question 5. I put down in order: 4, 3, 2, 1, finished remaining questions, hit "next" button, reconsidered, hit "back" button, and question 5 answers are now 1, 2, 3, 4. This has happened three times now. Please compare my comment to what you see is my answer to question 5. | 10/10/2020 11:10 AM |
| 45 | My brothers and I went to Bank Street school in the 70s. It would be a sad day indeed to see this lovely old lady go without a fight. | 10/10/2020 11:06 AM |
| 46 | The existing Sundance school is a boring, cinder-block building with no architectural significance, and it's very small. It makes more sense to expand that space than to knock down Bank Street School to make a new school. I hope that Bank Street School isn't beyond repair though. It's been neglected for so long and it doesn't get the love that Vic High does because it hasn't had students in it for generations. | 10/10/2020 10:34 AM |
| 47 | The school is at the heart of our community. | 10/10/2020 7:32 AM |
| 48 | I attended Bank Street School and love the area. I am a Victoria homeowner and would support my taxes going toward upgrading and having the old school. I do not see any value in keeping the Sundance building | 10/10/2020 7:29 AM |
| 49 | Victoria is losing too many of its older, iconic buildings. Bank Street school is a beautiful heritage building. Rather than destroy it Not only does it make sense to preserve and protect our heritage buildings, it makes no sense to continue adding to landfill and to replace solid brick and concrete with steel, plastic and vinyl. The environmental impact alone is reason enough to protect Bank Street school | 10/10/2020 6:15 AM |
| 50 | My husband Was born & raised in victoria & went to Bank Street & we live on Davie Street as does his mother. Why Bank Street school as many schools close by. It's charming, heritage building like Southpark. | 10/9/2020 9:01 PM |
| 51 | I think you frame the survey as being biased towards a particular outcome. If you want the unbiased results of the community you need to work on how you frame your questions. Additionally, while the demolition would create waste, the new building would likely have dramatic improvements on many fronts, including annual energy consumption for heating and cooling, student satisfaction with their learning environment, effective capacity for students, seismic and fire protection, and others. | 10/9/2020 4:01 PM |
| 52 | It would be a waste and a loss to demolish the Bank Street School. I'd love to see the whole lot, including Sundance, become a community centre/school/daycare/adult learning centre/library for the whole community to enjoy. | 10/9/2020 2:15 PM |
| 53 | Apart from the loss of a heritage building a new construction would be noisy, disruptive and a loss to the area of yet more identifiable visual history. | 10/9/2020 1:45 PM |
| 54 | This school building is the centrepiece of our beautiful little neighbourhood. The fact that it is on the heritage registry should be considered as there are so few heritage buildings left in the city. It would be an absolute shame for the school district to demolish this building! | 10/9/2020 1:28 PM |
| 55 | Bank Street School is a vital part of our community. We need to protect it! | 10/9/2020 12:52 PM |
| 56 | This is the most iconic building in this largely residential area. It's important to retain these | 10/9/2020 12:31 PM |

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|----|--|--------------------|
| | heritage buildings to give us a sense of our past. | |
| 57 | So important to preserve these beautiful structures. Once their gone, that history goes too. | 10/9/2020 12:25 PM |
| 58 | building is the most significant historical heritage site in the area. would at least like to see cost analysis comparisons. | 10/9/2020 10:28 AM |
| 59 | Understanding that "more goes to the landfill" with a new build, a new build also allows for the opportunity of creating a greener and more sustainable space. We have the opportunity as a community, in communication with the city and school board to create a space that could provide many services to the South Jubilee Community. Located between Oak Bay Rec and Fernwood, the South Jubilee Neighborhood and surrounding area would benefit from a multi-functional building(s) that included (at minimum) an up to date modern dual-track elementary school, daycare/preschool, before and after school care, and community center. I think simply looking at the options provided above is short-sighted and we, as a community, should consider the idea of creating a space that would better connect all of the families and individuals that live in our neighborhood. | 10/9/2020 10:10 AM |
| 60 | I lived in this neighbourhood for 13 years and feel strongly about preserving this wonderful historic landmark. It is unfortunate that the school board has allowed it to become run down. Please preserve it, restore it, and use it....but do not tear it down!!! | 10/9/2020 10:09 AM |
| 61 | I'm very disappointed that SD61 school board did not practice public transparency with our neighborhood and instead appears to have acted irresponsibly and secretly by keeping these plans hidden from us. It is vital that we act in the greenest way available in order to keep co2 emissions down..KEEP OUR HERITAGE | 10/9/2020 9:31 AM |
| 62 | Not much maintenance has been done to the building over the past five decades. We really ought to consider why this is valuable when the dilapidated old building is being taken down, rather than when it was becoming dilapidated. Most of the arguments for restoring the building could be true with a new school, however, a new school will meet modern education standards, and provide a better learning environment for the children. | 10/9/2020 8:39 AM |
| 63 | I personally think this building is more significant from an architectural point of view than either the Burnside or Oaklands Schools that have been renovated. | 10/9/2020 8:38 AM |
| 64 | It is an absolutely beautiful and increasingly rare sight in Victoria and I would love to see it remain. I would much prefer it be used as a focal point for the community and activities then replaced. | 10/9/2020 8:26 AM |
| 65 | South Jubilee has such a beautiful and character full feel to it. Demolishing Bank Street school and replacing it with a modern building would ruin the charm of this part of the city. Please respect local wishes and help maintain this building; modernize it, instead of destroying it. Yes, it will be more expensive, but cost is not is not always the most important factor. Is nothing sacred?! | 10/9/2020 8:19 AM |
| 66 | It is important to preserve our history and characters of our neighbourhoods. | 10/9/2020 6:56 AM |
| 67 | I grew up and attended Bank Street School for grades 1-3, and then when they opened up the new addition in 1966, I attended for grades 6 & 7. This is a historic building and I believe the only (?) remaining in this district. It and the people in the area deserve to see it come alive again with a restoration! Thank you! | 10/8/2020 11:13 PM |
| 68 | I'm concerned that the City has not made the immediate neighbourhood aware of their intentions regarding this important, historic, building. | 10/8/2020 10:48 PM |
| 69 | I think that we are very privileged to have the option to 'save' old buildings but it shouldn't always be done. By building a completely new school rather than renovating a dilapidated old building, millions of dollars could be better invested in our children's education (and let's face it the City of Victoria have wasted a lot of money in the past few years). If people are keen to keep the old building, perhaps one wall of it or some of its nicer features could be incorporated into a new build. | 10/8/2020 10:44 PM |
| 70 | I want what is best for building our community and providing safe and effective space for our children. I am not opposed to demolition if it proves to be the best option moving forward. I resent the implications regarding my values towards environmental impact given no data or evidence is provided. I do care about the environment as well as my community, children and the economics of the situation. There are many considerations here which are not represented in this survey (ie. do you have school aged children, access to community space, daycare | 10/8/2020 10:19 PM |

etc..) If you really want the opinion of the community, I suggest using language that is not biased.

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|----|---|-------------------|
| 71 | This beautiful old building is the heart of our neighbourhood. It can be made safe and modern while preserving the heritage it represents. | 10/8/2020 9:20 PM |
| 72 | It is hard to strongly agree with a question. Survey would make more sense if questions were changed to statements. The school district has a huge shortage of spots for kids in central Victoria. Updating this small school doesn't make a lot of sense. | 10/8/2020 9:14 PM |
| 73 | We simply should not erase history. | 10/8/2020 9:01 PM |
| 74 | I live in North Saanich, but I often go to the area around Bank Street School, and think it would be a terrible loss if it were demolished. | 10/8/2020 8:59 PM |
| 75 | I did not know that a demolition of the school was planned. I knew people who were supposed to have their children attend kindergarten (based on catchment lines being redrawn) but were able to get them into the sibling schools this year (and then Bank Street did not run K for 2020/2021 school year). I didn't know that they planned to demo the building, I assumed the postponement of SD61 running at the location this school year was due to COVID restraints and ongoing discussions with Beausoleil. | 10/8/2020 8:58 PM |
| 76 | You should ask if respondents have children at the school or will in the future. You should also ask or inform commenters as to which decision will take the longest and delay the actual opening of the school. I want money to be saved in an effort to support teachers and students rather than focusing on simply a structure. While there is definitely historical value to buildings, restoring or rebuilding a school will enhance the vibrancy of this community ten fold. Personally I have three children slated to enter this school and I want them to start sooner rather than later in a safe building. | 10/8/2020 8:57 PM |
| 77 | Please don't destroy our heritage buildings. | 10/8/2020 8:54 PM |
| 78 | I believe that it is very important to maintain Victoria's heritage, something that we aren't particularly good about now. We need to be better about this, upgrading as needs be, rather than tearing everything down and putting up something shiny and new. The old (for Canada) buildings in and around Victoria are a large part of what gives Victoria its charm and we need to do a much better job of maintaining them for future generations. | 10/8/2020 8:52 PM |
| 79 | It is truly disgraceful that School District 61 has purposefully neglected the Bank Street School building for so long, and not been proactive in maintaining and modernizing such an important heritage building and jewel of the neighbourhood. This is the organization that shortsightedly closed down Sundance School, completely erasing a vibrant school community — and now they are quietly planning to demolish a beautiful piece of history that they failed to properly steward. I certainly hope that SD61 puts the brakes on their plans and engages in genuine community consultation so that this property's future is shaped by the neighbourhood's wishes. My experiences with the SD61 administration staff and a number of the Trustees leave me rather pessimistic that anything more than lip service will be provided to that end. I'd love to be proven wrong though! | 10/8/2020 8:45 PM |
| 80 | Even though I don't live in the area the school is one of treasures of the city. | 10/8/2020 8:35 PM |
| 81 | I no longer live in the area however I grew up on Davie St. My grandparents lived on Davie since the 1920's and my mom grew up there, I grew up there, as my own daughter. So 4 generations in the neighbourhood. Bank St school is part of the Jubilee area, it's charm enhances the surroundings. It sad that people of this city seem to think that something is old so it must be torn down and replaced with some monstrosity . The people that wish to tear down this gem probably aren't even Victoria born. Upgrade this beautiful old brick school and let this city retain some of the beauty that it's known for world wide. | 10/8/2020 8:32 PM |
| 82 | The architect who designed the Bank Street School was a protege of Rattenbury and designed other significant buildings in Victoria. I am wholly in favour of restoring historical landmarks and this school is one of those as well as an aesthetically pleasing structure unique to this city. Please do not allow the city to demolish it. | 10/8/2020 8:18 PM |
| 83 | Historical buildings is what makes this beautiful neighbourhood unique . Losing an iconic building is a loss greater than simply the weight of the building itself- it is a loss of identity and art. | 10/8/2020 8:06 PM |
| 84 | Thank you for delivering the notice of this intent to my mailbox this evening so that I could | 10/8/2020 8:05 PM |

| | | |
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| | participate in this survey! | |
| 85 | As a parent of children who currently attend École Beausoleil in the former Sundance School building, I would like to point out that the Victoria School Board is taking away my children's school. There is a Francophone elementary school already operating in this location. It is part of SD93. The students and community are being forced out of this location with no consultation with the families and no real opportunity for input from the Conseil Scolaire Francophone (SD93). We would have happily taken over the Bank Street School building and asked years ago to have it refurbished and brought up to current standards. We were told it was not possible. Yet it seems to be a possibility for SD61. This is unacceptable that a minority group of Francophone students in Victoria are being forced out. | 10/8/2020 7:59 PM |
| 86 | Better to put an existing building that fits in the community to use with upgrades, and also save a historic heritage building. | 10/8/2020 7:53 PM |
| 87 | I live in the North Jubilee area, and thus my kids will not be attending Bank St. Bank St. school is in such a state of disrepair, that I imagine the costs of bringing the building up to current building codes would be very high. Perhaps a better use of public funds would be a new build that meets the community's needs long-term. | 10/8/2020 7:48 PM |
| 88 | Do not demolish an important part of Victoria history. I am appalled and shocked that this is even being considered!! | 10/8/2020 7:48 PM |
| 89 | An older structure brings with it challenges but also a sense of place that modern boxes that seem to typify schools like Oak Bay cannot convey. That is important to creating alumni who can help the school in the future. | 10/8/2020 7:40 PM |
| 90 | not an easy building but has been very well used . i would hope we could continue to use it as well as sundance (which needs both upgrading and expansion) | 10/8/2020 7:39 PM |
| 91 | It would be nice to have a fit for purpose new building with modern classrooms. | 10/8/2020 7:32 PM |
| 92 | Around the world architects have done amazing contemporary additions to valued buildings greatly enhancing the site and usage. | 10/8/2020 7:32 PM |
| 93 | We are at a massive shortage for school spaces in SD61. Why we have to incorporate both a regular and an alternative school in the same space while leasing out the valuable uplands school to foreign students is ridiculous. | 10/8/2020 7:31 PM |
| 94 | Please leave this building standing. | 10/8/2020 7:22 PM |
| 95 | This community is growing and will continue to grow. Please make a decision that best meets the needs of future families. | 10/8/2020 7:14 PM |
| 96 | The Victoria School Board has put us in this mess by neglecting the building for 50 plus years so shame on them. It's time to step up and preserve some of our community history. | 10/8/2020 7:10 PM |
| 97 | Ultimately, if other heritage school buildings have been upgraded then this school is eligible also. | 10/8/2020 7:03 PM |
| 98 | Replies to questions 5 and 7 are subject to consideration of the differential cost of replacement vs. refurbishment and upgrade. The school board would need to provide a sufficiently detailed options analysis and costing study to support any decision. | 10/8/2020 6:56 PM |
| 99 | Knock it down! My son is going to kindergarten there next year and I do NOT want him in that building! It is basically derelict. I don't care if a bunch of baby boomers like the way it looks! Also it would cost more to heat that old pile of junk for the next 50 years than it would to build a new school. With what LNG? This is an opportunity to build a GREEN efficient building and community centre! Stop it with your biased rants! Your posts in no way represent the views of the community or the Neighbourhood association. | 10/8/2020 6:55 PM |
| 100 | I live nearby but not in the direct neighborhood. I am absolutely shocked that this beautiful old building could be demolished! | 10/8/2020 6:53 PM |
| 101 | This building must be protected at all costs. | 10/8/2020 6:47 PM |
| 102 | I went to Bank St school for grade 1,2 and 3 in 1958,59 and 60 .great memories and i have been there for art classes and understand the upgrading necessary. i honestly believe that it is an iconic building worth restoring. thank you | 10/8/2020 6:29 PM |

| | | |
|-----|--|-------------------|
| 103 | My daughter is 3 and will be going to bank st school in 2 years. I want the new school to be ready for her as soon as possible, with the best upgrades and design that supports current learning practice. I don't care at all about a historic looking building I want her to have a great new school. I don't want the designer to have to try and fit learning spaces to an old building I strongly prefer them to build the best school they can from scratch. | 10/8/2020 6:28 PM |
| 104 | Adds character to existing neighborhood!! | 10/8/2020 6:27 PM |
| 105 | I feel this school is historic and should be saved. | 10/8/2020 6:23 PM |
| 106 | Destruction of a heritage property in the centre of a community is unconscionable in addition to be poor environmental management. | 10/8/2020 6:20 PM |
| 107 | This is a beautiful building and I am very much in support of preserving it. | 10/8/2020 6:18 PM |
| 108 | Build a new sustainable building that is seismically stable from the beginning. I'm a professional engineer and new build for this type of building is almost always cheaper and better. We need to rethink the purpose of school buildings, not rebuild old colonialist structures that serve little purpose in this day and age. | 10/8/2020 6:16 PM |
| 109 | Please consider strongly what the residents and tax payers are saying with regard to this issue. Thank you | 10/8/2020 6:03 PM |
| 110 | The district should focus on redevelopment of non-historical schools (Richmond school for example) over knocking down this attractive and historic school. | 10/8/2020 5:57 PM |
| 111 | Modern advancements in building construction practices and technologically advanced architectural features can provide improved occupant comfort. A new building can incorporate new sustainable technologies such as better insulation, windows and efficient heating systems. | 10/8/2020 5:57 PM |
| 112 | Whatever the outcome of the 1912 building, a community centre within the school grounds would be so important for our community. I think the Oakland's Elementary is a great model to follow (my kids went there). | 10/8/2020 5:54 PM |
| 113 | The Bank Street School is not only a historic building and a representation of Victoria's heritage, but also an important landmark for South Jubilee - and is even in the association's log! | 10/8/2020 3:17 PM |
| 114 | This is Heritage and I was under the assumption it could not be torn down nor should it ever be, ever! | 10/8/2020 2:12 PM |



Committee of the Whole Report

For the Meeting of October 8, 2020

To: Committee of the Whole **Date:** October 1, 2020
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Report on the Potential Heritage Designation of 1623-1625 Bank Street

RECOMMENDATION

That Council receive this report for information.

LEGISLATIVE AUTHORITY

In accordance with section 611 and 613 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected heritage property. If a Heritage Designation Bylaw causes, or will cause a reduction in the market value of the designated property, the local government must compensate an owner of the designated property who makes an application no later than one year after the Heritage Designation Bylaw is adopted.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information on the potential designation of the heritage-registered Bank Street School at 1623-1625 Bank Street and a summary of discussions between the City and School District 61 (SD61) about their plans to demolish the building within the next year. SD61 has control over the operation and management of the Bank Street School for as long as the property continues to be required for school purposes and they intend to demolish the building to facilitate an expansion of the former Sundance Elementary School on the same site.

Staff met with SD61 representatives and explored a range of alternatives that would both retain the building and meet SD61's needs. Due to costs associated with rehabilitating the building, safety challenges, and the site configuration, a mutually acceptable alternative has not been found.

Negotiations with SD61 have been cordial, however SD61 is not willing to voluntarily designate and conserve the Bank Street School. Although Heritage Designation remains open to Council, it could lead to an arbitration process that could require the City to pay SD61 millions of dollars in compensation during a challenging fiscal year, so staff are not recommending further action at this time.

BACKGROUND

SD61 informed the City of their intention to demolish the Bank Street School in May 2020. Since that time staff and SD61 representations have worked collaboratively to explore opportunities that would allow for a mutually beneficial outcome. However, due to the costs associated with the rehabilitation of the building and future needs of the school, the School Board has ultimately declined any options that involve the retention of the Bank Street School building. To provide staff with enough time to report to Council on the full range of issues, the School Board has committed to maintaining the Bank Street School building until at least November 15, 2020 (see Attachment E). SD61 has not applied for a demolition permit at this time, however, they have indicated that they intend to within the next year.

The Bank Street School is located in the South Jubilee Neighbourhood at the southeast corner of Bank Street and Leighton Street. The building sits at one end of a large property that includes the Sundance Elementary School to the south and playing fields that extend east to Fell Street behind both buildings. Under the 1946 *School Act*, school properties formerly held by School Trustees were vested in the City but SD61 acquired control over their operation and management. As long as the property continues to be required for school purposes, it and any improvements remain under the control of SD61, which does not require City's permission to redevelop the property.

Designed by architect Davis Couper Frame, the Bank Street School was built in 1912 as an elementary school with an enrollment of 193 students. In 1975, it ceased to be used as a school and was occupied by the Victoria College of Art. Their tenancy has expired.

The City added the building to its Register of Heritage Properties (the "Heritage Register") in June 1996 with seven other historic schools. Below is the description of the Bank Street School according to the Heritage Registry Schools Report:

"Built in 1912, this school is an excellent example of a small masonry school in a nearly original state. It features a chateau roofline capped with bold cresting which repeats the profile of the dentils under the eaves. The elevations are particularly attractive through the use of a "battered" concrete base, red brick walls and window transoms which also reflect the detailing of the roofline. The school is a notable structure in the south Jubilee neighbourhood."

The architect D.C. Frame designed many buildings in Victoria, including the Chinese Public School at 636 Fisgard Street.

SD61 operates seven other schools in Victoria with Heritage Register status:

1. George Jay Elementary School – 1118 Princess Avenue (1909 Wing)
2. Victoria High School – 1260 Grant Street (1911 wing)
3. Burnside School – 3130 Jutland Road (1913 wing)
4. Oaklands School – 2827 Belmont Avenue (1913 wing)- Register Status
5. Margaret Jenkins School and Annex – 1824 Fairfield Road (1913 wing and annex)
6. Quadra School and Annex – 3031 Quadra Street (1914 wing and annex)
7. Quadra Primary School – 2549 Quadra Street (1921)

Of the above schools, George Jay Elementary School and Victoria High School are considered to have national significance.

It is unknown if SD61 has plans to demolish any other heritage-registered buildings. Historically, SD61 has made these decisions on a case-by-case basis. In 2001, the 1912 wing of the Oaklands School was seismically upgraded and rehabilitated. In 1995-1996, the Sir James Douglas School at 401 Moss Street was demolished, although it was not on the heritage register. More recently, SD61 embarked on the major rehabilitation and seismic upgrading of Victoria High School at 1260 Grant Street.

ISSUES AND ANALYSIS

Official Community Plan

The heritage conservation policies of the Official Community Plan (OCP, 2012) do not provide explicit direction on involuntary designation, which is left to the discretion of City Council. Section 8, "Placemaking (Urban Design and Heritage)" does not support the demolition of heritage property, but encourages the City be cooperative and use incentives rather than involuntary designation and arbitration. Staff have considering whether the City should designate the building against the wishes of the owner and the report describes the significant costs that could be incurred during a time of financial uncertainty for the city.

Jubilee Neighbourhood Plan, 1996

The *Jubilee Neighbourhood Plan (1996)* contains the following policies related to the long term protection of heritage-registered properties:

2. Encourage the voluntary designation of buildings listed on the Heritage Registry as a means of providing long term protection of buildings. Promote voluntary designation through awareness of the Victoria Heritage Foundation's house grants program. Further, that heritage designation be required when incentives are provided to the building owner
4. Ensure land use policies and zoning standards are consistent with the Heritage Registry. The City should consider initiating rezoning where permitted densities threaten heritage resources. Where heritage resources listed on the Heritage Registry are threatened with demolition, the City should consider designating the resource.

The above policies support voluntary designation and suggest the City should consider designation if the resource is threatened. This report considers the designation of the property.

Eligibility for Designation

The Bank Street School meets the *Local Government Act* criteria for heritage designation. It has heritage value and heritage character for its aesthetic qualities including its chateau roofline, battered concrete foundation and symmetrical composition and its stature as a neighbourhood landmark positioned prominently at the corner of Bank Street and Leighton Road in the South Jubilee neighbourhood.

Building Condition, Repair Costs, Seismic Upgrade Costs

SD61 submitted a Building Condition Assessment by D. Mattson Construction Services (Attachment C) evaluating the current condition of the school building and estimating the costs of rehabilitation. The report is based on visual inspections of the building and its interior. Destructive testing was not performed and the consultant did not complete detailed

environmental, civil, structural, mechanical or electrical reviews. The report evaluates the building condition, components and systems at a high level to reach a rough estimate of upgrade costs. The consultant notes that very few, if any, upgrades have been made since 1975. Key findings include:

- All exterior finishes require rehabilitation. Upgrades would include insulation, exterior sheathing, windows and doors. *(Note: The consultant proposed to replace all of the exterior masonry cladding of the building, which in staff's opinion is impractical and inconsistent with heritage conservation guidelines. Staff would recommend repointing and selectively replacing the existing masonry).*
- The slate roof requires replacement and has leaked in several location over time.
- Settlement and fractures are present in the concrete foundation around the perimeter of the building.
- Settlement of the foundation is causing minor spider cracking in mortar joints of the masonry walls.
- Interior finishes and most interior components are past their useful service life.
- Interior framing likely has no fire stopping/fire blocking.
- There are a significant number of wall penetrations that require fire caulking in order to comply with the Code.
- Most interior wall and ceiling assemblies throughout the school contain asbestos and lead paint and would be removed. The attic space is insulated with vermiculite and known to contain levels of asbestos. A high-risk abatement program would be required.
- Mechanical systems date back to 1912, are not operational and need replacement.
- Electrical systems require significant upgrades including service and lighting upgrades, life safety systems including fire alarms, exit and emergency lighting systems.
- The facility has no fire protection or fire alarms installed.
- The building is not accessible for people with disabilities.
- The facility is designated "H1 – High Level 1" by the Seismic Risk Assessment report conducted by Stantec 10 September 2018.
- Roof membranes will require full replacement to conduct seismic upgrades to roof decks.
- Structural upgrades to the balloon framed walls, floor diaphragms and stairwell openings will be significant.
- Heat loss/gain is significant on this building due to the lack of insulation.

The aforementioned repairs are extensive and would involve removing the roof, underpinning the foundation and gutting the interior. To remove hazardous materials, workers would need to follow high risk abatement protocols by Work Safe BC, including installing air-tight containment structures at each floor and equipping workers with full body personal protective equipment and air-purifying respirators. The total cost of rehabilitating the heritage building is estimated to cost \$7,534,000, whereas constructing a replacement building is estimated to cost \$4,536,000. Note that the cost estimate is a Class "D" estimate, which is the least precise in the construction cost estimate system. Accurate figures could only be obtained by establishing a scope of work and receiving quotes from qualified contractors. Staff also note that the budget includes removal and replacement of all exterior masonry on the building, which heritage conservation guidelines do not recommend. This is a \$3.5 million cost in the budget. A more appropriate heritage conservation treatment is repointing and selectively replacing damaged masonry as needed. This is also labour intensive and costly, but staff are unable to confirm if it would equal \$3.5 million.

Site Layout and Future Expansion Plans

SD61 plans to expand the former Sundance Elementary School Building in time for the 2021 school year by adding 6-7 classrooms in a series of modular buildings. They also intend to construct a Neighbourhood Learning Centre (NLC) and a childcare. 170 students would occupy the expanded facilities on site. SD61 has stated that location of the heritage building interferes with the planned expansion. Staff suggested situating the classrooms and NLC on the east side of the former Sundance Elementary School, however this would require removal of multiple Garry Oaks protected under the City's *Tree Preservation Bylaw* and other landscape features that form part of the Garry Oak ecosystem and the area will be difficult to build on due to the rocky terrain.

Seismic Risk

Seismic retrofit options have not been developed for the building, but SD61 did commission a risk analysis from Stantec Engineering, which is attached to the report. The soil hazard map of greater Victoria indicates that the property is "Site Class D" with no significant risk of liquefaction and a low risk of amplification. However, the building is considered to be in the highest risk category because of its unreinforced masonry construction and would sustain significant damage during an earthquake.

Timing of Demolition Permit

Staff expect to receive a Demolition Permit Application for the school within the next year. In Development Permit Area 16: General Form and Character, a development permit is not required to construct a new institutional building or to demolish a heritage-registered building provided the applicant has a building permit for the construction of a new building or permissions for another use under the zoning. SD61 does not have funding to construct a new school or an addition to the existing Sundance Elementary School at this time.

Heritage Property Protection Bylaw

The *Heritage Property Protection Bylaw* requires withholding of a demolition permit for property on the heritage register until all approvals for redevelopment are issued. Because the Bank Street School is on the City's heritage register, this provides some limited protection. However, as long as the SD61 obtains approval for any other use the land on which the building stands, the City will be required to issue the demolition permit. Therefore, this alone cannot be viewed as anything more than a delay and is not a substitute for proper heritage protection.

Compensation

If a *Heritage Designation Bylaw* causes a reduction in the market value of the designated property, the City would likely be liable to compensate the School District to some degree. Assessing the market value of the property would be complicated. The property's "Public Facilities, Institutions, Parks and Open Space" Urban Place Designation in the OCP restricts the range of permitted uses and the property is technically owned by the City. Despite these factors, the property is under the operational control of SD61 as long as it is required for school purposes, therefore, SD61 would likely be entitled to some compensation for any loss of potential use or redevelopment of the property. To determine compensation, the City would need to hire an appraiser, with the final compensation amount determined through arbitration. It is possible that the compensation amount could be millions of dollars if the SD61's Class "D" cost estimate is accurate and the exterior rehabilitation estimate in particular.

Staff have not proactively retained an appraiser to determine the likely compensation amount, because a consultant report would be a substantial cost in itself. In 2008, the City requested an estimate for consulting services to undertake a market value assessment of 1612-1614 Store Street with and without heritage designation. Estimated fees were in the order of \$15-20,000.

If Council wishes to have staff commission an analysis to determine a more precise estimate of potential compensation, staff have included an option under the next section authorizing staff to retain a consultant to complete the analysis. Based on the rate of inflation, staff estimate that a market value assessment of 1623-1625 Bank Street could cost between \$18,000 and \$24,000.

Staff are only aware of one instance in which the City designated a heritage property against the owner's will. In 2007, Rogers' Chocolates Ltd. obtained a building permit to expand their ground floor retail area and move the rear wall backward 20 feet. The interior of the existing shop dated back to the original construction of the building and was among the oldest intact commercial interiors in Canada. Only the exterior was designated at the time, so the City proceeded to designate the interior of the store. Rogers' Chocolates appealed the designation and the City entered the arbitration process. The resulting decision awarded Rogers' Chocolates approximately \$600,000 in compensation for the loss of 650 square feet of retail space inside the building.

OPTIONS

Option 1 – Take No Action (Staff recommendation)

That Council receive this report for information. Taking no action will enable the applicant to obtain the necessary approvals to demolish the building as soon as SD61 has a building permit.

Option 2 – Pursue Involuntary Designation (Not recommended)

That Council:

1. Approve the designation of the property located at 1623-1625 Bank Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set; and
2. Authorize staff to retain qualified consultants to complete an independent building condition assessment and a market value assessment of the property

The involuntary designation of the building would result in the City entering an arbitration process with SD61, which operates all public schools in Victoria. Completing a separate building condition assessment and market value assessment of the property would cost the city over \$24,000 in addition to legal fees and an unknown amount of compensation. Based on the estimated \$3 million difference in cost between rehabilitating the building and constructing a new building, the involuntary designation of the property could significant extra costs on SD61, and the City may be liable for some or all of these costs.

Accessibility Impact Statement

The building is currently inaccessible to persons with disabilities, particularly those who rely on a wheelchair for mobility. An elevator and a new primary entrance to the building would need to be designed. Washrooms, stair railings, some doorways and door handles throughout the building do not meet accessibility requirements and would have to be redesigned. Although the budget has not been fully developed in detail, the owner's consultant budgets \$100,000 for

accessibility upgrades including a new accessible building entrance (\$30,000), replacing washroom accessories and partitions (\$40,000) and replacing doors, frames and hardware inside the building (\$30,000). An elevator is not included in the budget, but would likely cost over \$100,000.

2019-2022 Strategic Plan

Allowing the demolition of the Bank Street School does not meet the City's operational priority of heritage conservation and designation, however in staff's opinion, it would be consistent with the operational priority of sound fiscal management.

Impacts to Financial Plan

The City has deferred \$22 million in capital spending and approximately \$2.5 million in other initiatives to create a larger operating budget contingency during the COVID-19 pandemic. These measures are intended to mitigate an estimated revenue shortfall that could range from \$12.5 million to \$17.5 million for the year. If the City designates the Bank Street School against the wishes of SD61, it risks incurring millions in compensation costs that have not been factored into the 2020 budget.

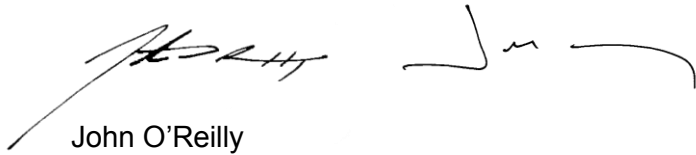
Official Community Plan Consistency Statement

The heritage conservation policies of the OCP do not provide explicit direction on involuntary designation, which is left to the discretion of City Council. Section 8, "Placemaking (Urban Design and Heritage)" does not support the demolition of heritage property, but encourages a cooperative approach using incentives rather than involuntary designation and arbitration

CONCLUSIONS

Staff have worked cooperatively with SD61 to encourage voluntary protection of the building and have discussed alternatives with SD61, however their position is unchanged. The heritage-registered Bank Street School is likely to be demolished in the next year if no action is taken. It is worthy of designation, however, the building has not been upgraded or well-maintained since 1975. It requires significant seismic and accessibility upgrades, hazardous materials abatement, the full replacement of its mechanical and electrical systems along with most interior finishes and fixtures. The roof requires replacement and most exterior elements including masonry and metal cornices are in need of significant rehabilitation. Costs to complete all of the deferred maintenance and upgrade the school are approximately \$3 million higher than the cost to build an equivalently sized new school. Designating the building against SD61's wishes will lead to an arbitration process that could cost the City millions of dollars in compensation during a challenging fiscal year. Staff are therefore not recommending any further action at this time.

Respectfully submitted,



John O'Reilly
Senior Heritage Planner
Development Services Division



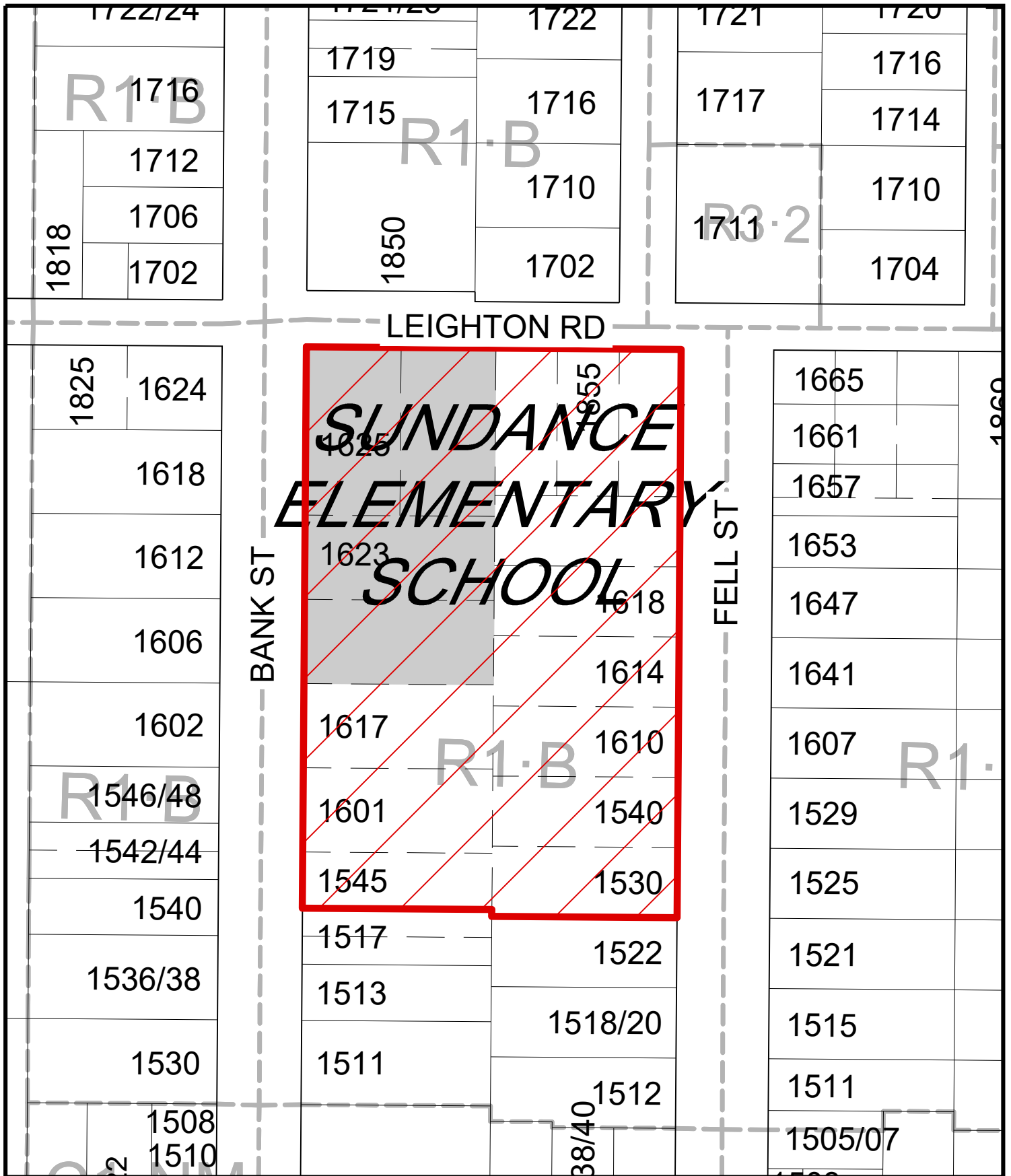
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

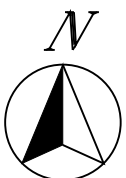
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List of Attachments

- Attachment A: Map
- Attachment B: Aerial Map
- Attachment C: Bank Street School Condition Assessment Report
- Attachment D: Photographs of Heritage Register Schools
- Attachment E: Correspondence with SD61
- Attachment F: Photographs of Bank Street School Exterior and Interior



1623-1625 Bank Street

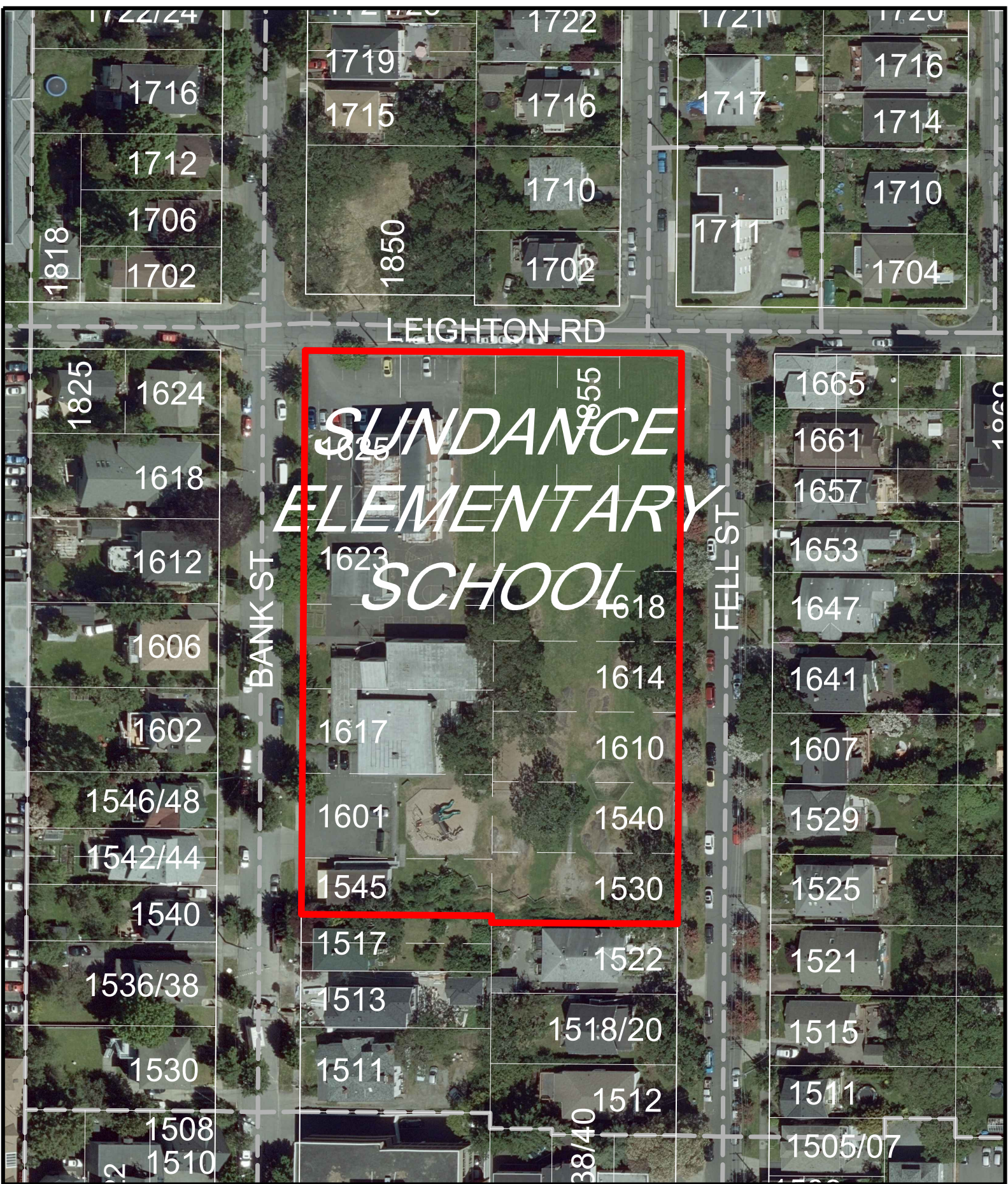


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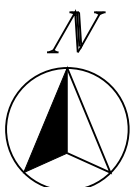


Registered





1623-1625 Bank Street



Designated



Registered





BANK STREET SCHOOL CONDITION ASSESSMENT REPORT

Prepared For:

GREATER VICTORIA SCHOOL DISTRICT NO. 61

556 BOLESKINE ROAD

VICTORIA, BC.

Attn:

MARNI VISTISEN-HARWOOD

Prepared by:

D. MATTSON CONSTRUCTION SERVICES

Submittal Date:

23 JULY 2020

File No. 2008

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1 Introduction

1.1 Terms of Reference

This report has been prepared by D. Mattson Construction Services (Consultant) exclusively for the Greater Victoria School District No 61 (Client) in 2020. The content reflects the Consultant's best judgment in light of the information reviewed at the time of preparation. The information, data, recommendations, and conclusions contained in this report are based on conditions revealed through limited visual inspections only and are subject to budgetary, time, and other constraints and limitations contained in the agreement between the Consultant and the Client.

The purpose of this assessment report is to:

- Assess the site, building envelope, building interiors, mechanical and electrical systems and associated components to provide a summation for the general condition of components for upgrading, repairing, or replacement considerations by the Client.
- Address possible building code issues and identify building upgrades for consideration by the Client that may be required to bring the building up to date with regard to the current edition of the building code, construction standards and best practices.
- Identify projects that can be categorized as Health & Safety, Maintenance or Life Cycle Replacement/Upgrades for the reliability of systems and components or whether there would be a health or safety issue, or major loss if it were not repaired/replaced.
- Identify the required scopes of work needed to restore the building to a usable condition for consideration by the Client.

1.2 Background

The subject building was originally constructed circa 1910-11 and served as a public school until approximately 1970. The Victoria College of Art have operated in the building since 1975. Very few upgrades have been conducted to the facility.

Bank Street School is Heritage Registered with the Victoria Heritage Register (VHR). Heritage Registered is not protected by Bylaw and is noted as ineligible for funding by the Victoria Heritage Foundation.

1.3 Scope of Service

D. Mattson Construction Services (DMCS) was retained by Marni Vistisen-Harwood of the Victoria School Board to conduct a field review and assess the roof membrane assembly the building assemblies, systems and components, and prepare this report, with a Class D costing summary of identified major capital projects.

The scope of our service includes discussions with the Client and a walk-through review of the facility to summarize existing conditions necessary to provide this report.

Detailed environmental, civil, structural, mechanical & electrical reviews are outside of the scope of this assessment.

2 Executive Summary

This Condition Assessment Report describes and summarizes a review conducted at the Bank Street School located at 1625 Bank Street, Victoria, BC. The building description summary can be found on page 5.

The building (Cira 1910) has a footprint of $\pm 3650 \text{ ft}^2$ / 340 m^2 . Due to the age of the building, methodology of construction and lack of upgrades, the building requires significant rehabilitation/upgrades to the site, civil works, structural assemblies, all exterior and interior finishes, and the mechanical and electrical systems with regard to code compliance and current conditions.

With regard to code compliance, this will include, but not be limited to, seismic upgrades, building envelope rehabilitation, accessibility standards for people with disabilities, exiting requirements, mechanical HVAC and plumbing, and electrical safety standards. Code compliance would be triggered upon application of a Building Permit.

1. A summary of our key observations found that due to the overall age of the facility:
 - Servicing the water supply, civil and sanitary discharge piping should be anticipated.
 - Most of the asphalt surfaces require maintenance and rehabilitation.
 - As a result of the age of the building materials, the construction detailing and installation practices utilized during time of construction and, repairs and past maintenance practices, all exterior finishes require rehabilitation. Upgrades would include, insulation, exterior sheathing, windows and doors.
 - The roofing materials appear original and require replacement. Roof has leaked in several location over time. The standard for repairs is unknown.
 - No fall protection system in place per WorkSafeBC requirements.
 - Settlement and fractures are present in the concrete foundation around the perimeter of the building.
 - Settlement of the foundation is causing minor spider cracking in mortar joints of the masonry walls.
 - The exterior brick clad walls are load bearing, supporting the floor framing.
 - Interior finishes, components and accessories should generally be considered past the useful service life for the component. Replacement of most interior components should be anticipated.
 - Interior framing would likely have no fire stopping/ fire blocking. There is a significant amount of wall penetrations that require fire caulking in order to comply with the Code.
 - Known hazardous materials are present in the building.
 - Mechanical and electrical systems were not reviewed. However, due to the age of the mechanical and electrical systems and components, we suggest most components are past the useful service life for the component. Replacement of all Mechanical and Electrical components should be anticipated.
 - The original heating and ventilation systems are no longer operational.
 - The facility has no fire protection or, fire alarm installed.
 - The building is not accessible for people with disabilities
 - Field assessment summaries of building components can be found in Appendix A.
2. A general approach to recommendations will result in:
 - Structural design and methodology for underpinning the foundation should be anticipated if any updates are considered.
 - The roof, exterior wall finishes, and components will require removal for seismic upgrading and life cycle replacement. For these upgrades, it should be anticipated most of the components that would need to be removed would be damaged beyond repair or, their ability to be reused.
 - For the removal of most interior finishes/ components a High-Risk hazardous materials abatement is required based on the level of asbestos, lead and vermiculite in the building. Other than wood trims and other similar woodwork, most components would not be suitable for reuse.
 - A major impact for budget and occupancy for any mechanical HVAC, plumbing or, electrical upgrades.
 - A significant cost for design and upgrades to provide accessibility standards for people with disabilities.

3. Notable:

➤ Environmental:

- Soils testing is recommended for the previously removed oil tank if, historical records cannot determine if all contaminated soils were adequately removed.
- Hazardous Materials testing was conducted by Island Environmental Health & Safety Ltd, June 2020. It is noted, most interior wall and ceiling assemblies throughout the school contain asbestos and lead paint. The attic space is insulated with vermiculite and known to contain levels of asbestos. Due to the levels of containment and types of construction a high-risk abatement program is anticipated for the entire school to remove all asbestos, lead and vermiculite.
- Removal of the original brick encased oil-fired boiler will require high-risk abatement.
- The presence of rodent droppings should be anticipated in the wall cavities and attic space. A detailed exposure and abatement plan/program are required.
- The presence of lead should be anticipated in solder joints on the galvanized roof membrane and ornate galvanized metalwork on the building façade as well some paint.
- Further information and clarifications for environmental elements, risk of exposure and recommended abatement can be found in the Appendix D.

➤ Structural:

- The facility is designated "H1 – High Level 1" by the Seismic Risk Assessment report conducted by Stantec 10 September 2018.
- Roof membranes will require full replacement to conduct seismic upgrades to roof decks.
- Structural upgrades to the balloon framed walls, floor diaphragms and stairwell openings will be significant.
- Further information and clarifications for seismic risks can be found in the Appendix E.

4. Budget figures in this report are to be considered Class D cost estimates only. Accurate figures can only be obtained by establishing detailed scopes of work and receiving quotes from qualified contractors and/or, engaging a professional cost consultant.

- Rehabilitation/replacement costs for the building components is indicated in Appendix B.
- For consideration of cost savings, by combining future upgrades and component lifecycle replacement projects, the Owner could realize savings for the repairs to the foundation and concrete floor, envelope systems (i.e. cladding roofing, doors and windows), interior finishes, and mechanical & electrical systems.

5. The following estimated replacement and repair costs are based on existing use, size, construction materials, and associated components of the building and site. All listed costs will change once a complete usage, scope of work, and detailing have been established. Costs provided for demolition are guesstimate values only. A hazardous material survey is required before a demolition permit would be issued by a local jurisdiction.

I. Rehabilitation estimated repair and upgrade costs.

- Building: \$7,534,000 for ±10,950 ft². / 1296 m².

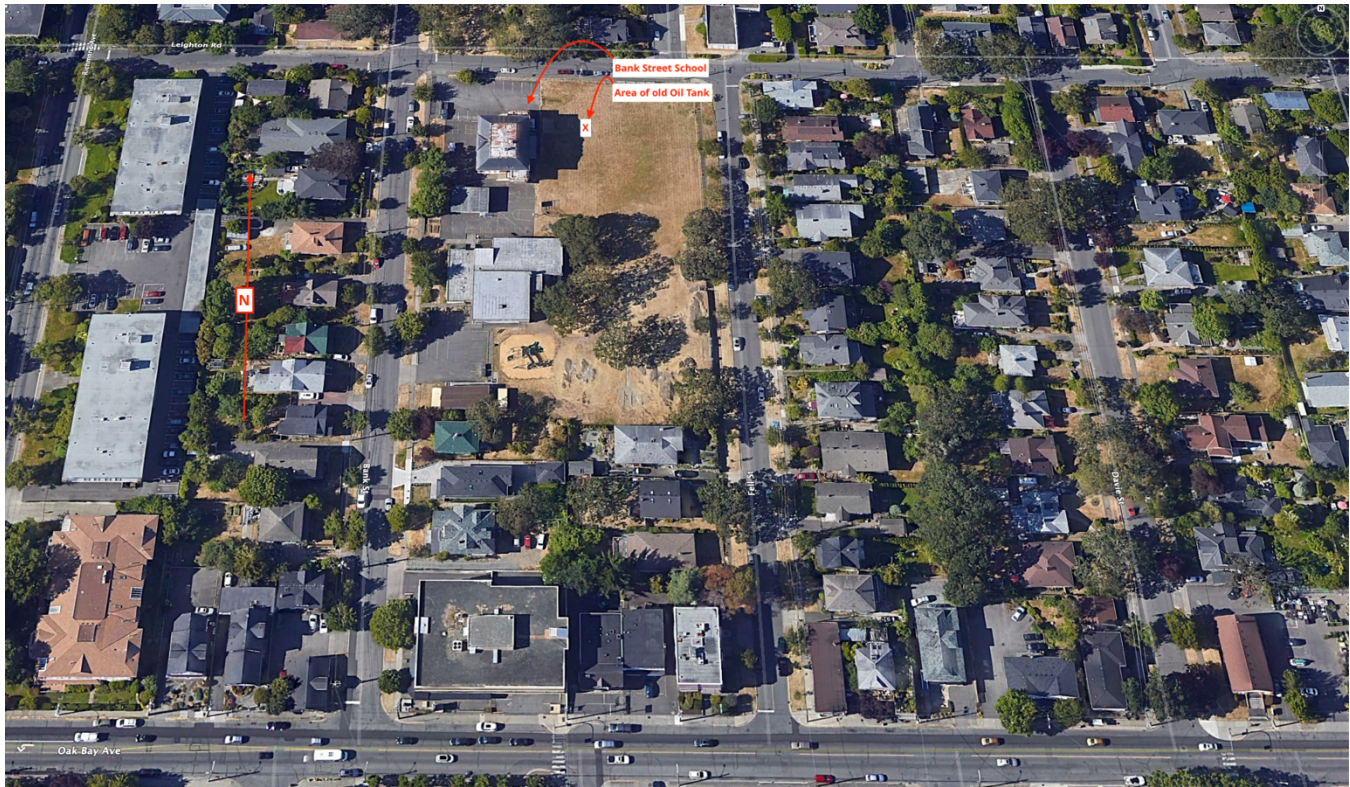
II. As-is estimated building replacement cost.

- Replacement building at \$3500 m².: \$4,536,000 ±10,950 ft². / 1296 m².

III. Demolition estimated costs.

- A budget of \$250,000 should be carried for demolition costs.

2.1 Aerial Photo



2.2 Building Description

- Original construction: Circa 1910.
- Facility is 2 stories with full height basement that extends approximately 2m above finished grade. Construction consists of concrete perimeter foundation with solid brick exterior walls and wood framed interior. Building footprint is approximately $\pm 3650 \text{ ft}^2$ / 340 m^2 .
- The roof is Bellcast Style and consists of slate tile on the pitched surfaces and heavy gauge galvanized sheet metal for the flat roof areas and decorative rooftop capitals. Most roofing materials are original.
- Exterior finishes consist of concrete, clay brick cladding and galvanized metal capitals, cornices and modillions for the architectural detailing. Windows and doors are original. Windows are wood frames and sash with single glazing. Exterior doors and frames are wood.
- Interior wall and ceiling finishes consist of painted plaster. All doors and frames are wood.
- Several interior windows are present throughout to allow for natural light transfer.
- Flooring consists of finished concrete in the basement level and resilient flooring on the main and second floors.
- Mechanical: Plumbing consists of copper supply piping and cast-iron sanitary piping. 3-Washrooms are provided. Heating and ventilation consisted of a garbage burner, an oil-fired furnace and a large single fan air handler and electric base boards.
- Electrical service to the building is underground. Power for the facility is 200A 3-Phase.
- There is a phone and data system by overhead drop.
- Electrical lighting system is comprised of a combination of outdated incandescent lights on the exterior and interior. Most interior lighting remains florescent T12 fixtures.
- Facility is not protected with fire protection sprinklers and is not required by the Building Code. However, for the size and usage of the building it is recommended a fire suppression system be installed to protect the building and contents.

2.3 Scope of Assessments

In preparation of this report, no existing drawings were provided for review. The Seismic Assessment Report and Hazardous Materials Report and were provided for reference. A site visit was conducted on June 23, 2020. The review is visual in nature and conducted to provide an assessment of the roof assembly, roof membrane and, the building envelope.

During our review, we examined, site drainage, visible foundations, exterior elevations, most interior rooms and finishes, major mechanical and electrical components. The attic and roof assembly where not accessible at time of our review.

The SD61 Facilities Manager, representatives from Iredale Architecture and Vancouver Island EH&S and the facility operator attended the site to assist with building access and to provide a snapshot of overall maintenance and history of the building. The Consultant has not been asked to provide updated drawings, site direction, or remediation at this time.

Detailed structural, mechanical, and electrical reviews are outside of the scope of this assessment. No destructive examinations or testing was conducted during the assessment. Our review and assessment methodology are intended to identify existing conditions and life cycle of common building components.

2.4 Expected Useful Service Life

Expected Useful Service Life (USL) time frames referenced for the building components are based on available manufacturer's literature, warranties, theoretical industry standards, Building Owners and Managers Association of BC (BOMA) Preventative Maintenance Guidebook and the Canadian Mortgage and Housing Corporation (CMHC) Life Expectancy Guidelines. All construction systems and components are subject to a wide variety of factors that affect their life expectancy, including quality of materials, quality of installation, environmental conditions and quality of maintenance programs. As a result of these variations, some components may outlive their expected service life, while others may not.

2.5 Component Assessment Information

The facility field assessments found in the appendices of this report provides descriptions of the site, building envelope, building interiors, mechanical and electrical systems and associated components.

- Components are briefly described in the Observations/Comments section of the facility assessment report and are provided with current age, estimated service life and a general condition rating. A description of the general condition rating (GCR) is provided in Table 1 of this report.
- Components that require projects for repair, replacement, or upgrade are highlighted within the Projects section of each facility assessment.
- Projects are itemized with category type and provided with an urgency timeline for scheduling the project(s). A description of the Project Categories and Urgencies are provided in Tables 2 and 3 respectively of this report. Included are cost estimate values within the project sections.
- An Order of Magnitude class D cost estimate is provided on an item by item summary and is located in Appendix B of this report.

2.5.1 GENERAL CONDITION RATINGS (GCR)

The following is a guide to field assessment ratings. The GCR identifies the general condition of a component

| Table 1 – General Condition Rating | | |
|------------------------------------|-----|--|
| Condition | GCR | Definition |
| Poor Critical | 0 | Component is at end of useful service life, has either failed, or is at imminent risk of failing. Repair or replacement is recommended within the current year. |
| Poor | 1-3 | Component approaching end of useful service life, exhibits significant deterioration and/or has significant issues reported by client / maintenance staff. Repair or replacement is recommended within 1 to 2 years. |
| Fair | 4-6 | Component exhibits minor deterioration and/or has issues reported by client / maintenance staff and requires attention. Repair or replacement is recommended within 3 to 5 years. |
| Good | 7-9 | Component does not exhibit deterioration and/or does not have significant issues reported by client / maintenance staff and does not require immediate attention. Repair or replacement is typically recommended in alignment with component lifecycle within 6 to 10 years. |
| Good New | 10 | Components that do not have significant deterioration and do not have any lifecycle replacement events recommended within 10 years. |

2.5.2 PROJECT CLASSIFICATIONS

The following is a guide to classify project categories. Deficiencies are identified with four category types.

| Table 2 – Project Categories | | |
|------------------------------|------|---|
| Category | Type | Definition |
| Health & Safety | 1 | Projects required to eliminate potential health and safety danger. Repair or replacement is recommended within current year. Projects are highlighted yellow. |
| Component Restoration | 2 | Projects required to return components to designed operational standards and extend useful service life. |
| Arrest Deterioration | 3 | Projects required that, if not attended to, will result in continued deterioration and could lead to failure of the component. |
| Operational | 4 | Projects required to maintain either the appearance or operation of a component. |
| Maintenance | 5 | Projects allocated for scheduled routine maintenance. |

2.5.3 PROJECT URGENCY LEVEL

The following is a guide to identify urgency of the scheduling for project categories.

| Table 3 – Project Urgency Timeline | |
|------------------------------------|--|
| Urgency | Definition |
| 0 | Immediate. Repair, replacement or maintenance is recommended within current year. |
| 1 | Project for repair, replacement, or maintenance is recommended within 1 to 2 years. |
| 2 | Project for repair, replacement, or maintenance is recommended within 3 to 5 years. |
| 3 | Project for repair, replacement, or maintenance is recommended within 6 to 10 years. |

2.6 Limitations

This report is based on visual observations and data acquired from the Client and is limited to major items and maintenance activities. We note private property was not inspected. Site reviews are conducted by visual observation only. Unless otherwise agreed in writing by the Consultant, this report shall not be used to express or imply warranty to the property for a particular purpose.

Budget figures in this report are to be considered Class D cost estimates only and are our opinion of a probable current dollar value for typical market rates and maintenance requirements.

Accurate figures can only be obtained by establishing a scope of work and receiving quotes from qualified contractors and/or, engaging a professional cost consultant.

Please note that any conclusions, recommendations, or opinions of probable costs presented in this report must be viewed in light of the information available from the data obtained from the Client and the visual examination completed during our field review.

The work reflects the Consultant's best judgment in light of the information reviewed at the time of preparation and is not providing advice about mould, mildew, pollutants, contaminants or other hazardous materials. It is recommended that an Environmental Consultant be retained for these services.

Any use that a third party makes of this report, or any reliance on decisions to be made based on it, are the responsibility of those third parties. The Consultant's accept no responsibility for damage, if any, suffered by any third party due to decisions made or actions taken based on this report.

3 Assessment Summary

- **Site:** is generally flat and in fair condition. The adjacent field was not reviewed. Field maintenance is the responsibility of French school district, Conseil scolaire francophone de la Colombie-Britannique.

Projects are recommended for;

- Servicing the water supply, civil and sanitary discharge piping.
- Maintenance and rehabilitation of the asphalt surfaces.
- Surveying the Civil Sub-soil water and sanitary discharge.
- Soils testing recommended for the previously removed oil tank.

- **Roof / Exterior Finishes / Building Envelope:** appear to be all from original construction. All exterior finishes are in poor condition and past the estimated service life (ESL) of the component. The building has never had any structural upgrades.

Projects are recommended for;

- Roofing and associated components (seismic upgrading), fall protection and maintenance.
- Exterior finishes require replacement/rehabilitation/maintenance of all building envelope assemblies and exterior openings.
- Seismic upgrades to the wall and roof assemblies will be required as outlined in the BC Building Code.
- Building insulation. Heat loss/gain is significant on this building due to the lack of insulation.
- Hazardous materials abatement.

- **Interior Components:** most interior components are from original construction, well used and past the ESL of the component. There is visual presence rodent activity in the building.

Projects are required for;

- Wall repairs/rehabilitation /seismic updating, insulation upgrades and painting.
- Firestopping and fire caulking.
- Flooring replacement and seismic upgrading.
- With regard to the Building Code and fire rated assemblies numerous wall and ceiling assemblies do not meet the intent of the building code and require updating the assembly to achieve the required fire rating of the assembly.
- Hazardous materials abatement.

- **Mechanical systems:** are from original construction excluding, the baseboard heaters and hot water tank. Existing equipment/components are generally past ESL and would likely require replacement.

Mechanical Projects are required for;

- Mechanical ventilation and plumbing systems upgrades are required in order to conform to Code.
- Fire Dampers, Firestopping and fire caulking.
- Building has no fire protection and is recommended.

- **Electrical systems:** Although most of the electrical system is not from original construction as the facility was originally constructed without electricity, most of the electrical equipment is past ESL.

Electrical Projects are required for;

- Scheduled maintenance of all switch gear.
- Electrical Inspections of all equipment.
- Electrical Service and lighting upgrades.
- Life safety systems, fire alarm and the exit and emergency lighting systems are required in order to conform to Code.

4 Recommendations

This document provides an inventory of infrastructure and building components, a snapshot of the condition in relation to life expectancy and formulates a program of capital renewal projects over a five-year window. For this document to be of value, the plan must be revisited every year, by Staff to review projects completed, changing conditions/demands, changing priorities, and to amend the planning spreadsheet to provide for the next five-year plan. Focus will always be on preparing projects for the next capital year. The primary reference document will not need revision for five years and then only subject to amendment for significant changes that have occurred.

-END-

5 Appendices

A. FIELD ASSESSMENT SUMMARY

B. CLASS D COSTING SUMMARY

C. ADDITIONAL PROJECT PHOTOS

D. HAZARDOUS MATERIALS REPORT - Island EH&S

E. SEISMIC RISK ASSESSMENT – Stantec

Attachment A - Photographs



Front (West) and Rear (south) Elevation



Rear (south) elevation



South Entrance



Rear (East) Elevation



Side (north) elevation



Garry Oak



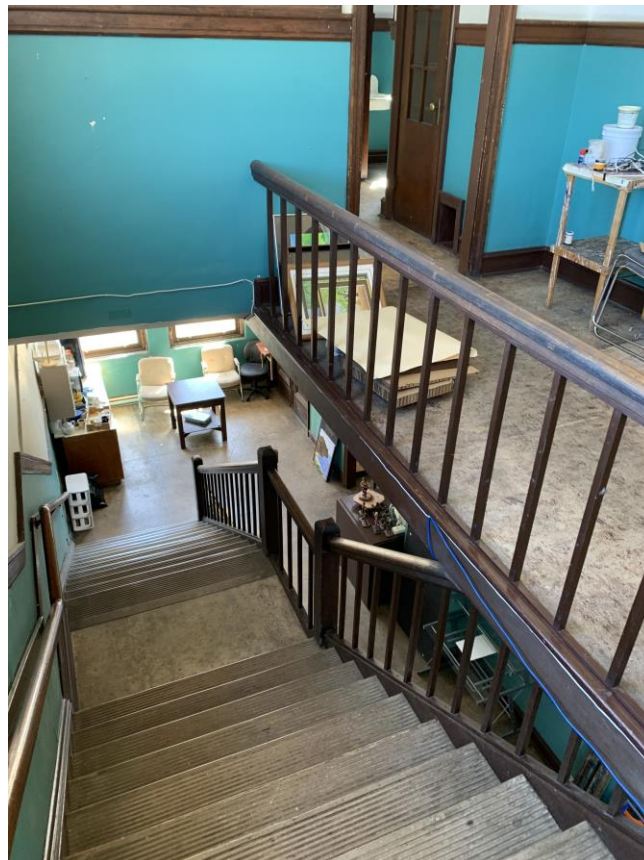
Crack in Brickwork



Second Storey Hallway



Classroom on Upper Storey



South Staircase from Upper Storey to Main Storey



Ceiling patches



Main Entrance



Washrooms with Slate Dividers at Ground Level



Basement Workshop Area

**Sustainable
Planning and
Community
Development
Department**

**Development Services
Division**

1 Centennial Square

Victoria

British Columbia

V8W 1P6

Tel (250) 361-0382

www.victoria.ca



August 20, 2020

Ms. Marni Vistisen-Harwood
Manager, Capital Planning and Implementation
Greater Victoria School District No. 61
556 Boleskine Road
Victoria, BC V8Z 1E8

Email: mvistisen@sd61.bc.ca

Dear Ms. Vistisen-Harwood,

Re: 1623-1625 Bank Street – Protection of the Building until November 15

Thank you for your email of August 12, 2020 confirming that School District No. 61 will postpone demolition and continue to preserve the heritage-registered Bank Street School at 1623-1625 Bank Street until at least November 15, 2020.

The additional time provides City staff the opportunity to present a report to Council describing the full range of challenges involved in rehabilitating the building, and to continue discussions with your team over possible conservation options.

Thank you for your cooperation to date and for providing staff with the opportunity to tour the building in person on July 29.

Regards,

A handwritten signature in black ink, appearing to read "K Hoese".

Karen Hoese
Director
Sustainable Planning and Community Development
City of Victoria

Attachment A - Photographs



Front (West) and Rear (south) Elevation



Rear (south) elevation



South Entrance



Rear (East) Elevation



Side (north) elevation



Garry Oak



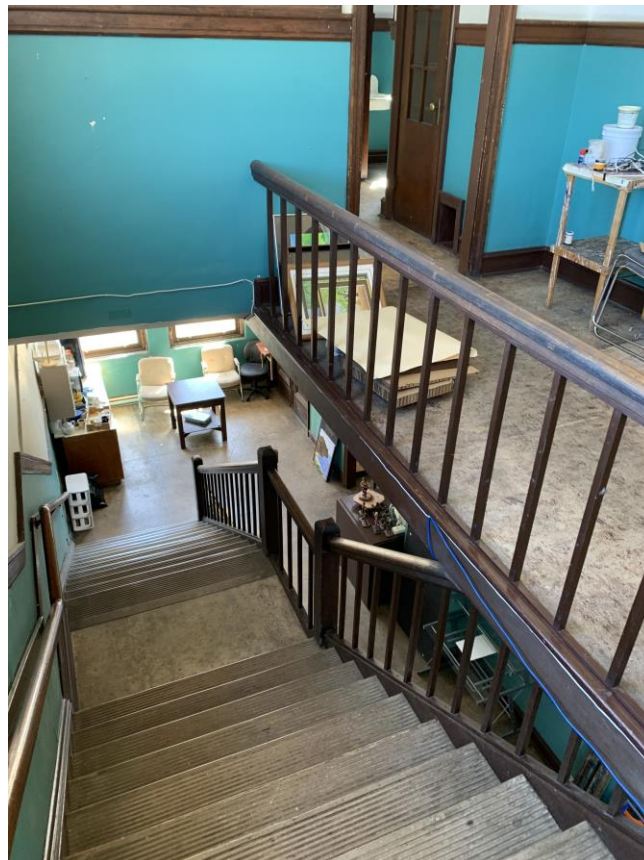
Crack in Brickwork



Second Storey Hallway



Classroom on Upper Storey



South Staircase from Upper Storey to Main Storey



Ceiling patches



Main Entrance



Washrooms with Slate Dividers at Ground Level



Basement Workshop Area



04 Oct, 2020

Lisa Helps
Mayor, City of Victoria

Dear Lisa,

We are writing on behalf of the board of the South Jubilee Neighbourhood Association, with regard to the future of the Bank Street School and the former Sundance School in our neighbourhood.

At a meeting on Sept 4, with Chuck Morris and Marni Vistisen-Harwood, representatives of our community association were advised of the school district's intention to seek a demolition permit for the Bank Street School, in the very near future. This was said to be the first step in the redevelopment plans for the site of Bank and "Sundance" schools, after which the neighbourhood would be consulted on the future of the site.

At our AGM for the South Jubilee Neighbourhood Association on Sept 15, a committee was struck to conduct a survey of our residents to assess the opinions of our neighbours on the future of the school site, including the possible demolition of the existing Bank Street School. This is now under way.

We are writing to request that Victoria City Council make no decisions on granting a demolition permit for the Bank Street School to SD61 until the results of the neighbourhood survey have been collected and shared with both SD61 and our council liaison Marianne Alto. Once the survey is completed, we will request another meeting with the school district to discuss what we find about the residents' wishes for these school sites. We would welcome city representation at this proposed meeting.

We very much appreciate your willingness to cooperate with the South Jubilee Neighbourhood Association on the future plans to revitalize our neighbourhood schools.

With best regards,

Murray Gudmundson and Susan Wetmore
On behalf of the SJNA Board

Dear Councillor, School Trustee,

I am a resident of South Jubilee. I have just learned that School District 61- SD61- wants to destroy the heritage Bank St. School.

SD61 has told City of Victoria staff that they want to demolish the heritage designated school.

The request will be on the agenda for committee of the Whole at City Hall this Thursday.

There has been no neighbourhood consultation.

Bank St. School is an iconic landmark for our neighbourhood.

Destruction of a school has not happened in Victoria in 25 years. (James Douglas in 1995)

The greenest buildings are heritage buildings, like Bank St, that are re-furnished.

Please vote no on destruction.

Yours truly,

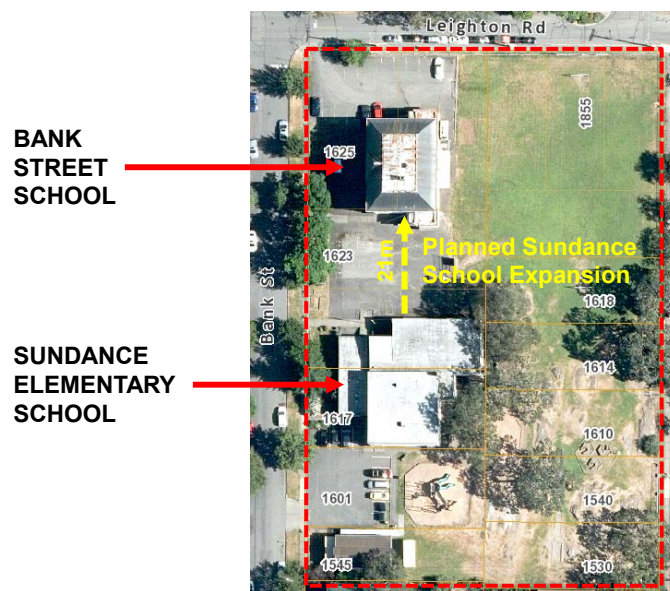
Catherine Green

Report on the Potential Heritage Designation of 1623-1625 Bank Street

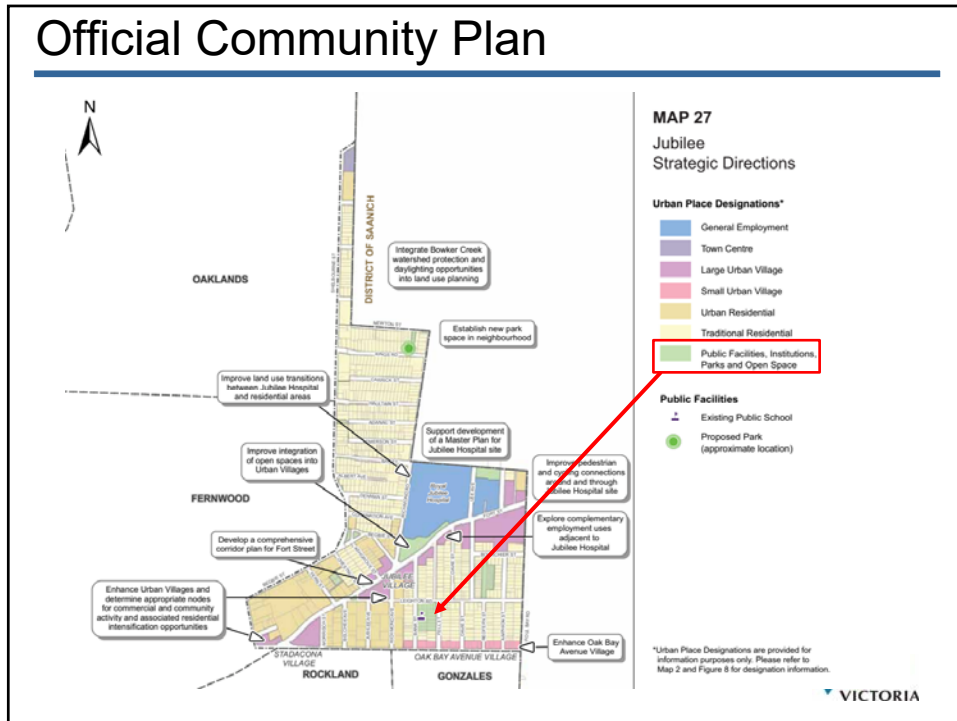


1

Aerial Map



2



3



4



5



6



7



8



9



10



11



12

History & Significance

- Designed by architect D.C. Frame (architect of the Chinese Public School at 636 Fisgard Street)
- Built in 1912, with an enrollment of 193 students
- Considered an excellent example of a small masonry school in a nearly original state
- Features a chateau roofline, red brick walls and a battered concrete base
- A landmark in the South Jubilee neighbourhood



13

Building Condition

- Most interior walls contain asbestos and lead paint and would have to be removed
- Mechanical systems date back to 1912
- The building has no fire protection or fire alarms installed.
- The building has not been seismically upgraded and is at high risk during an earthquake
- Slate roof requires total replacement
- Windows are at the end of their service life
- Deteriorating brickwork, peeling paint, rusting cornices, spider cracking visible on exterior
- Building is inaccessible



Spider crack in foundation



14

Building Condition



Second Storey Hallway



15

Building Condition



16

Building Condition



17

Building Condition



Main Entrance



Washrooms with Slate Dividers at Ground Level



18

Other Schools on the Heritage Register



George Jay Elementary School- 1118 Princess Avenue (1909 Wing)

Victoria High School- 1260 Grant Street (1911 wing)

Quadra School and Annex- 3031 Quadra Street (1914 wing and annex)



Burnside School- 3130 Jutland Road (1913 wing)

Oaklands School- 2827 Belmont Avenue (1913 wing)- Register Status

Margaret Jenkins School and Annex- 1824 Fairfield Road (1913 wing and annex)



Quadra Primary School- 2549 Quadra Street (1921)



Richard Elliott

From: Don Hutton [REDACTED]
Sent: October 19, 2020 8:35 PM
To: Victoria Mayor and Council
Subject: Bank Street School

Hello Mayor and Council,

I am opposed to the demolition of the Bank Street School. The SD 61 has no plans further than replacement with a parking lot. Please save this community landmark for public use.

It should also be noted that there is some question as to ownership of this property and therefore designation may be feasible as no compensation would be owed to the school district.

Respectfully,
Don Hutton.

Richard Elliott

From: Joan Peggs [REDACTED]
Sent: October 19, 2020 10:16 AM
To: Victoria Mayor and Council
Cc: Ken Johnson; Joan Peggs; [REDACTED]
Subject: Bank Street School

Your Worship and Council,

Articles in the Times Colonist and the Hallmark Heritage Society Newsletter (I am a member), indicate that Bank Street School is a discussion item; should it be designated a heritage building? The possibility of School District 61 levelling the school is, I understand, one option.

The following information was included in an October 16th email from The Hallmark Heritage Society:

In 1909, the City of Victoria provided funds to the then School Board to purchase 3 lots at the corner of Bank Street and Leighton for the possible erection of a 4 room, wood frame schoolhouse. But it quickly became evident that the population growth warranted a larger school. Again, the City of Victoria provided funds to the School Board to retain the architect, D. C. Frame, and erect the existing Bank Street School and also to purchase additional, adjacent properties, to expand the school grounds. As can be seen, the School Board of the period, was a child of the City Victoria and had no funds of its own. The School Board did not pay for the property or the school.

When the Province of British Columbia became involved in funding schools and established the present method of School Districts, the property with the school was transferred to what is now School District 61 at no cost, with the provision that, should, in the future, School District 61 no longer need the property or the building for school purposes, it would be returned to the City of Victoria. Further, School District 61 has never been obligated to pay property taxes.

For all intents and purposes, this is and always has been a City of Victoria property, both the land and the building.

The Times Colonist article states:

that the Jubilee Neighbourhood would like to have a community centre, child care and after school spaces.

Can this school building and the surrounding space not be re-purposed for these amenities?

As some history background for you and School District 61:

Years ago The Beacon Hill School space was no longer needed. Rather than tear it down it was re-purposed into condos. They are interesting condos in high demand. I note with interest in this article it states that:

The increasing value of the property and high maintenance costs led the school board to allow the property to revert to the city for disposal in 1977.

This indicates that there was a similar agreement in place for this school; in 1977 the administration of the day of School Board 61, lived up to and appreciated the help of The City of Victoria in 1909. As they knew they owned neither the property nor the building they gave both back to Victoria.

<http://jamesbaybeacon.ca/?q=node/1211>

Then and Now: Beacon Hill School

May 2014

As a former teacher of School District 61, I trust they will act honourably in their dealings with Bank Street School.

Jp,
Joan Peggs,

Cc Ken Hill: President, Hallmark Heritage Society

D Whitten: School District 61 (please forward this email to the appropriate personnel)



Virus-free. www.avast.com

Richard Elliott

From: sheena bellingham [REDACTED]
Sent: October 19, 2020 8:24 PM
To: Victoria Mayor and Council
Subject: 1623-1625 Bank Street School

Hello Mayor and Council,

I am opposed to the demolition of the Bank Street School. It should be preserved for community use.

This is a neighbourhood landmark for South and North Jubilee. Please designate this building as a heritage site.

Sincerely,
Sheena Bellingham

To Mayor and Council,

I am writing to express my support to save the Bank St School. This architectural treasure is the heart and soul of the South Jubilee neighbourhood. I marvel at its fine architecture details, stateliness, and it's historical value. Please do everything you can to save it.

Monique Genton

1947 Brighton Avenue
Victoria, B.C. V8S 2E1

As an alumni gr 1-7 of Bank Street School I am appalled that is is going to be demolished!!!!
Cheers from Ruth

October 14, 2020

Dear Mayor and Council of the City of Victoria,

I urge you to block a demolition permit for destroying the 1910 Bank Street School designed by the architect David Couper Frame should such a document come before before you. This heritage building should be saved, restored, and repurposed as a community centre, daycare centre, or a neighbourhood building. It is heritage structures such as the Bank Street School which enrich our neighbourhoods and the City of Victoria.

Thank you, Yolande du Gardein-Matson

Mayor and Council

How about we convert the disused 108 year old school in the Jubilee area into a viable homeless housing facility which can be done far faster and less costly than demolition costs.

At least this would retain the historic structure and provide an urgent public needs resolution in part.

The city tends to waste millions on many useless projects yet when a viable one comes along you appear to go for the most expensive and useless way out.

See attached image.

James Cooper

THE ISLAND

ic elementary school at r



The Greater Victoria School District wants to tear down Bank Street School, a 108-year-old school in South Jubilee, in order to expand Sundance Elementary. DARREN STONE, TIMES COLONIST

the proposed demolition and has launched a survey to see what residents think.

Victoria city council, meanwhile, is scrambling to gather its own information before deciding whether to intervene and save the school, which was built in 1912 and designed by architect C. Frame, who also designed the Chinese Public School on Ard Street

masonry school in a nearly original state." It ceased to be a school in 1975, and became home to the Victoria College of Art, whose lease has expired.

"This is a very iconic building in the South Jubilee neighbourhood and I think it behooves us to take care of it."

would school

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The city tion by des as an histo likely requ significant tion, staff s

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October 20, 2020

Dear Mayor and Council

We write to you as a family. David Cowper Frame, the architect of the Bank Street School, was our grandfather and great grandfather. We are in strong support of the Heritage Advisory Committee's recommendation regarding the Bank Street School. We understand that the Committee has identified the historical and architectural significance of the School and voted unanimously to communicate to Council that the building is worthy of preservation and designation as a municipal heritage site. Our family encourages Mayor and Council to carefully explore every possible option to preserve the Bank Street School. We make this appeal in appreciation, love and respect for our grandfather, D.C. Frame, but also as citizens of Western Canada.

The Frame family has a long history in Victoria. Our father, Alexander Cowper Frame, spent his youth at the oceanside "Solway" (Munro Street) and, when he retired, Mom and Dad returned with us as teenagers to that home in 1974.

Although we were all born in Edmonton and currently live in Vancouver, we will always consider Victoria our hometown. The old adage that you have to leave your hometown before you truly appreciate it certainly applies here. As former long-time residents, we know that Victoria has a genuine heart and soul that sets it apart from all other communities in this part of the world. Victoria owes its current culture largely to its strong and very accessible heritage. Buildings such as our granddad's connect residents directly to Victoria's distinct, rich and colorful past. These buildings reflect the remarkable energy and pride of the new country. They also reflect an old-world charm and a very enviable quality of life that still exists today. Granddad would often tell us stories of the garden parties, dances, lawn tennis and golf tournaments he was instrumental in organizing during those years. His love of his community has survived in the wide range of buildings and homes that he designed and that still stand, in part to the foresight and wise decisions of former City governments.

As you are probably aware, D.C. Frame was a preeminent architect, one who designed a score of buildings in Victoria during the period 1908 – 1950. He left a significant legacy in the development of the city. Frame played an integral part of the development of Victoria. Not only did he work with both Francis Mawson Rattenbury and Samuel Maclure, he also imprinted his own unique stamp on many of the landmark buildings in the city. You may refer to this link for a short biography along with photos and descriptions of some of D.C. Frame's structures:

<https://www.flickr.com/photos/bigadore/sets/72157644896232895/with/14312828423/>

It is clear that D.C. Frame's Victoria legacy continues today. Many of his halls, hotels, business structures, churches and residences are still in use, providing both

historic character and utility to the city. It is for this reason we believe the School should be maintained in a similar fashion.

Vancouver, where we now live, is among the most beautiful cities in the world but it is widely acknowledged that it lacks the heart and soul that Victoria has so carefully preserved. Looking back across the water, we are aware of how fragile and rare heritage is. It is very easy to rationalize the demolition of heritage buildings based on annual budgets or survey results. But neither of these criteria out-weigh the less tangible, longer term measures of cultural heritage.

Victoria and Oak Bay have very strict bylaws on protection of Garry Oak ecosystems and other natural heritage sites and for very good reason. We advocate that this same uncompromising intention be applied to a building as worthy of heritage distinction as the Bank Street School. Council has an obligation to protect cultural heritage on behalf of current and future generations.

As members of the Frame family, we believe the charming Bank Street School should be retained and modernized to serve as a useful yet characteristic space, both to maintain this legacy and provide an educational venue for the local community. The perceived immediate needs of the Victoria School Board should not overshadow a vision that extends this legacy into the future.

We appreciate that these are tumultuous times and that there are many issues Victoria City Counsel and citizens face. However, we also strongly believe that long-term priorities must be maintained. We ask you to follow the Heritage Advisory Committee's recommendations. We, the Frames, are extremely proud of our family's history in Victoria and are grateful that past governing bodies have preserved not only our grandfather's, but the heritage of so many others, with determination and commitment. The issue of the demolition of the Bank Street School calls for a commitment from Council in the same manner as previous governing bodies have upheld. We ask you to take action, and not to allow short term objectives with short term results override long term vision. We ask you to preserve the School and allow future generations to experience the proud heritage in the same manner that we, the Frame family, have cherished.

Sincerely,

Sandy Dowling (nee Frame)

Anne Frame

Rob Frame

Emily and Tessa Frame

TO Mayor and Council
City of Victoria

I am writing to express my concern with the possible demolition of the Bank Street School which I found is owned by the City of Victoria, not the School District which is wanting to demolish it. I believe the building is usable as a community centre or other use and should be Designated heritage. Often there are different reports about the stability of a heritage building and the cost of new construction and the cost of putting materials into a landfill should be weighed against repurposing a heritage property.

Thank you for your consideration. As a Victoria based travel agent recently wrote, his clients go to Europe to see heritage while we are tearing ours down!

Yours truly

Margaret Palmer
2519 Orchard Avenue, Victoria , BC V8S 3A9



Council Member Motion
For the Committee of the Whole Meeting of October 15 2020

To: Committee of the Whole **Date:** October 15 2020
From: Mayor Helps
Subject: LATE MOTION – Shower Use at Royal Athletic Park or Parking Lot

Late Motion Rationale

This motion is coming late as we just learned yesterday that staff require Council authority to make the showers at RAP or the RAP parking lot available for public use.

Background

Although there is shower capacity at Our Place there are not enough spaces or hours available to serve the need of people living without homes during the COVID-19 pandemic. Over the past month, access to showers has been identified as a critical need by both service providers and people living outside.

The Royal Athletic Park is open for public community use hours. The showers could be made available to the public during these periods. Alternatively, a shower trailer could be placed temporarily in the Royal Athletic Park Parking lot.

Recommendation

That Council direct staff to make the showers at RAP available to the public during the community use hours or install a shower trailer temporarily at Royal Athletic Park parking lots and that any additional funding required for operating and cleaning the shower areas be allocated from the federal-provincial “Restart” monies.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Helps".

Mayor Helps



Committee of the Whole Report For the Meeting of October 22, 2020

To: Committee of the Whole **Date:** October 8, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00743 for 901 Gordon Street

RECOMMENDATION

1. That Council decline Rezoning Application No. 00743 for the property located at 901 Gordon Street.
2. That Council authorize the street-level projecting canopies over the City right-of-way on Gordon Street, Courtney Street and Broughton Street, provided that the applicant enters into an Encroachment Agreement prior to a Public Hearing 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.

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 901 Gordon Street. The proposal is to add the use of storefront cannabis retailer to the OTD-1 Zone, Old Town District-1 as a site-specific regulation for 901 Gordon Street.

The following points were considered in assessing this application:

- the proposal is consistent with the Core Historic designation in the *Official Community Plan* and the Historic Commercial District designation in the *Downtown Core Area Plan*, both of which envision active commercial uses on the ground floor
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there are three properties within 400m with storefront cannabis retailer as a permitted use and there is a school within 200m.

BACKGROUND

Description of Proposal

This Rezoning Application is to permit the use of storefront cannabis retailer at 901 Gordon Street. The following differences from the current OTD-1 Zone are being proposed:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to a maximum floor area of 160m².

Sustainability

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

Active Transportation

The applicant has not identified any active transportation impacts associated with this Application.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

Accessibility

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

Land Use Context

The area is characterized by primarily retail and restaurant uses, located at street level, with office uses and some residential uses located on the upper storeys.

Existing Site Development and Development Potential

The site is presently occupied by ground floor commercial units with a parkade on the upper storeys. Under the current OTD-1 Zone, Old Town District-1, the property could be developed for commercial and mixed-use buildings up to a height of 15m and a density of up 3.0:1 floor space ratio.

Community Consultation

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

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) lists this property within the Core Historic urban place designation, within which retail is an envisioned use. The property is also included in Development Permit Area 1 (HC): Core Historic which among other things contains design guidelines that aim to create animated and welcoming streetscapes. Provincial regulations prohibit cannabis products from being visible from the street. While staff would encourage the applicant to maintain a positive street relationship, it should be noted that interior improvements that restrict visibility into the storefront, such as blinds or curtains, are not subject to staff approval. However, extensive use of non-transparent glass or screening films applied to glass would be considered contrary to the design guidelines and would require Council consideration and approval.

Downtown Core Area Plan

The *Downtown Core Area Plan* designates this property as Historic Commercial District. The application is consistent with the neighbourhood plan, in which zoning accommodates a diverse range of active commercial uses.

Tree Preservation Bylaw and Urban Forest Master Plan

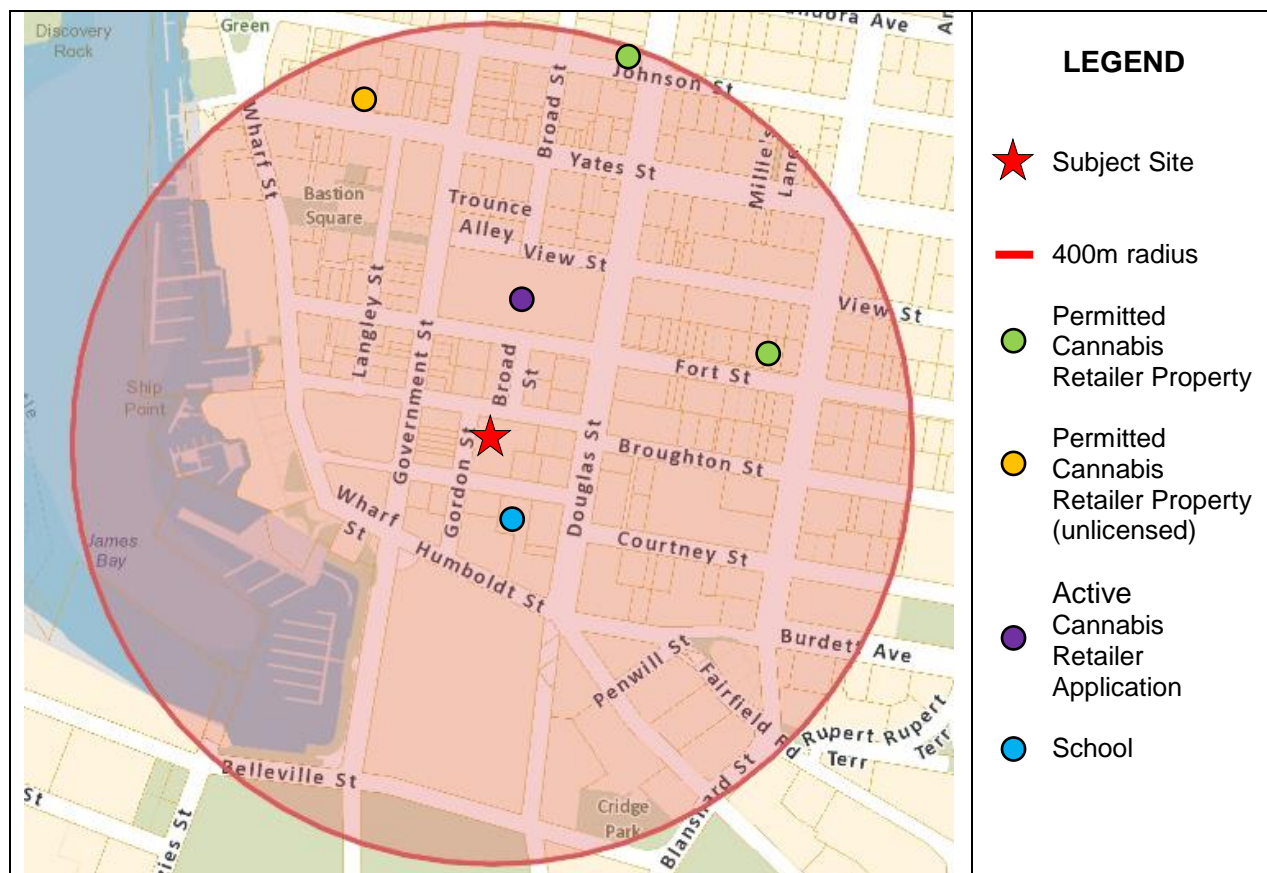
There are no Tree Preservation Bylaw impacts and no impacts to public trees with this Application.

Storefront Cannabis Retailer Rezoning Policy

The proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are three properties within 400m of the subject property that have storefront cannabis retailer as a permitted use:

- 778 Fort Street is 238m away and is provincially licensed]
- 1402 Douglas Street is 385m away and is provincially licensed
- 546 Yates Street is 333m away and non-operational and not provincially licensed.

Finally, there is one independent high school, the Pacific Institute for Innovation and Inquiry, 19m away from the subject property.



Encroachment Agreement

A number of street-level canopies are also existing along Gordon Street, Courtney Street and Broughton Street, which project above the City right-of-way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. In order to continue to facilitate these canopies, the applicant is required to enter into an Encroachment Agreement with the City. As these are existing canopies, passage of motion #2 is recommended regardless of the decision on the main application.

CONCLUSIONS

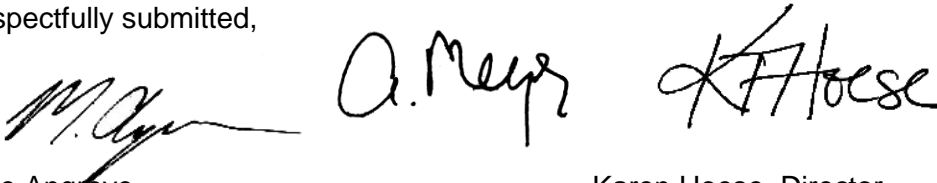
The proposal to permit the storefront cannabis retailer use is consistent with the *Official Community Plan* and the *Downtown Core Area Plan*. The proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are three other properties within 400m that permit the use of storefront cannabis retailer and there is a school within 200m of the subject property. Staff therefore recommend that Council consider declining the application. However, an alternate motion has been provided for Council's consideration.

ALTERNATE MOTION

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00743 for 901 Gordon Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

2. That Council authorize the street-level projecting canopies over the City right-of-way on Gordon Street, Courtney Street and Broughton Street, provided that the applicant enters into an Encroachment Agreement prior to a Public Hearing in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

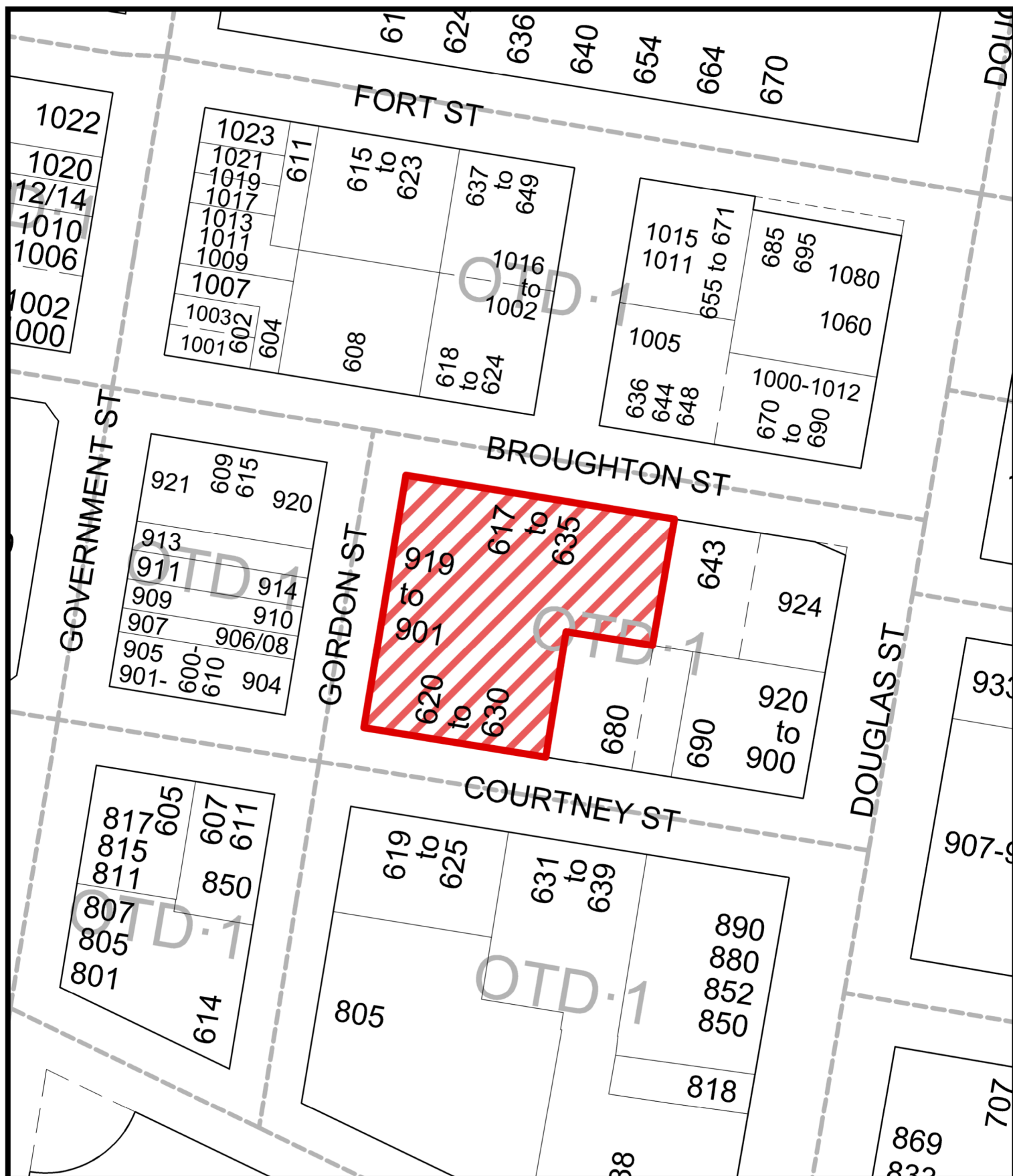
Report accepted and recommended by the City Manager:



Date: October 15, 2020

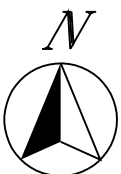
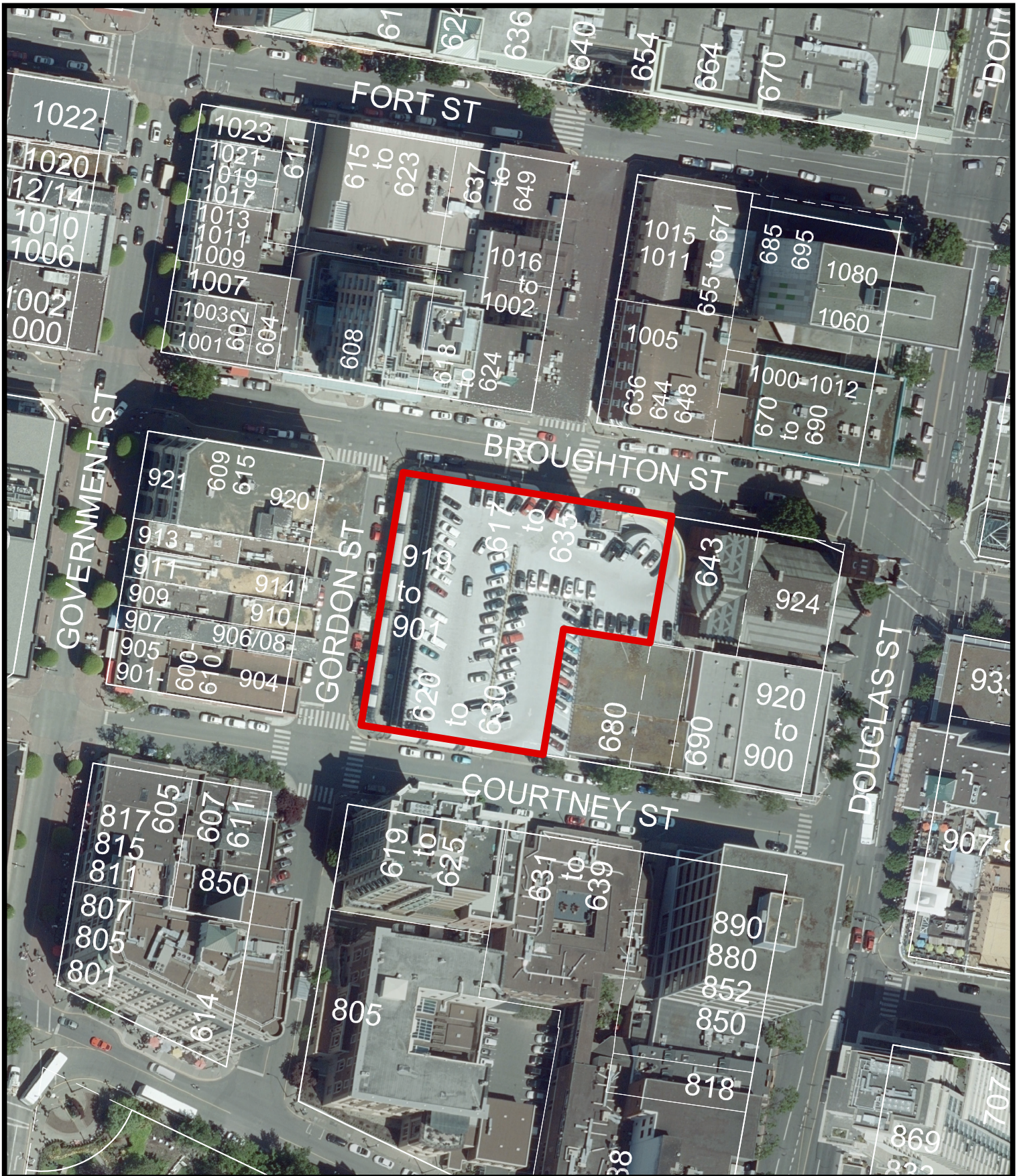
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 10, 2020
- Attachment D: Letter from applicant to Mayor and Council dated July 15, 2020
- Attachment E: Correspondence

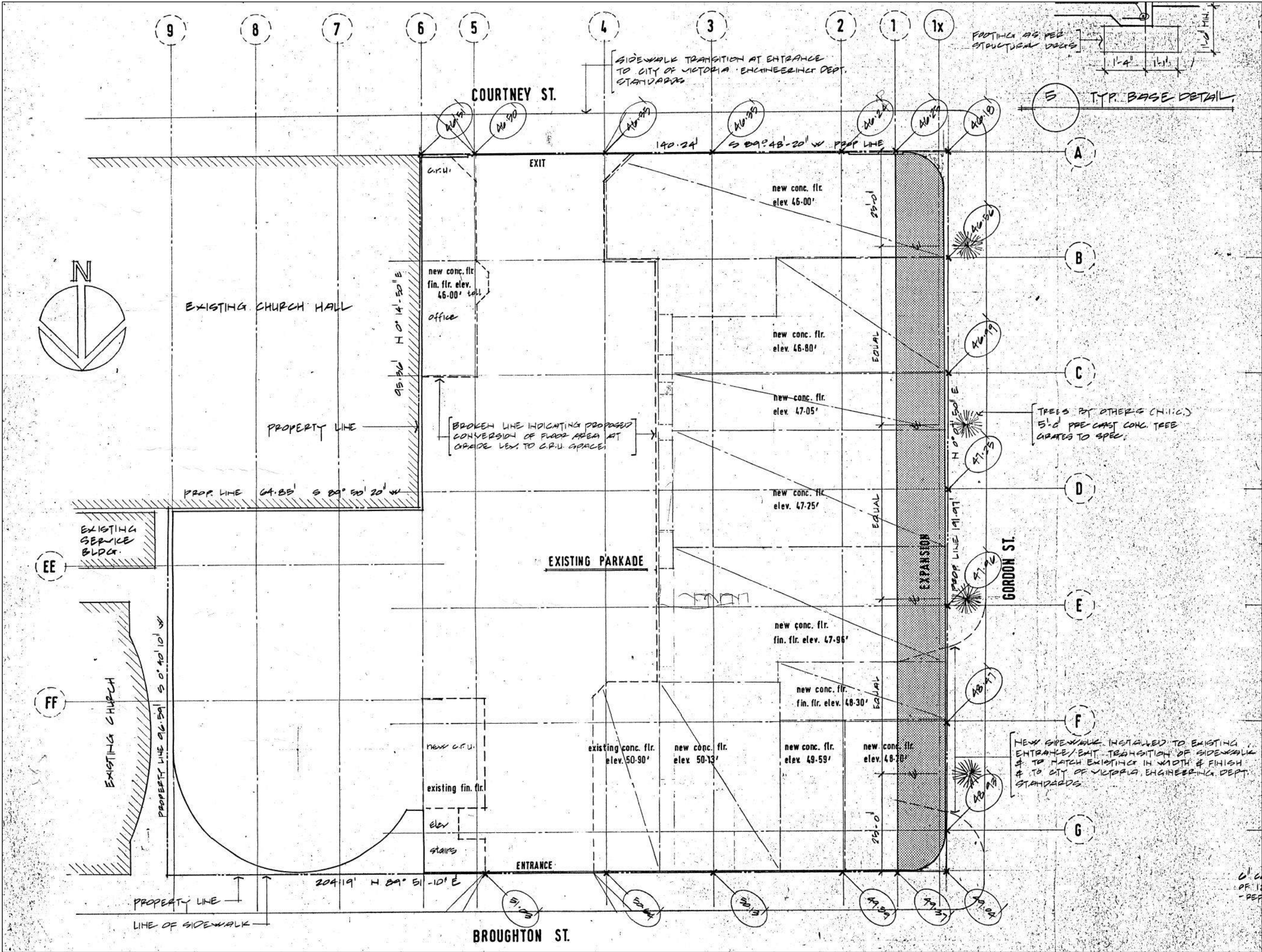


901 - 919 Gordon Street, 620 – 630 Courtney
Street and 617 – 635 Broughton Street
Rezoning No.00743

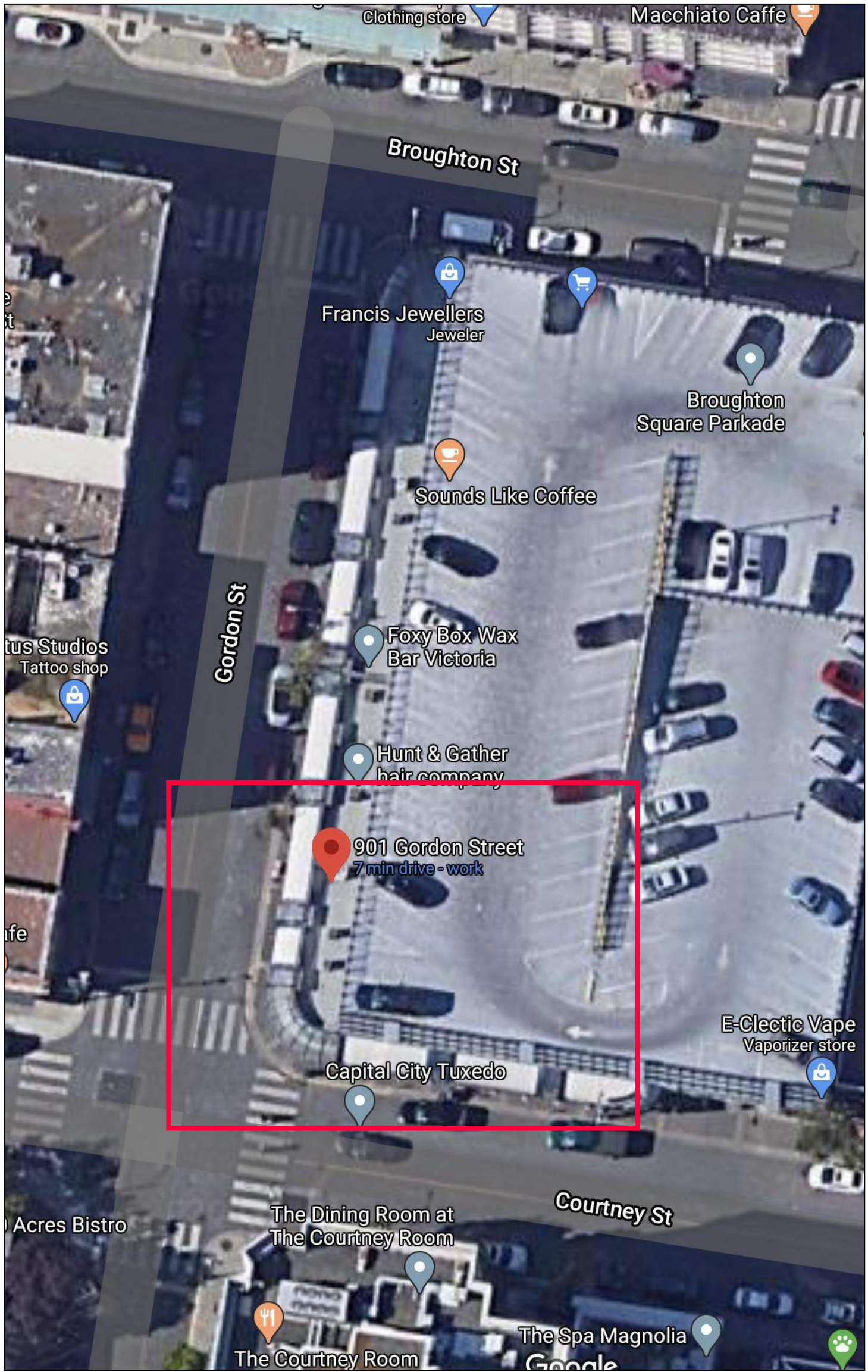




901 - 919 Gordon Street, 620 – 630 Courtney
Street and 617 – 635 Broughton Street
Rezoning No.00743



1 ORIGINAL SITE PLAN
SCALE: NTS



2 SATELLITE IMAGE
SCALE: NTS

*NOTE: NO CHANGES WILL BE MADE TO THE EXTERIOR



3 WEST ELEVATION
SCALE: NTS



4 SOUTH ELEVATION
SCALE: NTS

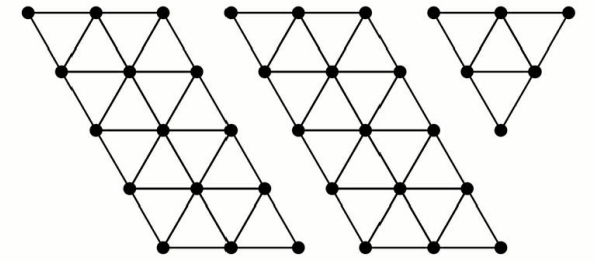


4 SIGNAGE ELEVATION
SCALE: NTS

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

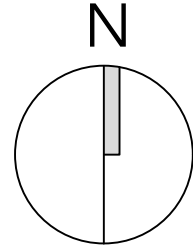
Received Date: September 10, 2020



WESTERN INTERIOR
DESIGN GROUP

#100 - 2105 DOWLER PLACE
VICTORIA, BC V8T 5B6
(250) 475-3666

CONSTRUCTION NORTH



NOTES/REVISIONS:

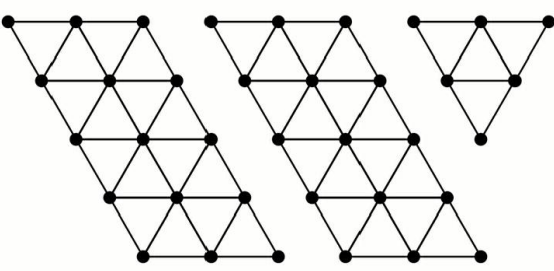
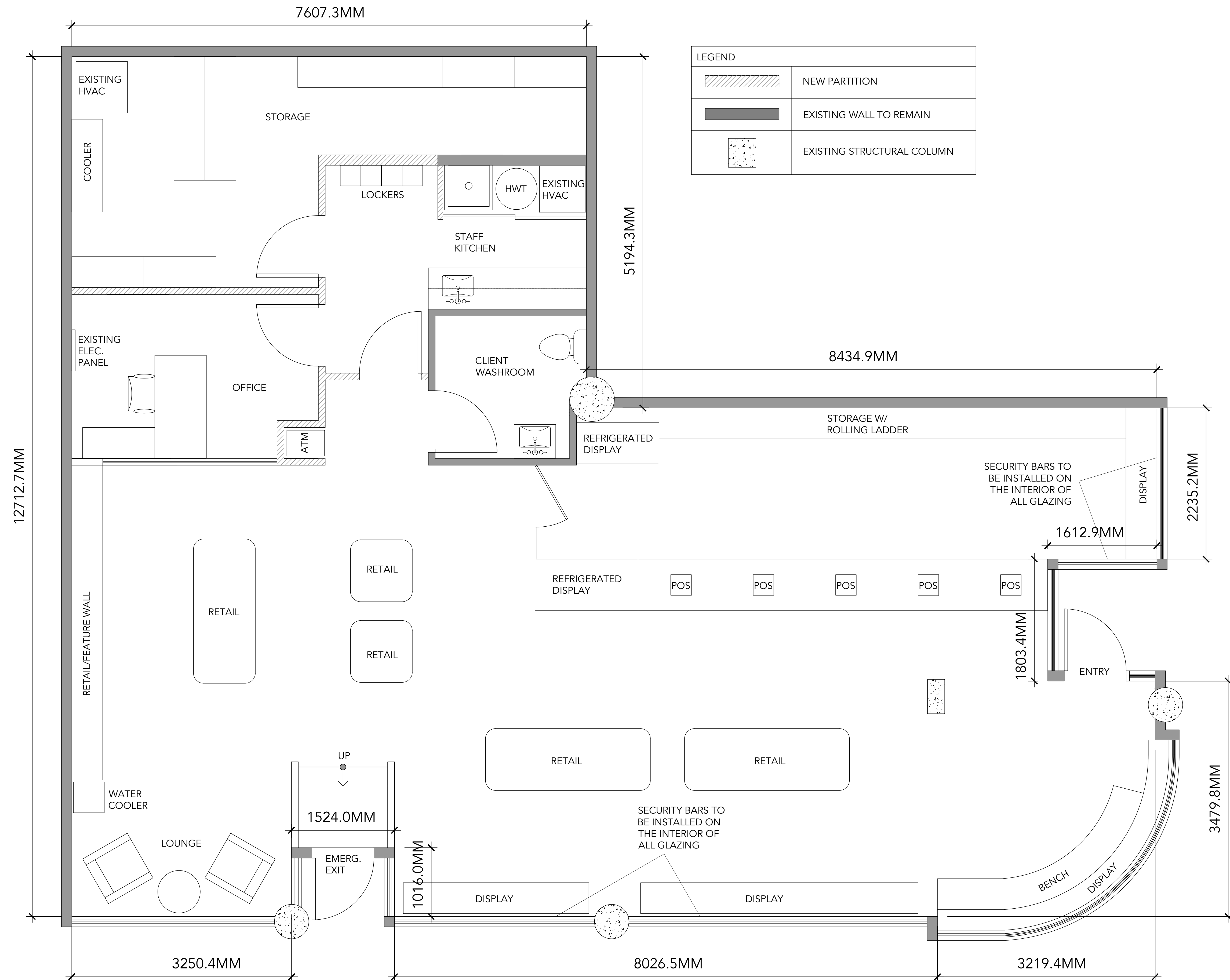
| | |
|-------------|------------|
| ISSUED FOR: | DATE: |
| REZONING | JULY 9-20 |
| REVISIONS | AUG. 17-20 |

PROJECT:
SEED & STONE
901 GORDON ST.
VICTORIA, BC

DRAWING:
COVER PAGE

SCALE:
N/A
DATE:
AUG. 17, 2020

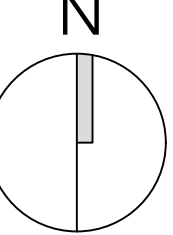
ID1.00



WESTERN INTERIOR
DESIGN GROUP

#100 - 2105 DOWLER PLACE
VICTORIA, BC V8T 5B6
(250) 475-3666

CONSTRUCTION NORTH



NOTES/REVISIONS:

| | |
|-------------|-------------|
| ISSUED FOR: | DATE: |
| REZONING | JULY 9-20 |
| REVISIONS | AUG. 17-20 |
| REVISIONS | SEPT. 16-20 |

PROJECT:
SEED & STONE
901 GORDON ST.
VICTORIA, BC

DRAWING:
FLOOR PLAN

| | |
|-------------------------|--------|
| SCALE: 1:30 | ID1.01 |
| DATE: SEPT. 16, 2020 | |

UNIT AREA: 155.15 SQ.M. (1670 SQ.FT.)

1 PROPOSED FLOOR PLAN
SCALE: 1:30



Songhees Nation

July 15, 2020

Mayor and Council, City of Victoria
#1 Centennial Square

Dear Mayor and Council,
Regarding: Seed & Stone: Cannabis Retail at 901 Gordon Street

I am happy to inform Mayor and Council that Songhees Nation's cannabis retail enterprise is moving forward! Our On-Reserve location is under construction and our licensing approval is in the final stages. We are pleased to submit this cannabis rezoning application for our first location in Victoria.

Songhees has selected Vikram Sachdeva of Seed & Stone as a business partner. We met Vikram through an existing relationship and found alignment in our values and business goals. Vikram has a licensed store open in Chilliwack and several locations under development in the lower mainland. He is an entrepreneur with twenty years experience as a multi-store Subway franchisee and a strong record of good corporate citizenship and regulatory compliance. Together we will operate premier cannabis retail stores under a trusted brand.

The Seed & Stone brand speaks to the natural world and the life cycle of plants. Our stores will have a serene mood, with a backlight forest scene on one wall. Connie Watts, of Tseshaht First Nation, our interior designer for the Songhees Wellness Centre, will enhance the indigenous branding in our stores, featuring pieces by Songhees artists. We will carry ancillary products from indigenous suppliers.

Finding a location in the heart of Lekwungen territory has been difficult. We are hopeful you will agree that 901 Gordon Street is a good fit for cannabis retail. We have leased this location subject to zoning approval. City staff will report that 901 Gordon Street is within 150 meters from a school and 350 meters from another Cannabis store. However, looking at this little neighbourhood in our small and densely developed City, we feel this location is appropriate and should be given consideration.

We met with Jeff Hopkins, founder of the Pacific School of Innovation and Inquiry located at 808 Douglas Street in the Nootka Court Mall. While Jeff is concerned about youth using cannabis in public spaces downtown, he agreed that regulated and licensed stores are part of the solution and wished us well with our endeavor.

901 Gordon Street has parking on the roof and an eclectic group of shops and services. Songhees' Seed & Stone stores will be a shopping experience attracting residents and tourists alike. Thank you for your consideration. We are available to answer questions, please contact Vikram Sachdeva vikrams@seedandstone.com or Christina Clarke Christina.clarke@songheesdevco.com.

Sincerely



Chief Ron Sam

cc Songhees Nation Chief and Council



September 25, 2020

Dear Matthew Angrove,
Area Planner, City of Victoria

I am writing today on behalf of the management and ownership of The Magnolia Hotel & Spa in regards to the rezoning application at 901-919 Gordon Street and 620-630 Courtney Street. The rezoning as posted is looking to permit the use of the storefront as a Cannabis Retailer.

The Magnolia Hotel & Spa has been operating at 623 Courtney Street since 1998 welcoming travelers in our luxury boutique hotel for over two decades. We are currently rated as the #1 Top Hotel in Canada by Trip Advisor, and currently employ approximately 75 people within the hotel and restaurant, The Courtney Room.

On behalf of management and ownership, we would like to express that we do not support this application to share the block with a Cannabis Retailer. We do not believe that having a Cannabis Retailer among upscale tourist and entertainment areas is beneficial for the neighborhood, and being a block from our iconic harbour we do not feel it is the image we are looking to convey to tourists of our beautiful city. Additionally, there are 4 retailers within several blocks of the hotel and as such we believe the market already has supply readily available.

Operationally we are concerned with the comings and goings of patrons of a Cannabis Retailer. Many businesses on our block have patios, and we have windows that open in to our establishments. We believe that there is a high risk that patrons would be smoking Cannabis nearby the store which would negatively impact the comfort of those patronizing hospitality businesses such as ours. We also know that there are no resources to actively police this. Hospitality businesses have been dramatically impacted by COVID-19 and we are utilizing any outdoor spaces available to both operate safely and make the best of a very poor business situation. We strongly believe that having a Cannabis retailer will be detrimental to these efforts.

Lastly, while possibly speculative but nonetheless concerning to our staff, since the rezoning application sign has gone up there have been concerns expressed from staff about what impact this retailer would have on the safety and security of the neighborhood. The safety and security of downtown has deteriorated during the past 6 months, during COVID-19. How much of this is perception, and how much reality could be debated, however it is a real concern for employees who come to work downtown.

Thank you for considering the views of neighboring businesses in reviewing this application. It is our hope as a business that this re-zoning is denied.

Please feel free to reach out to me at 250-412-8480 if you have questions about our letter and our concerns on this issue.

Bill Lewis,
General Manager
The Magnolia Hotel & Spa

**623 Courtney Street
Victoria, BC, V8W 1B8**



1

Rezoning Application for 901 Gordon Street



1

Aerial View

2



2

Subject Site

3



3 WEST ELEVATION
SCALE: NTS



4 SOUTH ELEVATION
SCALE: NTS



4 SIGNAGE ELEVATION
SCALE: NTS



3

Neighbouring Properties

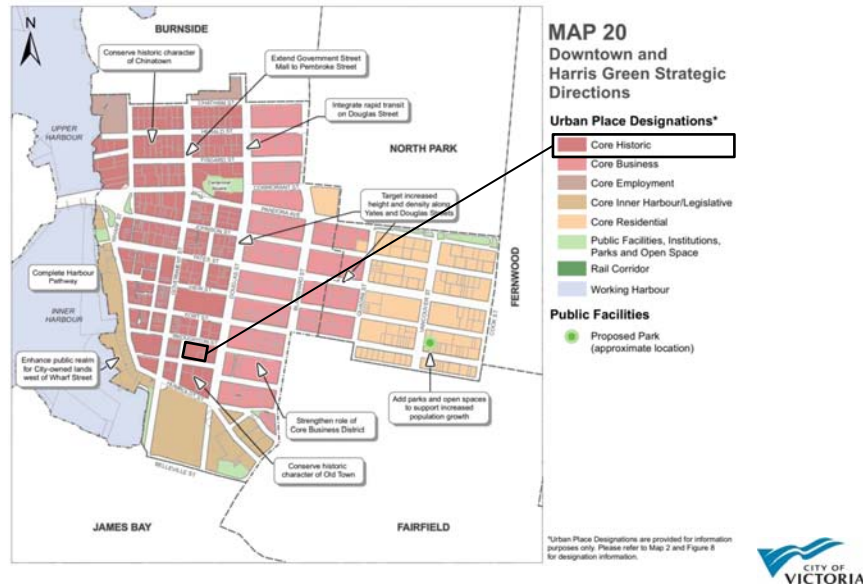
4



4

Official Community Plan

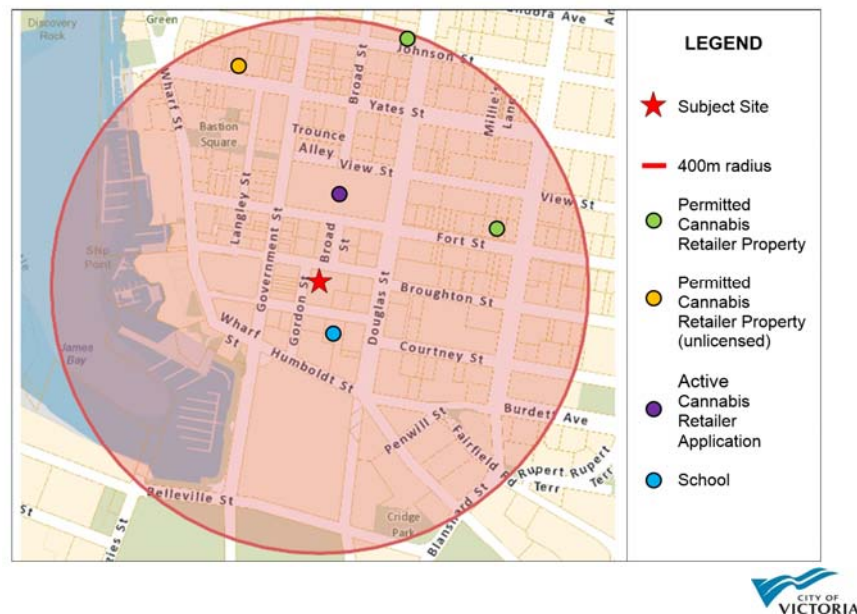
5



5

Distances from Other Retailers

6



6

Richard Elliott

From: Bruce Williams [REDACTED]
Sent: October 19, 2020 4:40 PM
To: Victoria Mayor and Council
Cc: Jocelyn Jenkyns; Kerri Moore
Subject: Letter-Support-Songhees-cannabis-Oct19-2020
Attachments: Letter-Support-Songhees-cannabis-Oct19-2020.docx; Letter-Support-Songhees-cannabis-Oct19-2020.pdf

Please see the attachment here

Many thanks

Bruce Williams, Chief Executive Officer
Greater Victoria Chamber of Commerce

Email: [REDACTED] Web: www.victoriachamber.ca

Direct: [REDACTED] [REDACTED] [REDACTED]

Address: #100-852 Fort Street, Victoria, BC V8W 1H8

**THE
CHAMBER.**
GREATER VICTORIA
CHAMBER OF COMMERCE



This message is intended only for the named recipient. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

October 19, 2020

Mayor Lisa Helps and Council
City of Victoria Municipal Hall
1 Centennial Square, Victoria BC,
V8W 1P6

Re. Build Back Victoria: Re-opening and Recovery

Dear Victoria Mayor and Council,

The Chamber supports the Songhees Nation's application to operate a retail cannabis outlet at 901 Gordon St. Regulated and licensed stores such as the one in this proposal help create a safe and regulated supply of cannabis.

The Seed and Stone partnership with Songhees Nation will offer a premium retail outlet with a trusted organization operating within regulatory compliance. The Seed and Stone brand creates awareness about the importance of the natural world and the lifecycle of plants. The design of the store will reflect genuine indigenous branding that will appeal to shoppers, whether they are locals or visitors to our destination.

We feel the creation of a new business enterprise such as this is an important step in retaining commercial vibrancy in the downtown core in this period of business uncertainty.

Thank you for your consideration.

Sincerely,



Bruce Williams
CEO,
Greater Victoria
Chamber of Commerce



John Wilson
Board Chair
Greater Victoria
Chamber of Commerce

Richard Elliott

From: Ian Sutherland [REDACTED]
Sent: October 19, 2020 6:18 PM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Marianne Alto (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Sharmarke Dubow (Councillor)
Cc: Michael Angrove
Subject: Rezoning Application No. 00743 for 901 Gordon Street
Attachments: 901 Gordon St - Cannabis Retail.pdf

To Mayor and Council,

Please find attached the DRA LUC letter in response to the rezoning application to permit the use of a Storefront Cannabis Retailer at 901 Gordon Street.

Regards,

Ian Sutherland



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC, V8W 1P6

October 19th, 2020

Re: Rezoning Application No. 00743 for 901 Gordon Street

Dear Mayor Helps and Council,

The DRA LUC would like to offer support for the Staff recommendation to decline the application to permit the use of a Storefront Cannabis Retailer. As observed by Staff, “the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*”.

There are three properties within 400m of the subject property that have storefront cannabis retailer as a permitted use:

- 778 Fort Street is 238m away, is provincially licensed and has been operating at the location since 2014;
- 1402 Douglas Street is 385m away, is provincially licensed and has been operating at that location since 2015; and,
- 546 Yates Street is 333m away, non-operational and not provincially licensed.

Additionally, Staff point out that there is one independent high school, the Pacific Institute for Innovation and Inquiry that, at 19m away from the subject property, is well within the 200m proximity.

Proximity rules were established by Council to limit the number of Cannabis retailers to the point that the public is adequately served and operators do not need to sell to minors to make ends meet. There is a strong case that indicates a direct correlation between the viability of these businesses and compliance regarding sale to minors.

There is no shortage of ground floor retail properties for lease within the Downtown and therefore no apparent impediment for the applicant to seek a location that complies with the current proximity rules. It is important that precedence is not set in relaxing these proximity rules without a compelling rationale. We strongly encourage Council to uphold its wise decision to adopt the 400m proximity rule for Cannabis retailers and the 200m proximity rule for schools.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ian Sutherland', with a large loop at the start and a trailing flourish.

Ian Sutherland
Chair Land Use Committee, Downtown Residents Association

cc COV Planning



September 25, 2020

Dear Matthew Angrove,
Area Planner, City of Victoria

I am writing today on behalf of the management and ownership of The Magnolia Hotel & Spa in regards to the rezoning application at 901-919 Gordon Street and 620-630 Courtney Street. The rezoning as posted is looking to permit the use of the storefront as a Cannabis Retailer.

The Magnolia Hotel & Spa has been operating at 623 Courtney Street since 1998 welcoming travelers in our luxury boutique hotel for over two decades. We are currently rated as the #1 Top Hotel in Canada by Trip Advisor, and currently employ approximately 75 people within the hotel and restaurant, The Courtney Room.

On behalf of management and ownership, we would like to express that we do not support this application to share the block with a Cannabis Retailer. We do not believe that having a Cannabis Retailer among upscale tourist and entertainment areas is beneficial for the neighborhood, and being a block from our iconic harbour we do not feel it is the image we are looking to convey to tourists of our beautiful city. Additionally, there are 4 retailers within several blocks of the hotel and as such we believe the market already has supply readily available.

Operationally we are concerned with the comings and goings of patrons of a Cannabis Retailer. Many businesses on our block have patios, and we have windows that open in to our establishments. We believe that there is a high risk that patrons would be smoking Cannabis nearby the store which would negatively impact the comfort of those patronizing hospitality businesses such as ours. We also know that there are no resources to actively police this. Hospitality businesses have been dramatically impacted by COVID-19 and we are utilizing any outdoor spaces available to both operate safely and make the best of a very poor business situation. We strongly believe that having a Cannabis retailer will be detrimental to these efforts.

Lastly, while possibly speculative but nonetheless concerning to our staff, since the rezoning application sign has gone up there have been concerns expressed from staff about what impact this retailer would have on the safety and security of the neighborhood. The safety and security of downtown has deteriorated during the past 6 months, during COVID-19. How much of this is perception, and how much reality could be debated, however it is a real concern for employees who come to work downtown.

Thank you for considering the views of neighboring businesses in reviewing this application. It is our hope as a business that this re-zoning is denied.

Please feel free to reach out to me at [REDACTED] if you have questions about our letter and our concerns on this issue.

Bill Lewis,
General Manager
The Magnolia Hotel & Spa

**623 Courtney Street
Victoria, BC, V8W 1B8**



Committee of the Whole Report

For the Meeting of October 22, 2020

To: Committee of the Whole **Date:** October 8, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00748 for 1150 Douglas Street

RECOMMENDATION

That Council decline Rezoning Application No. 00748 for the property located at 1150 Douglas Street.

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a rezoning application for the property located at 1150 Douglas Street. The proposal is to add the use of storefront cannabis retailer to the OTD-1 Zone, Old Town District-1 as a site-specific regulation for 1150 Douglas Street.

The following points were considered in assessing this application:

- the proposal is consistent with the Core Historic designation in the *Official Community Plan* and the Historic Commercial District designation in the *Downtown Core Area Plan*, both of which envision active commercial uses on the ground floor
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there are three properties within 400m with storefront cannabis retailer as a permitted use and there is a school within 200m.

BACKGROUND

Description of Proposal

This rezoning application is to permit the use of storefront cannabis retailer at 1150 Douglas Street. The following differences from the current OTD-1 Zone are being proposed:

- storefront cannabis retailer would be a permitted use

- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to a maximum floor area of 155m².

Sustainability

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

Active Transportation

The applicant has not identified any active transportation impacts associated with this Application.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

Accessibility

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

Land Use Context

The area is characterized primarily by retail and restaurant uses at grade, with office uses on the upper storeys.

Existing Site Development and Development Potential

The subject property is occupied by the shopping mall known as The Bay Centre, which features a variety of retail stores and restaurants. Under the current OTD-1 Zone, Old Town District-1, the property could be developed for commercial and mixed-use buildings up to a height of 15m and a density of up 3.0:1 floor space ratio.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) Community Meeting is waived unless the application involves construction of a new building; however, the application was referred to the Downtown Residents Association. Also consistent with the policy, the application has been referred to School District No. 61 and the Victoria Police Department (VicPD). No responses have been received at the time of writing this report.

ANALYSIS

Official Community Plan

The *Official Community Plan, 2012* (OCP) lists this property within the Core Historic urban place designation, within which retail is an envisioned use. The property is also included in Development Permit Area 1 (HC): Core Historic which among other things contains design guidelines that aim to create animated and welcoming streetscapes. Provincial regulations prohibit cannabis products from being visible from the street. While staff would encourage the applicant to maintain a positive street relationship, it should be noted that interior improvements

that restrict visibility into the storefront, such as blinds or curtains, are not subject to staff approval. However, extensive use of non-transparent glass or screening films applied to glass would be considered contrary to the design guidelines and would require Council consideration and approval.

Downtown Core Area Plan

The *Downtown Core Area Plan* designates this property as Historic Commercial District. The application is consistent with the neighbourhood plan, in which zoning accommodates a diverse range of active commercial uses.

Tree Preservation Bylaw and Urban Forest Master Plan

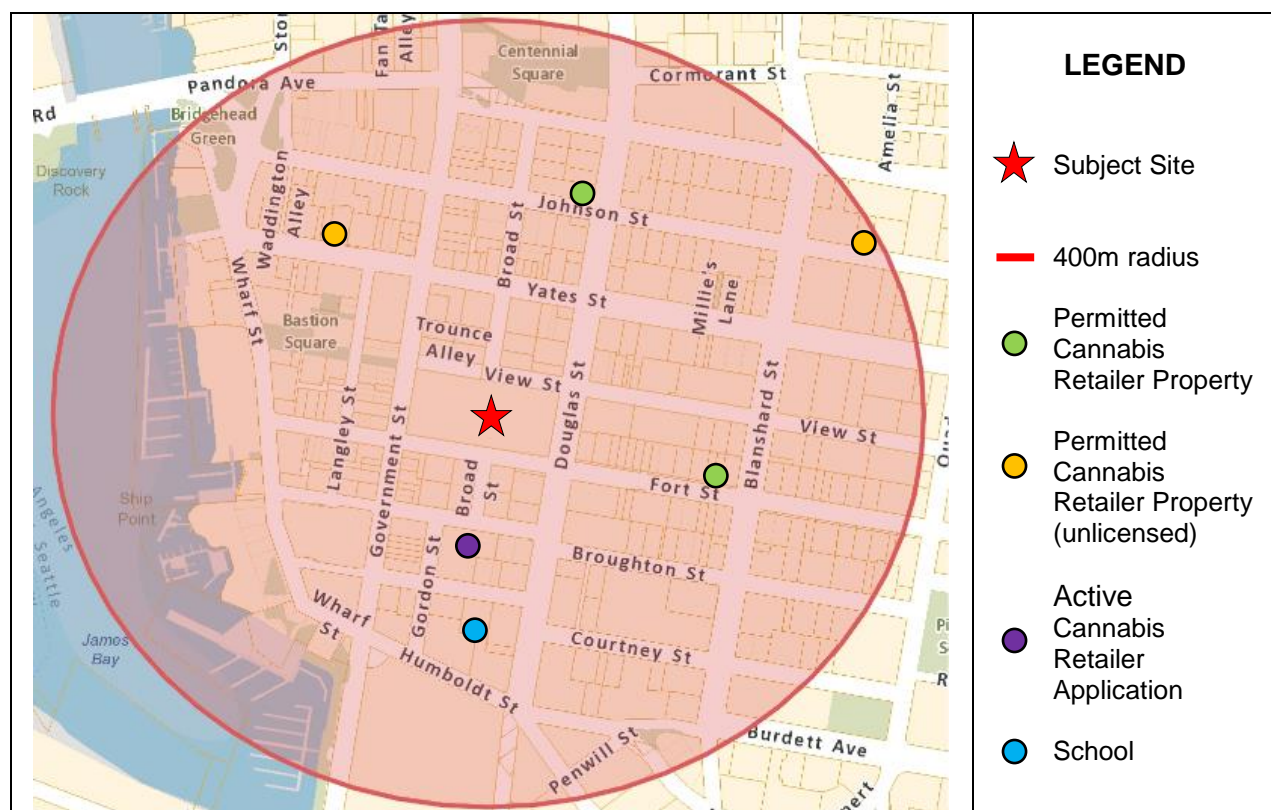
There are no Tree Preservation Bylaw impacts and no impacts to public trees with this Application.

Storefront Cannabis Retailer Rezoning Policy

The proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are four properties within 400m of the subject property that have storefront cannabis retailer as a permitted use:

- 778 Fort Street is 177m away and is provincially licensed
- 1402 Douglas Street is 216m away and is provincially licensed
- 546 Yates Street is 160m away and non-operational and not provincially licensed
- 826 Johnson Street is 370m away and is operational but is not provincially licensed.

Finally, there is one independent high school, the Pacific Institute for Innovation and Inquiry, 170m away from the subject property.



CONCLUSIONS

The proposal to permit the storefront cannabis retailer use is consistent with the *Official Community Plan* and the *Downtown Core Area Plan*. However, the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are four other properties within 400m that permit the use of storefront cannabis retailer and there is a school within 200m of the subject property. Staff therefore recommend that Council consider declining the application. However, an alternate motion has been provided for Council's consideration.

ALTERNATE MOTION

That Council instruct staff to prepare the necessary zoning regulation bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00748 for 1150 Douglas Street, that first and second reading of the zoning regulation bylaw amendment be considered by Council and a public hearing date be set.

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division



Karen Hoes, Director
Sustainable Planning and Community
Development Department

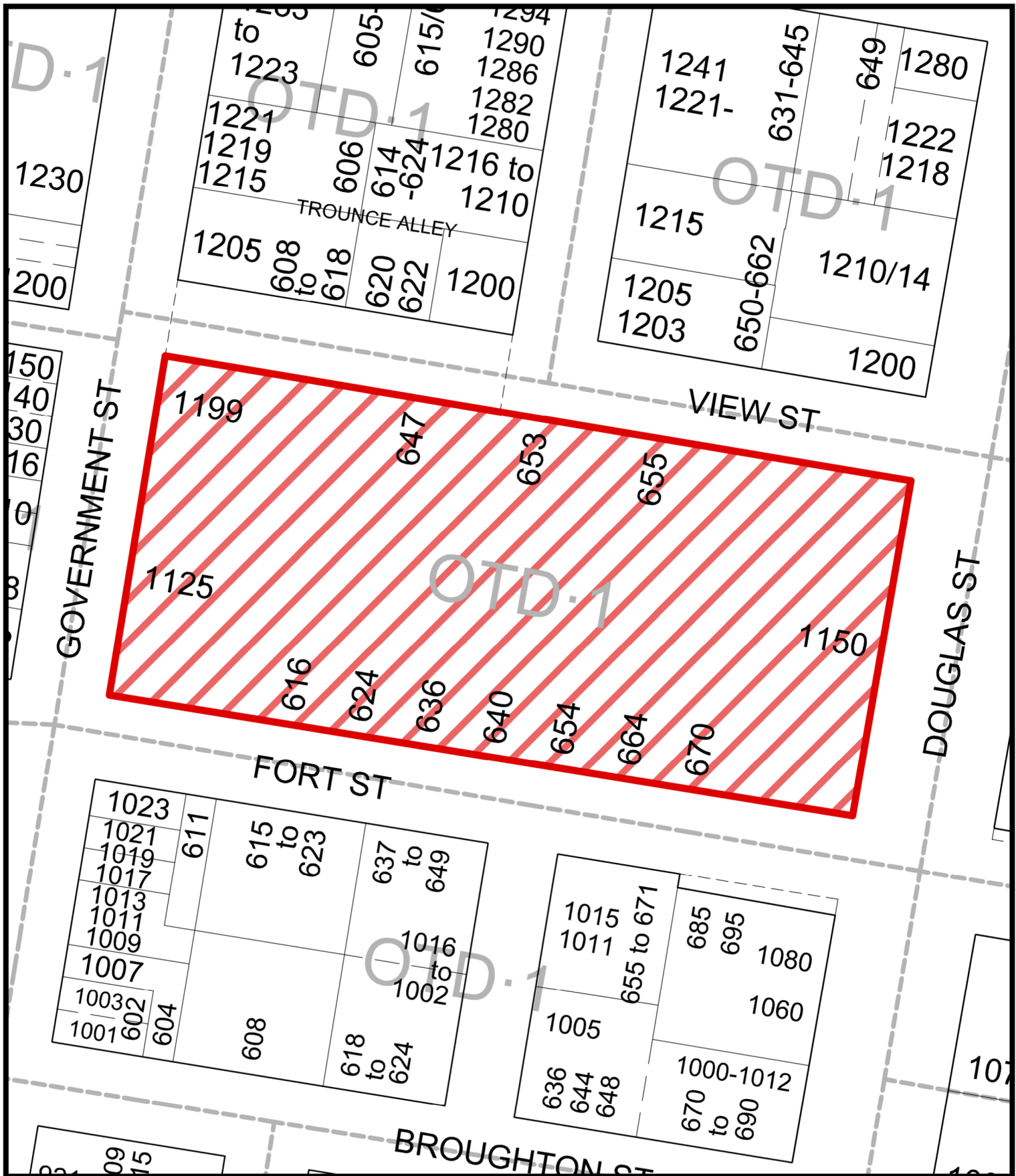
Report accepted and recommended by the City Manager:



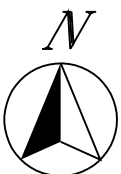
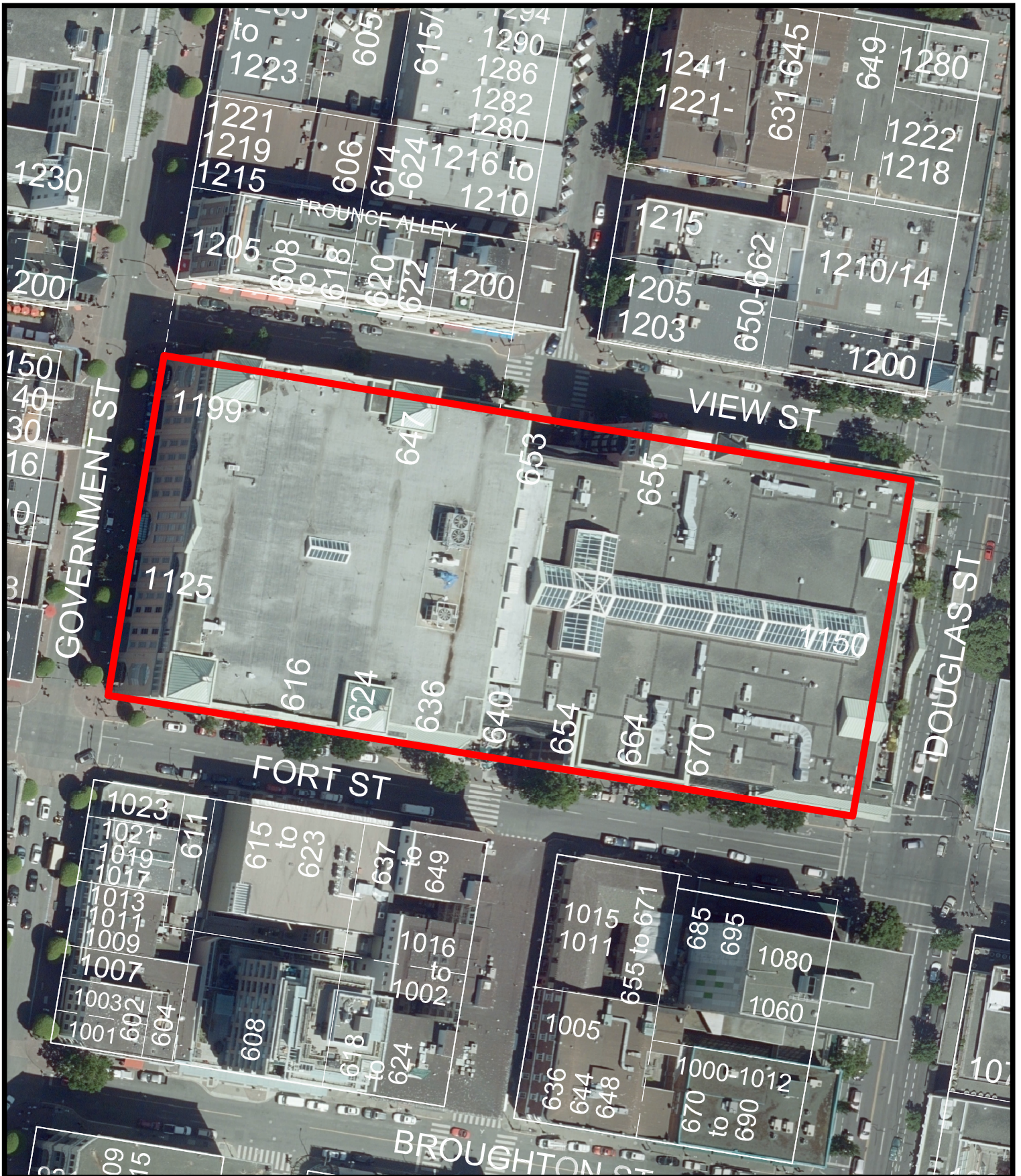
Date: October 15, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped September 25, 2020
- Attachment D: Letter from applicant to Mayor and Council dated August 5, 2020.

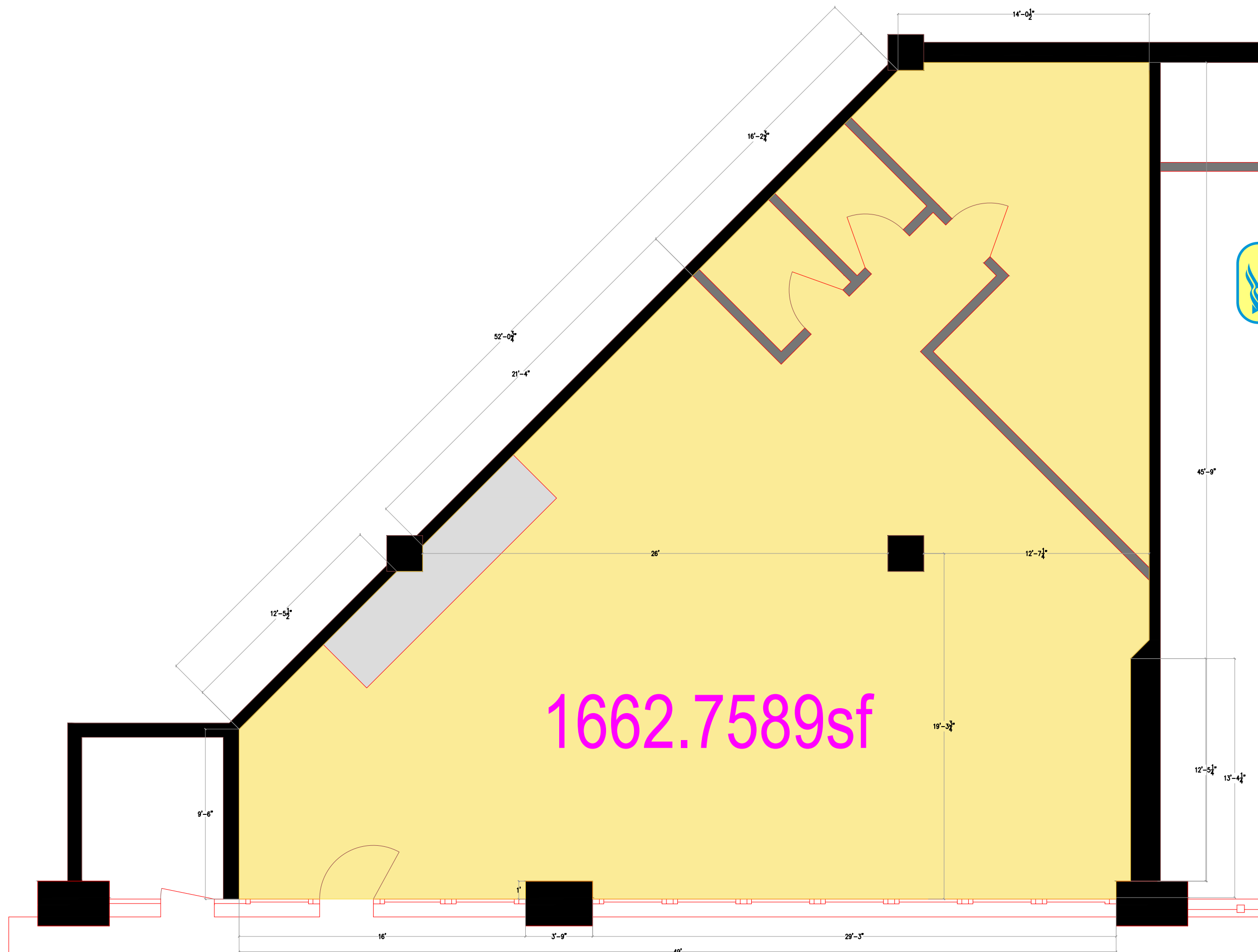



1150 Douglas Street
Rezoning No.00748



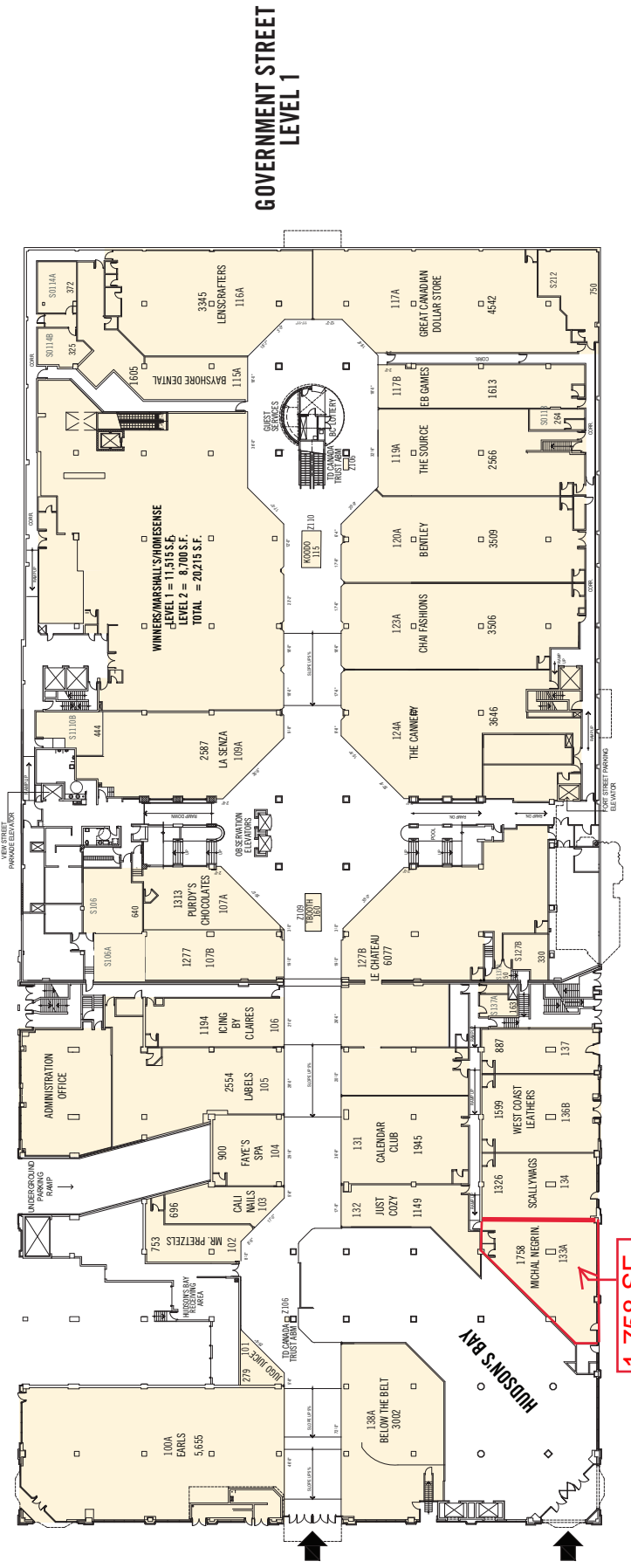
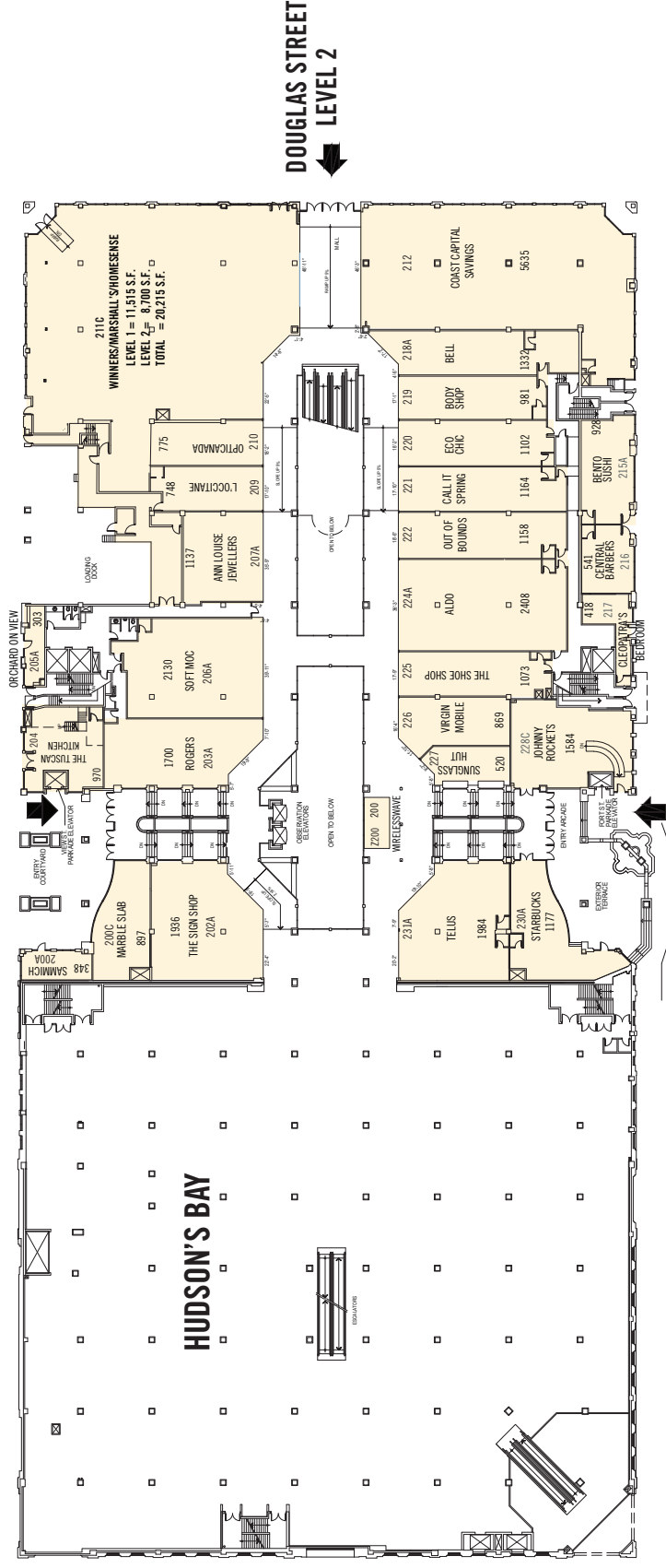
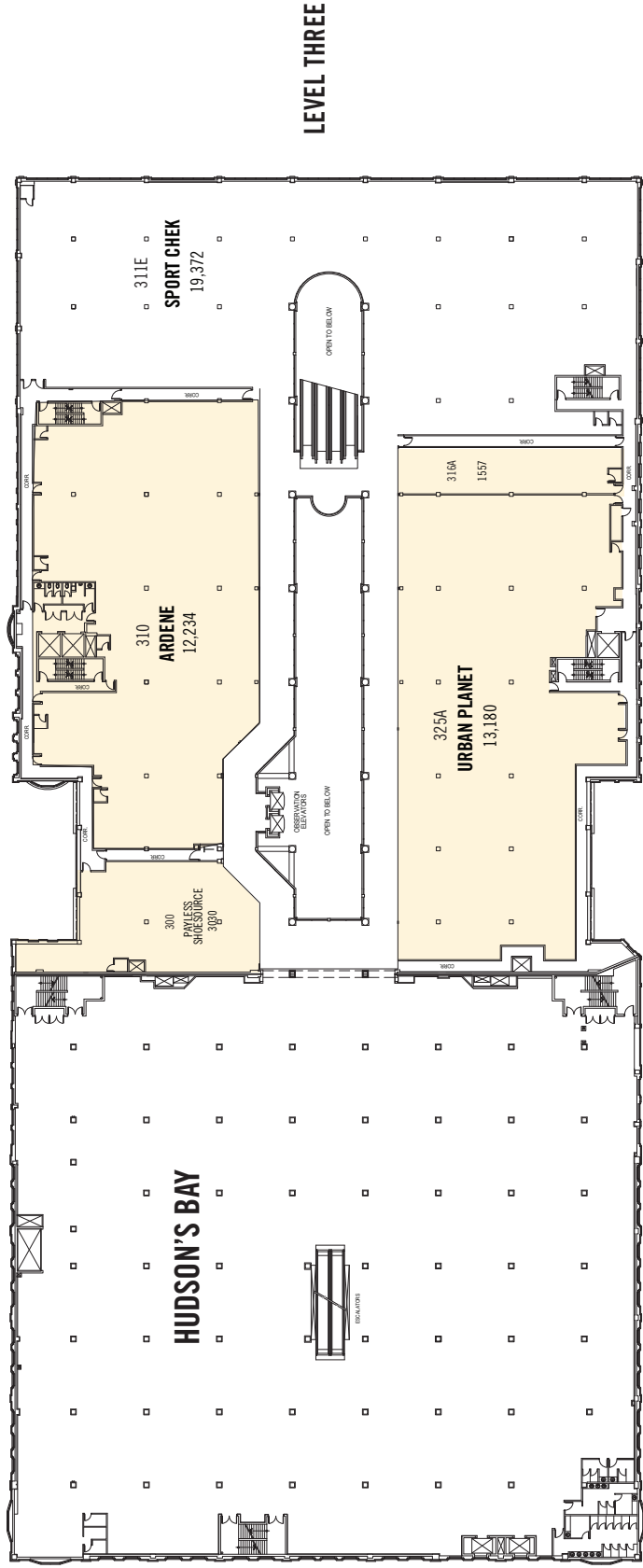
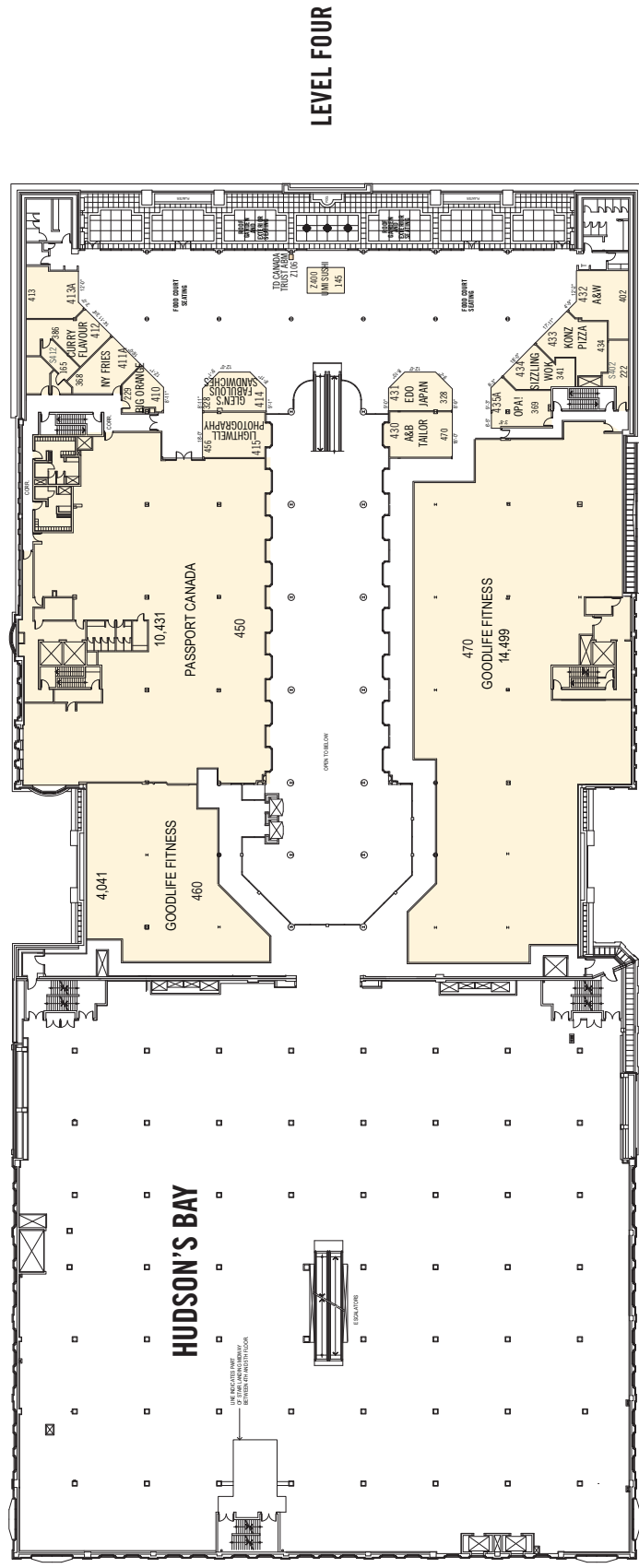
1150 Douglas Street
Rezoning No.00748





 **Revisions**
Received Date:
September 25, 2020

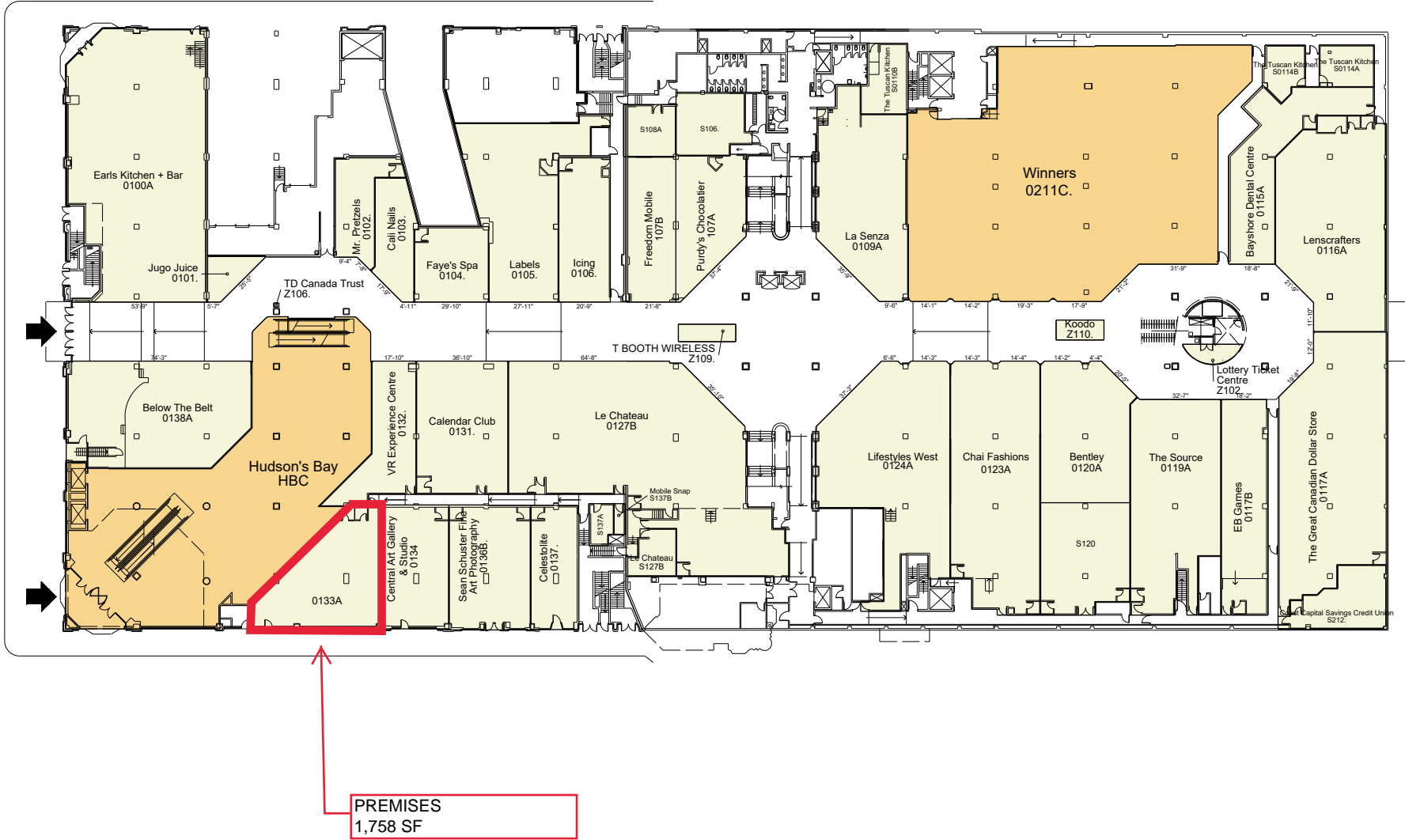
bccs - victoria bay center



1,758 SF

BAY CENTRE

Floor 1









August 5th, 2020

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear City Staff, Mayor and Members of Council:

Re: Non-medical cannabis retail store application

Please accept the Liquor Distribution Branch's (LDB) application to locate a **Government operated** non-medical cannabis retail store at **The Bay Centre, located at 1150 Douglas St.** The LDB has received support from the property owner to proceed with this application (application form, fees and supporting materials attached).

About the LDB

The LDB is one of two branches of government responsible for the beverage alcohol industry in BC. The *Liquor Distribution Act* gives the LDB the sole right to purchase and distribute beverage alcohol for the province. The LDB is also the public liquor retailer in the province's mixed public-private model, operating 197 retail outlets under the brand 'BC Liquor Stores.'

Under the [Cannabis Distribution Act](#), the LDB is also the sole wholesale distributor of non-medical cannabis in British Columbia and operates standalone, public retail stores and provides online sales. Since legalization, the LDB has opened BC Cannabis Store retail locations in twenty communities and we are actively working to roll out more stores across the Province to cater to the BC market.

Revenue generated through the LDB's wholesale and retail operations is remitted to the Provincial Government and contributes to supporting vital public services such as health care and education.

Committed to maintaining a level playing field between private and public retailers, the LDB ensures a fair and ethical supply and distribution of non-medical cannabis by applying a common set of rules for both:

- As the wholesaler of non-medical cannabis, it applies a 15% wholesale mark-up on the landed cost of cannabis distributed throughout the province to private and public BC Cannabis Stores
- Purchasing cannabis at a common wholesale price, both private and public retailers are required to pay the cost of shipping product from the LDB warehouse to their retail outlet. E-commerce customers currently pay a flat shipping fee of \$8 on each order purchased via www.bccannabiswholesale.com.
- All private and public retail stores are required to comply with the municipal, provincial and federal regulations that govern the purchase, sale, and distribution of non-medical cannabis

- For both private and public retail stores, the minimum retail price for selling non-medical cannabis is either the wholesale price they paid to the LDB or the current LDB wholesale price, whichever is lower.

Location of proposed BC Cannabis Store

The LDB is proposing to open a BC Cannabis Store at **The Bay Centre** for a number of reasons, including that the site is:

- Located in an existing retail centre with strong anchor tenants;
- Easily accessible to customers with ample parking;
- Not expected to adversely impact traffic in the surrounding area, given its location in an already established complex, and;
- Located outside any sensitive use buffers established under the current City Policy.

The size of the proposed non-medical cannabis retail store is approximately 1,758 square feet of which we envision roughly half being dedicated to retail, with the remainder being utilized for office and administrative space for store staff.

Our commitment to community engagement and social responsibility

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB), the Ministry of Public Safety and Solicitor General, and the Ministry of Attorney General to encourage the safe and responsible consumption of alcohol and non-medical cannabis in BC.

We are committed to working in partnership with local governments to ensure a smooth introduction of non-medical cannabis to the retail market in BC communities. While government-operated BC Cannabis Stores do not require a licence from the LCRB^[1], we are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as working with local law enforcement agencies to maintain public safety.

Social responsibility is integral to the LDB and has been part of our corporate culture for decades. BC Liquor Stores have a well-established history of both undertaking initiatives encouraging the responsible use of our products and fundraising campaigns to give back to the local community.

Since 2010, we have raised nearly one hundred thousand dollars from staff and customers at our Victoria BC Liquor Stores locations, with most of the funds being allocated to programs within the District.

Our current BC *Liquor* Stores social responsibility programs will serve as examples as we move forward on developing our BC *Cannabis* Stores social responsibility endeavours. Our current efforts in the cannabis field include:

- Delivering products that meet strict safety and quality requirements. All cannabis products purchased through the LDB's wholesale channel and sold through BC Cannabis Stores are purchased from federally licensed producers.

^[1] As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB to operate a retail cannabis store - written confirmation from the LCRB is attached.

- Promoting the safe and responsible use of non-medical cannabis through social responsibility campaigns aimed at keeping cannabis out of the hands of minors, preventing driving under the influence, and informing the public about potential associated health risks of consuming cannabis.
- Actively discouraging customers from engaging in high-risk behavior such as driving under the influence, consuming cannabis during pregnancy and participating in sporting activities while under the influence of cannabis;
- Increasing awareness of the dangers associated with over-consumption or risky behavior through various [in-store campaigns](#) with strategically placed messaging, and;
- Incorporating environmental sustainability into all facets of our business with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

Keeping cannabis out of the hands of minors.

Unlike liquor stores, minors will not be permitted inside BC Cannabis Stores, even if they are accompanied by a parent or guardian. Our ID-check policy at store entrances prevents minors from entering our stores. All our staff receive comprehensive training in verifying ID, and will request age verification from all customers appearing under the age of 30.

Odour Mitigation

Product must be packaged and sold in accordance with Health Canada's packaging requirements, in a child-proof container. Since the product is prepackaged at the point of cultivation, there is little-to-no noticeable odor emitted from the store.

There will also be a ventilation and filtration system in order to reduce or eliminate odors. In the event that neighbouring tenants or customers have any concerns in this regard, the LDB will respond to these requests immediately. To date we have received no complaints regarding odours from any of our four stores currently in operation

Cannabis store operations

All BC Cannabis Stores employ unionized staff. This particular location will have approximately 8 employees, including a Store Manager, at least one Assistant Store Manager, and staff comprised of full and part-time Cannabis Consultants. Wages start at \$21.00 per hour with benefits and pension eligibility as Provincial employees. All prospective employees must undertake an Enhanced Security Screening (ESS) as mandated by Provincial law.

Store hours vary but locations are typically open from 10am to 9pm Monday to Saturday and 11am to 7pm on Sundays.

Our neighbourhood strategy includes:

- *Keep It Safe*, a mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of violence, theft or nuisance. Additional topics covered include understanding cannabis related laws and strategies for maintaining a safe environment for employees and customers.

- Implementation of procedures on how to deal with unruly customers, store safety, loitering, and consumption outside the premises. Procedures are in place to ensure there are at least two employees in the store at all times and that stores are alarmed and locked outside business hours. For events that occur outside of the store, staff are trained to contact mall security, if applicable, or to call 911.
- Training staff on how to verify a customer's age and to identify signs of fraudulent I.D.
- Transporting expired or defective product off-premises for destruction. There will be no disposal of cannabis at any store, further reducing the risk that cannabis will fall into the hands of minors or the illicit market

Security

Customer, employee, and community safety is paramount. The LDB brings over 40 years of experience working with local government, enforcement agencies, and security experts in establishing and operating secure retail stores in BC, and nearly 100 years of retailing regulated products. The LDB utilizes Crime Prevention through Environmental Design (CPTED) principles when designing our retail stores.

BC Cannabis Stores are supported by the LDB's Corporate Loss Prevention department and privately contracted security personnel are available to work in conjunction with store staff to ensure security practices and protocols are followed.

All BC Cannabis Stores have:

- Centrally-monitored province-wide intruder and fire monitoring systems;
- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room for product storage;
- Durable and reliable commercial-grade doors and locks;
- Security shutters and smash-resistant windows.

Further details regarding BC Cannabis Stores and the LDB's social responsibility efforts are included in the attached presentation. If you require additional materials or have any questions we would be very happy to provide it. We thank you in advance for your consideration of our application.

Sincerely,

Ryan McKeown,
Senior Business Analyst
BC Liquor Distribution Branch

1

Rezoning Application for 1150 Douglas Street



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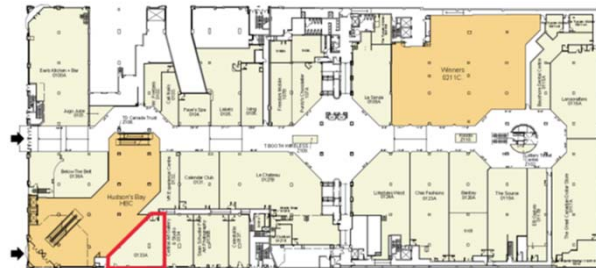
Aerial View



2

Subject Site

3



3

Neighbouring Properties

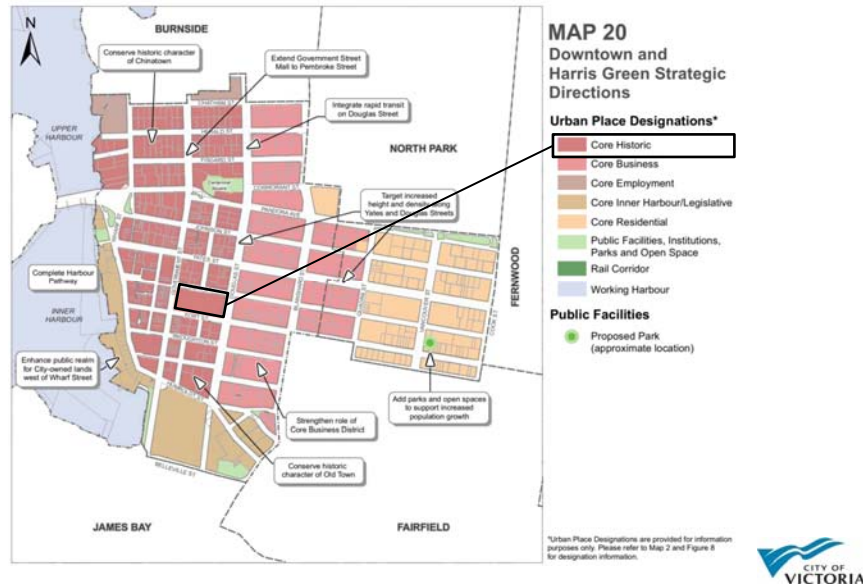
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4

Official Community Plan

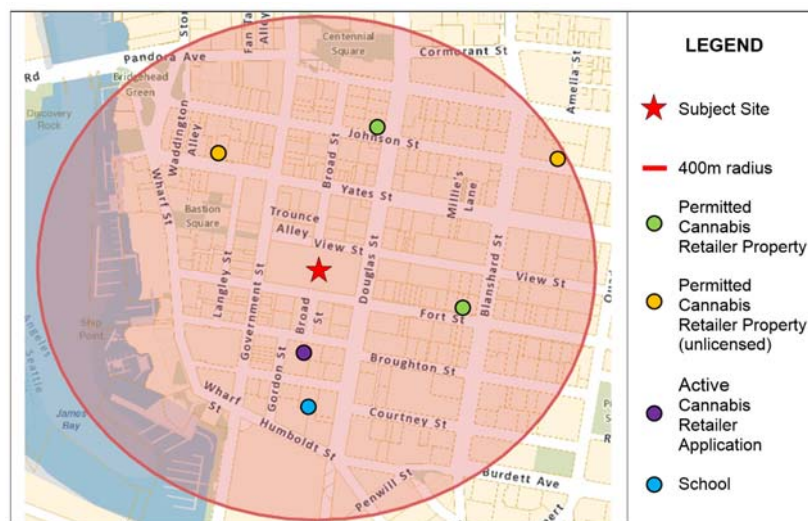
5



5

Distances from Other Retailers

6



6

Richard Elliott

From: Ian Sutherland [REDACTED]
Sent: October 19, 2020 6:17 PM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Marianne Alto (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor)
Cc: Michael Angrove
Subject: Rezoning Application No. 00748 for 1150 Douglas Street
Attachments: 1150 Douglas St - Cannabis Retail .pdf

To Mayor and Council,

Please find attached the DRA LUC letter in response to the rezoning application to permit the use of a Storefront Cannabis Retailer at 1150 Douglas Street.

Regards,

Ian Sutherland



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC, V8W 1P6

October 19th, 2020

Re: Rezoning Application No. 00748 for 1150 Douglas Street

Dear Mayor Helps and Council,

The DRA LUC would like to offer support for the Staff recommendation to decline the application to permit the use of a Storefront Cannabis Retailer. As observed by Staff, “the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*”.

There are four properties within 400m of the subject property that have storefront cannabis retailer as a permitted use:

- 778 Fort Street is 177m away, is provincially licensed and has been operating at that location since 2014;
- 1402 Douglas Street is 216m away, is provincially licensed and has been operating at that location since 2015;
- 546 Yates Street is 160m away, non-operational and not provincially licensed; and,
- 826 Johnson Street is 370m away, has been operating as the Cannabis Compassion Club for 19 years at that location but is not provincially licensed.

Additionally, Staff point out that there is one independent high school, the Pacific Institute for Innovation and Inquiry that, at 170m away from the subject property, is within the 200m proximity.

Proximity rules were established by Council to limit the number of Cannabis retailers to the point that the public is adequately served and operators do not need to sell to minors to make ends meet. There is a strong case that indicates a direct correlation between the viability of these businesses and compliance regarding sale to minors.

There is no shortage of ground floor retail properties for lease within the City and therefore no apparent impediment for the applicant to seek a location that complies with the current proximity rules. It is important that precedence is not set in relaxing these proximity rules without a compelling rationale. We strongly encourage Council to uphold its wise decision to adopt the 400m proximity rule for Cannabis retailers and the 200m proximity rule for schools.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ian Sutherland', with a large loop at the start and a trailing flourish.

Ian Sutherland
Chair Land Use Committee, Downtown Residents Association

cc COV Planning



Committee of the Whole Report For the Meeting of October 22, 2020

To: Committee of the Whole
From: Chris Coates, City Clerk
Date: October 16, 2020
Subject: Respiratory Therapy Week – October 25 – 31, 2020

RECOMMENDATION

That the *Respiratory Therapy Week* Proclamation be forwarded to the October 22, 2020 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Respiratory Therapy Week* Proclamation. Council has established a policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2019 Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Coates".

Chris Coates
City Clerk

List of Attachments

- Appendix A: Proclamation "Respiratory Therapy Week"
- Appendix B: List of Previously Approved Proclamations

“RESPIRATORY THERAPY WEEK”

WHEREAS *educate the public about Respiratory Therapists varied roles and responsibilities; and*

WHEREAS *respiratory therapists are highly trained professionals that provide essential cardio-respiratory care; and*

WHEREAS *respiratory therapists have played an important role on the front lines of the pandemic and have been instrumental in managing supplies and protocol for COVID 19 care; and*

NOW, THEREFORE *I do hereby proclaim the week of October 25-31 2020 as*
“RESPIRATORY THEORY WEEK” *on the HOMELANDS of the Lekwungen speaking 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 October 22nd, Two Thousand and Twenty.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Michelle Conville
Independent Respiratory Services

Appendix B**Council Meetings****Proclamations**

| | |
|-----------|--|
| 17-Jan-19 | BC Aware Days 2019: Be Secure, Be Aware Days - Jan 28 - February 5 |
| 31-Jan-19 | Eating Disorder Awareness Week - February 1 to 7, 2019 International Development Week - February 3 to 9, 2019 |
| 14-Feb-19 | Heritage Week 2019 - February 18 to 24, 2019 Rare Disease Day - February 28, 2019 |
| 28-Feb-19 | Tibet Day - March 10, 2019 |
| 14-Mar-19 | Purple Day - March 26, 2019 World Kidney Day - March 14, 2019 World Tuberculosis Day - March 26, 2019 |
| 28-Mar-19 | Sikh Heritage Day - April 14, 2019 Global Meetings Industry Day - April 4, 2019 |
| 11-Apr-19 | National Organ and Tissue Donation Awareness Week - April 21 to 27, 2019 Human Values Day 2019 - April 24, 2019 Global Love Day - May 1, 2019 National Dental Hygienists Week - April 6 to 12, 2019 |
| 25-Apr-19 | Child Abuse Prevention Month - April 2019 St. George Day - April 23, 2019 Huntington Disease Awareness Month - May 2019 Falun Dafa Day - May 13, 2019 |
| 9-May-19 | Apraxia Awareness Day - May 14, 2019 North American Safe Boating Awareness Week - May 18 to 24, 2019 Phones Away Day - May 23, 2019 International Internal Audit Awareness Month - May 2019 |
| 23-May-19 | Brain Injury Awareness Month - June 2019 Orca Action Month - June 2019 Orca Awareness Month - Southern and Northern Residents - June 2019 Intergenerational Day Canada - June 1, 2019 Pollinator Week - June 17 to 23, 2019 ALS Awareness Month - June 2019 Myalgic Encephalomyelitis Awareness Day - May 12, 2019 Built Green Day - June 5, 2019 |
| 13-Jun-19 | Small Business Month - June 2019 International Medical Marijuana Day - June 11, 2019 World Refugee Day - June 20, 2019 |
| 27-Jun-19 | Pride Week - June 30 - July 7, 2019 Parachute National Injury Prevention Day - July 5, 2019 |
| 11-Jul-19 | Mexican Heritage Week - July 9 to 14, 2019 |
| 25-Jul-19 | Clover Point Parkrun Day - August 10, 2019 |
| 8-Aug-19 | National Polycystic Kidney Disease Awareness Day - September 4, 2019 |
| 5-Sep-19 | Mitochondrial Disease Awareness Week - September 15 to 21, 2019 Project Serve Day- September 14, 2019 One Day Together - September 7, 2019 |
| 12-Sep-19 | Manufacturing Month - October, 2019 |
| 19-Sep-19 | Fire Prevention Week - October 6 to 12, 2019 Small Business Month - October 2019 Performance and Learning Month - September 2019 British Home Child Day - September 28, 2019 World Cerebral Palsy Day - September 19, 2019 |
| 10-Oct-19 | Waste Reduction Week - October 21 to 27, 2019 Pregnancy and Infant Loss Awareness Day - October 15, 2019 Fair Employment Week - October 7 to 11, 2019 |
| 24-Oct-19 | National Diabetes Awareness Month and World Diabetes Day - November 2019 and November 14, 2019 |
| 14-Nov-19 | Adoption Awareness Month - November 2019 Cities for Life / Cities Against the Death Penalty Day - November 30, 2019 Think Local Week - November 18 to 24, 2019 |
| 12-Dec-19 | National Homeless Persons' Memorial Day - December 21, 2019 South Asian Women in Canada Day - December 24, 2019 |



Council Member Motion
For the Committee of the Whole Meeting of October 22, 2020

To: Committee of the Whole **Date:** Oct. 12, 2020
From: Councillor Loveday
Subject: Initiating a City of Victoria Governance Review

Background:

The City of Victoria's 2018-2022 Strategic Plan includes a high-level priority of Good Governance and Civic Engagement and a 2021 action to "Complete a Governance Review". By conducting a targeted governance review, informed by Council, city staff, residents, and experts in civic governance, the City of Victoria has an opportunity to better align City processes with the City of Victoria's stated values and vision of inclusion, civic engagement, and good and open governance.

The City of Victoria's last governance review occurred in 2008, conducted by George Cuff, and much has changed since then, including demographic and population shifts, increased complexity of the issues facing Council, technological advances, and a new emphasis on diversity, inclusion, and reconciliation. Conducting a Governance Review in 2021 could help address governance challenges, improve transparency, and set up the next Council, to be elected in 2022, for success. To ensure the Governance Review is rooted in the espoused values of the City of Victoria, it is important that an equity lens is applied to this process.

Key Areas of Consideration for a Governance Review (to be fleshed out and added to through engagement with Council, City Staff, stakeholder groups, and residents):

1. Improving transparency and ensuring accountability
Considerations:
 - Processes for effective Council decision-making including whose input is received and how that input is considered
 - Ensuring all correspondence and public input is received, read, and responded to appropriately and in a timely fashion
 - Clear definition of roles and responsibilities for Council, CAO, and staff
 - Improving transparency of work undertaken by Councillors on City appointed committees and boards.
 - Further limiting in-camera meetings and pro-active release of information
 - Tracking plans and reports and ensuring implementation of all approved plans
2. Appropriate, consistent, and highly functioning advisory committee structures
Considerations:
 - The best process for advice and recommendations to flow to and from committees
 - Chairing of committees and role of council liaisons

- Adequate support from City Staff to support committees
 - Ensuring that the time and expertise of committee volunteers is respected and honoured
3. Length, frequency and scheduling of council meetings
 Considerations:
 - Improving governance and access for residents by shortening the length of meetings and limiting how late meetings can run
 - Ensuring meetings are accessible and inclusive of residents from diverse backgrounds and lived experiences
 4. Technology and the changing nature of work
 Considerations:
 - Role of virtual meetings and digital participation post-pandemic
 - Changes in governance, and expectations due to technological advances
 5. Respecting public input and building public trust
 Considerations:
 - Public engagement that meets IAP2 standards
 - Council and staff hear from diverse populations representative of City of Victoria residents
 - Ensuring responsiveness to public correspondence and requests
 - Flexibility of City processes to work within Indigenous protocols and approaches in relationships with the Esquimalt and Songhees Nations and in activities relating to reconciliation efforts
 6. Defining the role Mayor and Councillors
 Considerations:
 - What is the public expectation of the role(s)
 - What is the role of councillors as a neighbourhood liaison?
 - Is being a Councillor a full or part-time job?
 - If the role of Councillor is a part-time job, what can be done to limit the scope of work, provide support, or streamline processes?
 - If Councillor is full-time, what changes are required to recognize this expectation?
 - How should council evaluate its own performance?
 - Best practices for reviewing Council remuneration

It is recommended that an approach is undertaken that engages the working knowledge of mayor and council, city staff, residents, and an outside consultant with experience and expertise in civic governance. Consultation will be key to success and should occur in stages as the review process progresses. It is important that emerging governance issues can be tracked and considered as consultation advances.

Recommendation:

That Council direct staff to schedule a Council workshop and a separate workshop for residents and stakeholders to provide input to further inform the scope and priorities of a Governance Review and the selection of a consultant;

And That Council direct staff to report back with a proposed work plan and engagement strategy for the Governance Review aligned to the scope outlined in this report and informed by input received at the workshops outlined previously;

And That Council directs staff to report back with a budget estimate for the Governance Review and include that estimate in the 2021 budget for Council's consideration;

And That Council appoints up 3 councillors as a sub-committee to guide the Governance Review process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Loveday', written in a cursive style.

Councillor Loveday