



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, November 12, 2020, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

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

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.

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

Pages

A. APPROVAL OF AGENDA

B. Poetry Reading

By Youth Poet Laureate, Neko Smart.

C. READING OF MINUTES

D. REQUESTS TO ADDRESS COUNCIL

D.1. Savi Hanning-Brown: Lights at the Vic West Skatepark

D.2. Desike-akin Raquel Akingbehin: Treatment for Sickle Cell Disease in Victoria

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D.3. Joanne Newell: Noise From Equipment on the Roof of The Summit Care Facility, 955 Hillside Avenue

D.4. Jennifer Ferris: Noise Pollution From the Equipment on Top of The Summit

D.5. Kathy Gillis: Noise Associated with The Summit, Senior's Facility, Hillside Road

D.6. Patti Dewhurst: Summit Care Facility

E. PROCLAMATIONS

*F. PUBLIC AND STATUTORY HEARINGS

Public and Statutory Hearings will be convened by electronic means as authorized by Ministerial Order No. M192:

“Local Government Meetings and Bylaw Process (COVID-19) Order No. 3”

To participate live at the hearing, phone 778-698-2440, participation code 1551794#

- You will be asked to state your name, and will then be placed on hold until it's your turn to speak.
- Please have your phone on mute or remain quiet when you join the call - any background noise or conversation will be heard in the live streamed meeting.
- When it is your turn to speak, staff will un-mute your call and announce the last 4 digits of your phone number.
- State your name, address and item you are speaking to.
- You will have 5 minutes to speak then will be cut off when the next speaker is connected.
- When speaking:
 - o Using a 'speaker phone' is not recommended unless require by the user.
 - o Turn off all audio from the meeting webcast.

For more information on Virtual Public Hearings, go

to: <https://www.victoria.ca/EN/meta/news/public-notice/virtual-public-hearings.html>

Please note that any videos you submit and the opinions you express orally will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda. Your phone number and email will not be included in the agenda. For more information on privacy and the FOIPPA Act please email foi@victoria.ca.

***F.1. 1881 Fort Street: Rezoning Application No. 00713**

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Council is considering an application to permit the use of a Storefront Cannabis Retailer.

This Public Hearing is a continuation of the hearing held October 8, 2020. The hearing was adjourned to this November 12, 2020 meeting in order to seek information from the land owner on potential implications of this rezoning on other lease holders at this location.

Addendum: Correspondence

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

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- **Motion to give 3rd reading to:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009
- **Motion to adopt:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

Council is considering an application to approve an additional unit to the existing apartment building.

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

- Motion to approve development variance permit

G. REQUESTS TO ADDRESS COUNCIL

G.1. Stephen Dorsey: Equity and Equality in the City of Victoria

*G.2. Daniel Allen: Homelessness, Opioid Crisis

Addendum

*G.3. Diane Thompson: Concerns with Closing Roads in Beacon Hill

Addendum

*G.4. Linda Walsh: Proposed Setback from Private Property for Park Shelters

Addendum

*G.5. Jason Chadwick: Encampment Basic Needs

Addendum

*G.6. Michael Knife: Positive Action with Homelessness

Addendum

H. UNFINISHED BUSINESS

I. REPORTS OF COMMITTEES

J. NOTICE OF MOTIONS

K. BYLAWS

L. CORRESPONDENCE

M. NEW BUSINESS

N. QUESTION PERIOD

O. ADJOURNMENT

TO WHOM IT MAY CONCERN: CARE PLAN FOR ADMISSION (TO BE FOLLOWED FROM ADMISSION TO ER)

Nursing Diagnosis:

Risk for ineffective health management due to:

- **Inconsistency in care received during hospitalization to adequately manage pain crises:** Elisha has a card which he shows at the emergency room to every staff that attends to him which highlights his pain management treatment plan. It will be greatly appreciated if the treatment highlighted in this care plan is followed as it is a translation of the treatment plan in the card as well as further directives prescribed by his physician.
- **Knowledge deficit of health professionals in narcotic administration (some staff have been uncomfortable with amounts and frequency requested):** Elisha is used to being under a significant amount of pain and this has unfortunately caused some level of tolerance to narcotics. Delay in pain control will lead to increase in frequency of requests as pain threshold will take longer to be reduced.
- **Perceived powerlessness:** Since the move to Victoria in February, Elisha has been hospitalized six times. This has caused an increase in his feelings of powerlessness as his pain is not adequately managed which causes frequent visits to the hospital. It will be beneficial for him in the long run if we can reduce the amount of admissions. It will be beneficial for staff to review patient chart and listen to patient's subjective report on direction of care (ie narcotic administration and IV access site). **Elisha has been living with Sickle-cell anemia all his life and knows what works for him in terms of his care and pain management.**

Most recent treatment plan is as follows:

Diagnosis: Hbss sickle cell anemia

- anti JKD allo antibody and Rh genotype, weak D.

Allergies: Seafood (fish and shell fish)

- Reaction: Lips swelling, itchiness and throat closing.

Home pain management:

- Hydromorphone one 2-4mg PO Q4H prn (as prescribed by family physician Dr. Roy Smardon MD)
- Heat application to painful areas.
- Distraction (Video/audio)

Management for hospitalization (from Emergency room):

Pain management:

- Hydromorphone 4-6mg IV Q15min (until pain is adequately managed; Elisha will verbalize when that is achieved)
- Ketoralac (Toradol): 10mg IV Q4H
- Tylenol 1000mg PO Q6H

- Heat packs and warm blankets

IV and Fluid Management:

- **Please note: Elisha is not an easy poke and has a safe spot for IV. Please ask him for his preference concerning IV location.**
- Sodium Chloride 0.9% 1L 100ml/hr

Nausea:

- Gravol 50mg IV Q4H prn

Bowel movement and nutrition:

- Due to the increased amounts of narcotics received, Elisha will require a bowel routine started from the second day of hospitalization in order to prevent constipation and nausea later during his stay.
- Elisha prefers home cooked Nigerian meals but his meal tray can contain breakfast cereals, snacks, desert, fruits and juice.

In case of an infection: > or equal to 38.5C

- Blood/ urine culture required
- Chest X-ray
- If no obvious source, start third generation cephalosporin eg: Ceftriaxone 1G IV Q24 hrs

Treatment plan is prescribed by: Dr. Adrian Lee MD (Foothills hospital, Calgary)

Revised by: Dr Hayley Merkeley MD FRCPC (St. Paul's hospital, Vancouver)

Care plan compiled and translated by: Raquel Desike-akin Akingbehin BScN. RN

Our File: 19-0884 BKB

October 27, 2020

Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

Attention: Michael Angrove

Dear Mr. Angrove:

RE: Pacificanna Holdings Ltd. – Rezoning Application for 1881 Fort Street

Further to previous correspondence, I confirm I act for Mr. Bock Yip, the owner of the land and buildings at 1885 and 1881 Fort Street, Victoria, BC.

I understand that Mr. Mohamed Aziz, proprietor of the Wrap ‘n’ Roll restaurant, appeared by telephone to speak at the most recent public hearing of the Victoria City Council. That hearing was to consider a rezoning application for 1881 Fort Street to permit Pacificanna Holdings Ltd. to operate a retail cannabis store. During his call, Mr. Aziz commented that he was being “evicted” from 1885 Fort Street and insinuated that such eviction was related to Pacificanna’s proposed cannabis store. Neither is true.

Mr. Aziz assumed a lease for the premises at 1885 Fort Street in October 2013. That lease term expired on March 31, 2015, and became a month-to-month tenancy. Following that, Mr. Aziz and Mr. Yip attempted to negotiate a new lease on several occasions but were never able to agree on term or rent. Nonetheless, Mr. Yip allowed Mr. Aziz to continue on a month-to-month basis, which arrangement lasted for more than five years.

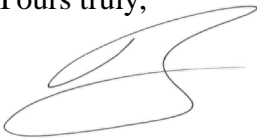
In the summer of this year, it became clear that the parties were not going to be able to agree on terms acceptable to both sides. Meanwhile, Mr. Yip received great interest in the premises at 1885 Fort Street from a local restaurant business. The decision was made not to renew Mr. Aziz’s lease for another month beyond August 31, 2020. Despite this, at Mr. Aziz’s request and to avoid causing Mr. Aziz undue hardship, Mr. Yip agreed to allow Mr. Aziz to continue to occupy 1885 Fort Street for a further three months on a license to occupy. That license expires on November 30, 2020.

The decision not to renew Mr. Aziz's lease of 1885 Fort Street was in no way related to the application before the Council. It is for an entirely different premises and occurred roughly a year after Pacificanna took control of the premises at 1881 Fort Street. At no point has Mr. Yip considered putting a cannabis-related business in the premises at 1885 Fort Street, nor was that ever indicated to Mr. Aziz. It is expected a locally owned restaurant business will operate in that space.

I respectfully submit that the issue of Mr. Aziz's current license of 1885 Fort Street is not proper for consideration in Pacificanna's application. It is unfortunate that it has caused this delay and occupied Council's time.

Should you have any questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'B. Beitz', with a stylized, looping flourish extending from the end.

BRIAN K. BEITZ

BKB:al

- c. Pacificanna Holdings Ltd.
Attn: Darren Saunders

F. BYLAWS

F.2 Bylaw for 1881 Fort Street: Rezoning Application No. 00713

Moved By Councillor Alto

Seconded By Councillor Loveday

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

CARRIED UNANIMOUSLY

Council Report

For the Meeting of September 17, 2020

To: Council
From: C. Coates, City Clerk
Date: September 9, 2020
Subject: 1881 Fort Street: Rezoning Application No. 00713

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 20-009.

The issue came before Council on December 12, 2019 where the following resolution was approved:

1881 Fort Street: Rezoning Application No. 00713

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00713 for 1881 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Revised plans identifying the Statutory Right-of-Ways, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a Statutory Right-of-Way of 1.4m off Davie Street and 0.72m off Fort Street.
3. Council authorizing an Encroachment Agreement for the four parking stalls at the northern-most portion of the site that project into City property in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Respectfully submitted,



Chris Coates
City Clerk

Report accepted and recommended by the City Manager:



Date: September 10, 2020

List of Attachments:

- Bylaw No. 20-009

I.1.b Report from the December 12, 2019 COTW Meeting

I.1.b.a 1881 Fort Street: Rezoning Application No. 00713 (South Jubilee)

Moved By Councillor Alto

Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00713 for 1881 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Revised plans identifying the Statutory Right-of-Ways, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a Statutory Right-of-Way of 1.4m off Davie Street and 0.72m off Fort Street.
3. Council authorizing an Encroachment Agreement for the four parking stalls at the northern-most portion of the site that project into City property in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

F.1 1881 Fort Street: Rezoning Application No. 00713 (South Jubilee)

Committee received a report dated November 28, 2019 from the Acting Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application for 1881 Fort Street in order to allow for the retail sale of cannabis.

Moved By Councillor Alto

Seconded By Councillor Isitt

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00713 for 1881 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Revised plans identifying the Statutory Right-of-Ways, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a Statutory Right-of-Way of 1.4m off Davie Street and 0.72m off Fort Street.
3. Council authorizing an Encroachment Agreement for the four parking stalls at the northern-most portion of the site that project into City property in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of December 12, 2019

To: Committee of the Whole **Date:** November 28, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00713 for 1881 Fort Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00713 for 1881 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Revised plans identifying the Statutory Right-of-Ways, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a Statutory Right-of-Way of 1.4m off Davie Street and 0.72m off Fort Street.
3. Council authorizing an Encroachment Agreement for the four parking stalls at the northern-most portion of the site that project into City property 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 1881 Fort Street. The proposal is to rezone from the C-1 Zone, Limited Commercial District, to a site-specific zone in order to allow for the retail sale of cannabis.

The following points were considered in assessing this application:

- the proposal is consistent with the Large Urban Village urban place designation in the *Official Community Plan* (OCP, 2012), which envisions commercial uses
- the proposal is consistent with the "Maintain Current Zoning" designation within the *Jubilee Neighbourhood Plan*, as the storefront cannabis retail use maintains the general commercial use of the property

- the proposal is consistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are no other storefront cannabis retailers within 400m of the subject property and no schools within 200m of the subject property.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. The following differences from the standard current zone are being proposed:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to a maximum floor area of 88m²
- the maximum storefront cannabis retailer store frontage facing Fort Street would be 6.0m.

All other requirements within the C-1 Zone, Limited Commercial District, remain the same.

Staff recommend that Council make a condition of rezoning a Statutory Right-of-Way (SRW) of 0.72m off Fort Street and 1.4m off Davie Street to meet future transportation-related needs. The property owner is amenable to providing this SRW.

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized by a variety of land uses, including the Royal Jubilee Hospital across the street to the north, a large commercial plaza to the east and low-density residential to the south.

Existing Site Development and Development Potential

The site is presently a single-storey commercial building with surface parking in the front yard. Under the current C-1 Zone, the property could be developed for a wide variety of commercial uses, including commercial-residential, with a maximum building height of 12m and a maximum floor space ratio of 1.4 to 1.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) Community Meeting is waived unless the application involves construction of a new building; however, the

application was referred to the South Jubilee CALUC. 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, 2012) identifies this property within the Large Urban Village urban place designation, within which commercial uses are envisioned.

Local Area Plans

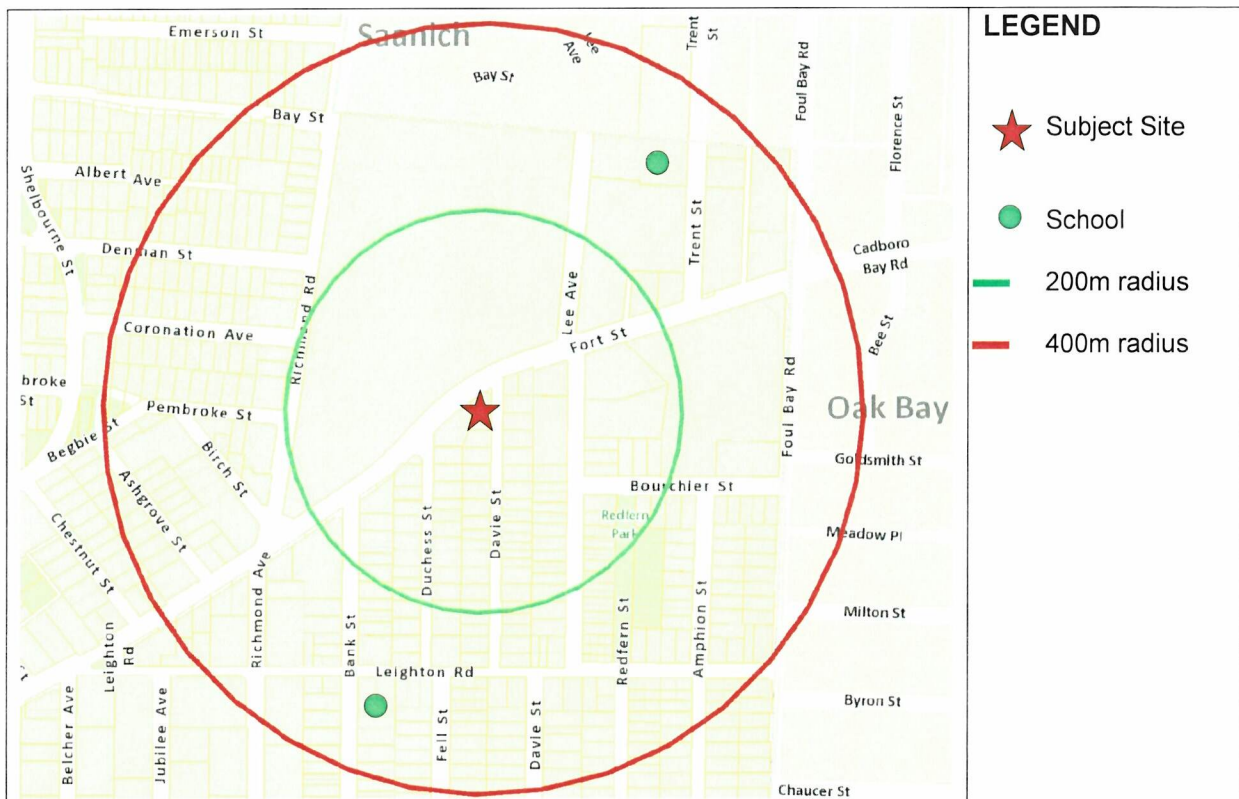
The property is located within the “Maintain Current Zoning” designation of the *Jubilee Neighbourhood Plan*. Additionally, the plan notes that commercial redevelopment should be limited to areas already zoned for commercial use. The subject property is already zoned for commercial use and is simply adding another commercial use.

Tree Preservation Bylaw and Urban Forest Master Plan

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

Storefront Cannabis Retailer Rezoning Policy

The application is for a new storefront cannabis retailer. The proposal is consistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are no permitted storefront cannabis retailers within 400m of the property and no public or independent elementary, secondary or high schools are within 200m of the property. The property is approximately 253m from the St. Patrick's Elementary School and 268m from École Beausoleil.



Regulatory Considerations

Fort Street is classified as an arterial street, which has a standard road right-of-way width of 30m, and Davie Street is classified as a local street, which has a standard road right-of-way width of 18.0m. To help fulfill future transportation related needs on these corridors, a Statutory Right of Way (SRW) of 0.72m off Fort Street and 1.40m off Davie Street has been requested by staff. The property owner is amenable to this request.

In addition, the four vehicle parking stalls located at the northern-most portion of the site encroach onto City of Victoria property. An Encroachment Agreement is therefore required for the continued use of these stalls. The recommended motion for Council's consideration would authorize staff to enter into an Encroachment Agreement with the property owner.

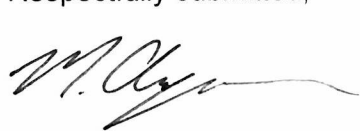
CONCLUSIONS

This proposal to permit the storefront cannabis retailer use is consistent with the Large Urban Village designation in the OCP and the Maintain Current Zoning designation in the *Jubilee Neighbourhood Plan*. The proposal does not have any schools within 200m or permitted storefront cannabis retailers within 400m of the property. Staff therefore recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00713 for the property located at 1881 Fort Street.

Respectfully submitted,

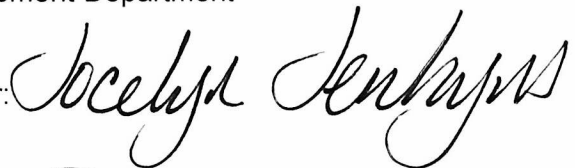


Michael Angrove
Senior Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



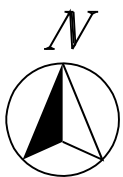
Date:

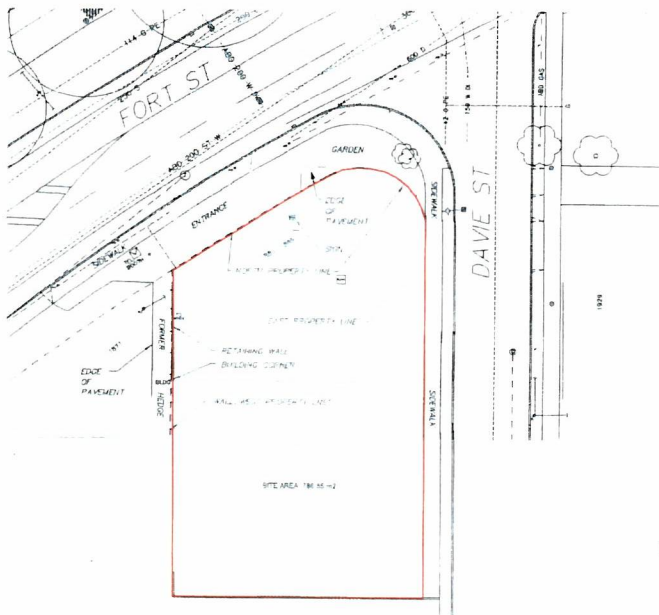
Dec 4, 2019

List of Attachments

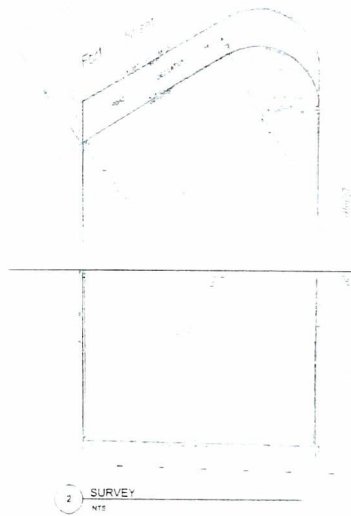
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 12, 2019
- Attachment D: Letter from applicant to Mayor and Council dated September 11, 2019
- Attachment E: Correspondence (Letters received from residents).



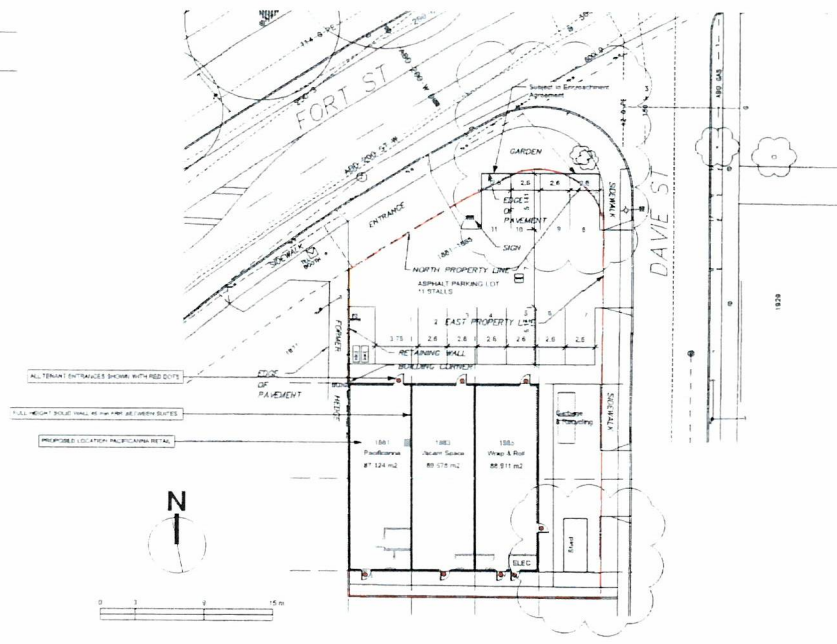




1 Site Plan - Property & Streets
Scale 1:200



2 SURVEY
Scale 1:200



3 Comprehensive Site Plan
Scale 1:200

1881 - 1885 Fort Street - Schedule C' Calculations

Item Name	Classification	Area m ²	Vehicle Spaces	Bicycle Spaces LT	Bicycle Spaces RT
Wing & Pod	Residential	88.9	0.5	0.5	0.5
Vehicle Pod	Residential	80.6	1.8	2.4	0.4
PACIFICANNA	COMMERCIAL RETAIL	87.1	1.7	0.4	0.4
TOTAL			3.0	3.3	1.3
Proposed			7	1	2
Proposed			11	1	2

PROJECT INFORMATION BC BUILDING CODE 2012 PART 3

CIVIC ADDRESS 1881-1885 FORT STREET
VICTORIA BC

LEGAL DESCRIPTION Lot 1 Section 76 Victoria District
Plan 28670 PID (X3-463-495)

OWNER Back Wing Vio
5454 Heathcote Court
Burnaby BC

ARCHITECT dKArchitects
877 Fort Street
Victoria BC V8V 3K3

APPLICANT Pacificanna Holdings Ltd
Darren Saunders
info@pacificanna.ca

OCCUPANCY CLASSIFICATION Group E - Mercantile
2.2.2.68 Group E up to 2 Storeys
Max Building Area 1 250 m²
1 Storey facing 2 streets
Combustible Construction permitted
Floor Assembly 45 minute FRR
Supporting Structure 45 Minute FRR

SEPARATION OF SUITES Suite Demising Walls 45 Minute
FRR (3.3.1.1 (2))

EXITING 2 exits provided maximum travel
distance 45m (3.2.2.5 (c))
Actual Travel distance = 11.65 m

OCCUPANT LOAD 89 / 3.70 m² pp = 24 People
(3.1.1.7)

WASHROOMS One Unisex washroom provided per
(3.2.2.5 (1) and (4)) and a separate
Universal Toilet Room per 3.2.2.2 (3)

PROJECT INFORMATION ZONING

SITE ZONING C1 Commercial (DPA 5)

SITE AREA 786.85 m²

BUILDING GFA 272.95 m²

LEASEHOLD AREA 87.12 m²

VEHICLE PARKING Schedule C - Village Centre - Retail
85 / 50 = 1.7 = 2 spaces for
leasehold area
11 spaces existing on site / no
changes proposed - refer to Table
for detailed parking calculations

BICYCLE PARKING 1 long term space / 1 per 200 m²
provided on site
1 short term space / 1 per 200 m²
provided (2 total on site)

1881-1885 Fort Street - Schedule C' Calculations

Item Name	Classification	Area m ²	Vehicle Spaces	Bicycle Spaces LT	Bicycle Spaces RT
Wing & Pod	Residential	88.9	0.5	0.5	0.5
Vehicle Pod	Residential	80.6	1.8	2.4	0.4
PACIFICANNA	COMMERCIAL RETAIL	87.1	1.7	0.4	0.4
TOTAL			3.0	3.3	1.3
Proposed			7	1	2
Proposed			11	1	2

Pacificanna Retail Outlet
1881 - 1885 Fort Street
Victoria BC
Site Plan
Project Data

ATTACHMENT C

A0

Revisions
Revised areas indicate revisions
compared to the previously
submitted plans

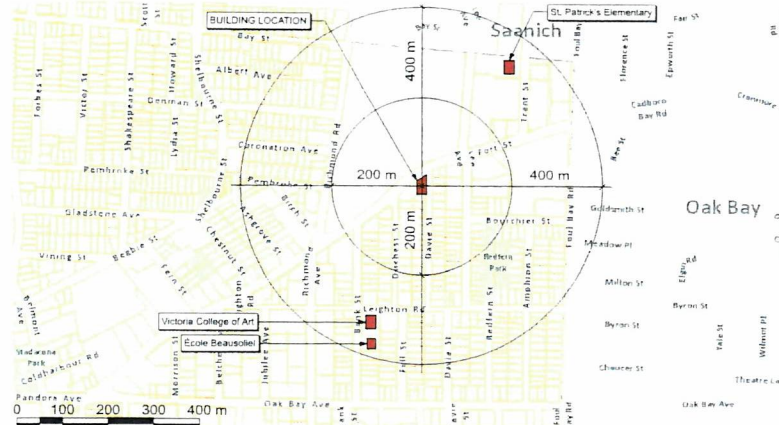
Received Date:
November 12, 2019

NOTES TO PLAN AND ELEVATIONS

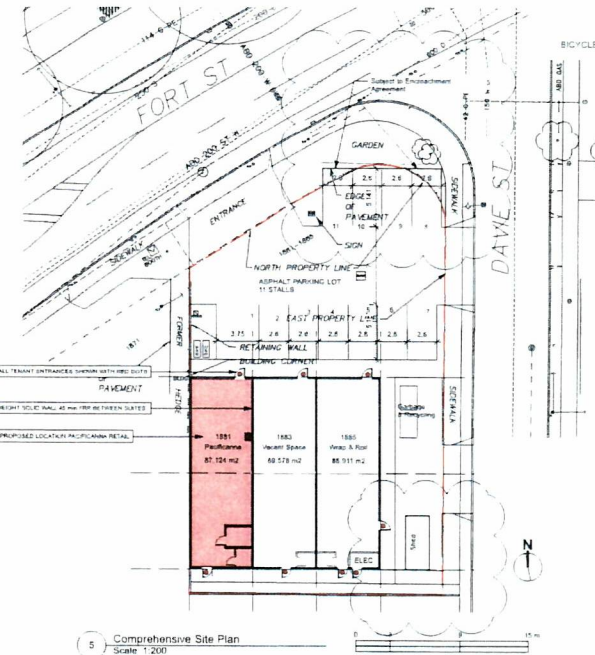
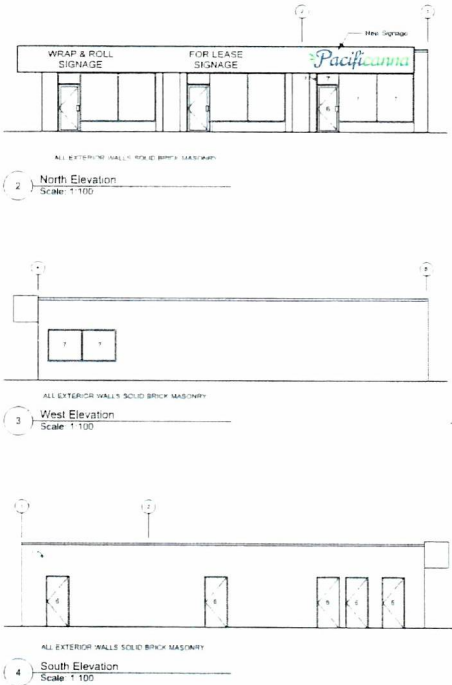
- COUNTER-HEIGHT SWING GATES
- SECURITY CAMERA
- ELECTRICAL PANEL
- PHONE / DATA SERVICE PANEL
- RATED WALL FULL HEIGHT SUITE SEPARATION
- EXISTING SECURE PERIMETER DOOR WITH LOCK
- EXISTING STOREFRONT CLEAR GLAZING TO REMAIN
- INTRUDER ALARM AND FIRE ALARM MONITORING SYSTEM

HVAC SYSTEM TO BE FITTED WITH AIR FILTRATION EQUIPMENT

FIRE ALARM / SMOKE DETECTORS TO BE MONITORED BY LICENSED THIRD PARTY MONITORING CO



LOCATION PLAN : SCALE 1:5000
SHOWING 400m AND 200m RADIUS CIRCLES FROM BUILDING LOCATION
NO OTHER CANNABIS RETAIL WITHIN 400m OF PROPOSED LOCATION
NO SCHOOL LOCATED WITHIN 200m OF PROPOSED LOCATION



PROJECT INFORMATION	1881-1885 FORT STREET VICTORIA BC
LEGAL DESCRIPTION	Lot 1 Section 76 Victoria District Plan 25670 PID 003-483-495
OWNER	Back Wing Vap 5464 Heathdale Court Burnaby BC
ARCHITECT	stetarchitects 977 Fort Street Victoria BC V8V 3K3
APPLICANT	Pacifcanna Holdings Ltd Damen Saunders info@Pacifcanna.ca
OCCUPANCY CLASSIFICATION	Group 5 - Mercantile 3.2.2.88 Group E up to 2 Storeys Max. Building Area 1,250 m ² 1 Storey facing 2 streets Combustible Construction permitted Floor Assemblies 45 minute FRR Supporting Structure 45 Minute FRR
SEPARATION OF SUITES	Suite Deming Walls - 45 Minute FRR (3.3.1.1 (2))
EXITING	2 exits provided - maximum travel distance 45m (3.4.2.5 (c)) Actual Travel distance = 11.65 m
OCCUPANT LOAD	95 / 3.70 m ² pp = 24 People (3.1.1.1)
WASHROOMS	One Unisex washroom provided per 3.2.2.156 and (4) and is also a Universal Toilet Room per 3.2.2.1 (3)

PROJECT INFORMATION	
ZONING	C1 Commercial (DPA 5)
SITE ZONING	C1 Commercial (DPA 5)
SITE AREA	786.65 m ²
BUILDING GFA	272.95 m ²
LEASEHOLD AREA	67.12 m ²
VEHICLE PARKING	Schedule C - Village Centre - Retail 28 / 50 = 1.7 = 2 spaces for leasehold area 11 spaces existing on site - no changes proposed - refer to Table for detailed parking calculations
BICYCLE PARKING	1 long term space (1 per 200 m ²) provided in suite 1 short term space (1 per 200 m ²) provided (2 total on site)

03-02	15-11-12	REVISIONS FOR H2 APP
03-07	18-05-17	REVISIONS APPLICATION
04	04	04
05	15-11-12	05
06	06	06
07	07	07
08	08	08
09	09	09
10	10	10

Pacifcanna Retail Outlet
1881 - 1885 Fort Street
Victoria BC
Leasehold Improvements

A1

04/04/2018
Victoria
977 Fort Street - V8V 3K3
Name
1881-1885 Fort Street - V8V 3K3
1:1 250 038 1307
1:1 250 038 0810
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September 11th, 2019

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

Re: Storefront Cannabis Retailer Rezoning Application, 1881 Fort Street, Victoria, BC. V8R 1K1

Attention: Mayor Lisa Helps and Members of Council

On behalf of Pacificanna Holdings Ltd. I want to thank you for the opportunity to present information about our proposed retail cannabis store. As part of our Storefront Cannabis Retailer Rezoning application package, we are submitting this letter detailing the aspects of our proposed store for your consideration.

Description of Proposal/City Policy

Our proposed location is 1881 Fort Street within the Jubilee neighborhood. Our submission complies with all provisions of the Storefront Cannabis Retailer Rezoning policy, and is located:

- Within a large urban village as identified in the Official Community Plan
- On an established, commercially zoned property with other retail uses
- At least 200m from a public or independent elementary, middle or secondary school
- At least 400m from another lot where a storefront cannabis retailer is permitted
- With proper vehicle and bicycle parking which is applicable to retail stores as outlined in Schedule C of the Zoning Regulation Bylaw

Project Benefits/Neighborhood/Impacts

The next closest retail cannabis store currently sits almost 1km away at the Oak Bay junction, with our store filling the gap in an underserved neighborhood. We expect to employ 6-8 staff and would be operating along the busy Fort Street corridor of the Jubilee neighborhood, providing a new service in a commercial building that contains other retail tenants. Being located within the busy centre we expect to compliment/improve conditions on surrounding businesses, and with limited hours of operation do not expect to have any negative impacts on our immediate neighbors.

The principles involved in the proposed cannabis store have extensive experience in many sectors including retail and hospitality. In particular they have successfully retailed a controlled substance for 25+ years (liquor) across British Columbia, including here in the City of Victoria.

Design/Safety and Security

We are not proposing to make any modifications to the external façade of the building and will stay within the design guidelines of the Jubilee neighborhood. The safety and security of our staff, customers, and neighborhood is paramount. Our proposed floor plan was designed with clear sight-lines in mind, and we will also be installing the following security features:

- Video surveillance to monitor all entrances/exits and the interior of the store at all times
- Security and fire alarm system monitored by a third party
- Safe to securely store all inventory and cash

Transportation

Our proposed unit meets the vehicle and bicycle parking standards of Schedule C – Off Street Parking Regulations. Our store can also be accessed via the bus route that runs along Fort Street.

Heritage

1881 Fort Street does not have a heritage designation.

Thank you again for this opportunity and we look forward to working with you.

Sincerely,



Pacificanna Holdings Ltd.

Heather McIntyre

From: D-S Andersson [REDACTED]
Sent: October 17, 2019 3:10 PM
To: Victoria Mayor and Council
Cc: Michael Angrove
Subject: 1881 Fort St Rezoning for Cannabis Store - Opposed

Dear Mayor and Council,

Re: This proposal for rezoning at 1881 Fort St for Cannabis Store: A loud NO to this proposal.

Our neighbourhood **does not need or want this**.

There are many pharmacies in the area if people are seeking medical dispensaries.

D-S Andersson
Victoria, BC

Heather McIntyre

From: matthew watson [REDACTED]
Sent: October 27, 2019 9:01 PM
To: Victoria Mayor and Council
Subject: regarding cannabis shop 1881 Fort St.

Just resending my comments from my personal email account as I just realized I had sent from my work email...

*** Also further to my comments below, I do not believe having a cannabis shop practically on the grounds of RJH (at least only a quick dart across a busy street) is going to be productive for anyone as I can almost guarantee there will be patients running across to purchase, perhaps even in their hospital PJs. This will create a safety issue on a few levels.

There are many patients at RJH who are active drug users or struggle with addictions and/or urges to use and having a cannabis shop that close to a hospital is in my mind, inappropriate.

Thanks again,

(Original email resent below)

Greetings City staff,

I understand from our neighbourhood association that you have received a rezoning request for 1881 Fort St. to open a cannabis shop. As a resident of the South Jubilee area I would ask that you do not allow this to go through. I am a healthcare professional and very aware of the research as well as the outcomes and effects of drug use in general in our population. I work in mental health and addictions and have first hand observations and experience in the field at ground level, which can be a more informative context than many research papers provide. I do not think it wise for these shops to proliferate in our society.

My two cents, Thank you for your time.

Matthew Watson.

Heather McIntyre

From: Jill Munn <[REDACTED]>
Sent: November 3, 2019 11:21 AM
To: Victoria Mayor and Council
Subject: Rezoning at 1881 Fort Street

I support the request for rezoning for a cannabis shop at 1881 Fort St. This is a commercial space in an area of the city where there are currently no cannabis shops.

Thank you.

--

Jill Munn, E.A.
[REDACTED]

NEW ADDRESS
206-1501 Richmond Ave.
Victoria, BC V8R 4P7
Canada

Heather McIntyre

From: Brian Munn <[REDACTED]>
Sent: November 3, 2019 4:23 PM
To: Victoria Mayor and Council; Michael Angrove
Subject: 1881 Fort St.

All,

As a homeowner in the neighborhood of South Jubilee, I am totally in favor of the application for the property @ 1818 Fort St.
to be used as a legal Cannabis retail location.

Brian Munn
206-1501 Richmond Ave.
Victoria B.C. V8R 4P7

[REDACTED]

Madison Heiser

From: Madison Heiser
Sent: Tuesday, December 10, 2019 8:13 AM
To: Madison Heiser
Subject: Support for Rezoning No. 00713 at 1881 Fort Street

From: Matt Dell [REDACTED]
Sent: December 9, 2019 9:01 PM
To: Public Hearings [REDACTED] Marianne Alto (Councillor) [REDACTED] Councillors
Subject: Support for Rezoning No. 00713 at 1881 Fort Street

Hello Mayor Helps and Victoria City Councillors,

My name is Matt Dell, I am the current president of South Jubilee Neighbourhood. I am writing in support of the Rezoning Application No. 00713 for 1881 Fort Street.

Myself, and many others in our community, are excited that a vacant commercial space will become utilized by a new local business. We have a small commercial base in the Jubilees, so it's important all spaces are used to help build a vibrant community. 1881 Fort has been vacant for a long time, so it's fantastic Pacificanna wants to come to South Jubilee.

Cannabis was legalized in Canada in 2018 and has since become a very important medical and recreational substance for many Canadians, including those in our community. It is vital that local people have a safe, legal dispensary, especially for those who use THC/CBD for medical conditions. Many folks with mobility issues need a local source. We used to have an illegal Trees location on Fort/Oak Bay corner that was extremely popular with folks of all ages.

I've spent some time researching this application and I believe it conforms with all local requirements:

- The property complies with every single aspect of the Storefront Cannabis Retailer Rezoning Policy.
- The property is located within a 'large urban village' as identified in the Official Community Plan (where the rezoning policy suggests cannabis stores should be located)
- Next closest store is almost 1km away (former illegal "Trees" location that has been shut down at the Oak Bay junction, and whether or not it re-opens is questionable). If not then next closest stores would be Farm on Hillside or downtown.
- Supports business growth along the Fort corridor which is part of the strategic plan of the city's OCP.
- The province completes an extensive background check on all individuals related to the business. Pacificanna has two retail cannabis stores operating successfully in the north Island.

The South Jubilee Neighbourhood Association has been soliciting feedback on this application for a few months and has not received much community input. Most folks I talk to are supportive, considering cannabis is now legal. SJNA CALUC has not received any comments on this application. We have solicited feedback on our website, but not received anything.

City staff have also recommended that council support this proposal.

If you have any questions, don't hesitate to get in touch.

-Matt Dell
1525 Fell Street



South Jubilee Neighbourhood President

Madison Heiser

From: Madison Heiser
Sent: Monday, December 9, 2019 8:41 AM
To: Madison Heiser
Subject: Re-Zoning Application for 1181 Fort St.

From: Oomen, Michael EDUC:EX [REDACTED]
Sent: December 5, 2019 4:20 PM
To: Michael Angrove <mangrove@victoria.ca>
Subject: RE: Re-Zoning Application for 1181 Fort St.

Dear City Council,

I'm writing to you out of concern for the possible re-zoning at 1881 Fort St. to allow a store front Cannabis Retailer. My main concerns for this proposal are the proximity to vulnerable populations, the adverse effect on the local community and the consequence this type of business will have on local traffic. In addition, I feel placing a Cannabis store so close to at-risk and vulnerable members of the population is at best negligent and at worst, predatory.

I strongly urge the city council to reject the proposal to open a Cannabis Retailer at this location and look for a more suitable tenant that contributes to the neighborhood and surrounding community.

Issues/Concerns:

- South Jubilee is already struggling with increased pressures from development and traffic on Fort, Richmond, Oak Bay Ave and Foul Bay. Adding a potentially high traffic stop and go destination will only make matters worse for residents that are already stressed by insufficient parking, speeding and traffic noise. Unlike a restaurant or retail location, customers spend less than 10 minutes on average at retail cannabis locations (Google Maps Statistics)
- There are 3 major developments (multi-unit buildings) proposed within 2-3 blocks of this location that have the possibility of drastically altering the traffic and congestion issues that already exist – adding a destination that promotes quick turn-around shopping does nothing for the local community. Until these issues are addressed the problem will only intensify.
- South Jubilee is a complex area that currently supports a number of vulnerable or at-risk populations. This includes outflow from the Eric Martin and residents of the Caribbean Apt less than 200 metres from the proposed location. This is (to my understanding) a Licensed Residential Care Home for individuals that require support and supervision while recovering from substance abuse disorders
- There is a youth group home at the corner of Davie St. and Leighton with at risk youth dealing with a number of issues including addiction – again this is one block and less than 200 metres from the proposed location
- Threshold Housing for youth is located 2 blocks away on the corner of Davie St. and Oak Bay Ave – while not focussed specifically on mental health or addiction issues, their tenants represent a vulnerable and at-risk segment of society

Madison Heiser

From: Public Hearings
Sent: Tuesday, December 10, 2019 2:27 PM
To: Madison Heiser
Subject: FW: Proposed changes to 1881 Fort Street

From: Kelvan [REDACTED]
Sent: December 10, 2019 2:04 PM
To: Public Hearings [REDACTED]
Subject: RE: Proposed changes to 1881 Fort Street

To City Council,

I was pleasantly surprised to see the rezoning notice board when walking along Fort Street this past week. I am writing to support the idea of our area getting a cannabis retailer. It just makes sense to put a cannabis retailer in this area to serve this community and so we don't have to travel all the way downtown to get access to cannabis. In my mind, whether the cannabis user uses it for medicinal use or recreational use, having the retailer here eases access and makes South Jubilee Neighbourhood more complete.

Regards,

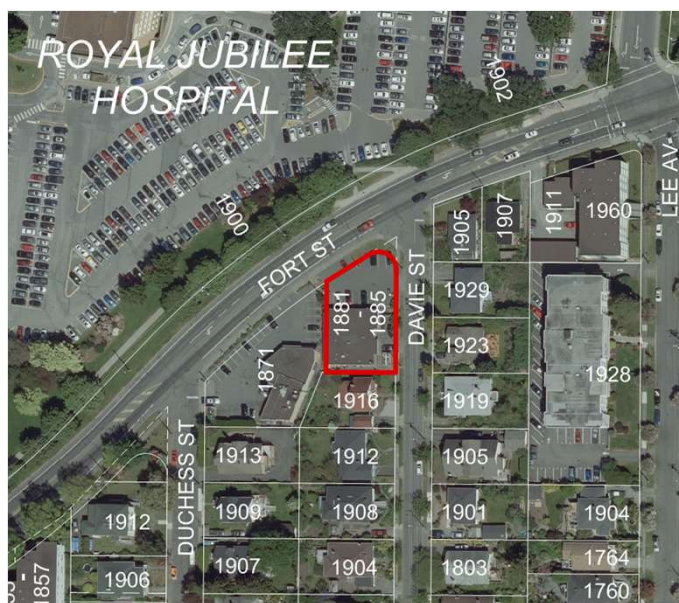
Kelvan Iverson

20-39 Ontario St, Victoria BC,
V8V 1M7

Rezoning Application for 1881 – 1885 Fort Street



1



2

Photo of subject site 'as is'



3

Photos of neighbouring properties



West:
Fort Street



South:
Davie Street



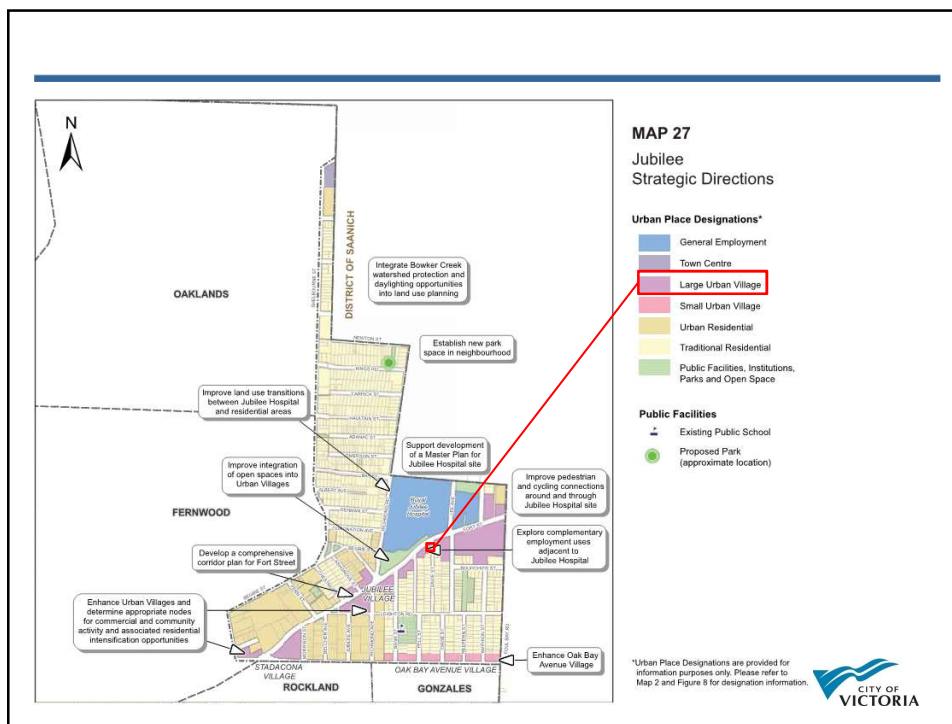
North:
Fort Street



East:
Davie Street

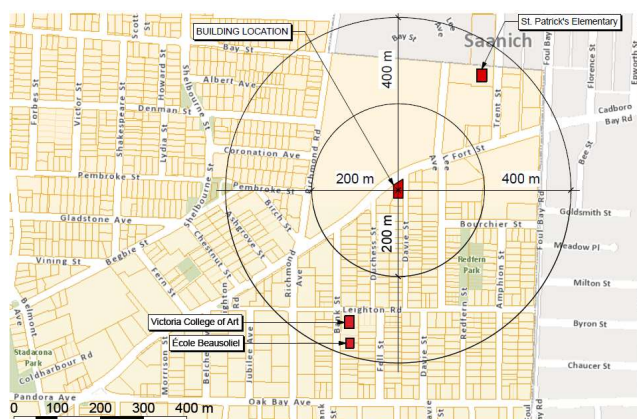


4



5

200m/400m radius map – no schools or permitted storefront cannabis retailers



6

Pamela Martin

From: Public Hearings
Subject: FW: 1881 Fort Street Rezone (no. 20-009)

From: Kathleen Laird <[REDACTED]>
Sent: October 5, 2020 11:31 AM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: Fwd: 1881 Fort Street Rezone (no. 20-009)

I would like to submit these photos to go with my email last Friday. This is an example of what the residents on Davie Street get to look at when walking in the neighborhood and that I get to look at from my front entrance. This is the standard level of maintenance that the owner of this building keeps. I can't imagine it will improve with the addition of a cannabis storefront. The images are the side entry of this building, the garbage area, and some parking area.







----- Forwarded message -----

From: **Kathleen Laird** [REDACTED] >

Date: Mon, Oct 5, 2020 at 11:05 AM

Subject: 1881 Fort Street Rezone (no. 20-009)

To: Kathleen Laird [REDACTED] >

Sent from my iPhone

Pamela Martin

From: Kelvan [REDACTED]
Sent: October 6, 2020 1:12 PM
To: Public Hearings
Subject: RE: Proposed changes to 1881 Fort Street

Dear City Council,

I am writing to support the idea of our area getting a Cannabis retailer. A cannabis dispensary at 1881 Fort Street will be a great addition to the current commercial landscape at this location, and will better serve this community by eliminating the need to travel all the way downtown to access cannabis. Whether the cannabis user purchases cannabis products for medicinal or recreational use, having the retailer here eases access and makes the South Jubilee neighbourhood more complete.

Regards,

Kelvan Iverson

20-39 Ontario St, Victoria BC, V8V 1M7

Pamela Martin

From: Matt Dell [REDACTED]
Sent: October 7, 2020 10:48 PM
To: Public Hearings; Marianne Alto (Councillor); Councillors
Subject: : Support for Rezoning No. 00713 at 1881 Fort Street
Attachments: 1881 Fort Street_Mailout.pdf; SJNA Support Letter.pdf

Hello Mayor and Councillors,

I'm writing in regard to support the proposed Rezoning No. 00713 at 1881 Fort Street . The South Jubilee Neighborhood Association has discussed this development numerous times over the past year and I have heard no concerns from any residents about the proposal. We most recently discussed this at our AGM in October 2020 and there were no concerns. I can confirm that SJNA is happy to have another business in our area, rather than a vacant building. I provided supportive comments in December, 2019 (below), which I still stand behind. We have no other input at this time.

-Matt Dell
SJNA President
[REDACTED]
1525 Fell Street

From: Matt Dell [REDACTED] >
Sent: December 9, 2019 9:01 PM
To: publichearings@victoria.ca; Marianne Alto (Councillor) <MAalto@victoria.ca>; councillors@victoria.ca
Subject: Support for Rezoning No. 00713 at 1881 Fort Street

Hello Mayor Helps and Victoria City Councillors,

My name is Matt Dell, I am the current president of South Jubilee Neighbourhood. I am writing in support of the Rezoning Application No. 00713 for 1881 Fort Street.

Myself, and many others in our community, are excited that a vacant commercial space will become utilized by a new local business. We have a small commercial base in the Jubilees, so it's important all spaces are used to help build a vibrant community. 1881 Fort has been vacant for a long time, so it's fantastic Pacificanna wants to come to South Jubilee.

Cannabis was legalized in Canada in 2018 and has since become a very important medical and recreational substance for many Canadians, including those in our community. It is vital that local people have a safe, legal dispensary, especially for those who use THC/CBD for medical conditions. Many folks with mobility issues need a local source. We used to have an illegal Trees location on Fort/Oak Bay corner that was extremely popular with folks of all ages.

I've spent some time researching this application and I believe it conforms with all local requirements:

- The property complies with every single aspect of the Storefront Cannabis Retailer Rezoning Policy.
- The property is located within a 'large urban village' as identified in the Official Community Plan (where the rezoning policy suggests cannabis stores should be located)
- Next closest store is almost 1km away (former illegal "Trees" location that has been shut down at the Oak Bay junction, and whether or not it re-opens is questionable). If not then next closest stores would be Farm on Hillside or downtown.
- Supports business growth along the Fort corridor which is part of the strategic plan of the city's OCP.
- The province completes an extensive background check on all individuals related to the business. Pacificanna has two retail cannabis stores operating successfully in the north Island.

The South Jubilee Neighbourhood Association has been soliciting feedback on this application for a few months and has not received much community input. Most folks I talk to are supportive, considering cannabis is now legal. SJNA CALUC has not received any comments on this application. We have solicited feedback on our website, but not received anything.

City staff have also recommended that council support this proposal.

If you have any questions, don't hesitate to get in touch.

-Matt Dell
1525 Fell Street
[REDACTED]
South Jubilee Neighbourhood President

Darren Saunders

From: Matt Dell [REDACTED]
Sent: Monday, December 9, 2019 9:01 PM
To: publichearings@victoria.ca; Marianne Alto (Councillor); councillors@victoria.ca
Subject: Support for Rezoning No. 00713 at 1881 Fort Street

Hello Mayor Helps and Victoria City Councillors,

My name is Matt Dell, I am the current president of South Jubilee Neighbourhood. I am writing in support of the Rezoning Application No. 00713 for 1881 Fort Street.

Myself, and many others in our community, are excited that a vacant commercial space will become utilized by a new local business. We have a small commercial base in the Jubilees, so it's important all spaces are used to help build a vibrant community. 1881 Fort has been vacant for a long time, so it's fantastic Pacificanna wants to come to South Jubilee.

Cannabis was legalized in Canada in 2018 and has since become a very important medical and recreational substance for many Canadians, including those in our community. It is vital that local people have a safe, legal dispensary, especially for those who use THC/CBD for medical conditions. Many folks with mobility issues need a local source. We used to have an illegal Trees location on Fort/Oak Bay corner that was extremely popular with folks of all ages.

I've spent some time researching this application and I believe it conforms with all local requirements:

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- The property is located within a 'large urban village' as identified in the Official Community Plan (where the rezoning policy suggests cannabis stores should be located)
- Next closest store is almost 1km away (former illegal "Trees" location that has been shut down at the Oak Bay junction, and whether or not it re-opens is questionable). If not then next closest stores would be Farm on Hillside or downtown.
- Supports business growth along the Fort corridor which is part of the strategic plan of the city's OCP.
- The province completes an extensive background check on all individuals related to the business. Pacificanna has two retail cannabis stores operating successfully in the north Island.

The South Jubilee Neighbourhood Association has been soliciting feedback on this application for a few months and has not received much community input. Most folks I talk to are supportive, considering cannabis is now legal. SJNA CALUC has not received any comments on this application. We have solicited feedback on our website, but not received anything.

City staff have also recommended that council support this proposal.

If you have any questions, don't hesitate to get in touch.

-Matt Dell
1525 Fell Street
[REDACTED]
South Jubilee Neighbourhood President

Pamela Martin

From: janine bandcroft [REDACTED]
Sent: October 8, 2020 12:46 PM
To: Public Hearings
Subject: zoning regulation bylaw amendment #1213 No. 20-009

Hello, I'm writing to express my approval and support for a storefront cannabis retailer at 1881 Fort St.

Thanks.

Janine Bandcroft
#407, 1939 Lee Ave
Victoria BC
V8R 4W9

🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻

With gratitude for the opportunity
to live, work, and create
on traditional unceded lands of the
Lkwungen and Songhees speaking peoples

[Click here for access to Plant Powered podcasts and videos](#)

Pamela Martin

From: Nick Stinson [REDACTED]
Sent: October 8, 2020 10:49 AM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

To whom it may concern, with reference to the following:

New Zone: C1-4 Zone, Fort Street Commercial (Cannabis) District
Legal description: PID: 003-483-495, Lot 1, Section 76, Victoria District, Plan 26670
Existing Zone: C-1 Zone, Limited Commercial District

I am a resident in the South Jubilee neighbourhood and I support this rezoning to include a permit for a storefront cannabis retailer.

Thank you,

Nick Stinson

Pamela Martin

From: Ben Finkelstein [REDACTED]
Sent: October 2, 2020 1:12 PM
To: Public Hearings
Subject: 1881 Fort Street - C1-4 Zone Cannabis District

Thanks for this opportunity. I am Ben Finkelstein of 1830 Davie Street. I have lived on Davie Street for well over 20 years. A few comments on this rezoning.

1. I thought Cannabis shops were not supposed to be too close to schools and kids. Davie street over the past 5 years has fortunately seen the growth of families and kids move on to the street. Last informal count has well over 20 under the age of 16 now calling this street home. Not counting the new born a few doors down. It's awesome!
2. No one wants to see Wrap and Roll go. I get it, it's business, but if the Cannabis folks wanted to win over the neighbourhood they really should have figured out something with the landlord that did not have this emerging multi-culture establishment leave. You would think that having Victoria's best middle eastern take out next to a "weed" shop would be a no-brainer. Guess not.
3. The storefront will be busy, lots of clients coming and going. This will be a problem with a narrow street, limited parking and lots of kids accessing the street, - their homes and front yards - and the likely new bike lines on Oak Bay Ave. driving more traffic onto side streets, like Davie We already have issues with delivering vans, tenant street parking, hospital staff and visitors using our street for parking. The Cannabis shop is not going to help this at all.
4. I get the complexities of city planning / zoning / transit / small business / sustainability. It's my career. I also get walkable communities, diversity and local economy. Sure I am willing to support the new Cannabis District but I need to see some serious considerations coming from them and the City on how this will add to my community not make it more dangerous for the residents and in particular the kids who I encourage to take over the streets whenever I can!
5. How about we close off Davie Street except to residential traffic at Fort street. That will create headaches for all the delivery vans but this too needs to be dialed back. It will though allow the Cannabis district to truly be part of a high walk score, low carbon, kid friendly neighborhood that we all talk about but are challenged to pull off. Here's your chance.

Pamela Martin

From: Kathleen Laird [REDACTED]
Sent: October 2, 2020 11:38 AM
To: Public Hearings
Subject: comments about Fort St Cannabis Rezoning (No.20-009)

I would like to submit some comments with regard to the above proposed changes to this space. I don't oppose the nature of what is going into this space, I just want to ensure that it stays in the one unit and not take over all three and have comments about the site in general.

My house (1923 Davie St) faces the side of this commercial building and the owner does not care about the appearance or operation of this site. I have owned this house for 15yrs and called bylaw enforcement many times.

The landscaping is appalling and always looks unkept. The garbage area is unsecured and always dirty and unlocked. Parking is frequently a problem in this high traffic area and left turns on to Fort a driving hazard. If this cannabis store moves in, I am concerned about an increase in parking issues, deliveries, garbage accumulation as well as the continued landscaping issues.

Davie Street closer to Fort St does not emit the same neighborly feeling as the rest of the street. In such high traffic, visible areas I would like to see more respect from both the building owner and the renters the impact they have on our neighborhood.

Thank you for the opportunity to express my thoughts on this and I hope you will keep them in mind during the process.

Kathleen Laird
[REDACTED]

T Greenhalgh
110
1975 Lee Ave
Victoria
V8R 4W9

Reference: Rezoning Application 1881 Fort Street

Dear Mr. Angrove,

Am writing with opposition regarding the proposed Rezoning application for 1881 Fort Street which I understand is to undergo a public hearing soon. As stated, I oppose the application and would like to explain why.

Since the legalization of cannabis, dispensaries have appeared in numerous locations in Victoria, however many of these have not been able to sustain their business and have closed not long after, resulting in continuous vacant commercial space. They are somewhat of a fad that has seen brief success in limited places.

The proposed location is in a largely residential neighbourhood near to a hospital. I do not see how adding a cannabis dispensary does anything to gentrify the neighbourhood, nor does it add a service that greatly benefits the community. There is also an existing dispensary barely 1km away from this proposed location – I do not see that another is needed so close by.

Having worked near to other dispensary locations in town, I find it hard to describe the clientele as desirable and have noticed that dispensaries seem to attract passing vagrancy and act more as a place to “hang out” as opposed to a legitimate store front selling merchandise.

I feel that the commercial space at 1881 Fort Street could be used in a way which benefits the community more, fits in with the existing residential atmosphere, provides services to the nearby professional community and could add a level of gentrification to the neighbourhood. I do not see that a cannabis dispensary will achieve this.

Yours



T Greenhalgh

Pamela Martin

From: Victoria Mayor and Council
Sent: November 12, 2020 10:51 AM
To: Public Hearings
Subject: Fw: Rezoning of 1881 Fort st

From: Moe Aziz [REDACTED] >
Sent: November 12, 2020 10:41 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rezoning of 1881 Fort st

To whom it may concern.

We want to thank the council for delaying the application for an extra month so we could attempt to make a deal with the landlord. All of our attempts have unfortunately failed.

We have never any issues with the landlord until this application was submitted. The landlord seems to now have a desire to seek more profit as our rent was increased during the pandemic (from approximately \$3500 to \$4400 a month).

Please consider delaying your approval for an extra month to give us enough time to negotiate with the landlord, letting this application pass now would mean closing a culturally significant unique restaurant to open a cannabis shop when there are a couple cannabis shop already nearby.

Sincerely yours.

Moe Aziz

Owner operator Wrapnroll .

Sent from [Mail](#) for Windows 10

LLRC Investments Ltd.
Suite 200 – 808 West Hastings Street
Vancouver, BC
V6C 2X4

November 12, 2020

City of Victoria
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

To: publichearings@victoria.ca

Subject: 1881 Fort Street Rezoning App. 00713 - Pacificanna

Dear Mayor and Members of Council,

We are the land owners at 1516 Fairfield Road (Fairfield Plaza), which includes a unit where Pacificanna has been leasing since 2019. I understand at the previous public hearing for Pacificanna's proposed Fort Street location, questions were raised regarding the neighborhood impact of having such a retailer. The Fairfield Plaza has experienced zero issues since Pacificanna's opening, and they have been a welcome addition to our wide mix of existing tenants in the busy complex (which includes a bank, grocery store, hair salon, pharmacy, and other general retail & food services).

Sincerely,

LLRC Investments Ltd.



Wayne Smithies
Asset Manager

NO. 20-009

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-4 Zone, Fort Street Commercial (Cannabis) District, and to rezone land known as 1881 Fort Street from the C-1 Zone, Limited Commercial District to the C1-4 Zone, Fort Street Commercial (Cannabis) District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1213)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.97 C1-4 Zone, Fort Street Commercial (Cannabis) District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.96 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1881 Fort Street, legally described as PID: 003-483-495, Lot 1, Section 76, Victoria District, Plan 26670, and shown hatched on the attached map, is removed from the C-1 Zone, Limited Commercial District, and placed in the C1-4 Zone, Fort Street Commercial (Cannabis) District.

READ A FIRST TIME the **17th** day of **September** 2020

READ A SECOND TIME the **17th** day of **September** 2020

Public hearing held on the day of 2020

READ A THIRD TIME the day of 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

PART 4.97 – C1-4 ZONE, FORT STREET COMMERCIAL (CANNABIS) DISTRICT**4.97.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the C-1 Zone, Limited Commercial District; and
- b. Storefront cannabis retailer provided that only one storefront cannabis retailer is permitted to operate on a single lot.

4.97.2 Size & Location of Uses

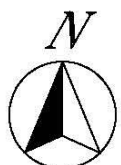
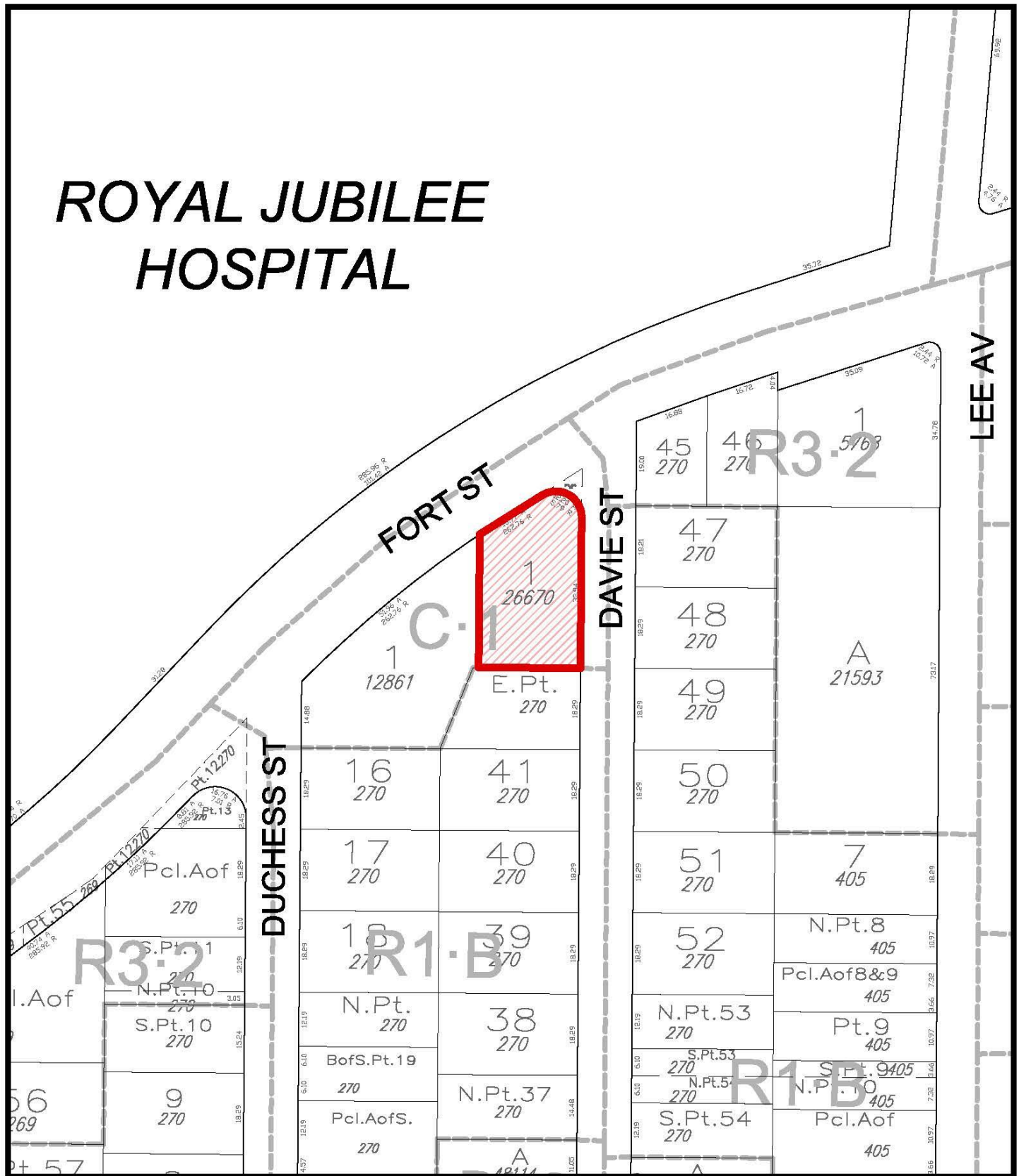
A storefront cannabis retailer must:

- a. be located on the ground floor
- b. not occupy more than 88m²; and
- c. not occupy more than 6.0m in length of a building facing Fort Street.

4.97.3 General Regulations

- a. Subject to the regulations in this Part 4.97, the regulations in the C-1 Zone, Limited Commercial District apply in this Zone.

ROYAL JUBILEE HOSPITAL



1881-1885 Fort Street
Rezoning No.00713

F. REPORTS OF COMMITTEES

F.1 Committee of the Whole

F.1.a Report from the September 17, 2020 COTW Meeting

**F.1.a.b 2639 Fifth Street: Development Variance Permit No. 00244
(Hillside/Quadra)**

Moved By Councillor Alto

Seconded By Councillor Potts

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

"That Council authorize the issuance of Development Variance Permit Application No. 00244 for 2639 Fifth Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the residential vehicle parking requirement from 61 stalls to 50 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Alto

Seconded By Councillor Isitt

That the following items be approved without further debate:

CARRIED UNANIMOUSLY

E.2 2639 Fifth Street: Development Variance Permit No. 00244 (Hillside/Quadra)

Committee received a report dated September 3, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Variance Permit for 2639 Fifth Street in order to remove two covered vehicle parking stalls to construct one new residential unit.

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

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

"That Council authorize the issuance of Development Variance Permit Application No. 00244 for 2639 Fifth Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the residential vehicle parking requirement from 61 stalls to 50 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of September 17, 2020

To: Committee of the Whole **Date:** September 3, 2020

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

Subject: Development Variance Permit No. 00244 for 2639 Fifth Street

RECOMMENDATION

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

"That Council authorize the issuance of Development Variance Permit Application No. 00244 for 2639 Fifth Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the residential vehicle parking requirement from 61 stalls to 50 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 2639 Fifth Street. The proposal is to remove two covered vehicle parking stalls to construct one new residential unit. The current number of parking stalls is 52, which is legally non-conforming from the required 61 stalls. The variance is therefore to reduce the residential vehicle parking from 61 stalls to 50 stalls.

The following points were considered in assessing this application:

- The proposal is consistent with the *Official Community Plan* as it adds to the existing rental housing stock.
- The proposal is consistent with the *Hillside-Quadra Neighbourhood Plan* as it appropriately balances the needs of the various modes of transportation.

- This vehicle parking variance, from 61 to 50 resident stalls, is considered supportable. Since the current parking configuration is for 52 stalls, it is technically only a reduction in two stalls, and the applicant has provided a rent roll that shows that the current parking is underutilized.

BACKGROUND

Description of Proposal

The proposal is to remove two covered vehicle parking stalls and 12 storage lockers to construct one new residential unit. The current number of parking stalls is 52, which is legally non-conforming from the required 61 stalls. The variance is therefore to reduce the residential vehicle parking from 61 stalls to 50 stalls.

The applicant has indicated that the storage lockers proposed for removal have already been consolidated in two other areas on the main floor.

Affordable Housing

The applicant proposes the creation of one new one-bedroom residential unit which would increase the overall supply of rental housing in the area.

Tenant Assistance Policy

The proposal is to create a new unit out of a parking stall and storage lockers and would not result in a loss of any existing residential rental units.

Sustainability

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

Active Transportation

The application proposes a new 6-stall bicycle rack at the front of the building, which supports active transportation.

Public Realm

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

Accessibility

The *British Columbia Building Code* regulates accessibility as it pertains to buildings. The new unit would be a ground floor unit that could be accessed without the use of stairs.

Existing Site Development and Development Potential

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

Data Table

The following data table compares the proposal with the existing R3-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where the proposal is legally non-conforming.

Zoning Criteria	Proposal	Existing R3-2 Zone
Site area (m ²) – minimum	3483.90	920.00
Density (Floor Space Ratio) – maximum	1.17	1.20
Total floor area (m ²) – maximum	4085.70	4180.68
Height (m) – maximum	11.3	18.5
Storeys – maximum	4	N/A
Site coverage (%) – maximum	30	30
Open site space (%) – minimum	24 **	30
Parking – minimum	50 *	61
Long term bicycle parking stalls – minimums	1	1
Short term bicycle parking stalls – minimums	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on July 7, 2020 the application was referred for a 30-day comment period to the Hillside-Quadra CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Official Community Plan

The proposal for an additional rental unit within the existing rental apartment building is consistent with the *Official Community Plan* (OCP, 2012), which supports housing diversity,

rental housing choice and the ongoing upgrade and regeneration of the City's rental housing stock.

Local Area Plans – Hillside-Quadra Neighbourhood Plan

The *Hillside-Quadra Neighbourhood Plan* notes that “measures that balance the needs of pedestrians, cyclists, transit users and motorists should be considered and, where appropriate, priority should be given to non-auto modes of travel”. Staff believe the reduction of two vehicle stalls and the addition of six bicycle stalls appropriately balances the needs of the various modes of transportation.

Tree Preservation Bylaw and Urban Forest Master Plan

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

Regulatory Considerations

The existing property operates with a legal non-conforming parking shortfall as 52 vehicle parking stalls are provided on site and the *Zoning Regulation Bylaw* requires a total of 61 stalls. The proposal to add one unit and remove two parking stalls necessitates a parking variance from the required 61 stalls to the resulting 50 stalls. The applicant is proposing the addition of a six-stall bicycle rack at the front of the building to offset any potential negative parking impacts associated with the variance.

To further support the proposed variance, the applicant has provided staff with a current rent roll, which indicates only 29 of the 52 available parking stalls are currently being rented. Staff believe the removal of two parking stalls is supportable, as the reduction is minimal in nature, a new bicycle rack is being installed and the location of the property adjacent Quadra Village is easily accessible by foot, bicycle and transit.

CONCLUSIONS

The subject site has been functioning with reduced parking, below the requirements of the *Zoning Regulation Bylaw*, for a number of years, and the current parking is underutilized. The property is located immediately adjacent to Quadra Village, which is a walkable area, with easy access to frequent transit and bicycle infrastructure. In addition, the applicant is providing a six-stall bicycle rack on-site to further reduce vehicle demand and to minimize any potential negative parking impacts resulting from the proposal. Therefore, staff recommend that Council consider supporting the proposed parking variance.

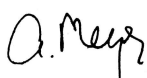
ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00244 for the property located at 2639 Fifth Street.

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division



Karen Hoes, Director
Sustainable Planning and Community
Development Department

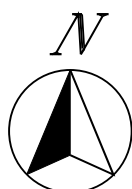
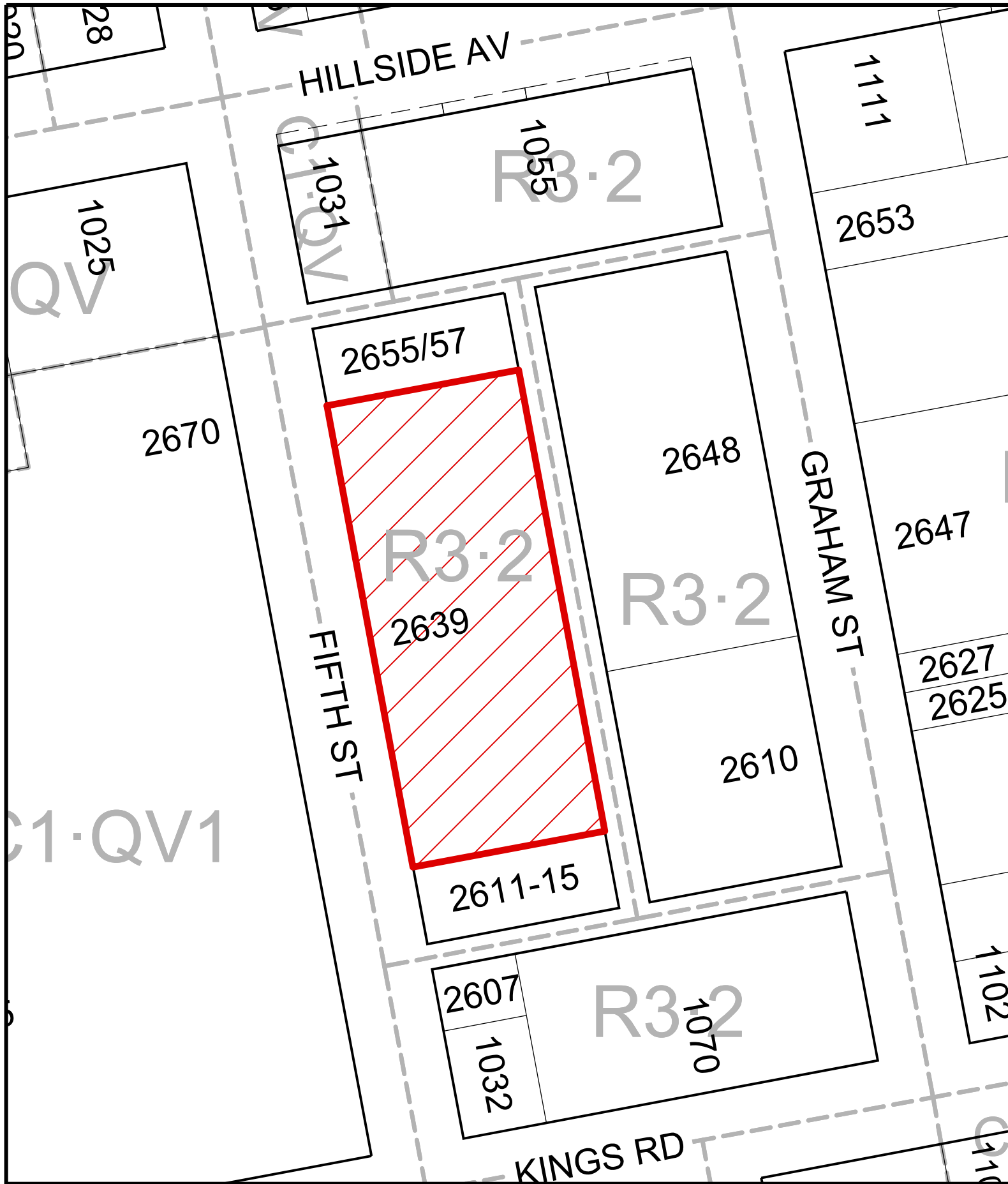
Report accepted and recommended by the City Manager:



Date: September 11, 2020

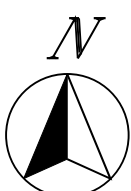
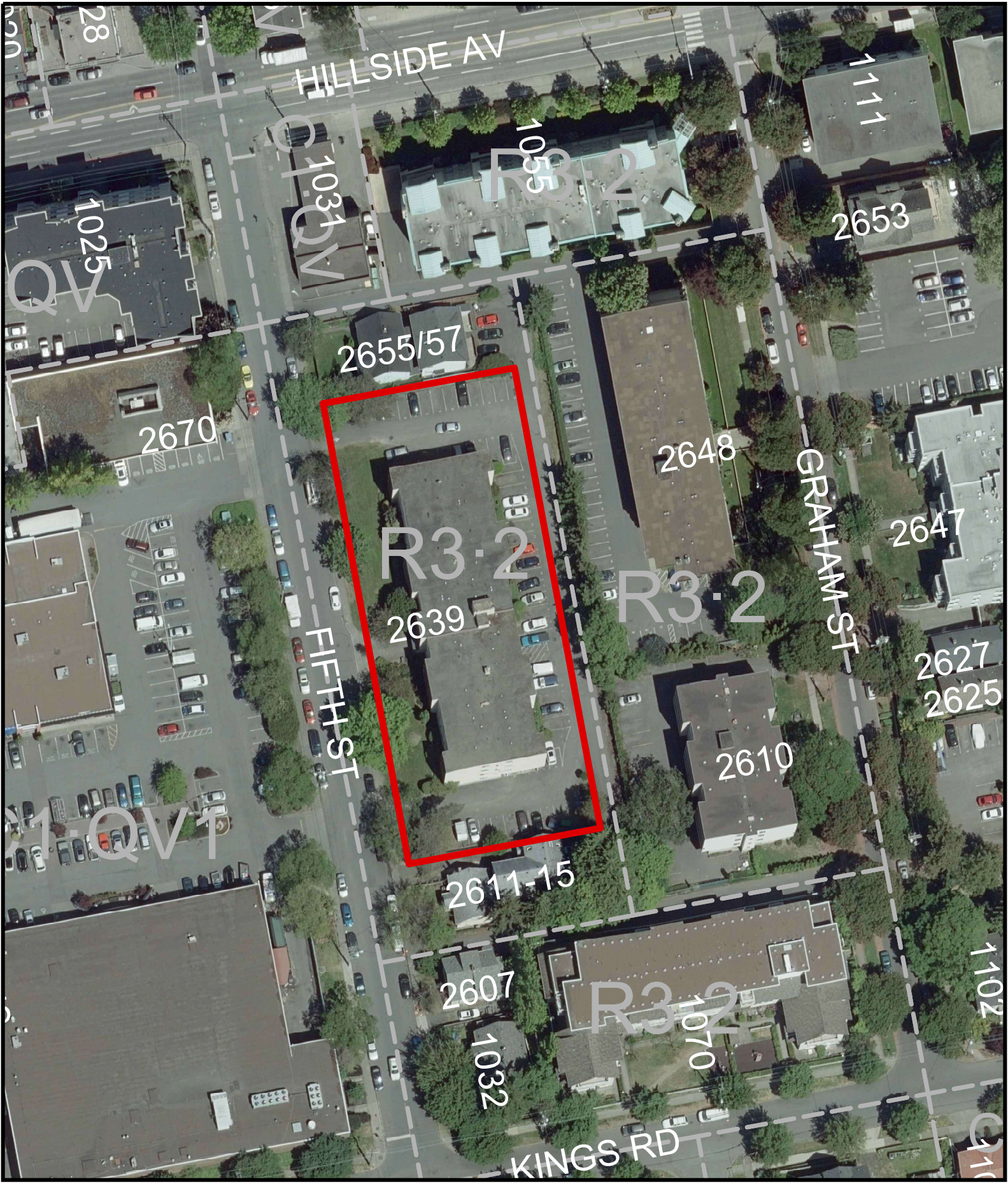
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 8, 2020
- Attachment D: Letter from applicant to Mayor and Council dated April 21, 2020



2639 Fifth Street
Development Variance Permit #00244





2639 Fifth Street
Development Variance Permit #00244



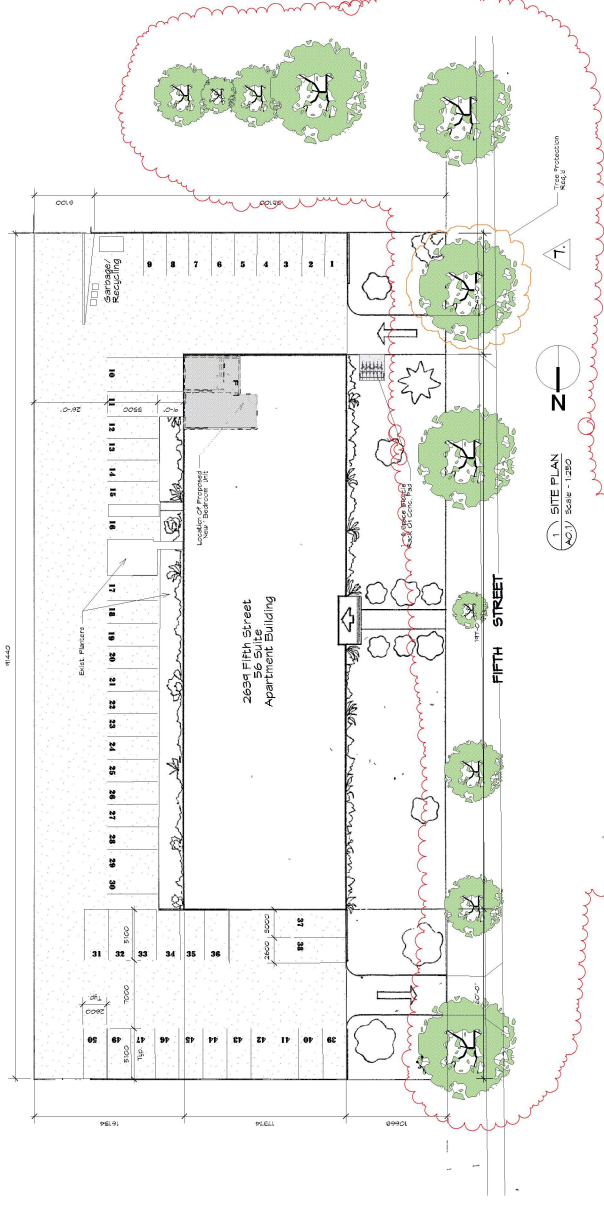
SUITES UPGRADE

2639 Fifth Street, Victoria, B.C.



PROJECT LOCATION

2 LOCATION PLAN
N85 TO SCALE



1 SITE PLAN
N85 TO SCALE



PROJECT DIRECTORY

OWNER:
Gillman Investments
2639 Fifth Street
Victoria, B.C. V8T 2R2
Contact: Sarah Gill
Ph: 250-208-0041

ARCHITECT:
N.M. Architects Inc.
100-404 Vancouver Street
Victoria, B.C. V8V 5Y6
Contact: Michael Moody
Ph: 250-461-5141
e-mail: michael@nmarcitect.ca

CODES AND STANDARDS

Execute the work in accordance with the current edition of the British Columbia Building Code (2012) and all codes and standards included within the context of the documents.

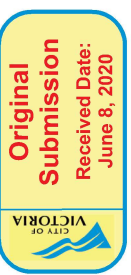
Conform to the latest issue of codes and standards specified and all relevant and applicable codes, ordinances and bylaws of the jurisdiction of the date of building permit application.

LIST OF DRAWINGS

- AO.1 Location/Site Plan & Notes
- A1.1 Proposed and Existing Floor Plan
- A1.2 Parking Calculations
- A2.1 Elevations

Indicates City of Victoria Surveyed Trees

PROJECT INFORMATION TABLE		
(4 Storages)	Zone Standard	Proposed if different from Zone Standard
Zoning	R3-2	R3-2
Site area (m ²)	-	9,485 m ²
Total floor area (m ²)	-	4,295 m ²
Floor space ratio	1.2:1	1.1:1
Site coverage %	30%	30%
Open site space %	30%	24% (incl. open site space)
Height (m)	18.5m	11.2m
Number of stories	Up to 6 storages	4 storages
Parking stalls (number) on site	61	50
Bicycle parking (number) storage and racks	61 Class 1, 1 rack	1 Class 1, 1 rack
Building setbacks (m)		
Front yard	1.5m	10.66m
Rear yard	1.5m	16.15m
Side yard (indicate which side) rear	3m	16.26m
Side yard (indicate which side) rear	3m	13.16m



PROJECT:
2639 Fifth Street 56 Suite Addition
2639 Fifth Street, Victoria, B.C.

PROJECT NO.:
1804

DATE:
June 1st, 2019

SCALE:
As Shown

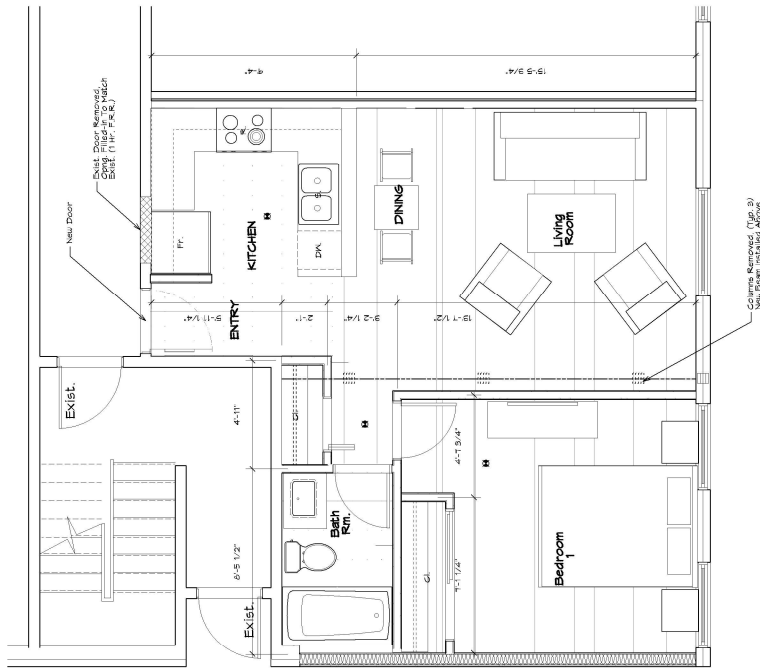
PROJECT LOCATION:
2639 Fifth Street, Victoria, B.C.

PROJECT NO.:
1804

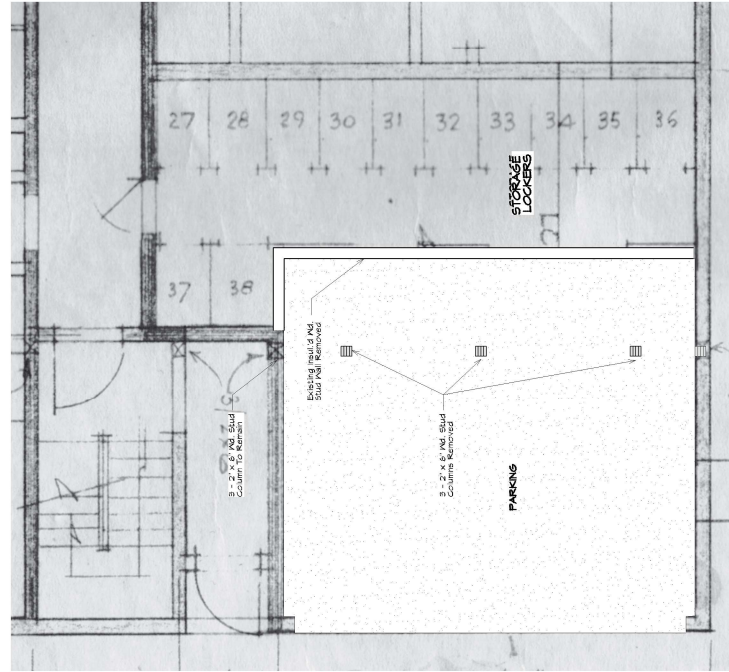
DATE:
June 1st, 2019

SCALE:
As Shown

ARCHITECT:
N.M. Architects Inc.
100-404 Vancouver Street
Victoria, B.C. V8V 5Y6
Contact: Michael Moody
Ph: 250-461-5141
e-mail: michael@nmarcitect.ca



2 Proposed New Floor Plan
Scale: 3/8" = 1'-0"




1 Existing Main Floor Plan
scale: 3/8" = 1'-0"

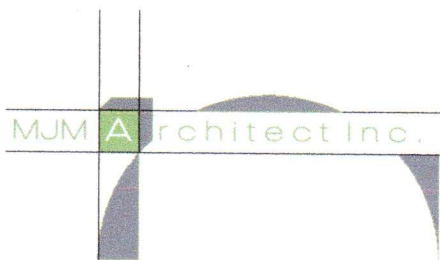


WALL TYPES

- | WALL TYPES | |
|------------|---|
| W1 | - Exterior Finish (Refer To Elevations)
- 1" x 1" T. S. J. @ 12" O.C.
- 1/2" Metal U-Channel Insect Screen @ Bottom Of Cavity
- Polyolefin Air/Water Barrier
- 1/2" Ext. Grade Insul. Sitching.
- 1/2" Ext. Grade Finish
- 2" x 6" MD Stud Framing @ 16" O.C.
- 6mil Poly. V.B.
- 1/2" G.N.B. |
| W2 | - 1/2" G.N.B.
- 2"x4" MD. stud Framing @ 16" O.C.
- 1/2" G.N.B. |

**BATTERY POWERED
SMOKE DETECTOR**

<p>5 2007/21 - Re-subpoena for Development Permit A 2007/211 - Issued for Development Permit A 2007/212 - Issued for Development Permit</p> <p>Year 2008</p> <p>2008/1 - Issued for Development Permit 2008/2 - Issued for Development Permit 2008/3 - Issued for Development Permit 2008/4 - Issued for Development Permit 2008/5 - Issued for Development Permit 2008/6 - Issued for Development Permit 2008/7 - Issued for Development Permit 2008/8 - Issued for Development Permit 2008/9 - Issued for Development Permit 2008/10 - Issued for Development Permit 2008/11 - Issued for Development Permit 2008/12 - Issued for Development Permit</p>		<p>project name</p> <p>1964</p> <p>Veranda Apartments, One Bedroom Suite Addition 2039 Film Street, Victoria, B.C.</p>	<p>client name</p> <p>Veranda Inc.</p>	<p>location</p> <p>2039 Film Street, Victoria, B.C.</p>	<p>date</p> <p>June 1st, 2019</p>	<p>drawn by</p> <p>A1.1</p>
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February 11th., 2020 (*Updated April 21st., 2020*)

Mayor & Councillors
City of Victoria,
1 Centennial Square,
Victoria B.C.
V8W 1P6

Re: 2659 Fifth Street - Request For Variance on Parking

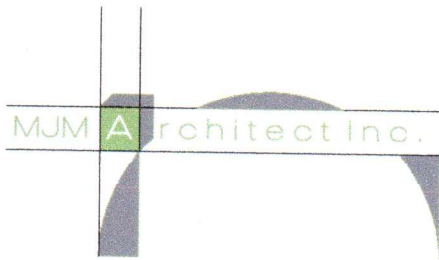
Dear Sirs & Mesdames,

This project involves the enclosure of an exterior, covered parking area and converting it into a one bedroom apartment. Originally built in 1973, this apartment rental building is managed by Brown Bros. Agencies Ltd. and the units are typically rented to individuals and families with moderate to below average levels of income.

The owner of the building would like to provide an additional suite to offer persons in this income bracket due to the extremely low availability of rental units in Victoria. The area in which the suite is to be located is in an under-utilized covered parking area. Brown Bros. Agencies has records of the number of parking stalls being rented out each month and, on a consistent basis, the records indicate that there is always a surplus of stalls available. We include in this submission a typical months Master Rent Roll (for January, 2020) and can provide further records if so required.

The impact of this new suite addition will be virtually imperceptible from the street with only two windows visible from the back lane. We are also providing a class 1 bicycle space within the new suite, and a 6 space bicycle rack in front of the building.

We respectfully request a variance from the new Schedule 'C' parking requirements of 61 stalls and maintain that the existing 50 stalls are more than adequate for the demand.



We thank you for your consideration of our request and will be more than willing to answer any questions you may have after our presentation.

Sincerely,



Michael Moody, Architect AIBC, MRAIC, LEED® A.P.
Principal
MJM Architect Inc.

1

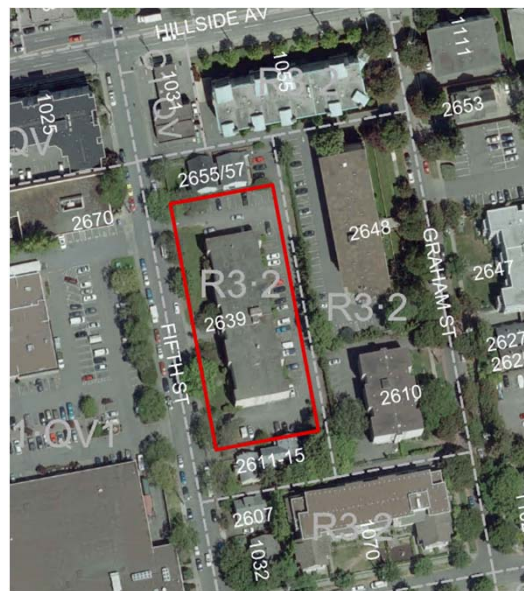
Development Variance Permit Application for 2639 Fifth Street



1

Aerial View

2



2

Subject Property

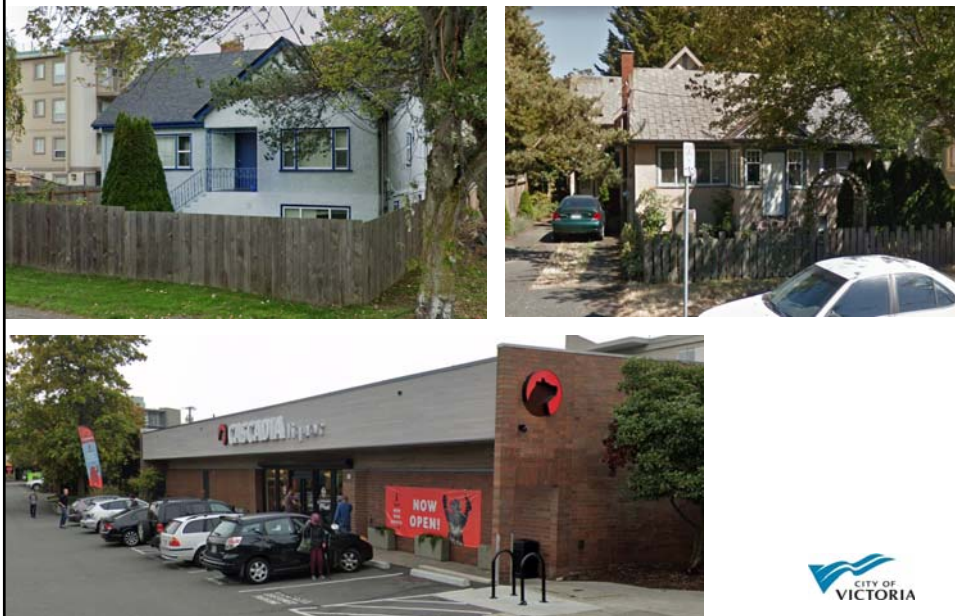
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3

Neighbouring Properties

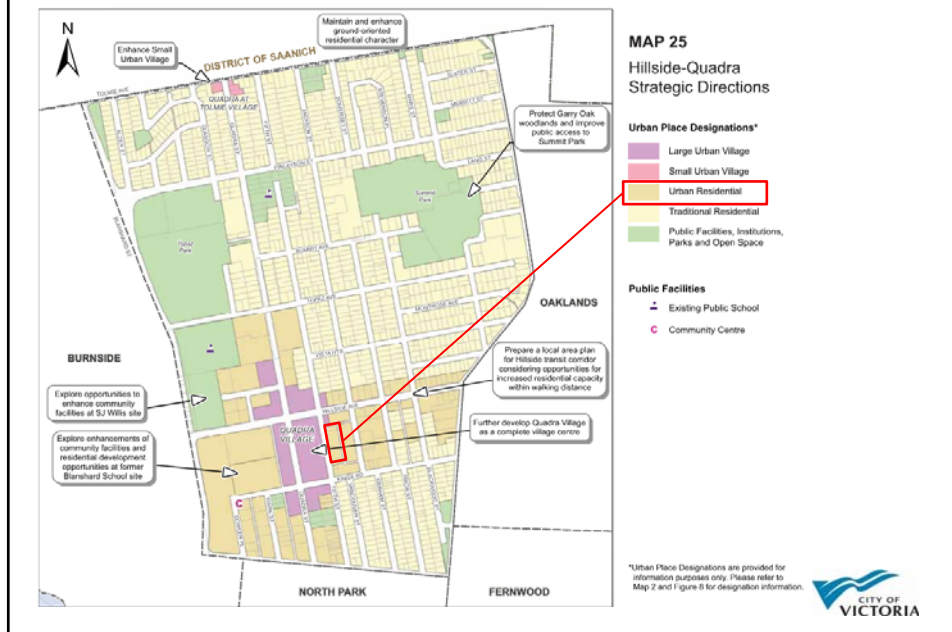
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4

Official Community Plan

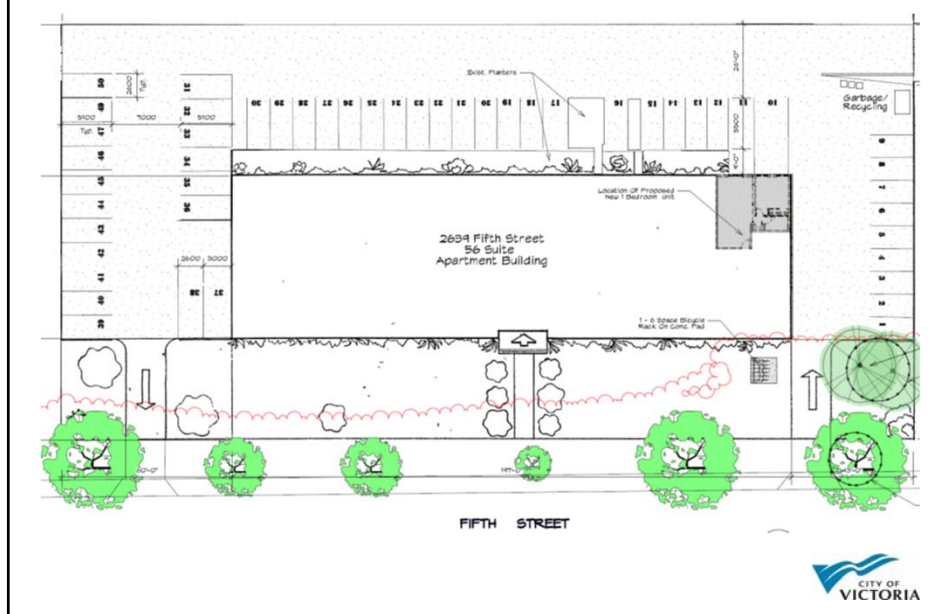
5



5

Site Plan

6



6