



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, April 8, 2021

6TH FLOOR BOARDROOM, CAPITAL REGIONAL DISTRICT, 625 FISGARD STREET, VICTORIA, B.C.

To be held immediately following the Committee of the Whole Meeting

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

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E.1.a.b. 901 Gordon Street: Seed and Stone Cannabis Store Referral

E.1.a.c. 780-798 Fort Street & 1106-1126 Blanshard Street:

Rezoning Application No. 00745, Development Permit
with Variances Application No. 000580, Heritage
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- E.1.a.d. 545 Manchester Road and 520 Dunedin Street:
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- E.1.a.e. Strategic Plan Actions - Public Hearing-Only Council
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- E.1.a.f. Strategic Plan Actions - Lobbyist Registry Considerations
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 - E.1.b.b. 819-823 Esquimalt Road - Referral of Proposed
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 - E.1.b.c. Renters' Advisory Committee - Term Extension
 - *E.1.b.d. 2021 Financial Plan Update - Police Budget Allocation
Formula and Request for Additional Officers to Support
Bylaw Services

F. BYLAWS

- F.1. Bylaws for 1913 and 1915 Fernwood Road: Rezoning Application No. 00626
and Development Permit with Variances Application No. 00073

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A report recommending:

- 1st and 2nd readings of:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1241) No. 21-001
- 1st, 2nd and 3rd readings of:
 - Housing Agreement (1913 and 1915 Fernwood) Bylaw (2021)
No. 21-002

The application is ready to proceed to Public Hearing and proposes to convert the existing duplex to a multi-unit residential building.

F.2. Bylaws for 3120 Washington Avenue: Rezoning Application No. 00735

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A report recommending:

- **1st and 2nd readings of:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1246) No. 21-020
- **1st, 2nd and 3rd readings of:**
 - Housing Agreement (3120 Washington Avenue) Bylaw (2021) No. 21-021

The application is ready to proceed to Public Hearing and proposes to construct eight single-family dwellings on one lot.

F.3. Bylaw for Parks Regulation Amendment Bylaw

A report recommending:

- **1st, 2nd and 3rd readings of:**
 - Parks Regulation Bylaw, Amendment Bylaw (No. 15) 21-049

The Bylaw is to amend the *Parks Regulation Bylaw* to better regulate sheltering in public parks by persons experiencing homelessness, to permanently prohibit sheltering in Centennial Square and Cecelia Ravine parks and to extend temporary prohibition on sheltering in Central Park until September 18, 2022, which is the date on which temporary use permit for emergency housing at 940 Caledonia expires.

***F.4. Development Cost Charges Bylaw Amendment Bylaw**

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Addenda: New Item

That Council Consider:

- **Adoption of:**
 - Development Cost Charges Bylaw, Amendment Bylaw No. 21-046

The purpose of this Bylaw is to amend the Development Cost Charges Bylaw No. 17-020.

***G. CORRESPONDENCE**

Addenda: New Item

A letter from the City of Pitt Meadows regarding the fair taxation from railway operations and industrial parks.

H. CLOSED MEETING

MOTION TO CLOSE THE APRIL 8, 2021 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the Community Charter for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the Community Charter, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

Section 90(1)(g) litigation or potential litigation affecting the municipality;

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

I. APPROVAL OF CLOSED AGENDA

J. READING OF CLOSED MINUTES

K. UNFINISHED BUSINESS

L. CORRESPONDENCE

M. NEW BUSINESS

M.1. Appointment - Community Charter Section 90(1)(a)

***M.2. Legal Advice / Litigation Community Charter Section 90(1)(g)&(i)**

Addenda: New Item

N. CONSIDERATION TO RISE & REPORT

O. ADJOURNMENT



MINUTES - VICTORIA CITY COUNCIL

March 11, 2021, 4:29 P.M.

6TH FLOOR BOARDROOM, CAPITAL REGIONAL DISTRICT,
625 FISGARD STREET, VICTORIA, B.C.

To be held immediately following the Committee of the Whole Meeting

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

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Andrew,
Councillor Loveday, Councillor Thornton-Joe, Councillor Young

PRESENT
ELECTRONICALLY: Councillor Dubow, Councillor Isitt, Councillor Potts

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, L. Van Den Dolder - Assistant City Solicitor, C.
Mycroft - Manager of Executive Operations, J. Paul - Assistant
Director of Engineering, P. Bellefontaine - Director of Engineering
& Public Works, R. Carroll – Manager of Real Estate, M. Heiser -
Council Secretary

A. CONVENE COUNCIL MEETING

B. APPROVAL OF AGENDA

Moved By Councillor Alto
Seconded By Councillor Andrew

That the agenda be approved.

Amendment:

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That the following item be added to the agenda:

D. UNFINISHED BUSINESS

D.1 Curbside Yard Waste Collection

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

C. READING OF MINUTES

C.1 Minutes from the daytime meeting held February 4, 2021

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following minutes be adopted:

1. Minutes from the daytime meeting held February 4, 2021

CARRIED UNANIMOUSLY

D. UNFINISHED BUSINESS

D.1 Curbside Yard Waste Collection

Motion to resolve to a Committee of the Whole Meeting at 4:31 p.m.:

Moved By Councillor Andrew

Seconded By Councillor Thornton-Joe

That Council resolve to a Committee of the Whole meeting.

CARRIED UNANIMOUSLY

Committee discussed the following:

- *Council direction for service enhancements in order to divert organic material*
- *Kitchen scraps pick up*
- *Considerations with pest control*

Moved By Councillor Thornton-Joe

Seconded By Councillor Young

That Council direct staff to:

1. Bring forward amendments to the Solid Waste Bylaw (No. 12-086) to enable curbside comingled organics (kitchen scraps and yard waste) collection.
2. Initiate service changes and user outreach to transition from backyard to curbside garbage and comingled organics collection.

Motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Dubow

That the matter be referred to staff, to report back on the feasibility of the following approach:

1. Undertaking a 6-month pilot project on permitting the disposal of yard waste in green bins alongside the existing sideyard collection model, by amending the Solid Waste Bylaw to delete the words "yard waste" from section 2(b) of the bylaw, subject to bins containing yard waste being moved to the curb by residents.
2. Engaging the public and Solid Waste Division employees on potential permanent changes as part of the long-term service review of the Residential Solid Waste Collection Service.

FOR (2): Councillor Dubow, Councillor Isitt,

OPPOSED (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

DEFEATED (2 to 7)

Motion to call the question on the matter:

Moved By Councillor Andrew

Seconded By Councillor Thornton-Joe

That the question be called on the motion.

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Potts, Councillor Thornton-Joe, Councillor Young

OPPOSED (1): Councillor Loveday

CARRIED (7 to 1)

On the main motion:

That Council direct staff to:

1. Bring forward amendments to the Solid Waste Bylaw (No. 12-086) to enable curbside comingled organics (kitchen scraps and yard waste) collection.
2. Initiate service changes and user outreach to transition from backyard to curbside garbage and comingled organics collection.

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

OPPOSED (2): Councillor Dubow, Councillor Isitt

CARRIED (7 to 2)

Motion arising:

Moved By Councillor Loveday

That Council request staff report back with options for consulting the public on their desired service levels regarding side yard collection.

Mayor Helps ruled the Motion Arising out of order as it was in direct contravention with the motion previously approved.

Motion to adjourn the Committee of the Whole Meeting at 5:23 p.m.:

Moved By Councillor Andrew

Seconded By Councillor Alto

That the Committee of the Whole meeting be adjourned.

CARRIED UNANIMOUSLY

B. APPROVAL OF AGENDA

Moved By Councillor Andrew

Seconded By Councillor Alto

That all remaining items on today's Daytime Council meeting be moved to the Evening Council meeting for consideration.

CARRIED UNANIMOUSLY

O. ADJOURNMENT

That the Council Meeting adjourned at 5:25 p.m.

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

January 28, 2021, 1:15 P.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting
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PRESENT: Mayor Helps in the Chair, Councillor Andrew, Councillor Loveday, Councillor Thornton-Joe, Councillor Young

PRESENT ELECTRONICALLY: Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts

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

B. APPROVAL OF AGENDA

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the agenda be approved with the following amendment:

- one new item of closed business

CARRIED UNANIMOUSLY

C. READING OF MINUTES

C.1 Minutes from the daytime meeting held September 3, 2020

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the minutes from the daytime Council meeting held September 3, 2020 be adopted.

CARRIED UNANIMOUSLY

C.2 Minutes from the daytime meeting held January 7, 2021

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That the minutes from the daytime Council meeting held January 7, 2021 be adopted.

CARRIED UNANIMOUSLY

D. Rise and Report

D.1 Proposed Mutual/Automatic Aid Agreement – Corporation of the District of Esquimalt

At their January 7, 2021 Closed Meeting Council approved the following:

"That Council authorize the Mayor and City Clerk to execute the terms of a "renewed" Firefighting Mutual Aid Agreement with the Corporation of the District of Esquimalt and authorize a rise and report on the agreement upon execution by both parties."

E. PROCLAMATIONS

E.1 Wear Red Canada Day Proclamation

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

That the following proclamation be endorsed:

- Wear Red Canada Day, 13 February 2021

CARRIED UNANIMOUSLY

E.2 International Day of Zero Tolerance for Female Genital Mutilation

Moved By Councillor Thornton-Joe

Seconded By Councillor Dubow

That the following proclamation be endorsed:

- International Day of Zero Tolerance for Female Genital Mutilation, 6 February 2021

CARRIED UNANIMOUSLY

F. REPORTS OF COMMITTEE

F.1 Committee of the Whole

F.1.a Report from the January 18, 2021 Special COTW Meeting

Council (to follow COTW)

January 28, 2021

F.1.a.a Draft 2021 Financial Plan - Public Input Summary

Moved By Councillor Loveday

Seconded By Councillor Andrew

That Council receive this report for information.

CARRIED UNANIMOUSLY

**F.1.a.b 2021-2025 Draft Financial Plan - Remaining Recommendations:
Reallocation of Funds to the Housing Reserve**

Moved By Councillor Loveday

Seconded By Councillor Andrew

1. That Council direct staff to reallocate \$10,000 in the 2021 Financial Plan from the Council Meeting Catering line item to the Housing Reserve Fund, in recognition of increased reliance on remote meetings and heightened economic hardship arising from the Covid-19 pandemic.
2. That this reallocation of funds be implemented with immediate effect.
3. That Council reallocate the \$10,000 from the catering line item to the housing reserve fund on an ongoing basis.

CARRIED UNANIMOUSLY

**F.1.a.d 2021-2025 Draft Financial Plan - Remaining Recommendations:
2021 VicPd Budget Funding**

Moved By Councillor Loveday

Seconded By Councillor Andrew

That Council request the Victoria Esquimalt Police Board report back with any budgetary savings due to reduced nightlife, lack of special events, and limited protest activity;

And that Council request the Victoria Esquimalt Police Board apply similar budget mitigation measures as the City of Victoria and report back to Council with budget savings found.

CARRIED UNANIMOUSLY

**F.1.a.e 2021-2025 Draft Financial Plan - Remaining Recommendations:
Legal Services**

Moved By Councillor Loveday

Seconded By Councillor Andrew

That Council approve allocating additional new property tax revenue from new development as follows:

- a. additional Legal Services resources of \$183,410

CARRIED UNANIMOUSLY

**F.1.a.f 2021-2025 Draft Financial Plan - Remaining Recommendations:
Youth Strategy**

Moved By Councillor Loveday
Seconded By Councillor Andrew

That Council approve a one-time allocation of \$30,000 to continue the implementation of the Youth Strategy with funding from the one-time envelope as outlined in this report.

CARRIED UNANIMOUSLY

**F.1.a.g 2021-2025 Draft Financial Plan - Remaining Recommendations:
Create Victoria**

Moved By Councillor Loveday
Seconded By Councillor Andrew

That Council fund the Create Victoria - Cultural Spaces Road Map \$25,000 and Create Victoria - Cultural Infrastructure Grant Program \$100,000 from the one-time envelope.

CARRIED UNANIMOUSLY

**F.1.a.h 2021-2025 Draft Financial Plan - Remaining Recommendations:
Banfield Park Swimming Dock - Study and Implementation**

Moved By Councillor Loveday
Seconded By Councillor Andrew

That Council allocate \$95,000 from a portion of \$3 million capital reallocation for the Banfield Park Swimming Dock - Study and Implementation.

CARRIED UNANIMOUSLY

**F.1.a.i 2021-2025 Draft Financial Plan - Remaining Recommendations:
Reconciliation Dialogues and Indigenous Relations Function -
Options Development**

Moved By Councillor Loveday
Seconded By Councillor Andrew

1. Fund up to \$40,000 from one-time funding for the Reconciliation Dialogues.
2. Fund \$37,500 from Corporate Consulting, for the Indigenous Relations Function -Options Development.

CARRIED UNANIMOUSLY

**F.1.a.j 2021-2025 Draft Financial Plan - Remaining Recommendations:
Vic West Skate Park Lighting**

Moved By Councillor Loveday
Seconded By Councillor Andrew

That Council fund the preliminary work for the Vic West Skate Park Lighting at some point in 2021 and that the capital project be delivered in 2022.

That Council fund up to \$85,000 from the \$3 million unallocated capital to undertake this preliminary work.

CARRIED UNANIMOUSLY

**F.1.a.k 2021-2025 Draft Financial Plan - Remaining Recommendations:
International decade for people of African Descent**

Moved By Councillor Loveday
Seconded By Councillor Andrew

That Council fund up to \$25,000 from the Council strategic grant funding to support leadership opportunities for children and youth of African descent and the grant program to be developed in consultation with the IDPAD advisory committee once it has been formed and fund \$75,000 from corporate consulting for the International decade for people of African Descent.

CARRIED UNANIMOUSLY

**F.1.a.c 2021-2025 Draft Financial Plan - Remaining Recommendations:
2021-2022 Budget for Mile Zero**

Moved By Councillor Loveday
Seconded By Councillor Andrew

That Council defer \$275,000 for the orphaned land at Mile Zero to the 2022 budget.

FOR (5): Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (4): Mayor Helps, Councillor Isitt, Councillor Loveday, and Councillor Young

CARRIED (5 to 4)

F.1.b Report from the January 21, 2021 COTW Meeting

**F.1.b.a 1125 Fort Street: Rezoning Application No. 00712,
Development Permit with Variances Application No. 00142 and
Heritage Designation Application No. 000192 (Fairfield)**

Moved By Councillor Young
Seconded By Councillor Alto

Council (to follow COTW)
January 28, 2021

Rezoning Application No. 00712

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00712 for 1125 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. That Council consider the Heritage Designation of 1125 Fort Street, consistent with plans date stamped September 9, 2020;
2. Preparation of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, to:
 - a. secure one of the proposed residential units as rental for a period of 20 years
 - b. ensure that a future strata cannot restrict the rental of units to non-owners.

Development Permit with Variances Application No. 00142

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No.00142, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No.00142 for 1125 Fort Street, in accordance with:

1. Plans date stamped September 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the vehicle parking from eight to four stalls, including a reduction of the visitor parking from one stall to zero stalls.
3. The Development Permit lapsing two years from the date of this resolution.”

Heritage Designation Application No. 000192

That Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, 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 concurrent with the Public Hearing for Rezoning Application No. 00712.

CARRIED UNANIMOUSLY

**F.1.b.b736 Princess Avenue: Victoria Housing Reserve Fund
Application (Burnside)**

Moved By Councillor Loveday
Seconded By Councillor Alto

736 Princess Avenue: Victoria Housing Reserve Fund Application (Burnside)

That Council approve a grant from the Victoria Housing Reserve Fund to the John Howard Society of Victoria in the amount of \$280,000 to assist in the construction of a 28-unit affordable housing project at 736 Princess Avenue, subject to the following conditions:

1. The execution of a Housing Fund Grant Agreement in a form satisfactory to the Director of Sustainable Planning and Community Development and the City Solicitor; with terms for the eligible use of the grant, reporting requirements, repayment, indemnification, and communication protocols;
2. The applicant fulfills the applicable requirements of the Victoria Housing Reserve Fund Guidelines;
3. \$140,000 shall be payable to the applicant upon execution of the Housing Fund Grant Agreement and the remaining balance of \$140,000 shall be payable to the applicant once the City has issued all required occupancy permits for the project; and
4. That the passage of this resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, until and unless all agreements are fully executed by the City.

CARRIED UNANIMOUSLY

F.1.b.c Parks Regulation Bylaw Amendments - Mitigating the Impacts of Sheltering

Councillor Isitt requested that the vote be divided.

Moved By Councillor Young
Seconded By Mayor Helps

That Council direct staff to prepare the following amendments to Section 16A of the Parks Regulation Bylaw;

1. Prohibit sheltering within parks in areas with high-risk of flooding or other environmental hazards, and

FOR (6): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Loveday, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Councillor Dubow, Councillor Isitt, and Councillor Potts

CARRIED (6 to 3)

Moved By Councillor Young
Seconded By Mayor Helps

That Council direct staff to prepare the following amendments to Section 16A of the Parks Regulation Bylaw;

2. Add Central Park to the list of parks where sheltering is prohibited to be in effect as long as the sheltering during pandemic provisions are in effect and that this matter return to Council for additional considerations at the March 4 COTW meeting.

CARRIED UNANIMOUSLY

F.1.b.d Council Member Motion: In Response to the National Overdose Crisis: Regulation, Safe Supply and Decriminalization

Moved By Councillor Alto

Seconded By Councillor Potts

Resolved that the Mayor, on behalf of the City of Victoria, writes to the federal Minister of Health calling on the Government of Canada to declare the overdose crisis a national public health emergency;

Be it also resolved that in that letter the Mayor calls on the Government of Canada to immediately seek input from the people most affected by this crisis and meet with provinces and territories to develop a comprehensive, pan-Canadian overdose action plan, which includes comprehensive supports and full consideration of reforms that other countries have used to significantly reduce drug-related fatalities and stigma, such as legal regulation of illicit drugs to ensure safe supply of pharmaceutical alternatives to toxic street drugs, and decriminalization for personal use.

CARRIED UNANIMOUSLY

F.1.c Report from the January 25, 2021 Special COTW Meeting

Moved By Councillor Loveday

Seconded By Councillor Isitt

That all the motions from the January 25, 2021 Special COTW meeting be approved except:

- **F.1.c.c. Climate Leadership Plan – Oil to Heat Pump Incentive Program**
- **F.1.c.j. Motor Vehicle Act Pilot Project Resourcing Requirements**

CARRIED UNANIMOUSLY

F.1.c.a South Island Prosperity Partnership

Moved By Councillor Loveday
Seconded By Councillor Isitt

That the amount for South Island Prosperity Partnership (SIPP) \$218,962 be funded:

- \$20,000 from Late Night Great Night budget
- \$130,000 from Special Events budget; and
- \$68,962 be funded from one-time.

Direct staff to include the City's contribution to SIPP through new assessed revenue in 2022

CARRIED UNANIMOUSLY

F.1.c.b Funding for Extended Hours for Our Place and Our Place - Storage of Belongings

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council fund the Extended Hours for Our Place for \$50,000 and Our Place – Storage of belongings, for \$50,000 from one-time.

CARRIED UNANIMOUSLY

F.1.c.d Victoria Heritage Foundation and Victoria Civic Heritage Trust

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council approve funding \$3402 for the Victoria Heritage Foundation and \$2350 to the Victoria Civic Heritage Trust from one-time.

CARRIED UNANIMOUSLY

F.1.c.e Neighbourhood Association - Part-time Coordinator

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council direct staff to report back on a Neighbourhood Association Coordinator program for neighbourhood associations that do not have community centres in their neighbourhoods.

CARRIED UNANIMOUSLY

F.1.c.f Stone Markers – Memorial Road on Shelbourne Street

Moved By Councillor Loveday
Seconded By Councillor Isitt

That staff be directed to create and install stone markers commemorating the Shelbourne Street memorial road working in collaboration with the District of Saanich and the North Jubilee and Oaklands and Fernwood neighbourhoods associations to be installed before October 2, 2021 and to be funded with up to \$20,000 from the \$3 million not allocated from capital.

CARRIED UNANIMOUSLY

F.1.c.g Initiate a Governance Review

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council fund the governance review of up to \$75,000 from the Corporate Consulting budget.

CARRIED UNANIMOUSLY

F.1.c.h Pedestrian Master Plan/Sidewalk Rehab

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council direct staff to allocate \$100,000 to the Pedestrian Master Plan/Sidewalk Rehabilitation from the funds not reallocated from capital.

CARRIED UNANIMOUSLY

F.1.c.i Neighbourhood Association - Part-time Coordinator

Moved By Councillor Loveday
Seconded By Councillor Isitt

At Council's discretion after receiving a report back on the neighbourhood coordinator program for neighbourhood associations without neighbourhood centres:

That the Downtown Residents Association, North Park Residents Association and the Rockland Neighbourhood Association be provided a \$20,000 grant for a part-time coordinator with a request that the recipients provided a report both at 6 months and at the end of 2021 and that it be funded from new assessed revenue and North Jubilee and South Jubilee Neighbourhoods receive a combined \$20,000.

CARRIED UNANIMOUSLY

F.1.c.k Pro Art Alliance Grant

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council fund the Pro Art Alliance Grant for \$10,000 from new assessed revenue.

CARRIED UNANIMOUSLY

F.1.c.l Additional motion - items to include in the 2022 budget

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council direct staff to include in the 2022 budget:

- Transit Shelters Increased Funding
- Pathway lighting upgrades - Burnside Gorge in partnership with the CRD
- Vic West Skate Park Lighting
- Electric Kiosk Beautification Program

CARRIED UNANIMOUSLY

F.1.c.m Additional motion - new assessed revenue

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council request staff report back with options for a policy to ensure that a portion of new assessed revenue is allocated to the neighbourhoods where new development occurs.

CARRIED UNANIMOUSLY

F.1.c.n Additional motion

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council:

1. Approve allocating additional new property tax revenue from new development as follows:
 - a. any remaining amount to the Buildings and Infrastructure Reserve
2. Approve the direct-award grants as outlined in Appendix 3 to this report
3. Approve other grants as outlined in Appendix 4 to this report
4. Direct staff to bring forward the Five-Year Financial Plan Bylaw, 2021, as amended, to the April 22, 2021 Council meeting

CARRIED UNANIMOUSLY

F.1.c.o Additional Funding for Police Support for Encampments

Motion to postpone:

Moved By
Seconded By

Postpone consideration of this matter until receipt of the report from the police board on potential further cost savings.

“That Council approve up to an additional \$75,960 of funding from the Financial Stability Reserve to continue to deploy two VicPD officers for four hours per day/seven days a week from January 1 to March 31, 2021 to support City of Victoria Bylaw Services in carrying out their duties at the various encampments within the City of Victoria.”

CARRIED UNANIMOUSLY

F.1.c.p 2019-2022 Strategic Plan Amendments

F.1.c.p.a #1 Good Governance and Civic Engagement

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #1 Good Governance and Civic Engagement, and that the following be pulled for further consideration:

- Council Salary Review

CARRIED UNANIMOUSLY

F.1.c.p.c #2 Indigenous Relations and Reconciliation

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #2 Indigenous Relations and Reconciliation.

CARRIED UNANIMOUSLY

F.1.c.p.d #3 Affordable Housing

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #3 Affordable Housing and that the following be pulled for further consideration:

- Municipal Housing Corporation

CARRIED UNANIMOUSLY

F.1.c.p.e #3 Affordable Housing - Municipal Housing Corporation – to be considered at COTW February 4

Moved By Councillor Loveday

Seconded By Councillor Isitt

Municipal Housing Corporation

Remove from Plan

CARRIED UNANIMOUSLY

F.1.c.p.f #4 Prosperity and Economic Inclusion

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #4 Prosperity and Economic Inclusion, and that the following be pulled for further consideration:

- Free Internet Service
- Predatory Lending

CARRIED UNANIMOUSLY

F.1.c.p.g #4 Prosperity and Economic Inclusion – Free Internet Service

Moved By Councillor Loveday

Seconded By Councillor Isitt

Free Internet Service

That this be removed from the Strategic Plan.

CARRIED UNANIMOUSLY

F.1.c.p.i #5 Health, Well-Being and a Welcoming City

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #5 Health, Well-Being and a Welcoming City, and that the following be pulled for further consideration:

- LGBTQi2S Task Force
- Doctors Strategy
- Social Determinants of Health

CARRIED UNANIMOUSLY

F.1.c.p.j #5 Health, Well-Being and a Welcoming City - LGBTQi2S Task Force

Moved By Councillor Loveday

Seconded By Councillor Isitt

LGBTQi2S Task Force

That this be moved to 2022

CARRIED UNANIMOUSLY

F.1.c.p.k #5 Health, Well-Being and a Welcoming City - Doctors Strategy

Moved By Councillor Loveday

Seconded By Councillor Isitt

Doctors Strategy

That Council work with Island Health and partners to attract and retain medical professionals and to improve access to healthcare in all neighbourhoods and that the responsibility change from the Mayor's Office to Council and it be moved to an ongoing item.

CARRIED UNANIMOUSLY

F.1.c.p.l #5 Health, Well-Being and a Welcoming City - Social Determinants of Health

Moved By Councillor Loveday

Seconded By Councillor Isitt

Social Determinants of Health

That this be removed from the Strategic Plan

CARRIED UNANIMOUSLY

F.1.c.p.m #6 Climate Leadership and Environmental Stewardship

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #6 Climate Leadership and Environmental Stewardship, and that the following be pulled for further consideration:

- District Energy Opportunities
- Energy Utility

CARRIED UNANIMOUSLY

F.1.c.p.n #6 Climate Leadership and Environmental Stewardship - District Energy Opportunities

Moved By Councillor Loveday
Seconded By Councillor Isitt

Explore opportunities for renewable energy generation and district energy opportunities and move to 2022

CARRIED UNANIMOUSLY

F.1.c.p.o #6 Climate Leadership and Environmental Stewardship - Energy Utility

Moved By Councillor Loveday
Seconded By Councillor Isitt

Remove from the Strategic plan

CARRIED UNANIMOUSLY

F.1.c.p.p #7 Sustainable Transportation

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #7 Sustainable Transportation, and that the following be pulled for further consideration:

- Free Public Transit
- Upper Harbour Multi-Use Trail

CARRIED UNANIMOUSLY

F.1.c.p.q #7 Sustainable Transportation - Free Public Transit

Moved By Councillor Loveday
Seconded By Councillor Isitt

Move to 2022

CARRIED UNANIMOUSLY

F.1.c.p.r #7 Sustainable Transportation - Upper Harbour Multi-Use Trail

Moved By Councillor Loveday

Seconded By Councillor Isitt

Continue to look for opportunities to secure a multi use trail along the Upper Harbour north of downtown and move to an ongoing initiative.

CARRIED UNANIMOUSLY

F.1.c.p.s #8 Strong, Liveable Neighbourhoods

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #8 Strong, Liveable Neighbourhoods, and that the following be pulled for further consideration:

- Ship Point Funding Strategy
- Victoria Public Library
- Jubilee Community Centre

CARRIED UNANIMOUSLY

F.1.c.p.t #8 Strong, Liveable Neighbourhoods - Ship Point Funding Strategy

Moved By Councillor Loveday

Seconded By Councillor Isitt

Review the Ship Point Improvement Plan and consider funding options and move to a 2022 action.

CARRIED UNANIMOUSLY

F.1.c.p.u#8 Strong, Liveable Neighbourhoods - Victoria Public Library

Moved By Councillor Loveday

Seconded By Councillor Isitt

Work with the Greater Victoria Public Library to provide library services in the north end of the city.

CARRIED UNANIMOUSLY

F.1.c.p.v#8 Strong, Liveable Neighbourhoods - Jubilee Community Centre

Moved By Councillor Loveday
Seconded By Councillor Isitt

Explore the creation of a Jubilee Community Centre and move this action to 2022.

CARRIED UNANIMOUSLY

F.1.c.q Pending 2021 Financial Plan Decisions - Governance Review

Moved By Councillor Loveday
Seconded By Councillor Isitt

Add to Strategic Objective #1:
Complete a governance review and add a review of Council remuneration

CARRIED UNANIMOUSLY

F.1.c.c Climate Leadership Plan - Oil to Heat Pump Incentive Program

Moved By Councillor Loveday
Seconded By Councillor Isitt

In 2021, that Council allocate up to \$350,000 to the Climate Leadership Plan - Oil to Heat Pump Incentive Program from the paving budget while ensuring the paving budget is at least the \$5.5 million originally allocated for 2021.

Amendment:

Moved By Councillor Dubow
Seconded By Councillor Isitt

In 2021, that Council allocate up to \$350,000 to the Climate Leadership Plan - Oil to Heat Pump Incentive Program from the paving budget while ensuring the paving budget is at least the \$5.5 million originally allocated for 2021.

Align with the Equity Framework and values

FOR (2): Councillor Dubow, and Councillor Isitt

OPPOSED (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

DEFEATED (2 to 7)

Amendment:

Moved By Councillor Dubow

In 2021, that Council allocate up to \$350,000 to the Climate Leadership Plan - Oil to Heat Pump Incentive Program from the paving budget while ensuring the paving budget is at least the \$5.5 million originally allocated for 2021.

Align with Equity Values where possible.

DEFEATED DUE TO NO SECONDER

On the main motion:

In 2021, that Council allocate up to \$350,000 to the Climate Leadership Plan - Oil to Heat Pump Incentive Program from the paving budget while ensuring the paving budget is at least the \$5.5 million originally allocated for 2021.

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

OPPOSED (2): Councillor Andrew, and Councillor Young

CARRIED (7 to 2)

F.1.c.j Motor Vehicle Act Pilot Project Resourcing Requirements

Moved By Councillor Loveday

Seconded By Councillor Isitt

Direct staff to incorporate into the 2021 budget \$135,000 for the Motor Vehicle Act pilot project resourcing requirements funded from the one-time funding envelope.

FOR (6): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

OPPOSED (3): Councillor Andrew, Councillor Thornton-Joe, and Councillor Young

CARRIED (6 to 3)

F.1.c.p 2019-2022 Strategic Plan Amendments

F.1.c.p.b #1 Good Governance and Civic Engagement - Council Salary Review

Moved By Councillor Loveday

Seconded By Councillor Isitt

Council Salary Review

That Council direct staff to undertake a review of Council duties and compensation in conjunction with the governance review.

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

F.1.c.p.h #4 Prosperity and Economic Inclusion - Predatory Lending

Moved By Councillor Loveday

Seconded By Councillor Isitt

That this action be split into two as follows:

1. Explore land use and business licence regulations to limit predatory lending and pay-day loans (staff) (move to 2022)
2. Work with the province with respect to limited pay-day loans and predatory lending (Council) (keep in 2021)

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

OPPOSED (2): Councillor Andrew, and Councillor Young

CARRIED (7 to 2)

F.1.c.r Pending 2021 Financial Plan Decisions - Lower Speed Limits

Moved By Councillor Loveday

Seconded By Councillor Isitt

Add to the Strategic Objective #7:

Lower speed limits on local neighbourhood streets to 30 kms

FOR (6): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

OPPOSED (3): Councillor Andrew, Councillor Thornton-Joe, and Councillor Young

CARRIED (6 to 3)

F.1.d Report from the January 28, 2021 COTW Agenda

F.1.d.a Council Member Motion: Attendance at LGLA Virtual Leadership Forum

Moved By Councillor Loveday

Seconded By Mayor Helps

That Council approve an expenditure of \$210 for Councillor Loveday's attendance at the Local Government Leadership

Academy's virtual training conference being held the week of Feb 1-5th.

CARRIED UNANIMOUSLY

G. BYLAWS

G.1 Bylaw for 2700 Avebury Avenue

Moved By Councillor Alto

Seconded By Councillor Loveday

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

- Zoning Regulation Bylaw, Amendment Bylaw (No. 1245) No. 21-016

FOR (6): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Loveday, and Councillor Potts

OPPOSED (3): Councillor Isitt, Councillor Thornton-Joe, and Councillor Young

CARRIED (6 to 3)

G.2 Bylaw for 131 - 137 Skinner St and 730 - 736 Tyee Road

Moved By Councillor Loveday

Seconded By Councillor Alto

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

- Zoning Regulation Bylaw, Amendment Bylaw (No. 1247) No. 21-022

CARRIED UNANIMOUSLY

G.3 Bylaw for 2536 Richmond Road

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

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

- Heritage Designation (2536 Richmond Road) Bylaw - No. 21-017

CARRIED UNANIMOUSLY

H. STAFF REPORT

H.1 Short Term Rental Appeal - 1132 Chapman

Council received a report dated January 14, 2021 from the City Clerk regarding a Short Term Rental Appeal for the property located at 1132 Chapman Street.

Council considered the information which is contained and presented in the agenda package.

Council discussed:

- *whether a 31-day stay would qualify as a short term stay and whether a license would be needed.*
- *options for the homeowner should they want to turn the property into a tri-plex.*
- *The suite being a self-contained suite and therefore the possibility of it being part of the rental stock.*
- *Concerns with the definition of kitchen in our bylaw.*

Moved By Mayor Helps

Seconded By Councillor Young

That Council deny the reconsideration request and uphold the Licence Inspectors decision to deny a short-term rental business licence for premises at 1132 Chapman.

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

OPPOSED (2): Councillor Andrew, and Councillor Potts

CARRIED (7 to 2)

I. CLOSED MEETING

Moved By Councillor Loveday

Seconded By Councillor Young

MOTION TO CLOSE THE JANUARY 28, 2021 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- *Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and*
- *Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

CARRIED UNANIMOUSLY

N. NEW BUSINESS

N.1 Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment.

The discussion and motions were recorded and kept confidential.

N.2 Legal Advice - Community Charter Section 90(1)(i)

Council discussed a Legal Advice matter.

The discussion was recorded and kept confidential.

N.3 Legal Advice - Community Charter Section 90(1)(i)

Council discussed a Legal Advice matter.

The discussion was recorded and kept confidential.

P. ADJOURNMENT

Moved By Councillor Thornton-Joe
Seconded By Councillor Andrew

That the Council meeting adjourn.

Time: 2:48 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



CITY OF VICTORIA

PROCLAMATION

“GLOBAL MEETINGS INDUSTRY DAY”

- WHEREAS** *Global Meetings Industry Day (GMID), taking place April 8, 2021, is the international industry's most important annual event showcasing the value that business meetings, trade shows, incentive travel, exhibitions, conferences, and conventions bring to people, businesses and communities; and*
- WHEREAS** *The meetings industry as a whole has a real impact on the economy, local businesses and residents in the City of Victoria and*
- WHEREAS** *Internationally, the meetings industry creates hundreds of thousands of jobs, generates billions of dollars of revenue, and supports communities around the world; and*
- WHEREAS** *Hosting an event, convention or trade show stimulates this region's economy by bringing in new visitors who stay in our hotels, eat in our restaurants, shop in neighbourhood stores and bring new revenue; and*
- WHEREAS** *GMID is a time for the City of Victoria to reflect on the importance of the meetings industry and what it has provided for the community; and*
- WHEREAS** *the City of Victoria will light up in blue the Victoria Conference Centre and have representatives to attend the Virtual Global Meetings Industry Day on April 8th, 2021*
- WHEREAS** *I urge all those living in the City of Victoria to take a moment to reflect on the impact that this industry brings to our communities, businesses and economy;*
- NOW, THEREFORE** *I do hereby proclaim Thursday, April 8th, 2021 as “GLOBAL MEETINGS INDUSTRY DAY” 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 Eighth day of April, Two Thousand and Twenty-One.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD APRIL 1, 2021

For the Council meeting of April 8, 2021, the Committee recommends the following:

E.3 2747 Asquith Street: Development Variance Permit No. 00258 (Oaklands)

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. 00258 for 2747 Asquith Street in accordance with:

1. Plans date stamped January 21, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the minimum distance from the parking stall to a street from 1.0m to 0.87m.
3. The Development Permit lapsing two years from the date of this resolution.”

F.4 901 Gordon Street: Seed and Stone Cannabis Store Referral

1. That Council direct staff to advise the Liquor and Cannabis Regulation Branch (LCRB):

The Council of the City of Victoria supports the application of Seed and Stone at 901 Gordon Street to receive a provincial cannabis retail store license with the following comments:

- a. The Council recommends that the Liquor and Cannabis Regulation Branch issue a license to Seed and Stone at 901 Gordon Street.
- b. City staff did not raise any concerns about this referral in terms of community impacts.
- c. Residents’ views were solicited through a mail-out to property owners and occupiers within 100 meters of this address and to the relevant neighbourhood association.

The City sent 702 notices and received 2 responses.

The City did not receive correspondence from the Downtown Residents Association. 1 respondent supports the application, and 1 respondent opposes the application.

2. That Council direct staff to advise the LCRB of Council’s recommendation subject to the applicant’s compliance with applicable City bylaws and permits.

E.1 780-798 Fort Street & 1106-1126 Blanshard Street: Rezoning Application No. 00745, Development Permit with Variances Application No. 000580, Heritage Designation Application No. 000196 (Downtown)
Rezoning Application No. 00745

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00745 for 780-798 Fort Street and 1106-1126 Blanshard Street, subject to minor plan amendments to correct the public realm details, and that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements, to the satisfaction of City Staff, to:
 - a) Secure 21 residential units as rental for 60 years;

- b) Restrict the stratification of units at 780-798 Fort Street and 1106-1126 Blanshard Street;
 - c) Secure public realm improvements as indicated on the plans dated November 20, 2020;
 - d) Secure the historic rehabilitation of the ground floor storefronts to preserve the original transoms, and restore the altered transoms and bulkheads, as can be accommodated without displacing existing commercial tenants, in accordance with the heritage conservation plan, dated March 2021;
 - e) Secure a sewer attention.
2. Confirmation of the communication with existing tenants within the Montrose Apartments, outlining the commitments made to not evict tenants as part of the proposed renovations and, in instances where this cannot be avoided, tenant assistant commitments identified, to the satisfaction of the Director of Sustainable Planning and Community Development.
 3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works, for:
 - a) building encroachments adjacent to Blanshard Street and View Street for the existing Montrose Apartments;
 - b) anchor-pinning in the City right-of-way.
 - 4) That Council direct staff to explore, with the applicant, the possibility of securing significant internal heritage features and unit lay outs, within the Heritage Designation, as well as securing the installation of thermal windows when replaced.
 - 5) That Council request that the applicant consider instituting vacancy controls to help secure the affordability of the housing units and de-incentivize renovations.

Development Permit with Variances

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00745, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 000580 for 780-798 Fort Street & 1106-1126 Blanshard Street, in accordance with:

1. Plans date stamped November 18, 2020 with minor plan revisions to address Advisory Design panel comments, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the building height from 60 metres to 66 metres for Development Area A
 - ii. reduce the west side yard setback from 6 metres to 2.65 metres, for portions of the building 17.5 metres above average grade for Development Area A.
3. The Development Permit lapsing two years from the date of this resolution.”

Heritage Designation Application No. 000196

That Council direct staff to prepare the Heritage Designation Bylaw for the property located at 1114-1126 Blanshard Street and bring it forward for introductory readings, and after giving notice and allowing an opportunity for public comment at a joint Public Hearing with Rezoning Application No. 00745 for 780-798 Fort Street and 1106-1126 Blanshard Street, if it is approved, consider the following motion:

"That Council approve the designation of the property located at 1114-1126 Blanshard Street, in accordance with the Conservation Plan prepared by Donald Luxton and Associates Inc. dated March 2021, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site."

E.2 545 Manchester Road and 520 Dunedin Street: Development Variance Permit No. 00256 (Burnside)

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. 00256 for 545 Manchester Road and 520 Dunedin Street in accordance with:

1. Plans date stamped February 1, 2021.
2. Development meeting all *Fence Bylaw* requirements, except for the following variance:
 - i. increase the height of fence from 1.2m to 1.83m.
3. The Development Permit lapsing two years from the date of this resolution."

F.1 Strategic Plan Actions - Public Hearing-Only Council Meetings and Video Submissions to Public Hearings

That this item be referred to the Governance Review:

That Council direct staff to:

1. Bring forward amendments to the Council Procedures Bylaw to:
 - a) formally establish daytime Council meetings to follow Committee of the Whole meetings and the order of business for them.
 - b) establish the Order of Business for evening Council meetings to include Public Hearings, Opportunities for Public Comment and Request to Address Council and Question Period.
2. Approve amendments to the Public Hearing Speaking Policy and Request to Address Council Policy to permit pre-recorded audio and video submissions and telephone participation.

Motions arising:
Council Procedures

That Council requests that staff restore the inclusion of Committee of the Whole reports and reading of Bylaws on the agendas of ordinary evening Council Meetings as soon as practicable.

That as part of the Governance Review, that Council consider live video submissions from the members of the public.

F.2 Strategic Plan Actions - Lobbyist Registry Considerations

That Council refer considerations for creating a lobbyist registry to the Governance Review to evaluate additional methods to strengthen accountability and transparency in local governance.

F.3 Governance Review

That Council direct staff to initiate the procurement process for selecting consultant services for a Governance Review and report back to Council with the workplan once the consultant is selected.

F.5 Proposed Donation: Swim Platform in Gorge Waterway

That Council approve receipt of the donation of the swim platform from Aryze Developments Ltd, and direct staff to:

1. Complete a donation agreement with Aryze Developments Ltd, with terms satisfactory to the Director of Parks, Recreation and Facilities, and Chief Financial Officer; and in a form satisfactory to the City Solicitor;
2. Include the cost of maintaining the platform in the draft 2022 Financial Plan.
3. Discuss options with the donor related to the issuance of a tax receipt and potential recovery of some of the tax savings towards the cost of upgrades, maintenance, and/or replacement of the asset.



Council Report

For the Meeting of April 8, 2021

To: Council **Date:** March 25, 2021

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

Subject: Rezoning Application No. 00626 and Development Permit with Variances Application No. 00073 for 1913 and 1915 Fernwood Road

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 21-001 (Amendment No. 1241) and give first, second and third readings to Housing Agreement (1913 and 1915 Fernwood Road) Bylaw No. 21-002.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 1913 and 1915 Fernwood Road. The proposal is to convert an existing duplex into a multi-unit residential building consisting of approximately four ground-oriented dwelling units.

On February 27, 2020, Council passed the following resolution:

Rezoning Application No. 00626

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00626 for 1913 and 1915 Fernwood Road, that first and second reading of the Zoning Regulation Bylaw amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- a. Preparation and execution of the appropriate legal agreements in order to secure the following:*
 - i. That future strata corporations could not pass bylaws that would prohibit or restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development; and*
 - ii. A Statutory Right-of-Way of 1.40m on Fernwood Road, to the satisfaction of the Director of Engineering and Public Works.*

Development Permit with Variances Application No. 00073

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00626, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00073 for 1913 and 1915 Fernwood Road, in accordance with:

- 1. Plans date stamped October 31, 2019.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. reduce the required number of parking spaces from 5 to 4*
 - ii. reduce the continuous landscaping screen between a surface vehicle parking area and an adjacent lot primarily for residential uses from 1 m to 0.60m*
 - iii. reduce the side yard setback for an accessory building from 0.60m to 0.17m.*
- 3. The Development Permit lapsing two years from the date of this resolution.”*

COMMENTS

Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to this application, the following legal agreements have been executed by the applicant:

- a Housing Agreement to ensure that future strata bylaws do not prohibit the rental of dwelling units
- a 1.40m statutory right-of-way (SRW) on Fernwood Avenue.

The recommendation provided for Council’s consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

NO. 21-001

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-49 Zone, Fernwood Conversion District, and to rezone land known as 1913 and 1915 Fernwood Road from the R-2 Zone, Two Family Dwelling District to the R1-49 Zone, Fernwood Conversion District.

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

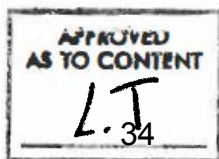
- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1241)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – Detached Dwelling Zones by adding the following words:

“1.150 R1-49, Fernwood Conversion District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.149 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1913 and 1915 Fernwood Road, legally described as PID: 006-005-268 Lot 26, Section 75, Victoria District, Plan 951, and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R1-49 Zone, Fernwood Conversion District.

READ A FIRST TIME the	day of	2021
READ A SECOND TIME the	day of	2021
Public hearing held on the	day of	2021
READ A THIRD TIME the	day of	2021
ADOPTED on the	day of	2021

CITY CLERK

MAYOR



PART 1.150 – R1-49 ZONE, FERNWOOD CONVERSION DISTRICT**1.150.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

1.150.2 Lot Area

- a. Lot area (minimum) 447m²

1.150.3 Floor Space Ratio

- a. Floor space ratio (maximum) 0.68:1

1.150.4 Height

- a. Principal building height (maximum) 9.4m

1.150.5 Setbacks, Projections

- a. Front yard setback (minimum) 4.10m

Except for the following maximum projections into the setback:

- steps 1.70m

- b. Rear yard setback (minimum) 11.7m

Except for the following maximum projection into the setback:

- deck 1.55m

- c. Side yard setback (north) (minimum) 1.5m

- d. Side yard setback (south) (minimum) 3.2m

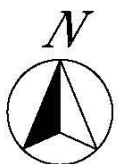
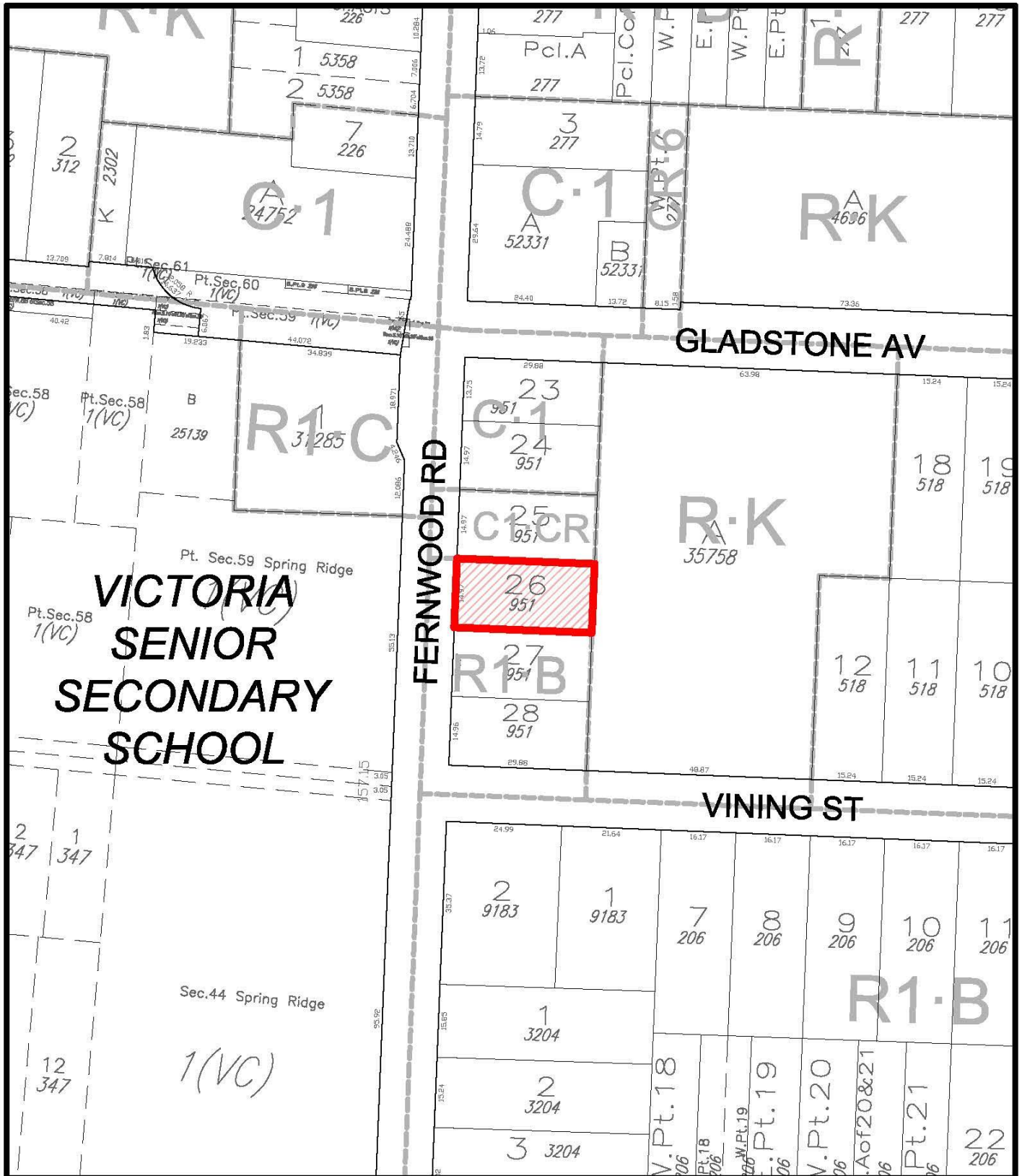
1.150.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 28%
- b. Open site space (minimum) 31%

PART 1.150 – R1-49 ZONE, FERNWOOD CONVERSION DISTRICT

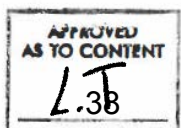
1.150.7 Vehicle and Bicycle Parking

- | | |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



1913 and 1915 Fernwood Road
Rezoning No.00626





SCHEDULE A

HOUSING AGREEMENT

(Pursuant to section 483 of the *Local Government Act*)

AMONG:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, B.C.
V8W 1P6
(the "City")

AND:

1915 FERNWOOD INC.

175 Commerce Valley Drive West, Suite 330
Markham, Ontario
L3T 7P6
(the "Owner")

WHEREAS

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein;
- B. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*;
- C. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with civic address of 1913/1915 Fernwood Road and legally described as:

006-005-268
Lot 26 Section 75 Victoria District Plan 951
(the "Lands");
- D. The Owner has made an application to rezone and develop the Lands pursuant to rezoning application no. 00626 (the "**Rezoning Application**") and development permit with variances application no. 00073 (the "**Development Permit Application**") to enable it to convert an existing duplex into a multi-unit residential building consisting of approximately four ground-oriented dwelling units;
- E. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the strata corporation, but the intent of this housing agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units); and

{00048003:3}

- F. The City and the Owner wish to enter into this Agreement, as a housing agreement pursuant to section 483 of the *Local Government Act*, to establish the terms and conditions regarding the occupancy of the residential units identified in this housing agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this agreement (the "**Agreement**"), the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"**Business Day**" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia.

"**Development**" means the proposed development of the Lands applied for in the Rezoning Application and the Development Permit Application and described in Recital D.

"**Development Permit Application**" has the meaning ascribed to that term in Recital D.

"**Dwelling Units**" means any or all, as the context may require, of the self-contained residential dwelling units within the Development and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise; and "**Dwelling Unit**" means any of such residential dwelling units located on the Lands.

"**Director**" means the person appointed as the Director of Sustainable Planning and Community Development by the elected municipal council of the City, and includes his/her successors in function and their respective nominees.

"**Immediate Family**" includes a person's spouse, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person's spouse.

"**Non-owner**" means a person other than a Related Person or the Owner.

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"**Related Person**" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:
 - (i) an officer, director, shareholder, or member of such corporation or society, or of another entity which is a shareholder or member of such corporation or society; or
 - (ii) an Immediate Family of a person to whom paragraph (i) applies, or

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- (b) an individual, an Immediate Family of the registered or beneficial owner.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

"Tenancy Agreement" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

"Rezoning Application" has the meaning ascribed to that term in Recital D.

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the Director within thirty (30) days of the Director's written request, a report in writing confirming:
- (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.
- 3.2 The Owner covenants and agrees:
- (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit under the terms of a Tenancy Agreement unless this Agreement is amended; and
 - (b) to notify the City of any proposed amendments to its strata bylaws.
- 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

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4.0 Notice to be Registered in Land Title Office

- 4.1 Notice of this Agreement (the "**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

5.0 Liability

- 5.1 The Owner agrees to indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement, or otherwise that would not have arisen "but for" this Agreement.
- 5.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement, or otherwise that would not have arisen "but for" this Agreement.

6.0 Priority Agreement

- 6.1 Deleted

7.0 General Provisions

- 7.1 **Notice.** If sent as follows, notice under this Agreement is considered to be received:
- (a) upon confirmation of delivery by Canada Post if sent by registered mail,
 - (b) on the next Business Day if sent by facsimile or email with no notice of failure to deliver being received back by the sender, and
 - (c) on the date of delivery if hand-delivered, and

In the case of the City, addressed to:

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

Attention: Director of Sustainable Planning and Community Development
 Fax: 250-361-0386
 Email: khoese@victoria.ca

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and in the case of the Owner, addressed to:

1915 Fernwood Inc.
175 Commerce Valley Drive West, Suite 330
Markham, Ontario, L3T 7P6
Attention: Karl J Veldkamp

Attention: Karl John Veldkamp
email: kveldkamp@veldkamp.ca
fax: 1.905.762.1173

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail, email or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause,

- (d) notice sent by the impaired service is considered to be received on the date of delivery, and
- (e) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

7.2 **Time.** Time is of the essence of this Agreement.

7.3 **Binding Effect.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

7.4 **Waiver.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

7.5 **Headings.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.

7.6 **Language.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.

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- 7.7 **Legislation.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 7.8 **Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 7.9 **Cumulative Remedies.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 7.10 **Entire Agreement.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 7.11 **Further Assurances.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 7.12 **Amendment.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 7.13 **Law Applicable.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 7.14 **No Derogation From Statutory Authority.** Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
 - (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.
- 7.15 **Severability.** If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.
- 7.16 **Joint and Several.** The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

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7.17 **Counterparts.** This Agreement may be executed in counterparts and delivered by emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

7.18 **Effective Date.** This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

THE CORPORATION OF THE CITY OF)
VICTORIA by its authorized signatory(ies):)

Karen Hoesse)

Date signed: _____)

1915 FERNWOOD INC. by its authorized)
signatory:)



Karl John Veldkamp)

Date signed: February 12, 2021)

{00048003:3}



Council Report

For the Meeting of April 8, 2021

To: Council **Date:** March 25, 2021

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

Subject: **Update Report for Rezoning Application No. 00735 for 3120 Washington Avenue**

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 21-020 (Amendment No. 1246) and give first, second and third readings to Housing Agreement (3120 Washington Avenue) Bylaw No. 21-021.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 3120 Washington Avenue. The proposal is to rezone from the R1-B Zone, Single-Family Dwelling District, to a new zone in order to increase the density and construct a strata development consisting of eight, two-storey single-family dwelling units on a lot.

On January 7, 2021, Council passed the following resolution:

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00735 for 3120 Washington Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- a. Preparation of legal agreements executed by the applicant to secure the following, with form satisfactory to the City Solicitor:*
 - i. a housing agreement to ensure that future Strata bylaws cannot prohibit the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development;*
 - ii. a statutory right-of-way of 1.00m on Washington Avenue for sidewalk improvements, to the satisfaction of the Director of Engineering and Public Works;*
 - iii. the design of the proposed eight single-family dwelling units and associated landscaping in accordance with the plans dated October 13, 2020, to the satisfaction of the Director of Sustainable Planning and Community Development.*
 - iv. Further consideration by the developer of options to increase the rear setback.*

COMMENTS

Rear Yard Setback

Council requested that the applicant consider options to increase the rear yard setback of single-family dwelling unit #2 (SFD 2), which is situated in the northwest corner of the site and with its front facade adjacent to a bylaw-protected Garry oak tree which is planned to be retained. The original rear yard setback of SFD 2 was 3.31m to minimize disturbances to the tree. However, in response to Council's motion, the applicant consulted with the Project Arborist and determined that SFD 2 could be shifted slightly to increase the setback from 3.31m to 4.84m and align with single family dwelling unit #1 (SFD 1). This has resulted in a small portion of the building to be located within the critical root zone of the existing Garry oak tree. To minimize the disturbance to the ground and tree roots in the area, the Certified Arborist has recommended an alternative construction method, which will result in the northeast corner of the building being constructed on a grade beam system. The applicant has also shifted the parking space for SFD 2, modified the patio and adjusted the landscape irrigation system to mitigate impacts to the tree.

Even though the applicant has revised the plans to address Council's motion and taken measures to mitigate impacts to the Garry oak tree, a situation may arise during construction where the applicant may have to shift SFD 2 slightly back to further protect the tree. To allow for this to occur and avoid a setback variance in the future, it is recommended that the rear yard setback in the new zone remain as 3.31m. However, the revised plans with the new rear yard setback of 4.84m are attached to the design covenant registered on title, which ensures that any proposed adjustments to the site layout in order to protect the tree would have to be to the satisfaction of the Director of Sustainable Planning and Community Development.

Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to this application, the following legal agreements have been executed by the applicant:

- a Housing Agreement to ensure that future strata bylaws do not prohibit the rental of dwelling units
- a 1.00m statutory right-of-way (SRW) on Washington Avenue
- a Section 219 Covenant to secure the design of the proposed eight single-family dwelling units and associated landscaping, which references updated plans.

The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

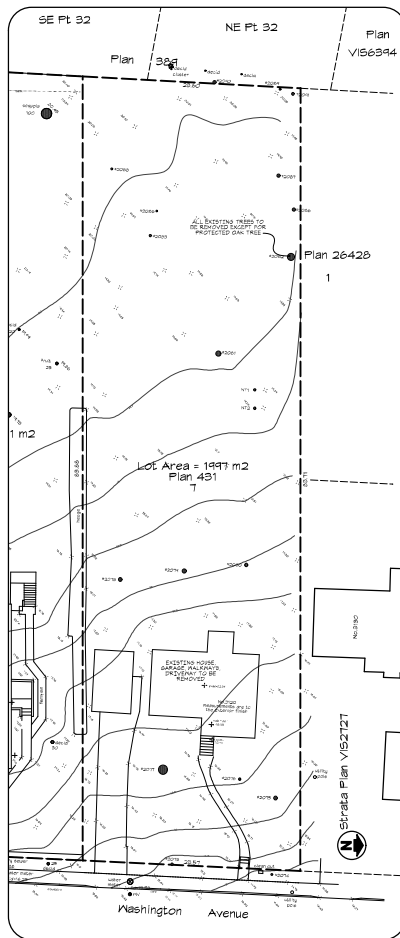
Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

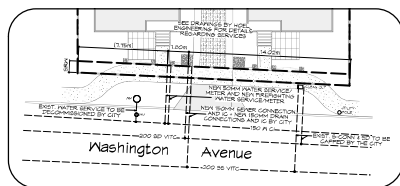
Report accepted and recommended by the City Manager.

List of Attachments

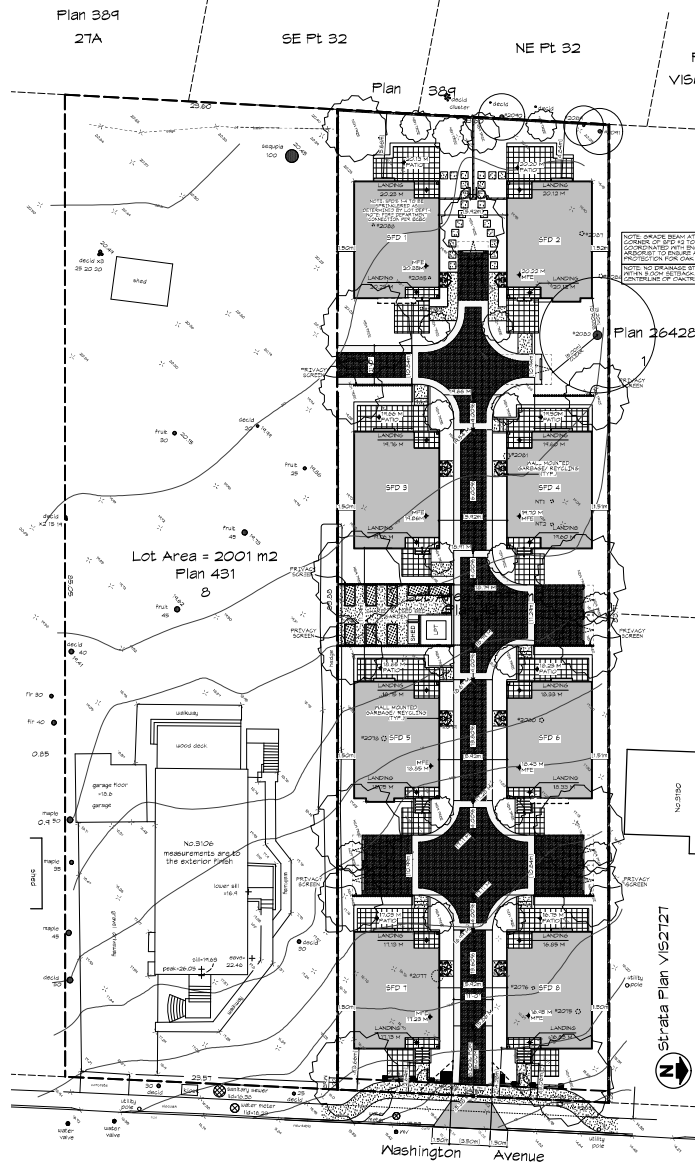
- Attachment A: Updated Plans date stamped March 2, 2021
- Attachment B: Updated Arborist Report dated January 21, 2021.



SITE PLAN - EXISTING
Scale: 1:250



SITE PLAN - SERVICES
Scale: 1:200



SITE PLAN - PROPOSED
Scale: 1:200

SITE DATA - 3120 WASHINGTON AVE, VICTORIA

LEGAL DESCRIPTION - Lot 7, Section 7A, Victoria District, Plan 431
EXISTING ZONING - R1-B
PROPOSED ZONING - SITE SPECIFIC

LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT AREA	1997.63 M2 (21502.33 FT2)				
LOT WIDTH	23.94 M (77.38')				
LOT DEPTH (AVG.)	84.80 M (278.20')				
SETBACKS					
FRONT (F)	12.84 M (39.04') TO SPD 1	12.84 M (39.04') TO SPD 1	12.84 M (39.04') TO SPD 1	12.84 M (39.04') TO SPD 1	12.84 M (39.04') TO SPD 1
REAR (R)	9.83 M (30.87')	9.83 M (30.87')	9.83 M (30.87')	9.83 M (30.87')	9.83 M (30.87')
SIDE (S)	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')
SIDE (N)	9.42 M (30.90')	9.42 M (30.90')	9.42 M (30.90')	9.42 M (30.90')	9.42 M (30.90')
SIDE (S)	1.51 M (4.93')	1.51 M (4.93')	1.51 M (4.93')	1.51 M (4.93')	1.51 M (4.93')
Avg. SETBACK	14.95 M (49.38 FT)	14.95 M (49.38 FT)	14.95 M (49.38 FT)	14.95 M (49.38 FT)	14.95 M (49.38 FT)
BUILDING HEIGHT	6.66 M (21.85 FT)	6.66 M (21.85 FT)	6.66 M (21.85 FT)	6.66 M (21.85 FT)	6.66 M (21.85 FT)
STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES
FLOOR AREA					
UPPER FLOOR	546.28 M2 (5860.24 FT2)	64.28 M2 (694.51 FT2)	61.95 M2 (668.51 FT2)	61.95 M2 (668.51 FT2)	61.95 M2 (668.51 FT2)
MAIN FLOOR	485.56 M2 (5244.54 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)
CRANKSPACE INCLUDED	434.16 M2 (4658.62 FT2) INCLUDED	55.02 M2 (593.75 FT2) INCLUDED	55.02 M2 (593.75 FT2) INCLUDED	55.02 M2 (593.75 FT2) INCLUDED	55.02 M2 (593.75 FT2) INCLUDED
TOTAL FLOOR AREA	1031.84 M2 (11108.78 FT2)	126.01 M2 (1358.06 FT2)	123.68 M2 (1333.06 FT2)	123.68 M2 (1333.06 FT2)	123.68 M2 (1333.06 FT2)
FLOOR AREA RATIO	0.523	0.523	0.523	0.523	0.523
SITE COVERAGE	30.32 % (605.66 M2)	3.80 % (75.91 M2)	3.76 % (75.91 M2)	3.74 % (74.76 M2)	3.75 % (75.91 M2)
OPEN SITE SPACE	45.26 % (904.06 M2)				
PARKING	3 SPACES	1 SPACE	1 SPACE	1 SPACE	1 SPACE



LOCATION MAP
Scale: 1/8" = 1'-0"

DRAWING LIST:

DP01	SITE PLAN & DATA	DP08	SFD-5
DP02	AVERAGE GRADE	DP09	SFD-6
DP03	AVERAGE GRADE	DP10	SFD-7
DP04	SFD-1	DP11	SFD-8
DP05	SFD-2	DP12	STREETSCAPE
DP06	SFD-3	DP13	COLOUR BOARD
DP07	SFD-4	L1-3	LANDSCAPE

REV. NO.	DESCRIPTION	DATE
4	1. FIRE DEPARTMENT CONNECTION PER 2. SFD TO CRANKSPACE AREA REVISED IN SITE DATA TABLE	MAR 2/21

RE-ISSUED FOR DP
MAR 02, 2021



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.
Date: JUNE 24, 2020
Scale: AS NOTED
Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
SITE PLAN & DATA

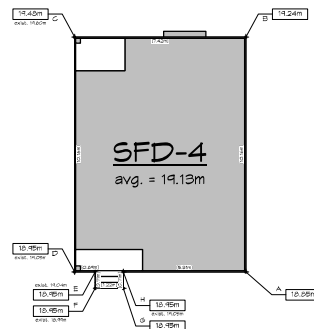
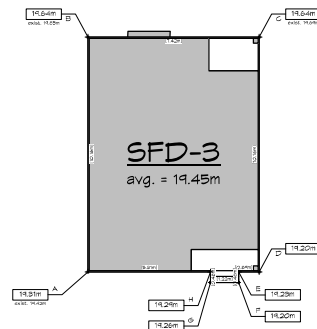
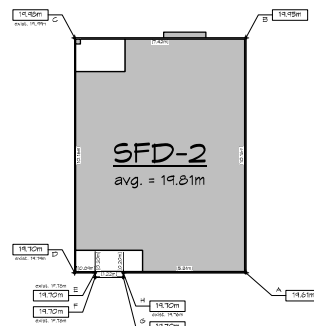
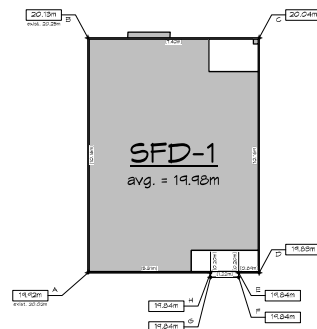
Revision:
Rev 1: 2/2/20
Rev 2: 3/2/20
Rev 3: 3/2/21
Rev 4: 3/2/21

Sheet:

DP01

Proj. No. 11111

SFD 3 - Average Grade Calculation							
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)
AB	19.31	19.64	19.48	10.16	197.87	701.65	36.08
BC	19.64	19.64	19.64	7.42	145.73		
CD	19.64	19.20	19.42	16.15	197.31		
DE	19.20	19.23	19.22	6.89	17.10		
EF	19.23	19.20	19.22	6.46	8.84		
FG	19.20	19.26	19.23	1.22	2.33		
GH	19.26	19.29	19.28	0.46	5.87		
HA	19.29	19.31	19.30	5.31	102.48		
			TOTAL	36.08	701.65		AVERAGE GRADE 19.45

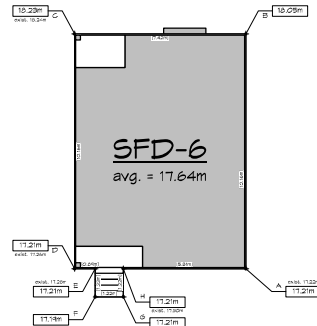
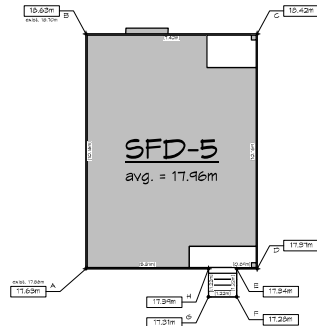


SFD 4 - Average Grade Calculation								Average grade (total factors / perimeter)
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	
AB	18.85	19.24	19.05	10.16	193.50	699.85	35.58	19.132
BC	19.24	19.48	19.36	7.42	143.65			
CD	19.48	19.95	19.72	10.16	195.22			
DE	19.95	19.48	19.55	5.31	100.62			
EF	18.95	18.95	18.95	0.71	13.45			
FG	18.95	18.95	18.95	1.22	23.12			
GH	18.95	18.95	18.95	0.71	13.45			
HA	18.95	18.85	18.90	0.89	16.82			
			TOTAL	35.58	699.85			19.13

DP02

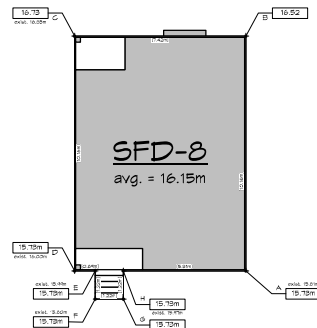
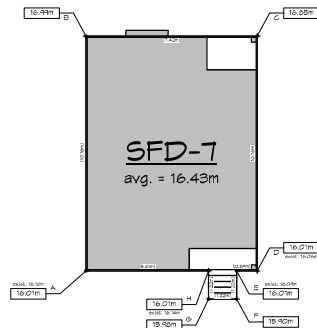
Proj.No. 00000

SFD 5 - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	17.63	18.63	18.13	10.16	184.20	675.28	37.60	17.960		
BC	18.63	18.42	18.53	7.42	137.46					
CD	18.42	17.37	17.90	10.16	181.81					
DE	17.37	17.34	17.36	0.89	15.45					
EF	17.34	17.28	17.31	1.22	21.12					
FG	17.28	17.31	17.30	1.22	21.10					
GH	17.31	17.39	17.35	1.22	21.17					
HA	17.39	17.63	17.51	5.31	92.98	AVERAGE GRADE				
TOTAL				37.60	675.28	17.96				



SFD 6 - Average Grade Calculation									Average grade (total factors / perimeter)
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter		
AB	17.21	18.05	17.63	10.16	179.12	663.42	37.60	17.64	
BC	18.05	18.23	18.14	7.42	134.60				
CD	18.23	17.21	17.72	10.16	180.04				
DE	17.21	17.21	17.21	5.31	91.39				
EF	17.21	17.19	17.20	1.22	20.98				
FG	17.19	17.21	17.20	1.22	20.98				
GH	17.21	17.21	17.21	1.22	21.00				
HA	17.21	17.21	17.21	0.89	15.32	AVERAGE GRADE			
TOTAL					37.60	663.42		17.64	

SFD 7 - Average Grade Calculation											
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)			
AB	16.01	16.99	16.50	10.16	167.64	617.80	37.60	16.431			
BC	16.99	16.85	16.92	7.42	125.55						
CD	16.85	16.01	16.43	10.16	166.93						
DE	16.01	16.01	16.01	0.89	14.25						
EF	16.01	15.90	15.96	1.22	19.47						
FG	15.90	15.98	15.94	1.22	19.45						
GH	15.98	16.01	16.00	1.22	19.51						
HA	16.01	16.01	16.01	5.31	85.01	AVERAGE GRADE		16.43			
TOTAL				37.60	617.80			16.43			



SFD 8 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	15.73	16.52	16.13	10.16	163.83	607.18	37.60	16.148
BC	16.52	16.73	16.63	7.42	123.36			
CD	16.73	15.73	16.23	10.16	164.90			
DE	15.73	15.73	15.73	0.89	14.00			
EF	15.73	15.73	15.73	1.22	19.19			
FG	15.73	15.73	15.73	1.22	19.19			
GH	15.73	15.73	15.73	1.22	19.19			
HA	15.73	15.73	15.73	5.31	83.53	AVERAGE GRADE		
TOTAL				37.60	607.18	16.15		

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Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
AVERAGE GRADE

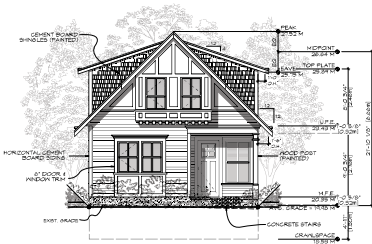
Revision:
Rev 1:
MAY 24/20
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JUN 24/20
Rev 3:
JUN 24/20
Rev 4:
MAR 02/21

Sheet:
DPO3
Proj No. 8888

REV. NO.	DESCRIPTION	DATE
4	NO CHANGES	MAR 2/21

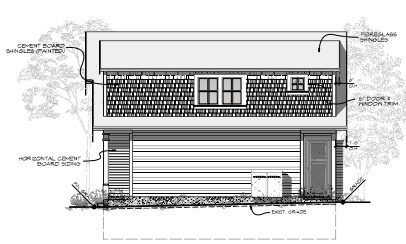
SFD 1

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	44.54 M ² (480.00 SF)
GLAZING AREA	6.31 M ² (68.00 SF)
PERCENTAGE	14.19% (ALLOWED 51.78%)



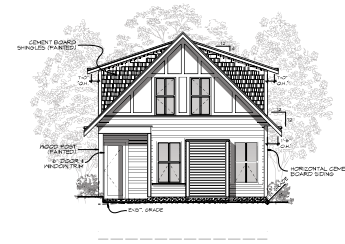
FRONT (E) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	54.08 M ² (586.00 SF)
GLAZING AREA	3.34 M ² (36.00 SF)
PERCENTAGE	5.65% (ALLOWED 25.68%)



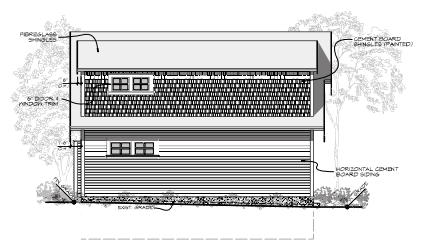
SIDE (N) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.65 M (18.69')
EXPOSED BUILDING FACE AREA	42.17 M ² (454.00 SF)
GLAZING AREA	7.06 M ² (76.00 SF)
PERCENTAGE	16.74% (ALLOWED 52.36%)

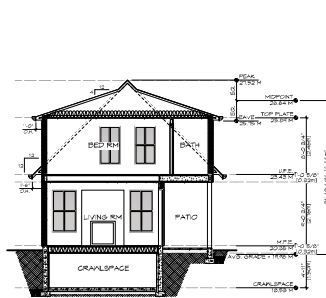


REAR (W) ELEVATION
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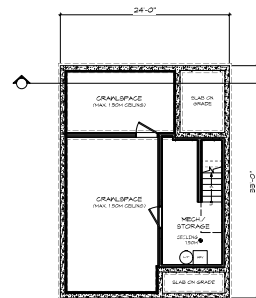
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	54.08 M ² (586.00 SF)
GLAZING AREA	1.34 M ² (15.00 SF)
PERCENTAGE	2.35% (ALLOWED 8.00%)



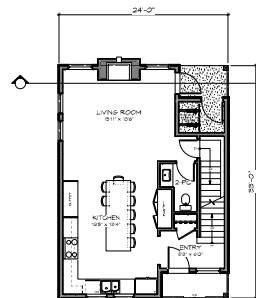
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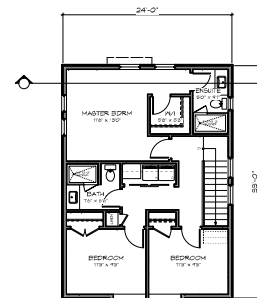
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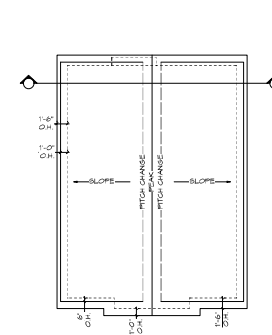
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

SFD 1

RE-ISSUED FOR DP
MAR 02, 2021

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Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 1

Revision:
Rev 1:
MAY 24/20
Rev 2:
JUN 15/20
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JAN 31/21
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MAR 02/21

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DP04

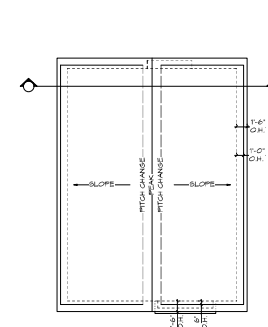
Proj No. 1888

REV. NO.	DESCRIPTION	DATE
4	3. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

<u>MAXIMUM GLAZING CALCULATION</u>	
<u>DISTANCE TO PROPERTY LINE</u>	2.96 M (9.71')
<u>EXPOSED BUILDING FACE AREA</u>	59.36 M ² (639.00 SF)
<u>GLAZING AREA</u>	3.34 M ² (36.00 SF)
<u>PERCENTAGE</u>	5.62% (ALLOWED 13.32%)



 SIDE (S) ELEVATION
Scale: 1:100

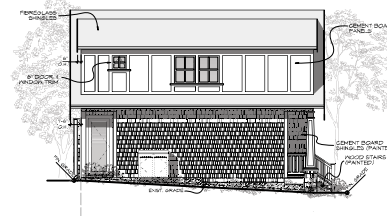



ROOF PLAN
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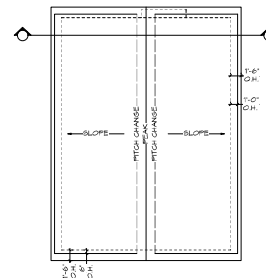
DP05

52

<u>MAXIMUM GLAZING CALCULATION</u>	
<u>DISTANCE TO PROPERTY LINE</u>	2.96 M (9.71')
<u>EXPOSED BUILDING FACE AREA</u>	60.57 M ² (652.00 SF)
<u>GLAZING AREA</u>	3.34 M ² (36.00 SF)
<u>PERCENTAGE</u>	5.50% (ALLOWED 13.92%)



 SIDE (S) ELEVATION
Scale: 1:100



ROOF PLAN
Scale: 1:100

	Pro
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REV. NO.	DESCRIPTION	DATE
4	5. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

MAY 24/20
 Rev. 2:
 OCT 18/20
 Rev 3:
 JAN 19/21
 Rev 4:
 MAR 02/21

DPOT
 Proj.No. #####

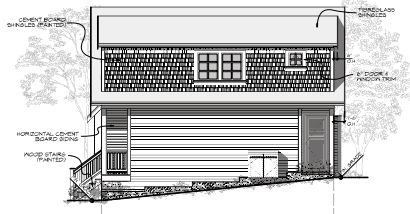
SFD 5

<u>MAXIMUM GLAZING CALCULATION</u>	
<u>DISTANCE TO PROPERTY LINE</u>	5.49 M (18.02')
<u>EXPOSED BUILDING FACE AREA</u>	49.42 M2 (532.00 SF)
<u>GLAZING AREA</u>	6.31 M2 (68.00 SF)
<u>PERCENTAGE</u>	12.76% (ALLOWED 49.61%)



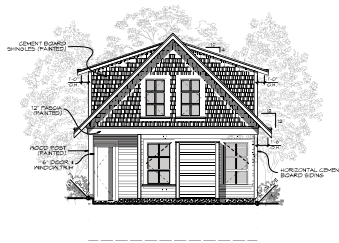
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Scale: 1:100

<u>MAXIMUM GLAZING CALCULATION</u>	
<u>DISTANCE TO PROPERTY LINE</u>	2.96 M (9.71')
<u>EXPOSED BUILDING FACE AREA</u>	62.98 M ² (678.00 SF)
<u>GLAZING AREA</u>	3.34 M ² (36.00 SF)
<u>PERCENTAGE</u>	5.30% (ALLOWED 13.32%)



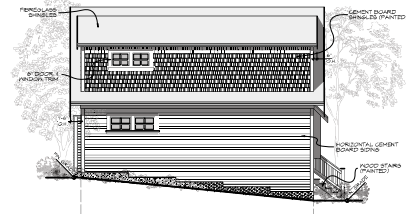
○ SIDE (N) ELEVATION
Scale: 1:100


<u>MAXIMUM GLAZING CALCULATION</u>	
<u>DISTANCE TO PROPERTY LINE</u>	5.64 M (18.52')
<u>EXPOSED BUILDING FACE AREA</u>	42.11 M ² (454.00 SF)
<u>GLAZING AREA</u>	7.06 M ² (76.00 SF)
<u>PERCENTAGE</u>	16.74% (ALLOWED 51.78%)

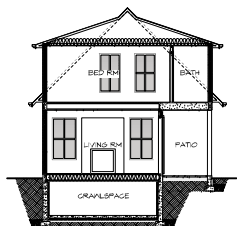


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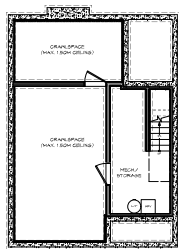
<u>MAXIMUM GLAZING CALCULATION</u>	
<u>DISTANCE TO PROPERTY LINE</u>	1.50 M (4.92')
<u>EXPOSED BUILDING FACE AREA</u>	62.98 M ² (678.00 SF)
<u>GLAZING AREA</u>	1.39 M ² (15.00 SF)
<u>PERCENTAGE</u>	2.20% (ALLOWED 8.00%)



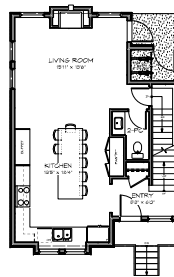
 SIDE (S) ELEVATION
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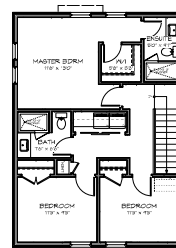
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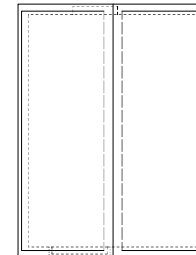
 CRAWLSPACE
Scale: 1:100



○ MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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Scale: AS NOTED

Project:

3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 5

Revision
Rev 1:
MAY 24/20
Rev 2:
OCT 19/20
Rev 3:
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Rev 4:
MAR 02/21

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DP08

Proj.No. #####

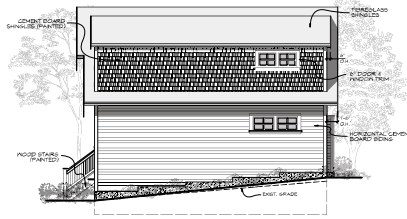
SFD 6

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	44.41 M ² (532.50 SF)
GLAZING AREA	5.55 M ² (63.00 SF)
PERCENTAGE	11.82% (ALLOWED 48.54%)



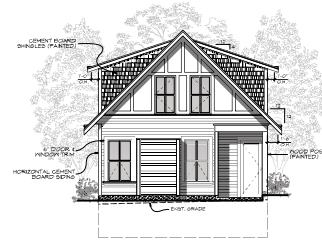
FRONT (E) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.48 M ² (676.00 SF)
GLAZING AREA	1.34 M ² (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)



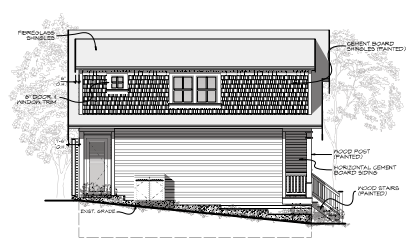
SIDE (N) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	42.11 M ² (454.00 SF)
GLAZING AREA	5.66 M ² (61.00 SF)
PERCENTAGE	13.42% (ALLOWED 51.78%)

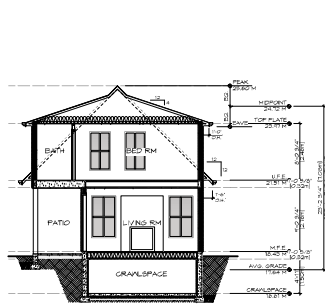


REAR (W) ELEVATION
Scale: 1:100

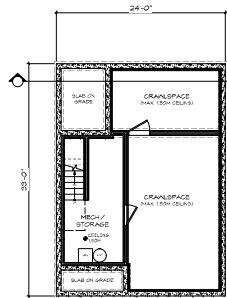
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.46 M (8.11')
EXPOSED BUILDING FACE AREA	62.48 M ² (676.00 SF)
GLAZING AREA	3.34 M ² (36.00 SF)
PERCENTAGE	5.30% (ALLOWED 19.32%)



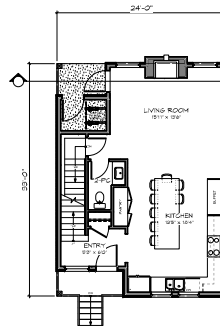
SIDE (S) ELEVATION
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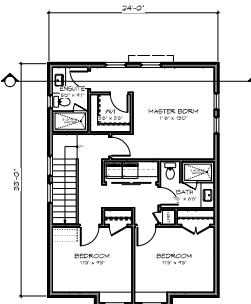
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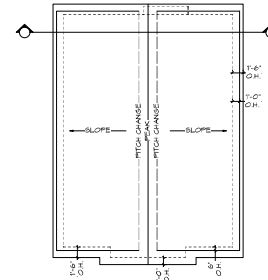
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

SFD 6

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MAR 02, 2021

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Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 6

Revision:
Rev 1:
JAN 27/20
Rev 2:
OCT 15/20
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DP09

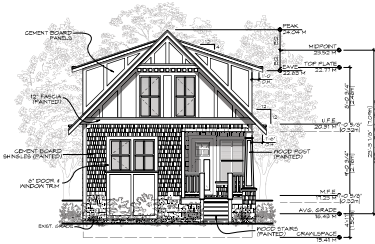
Proj No. 8888

REV. NO.	DESCRIPTION	DATE
4	10. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

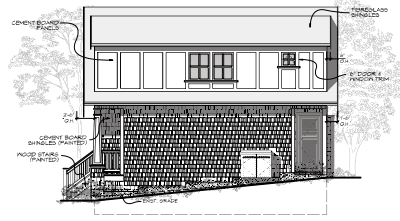
<u>MAXIMUM GLAZING CALCULATION</u>	
<u>DISTANCE TO PROPERTY LINE</u>	2.96 M (9.71')
<u>EXPOSED BUILDING FACE AREA</u>	62.95 M ² (678.00 SF)
<u>GLAZING AREA</u>	3.34 M ² (36.00 SF)
<u>PERCENTAGE</u>	5.30% (ALLOWED 13.32%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	42.17 M ² (454.00 SF)
GLAZING AREA	5.94 M ² (64.00 SF)
PERCENTAGE	14.08% (ALLOWED 40.59%)

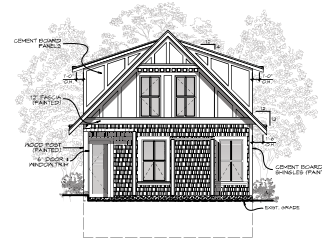
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.98 M ² (678.00 SF)
GLAZING AREA	1.94 M ² (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)



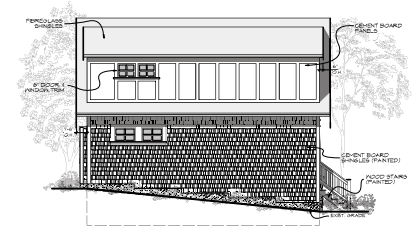
FRONT (E) ELEVATION
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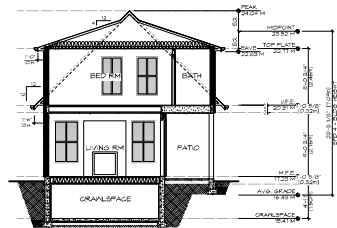
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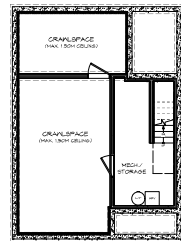
REAR (W) ELEVATION
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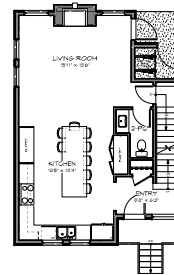
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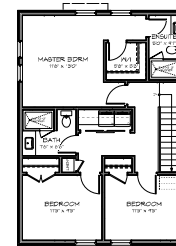
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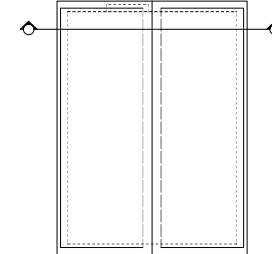
 CRAWLSPACE
Scale: 1:100



○ MAIN FLOOR
Scale: 1:100



○ UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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3120 WASHINGTON
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Title:
FLOOR PLANS &
ELEVATIONS -
SFD 7

Revision:	Sheet:
Rev 1: MAY 28/20	DP10
Rev 2: OCT 13/20	
Rev 3: JAN 15/21	
Rev 4: MAR 02/21	

REV. NO.	DESCRIPTION	DATE
4	11. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR. 2/21


MAY 24/20
REV. 2
OCT 13/20
REV. 3
JAN 15/21
REV. 4
MAR. 02/21

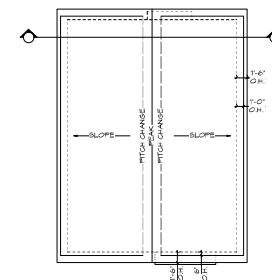
DP10

Proj.No. 0000

<u>MAXIMUM GLAZING CALCULATION</u>	
<u>DISTANCE TO PROPERTY LINE</u>	2.96 M (9.71')
<u>EXPOSED BUILDING FACE AREA</u>	62.98 M ² (678.00 SF)
<u>GLAZING AREA</u>	3.34 M ² (36.00 SF)
<u>PERCENTAGE</u>	5.30% (ALLOWED 13.92%)



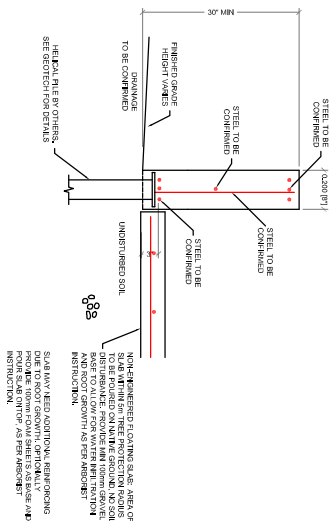
 SIDE (S) ELEVATION
Scale: 1:100



ROOF PLAN
Scale: 1:100


Revision:	Sheet:
Rev 1: MAY 24/20	DP11
Rev 2: OCT 13/20	
Rev 3: JAN 13/21	
Rev 4: MAR 02/21	

58

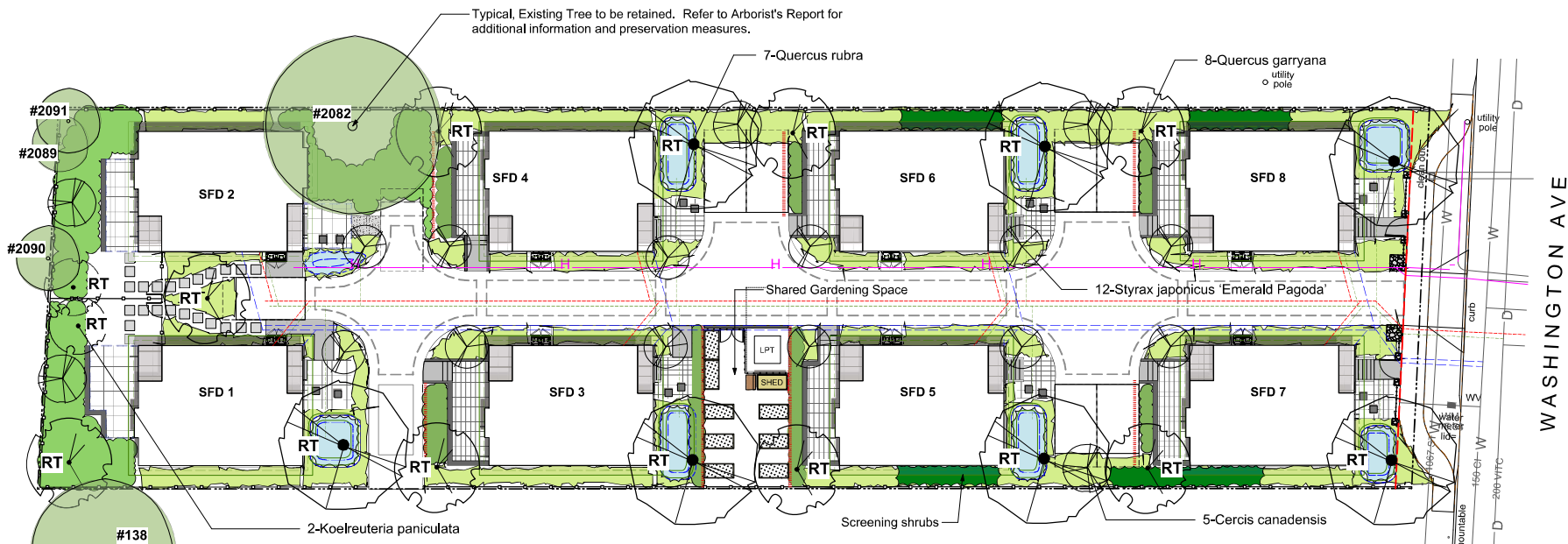


1 GRADE BEAM & PILES
ST 1/2"=1'-0"

210216

01	21/02/16	DRAWING ALTERED	
TOC	DATE	REVISION	
			
HOEL ENGINEERING LTD			
2B-40 CADILLAC AVE			
VICTORIA B.C.			
Phone (250) 475-6906			
ekyle@hoelbcca			
CITY OF VICTORIA			
Project title			
3120 WASHINGTON STREET			
Victoria, BC			
Sheet title			
GENERAL Details			
Scale	drawn	check no.	
As shown	ESK		
date	Project no.		S-A
21/02/16	-		





LEGEND

----- Property line

PROPOSED VEGETATION

PLANT LIST			
Sym	Qty	Botanical Name	Common Name
TREES:			
5		Cercis canadensis	Eastern Redbud
2		Koeleruteria paniculata	Panicle Dogbane
8		Quercus garryana	Garry Oak
7		Quercus rubra	Red Oak
12		Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell
0			



Naturalized Shrub Plantings

Total area approx. 90 sq m. Planting areas planted @ 1 x #5 pot OR 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
 Sword fern (*Polystichum munitum*)
 Oregon Grape (*Mahonia aquifolium*)
 Salal (*Gaultheria shallon*)
 Red Flowering Currant (*Ribes sanguineum*)
 Nootka Rose (*Rosa nutkana*)
 Snowberry (*Symphoricarpos albus*)
 Evergreen huckleberry (*Vaccinium ovatum*)



Mixed Shrub and Perennial Plantings

Total area approx. 340 sq m. Planting areas planted @ 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
 Rose Creek Abelia (*Abelia x chinensis 'Rose Creek'*)
 Glacier Azalea (*Azalea japonica 'Glacier'*)
 Beautyberry (*Callicarpa bodinieri var. giraldii Profusion*)
 Sageleaf Rockrose (*Cistus salviifolius*)
 Witchhazel (*Hamamelis mollis*)
 Strawberry Tree (*Arbutus Unedo*)
 Barrenwort (*Epimedium x rubrum*)
 Newport Dwarf Escallonia (*Escallonia 'Newport Dwarf'*)
 Topiari's hebe (*Hebe topiana*)
 Lily turf (*Liriope muscaris*)
 Sword Fern (*Polystichum munitum*)
 Soft Shield Fern (*Polystichum setiferum*)



Hedge Plantings

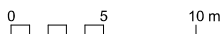
Hybrid Yew (*Taxus x media*)
 Boxwood (*Buxus microphylla*)



Rain Garden Plantings

Total area approx. 77 sq m. Planting areas planted @ 2 x #3 pots / sq. m.

Recommended Species:
 Privet honeysuckle (*Lonicera pileata*)
 Carman's Grey Blue Rush (*Juncus patens 'Carman's Grey'*)
 Black-Eyed Susan (*Rudbeckia fulgida*)
 Tall Verbena (*Verbena bonariensis*)
 Crimson Flag (*Schizostylis coccinea 'Oregon Sunset'*)



RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site or to permeable pavement in drive aisle.

The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area. Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

Permeable paving is used to manage onsite vehicular impervious surfaces. All paths and where possible, residential patios will be drained towards absorbent landscape areas or rain gardens.

PLANTING RATIONALE

The planting plan is designed to meet the City's Food-Bearing, Pollinator and Native Plant Landscape Design Guidelines and offers a variety of ornamental and amenity planting areas with native and appropriate non-native species that are adapted to site conditions, climate and design intent and provide pollinator habitat.

SHARED GARDENING SPACE

The site plan includes a shared gardening space that includes one raised gardening box per dwelling unit, a small shed and potting area.

GENERAL PLANTING NOTE

- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

BOULEVARD NOTES

- Grass boulevard shall be in accordance with the Subdivision and Development Servicing Bylaw.
- Landscape within boulevard areas to be irrigated (unless otherwise indicated).
- Boulevard irrigation point of connection to be 15 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Design and installation of boulevard irrigation system to meet current IABC and Municipal Specifications.
- Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

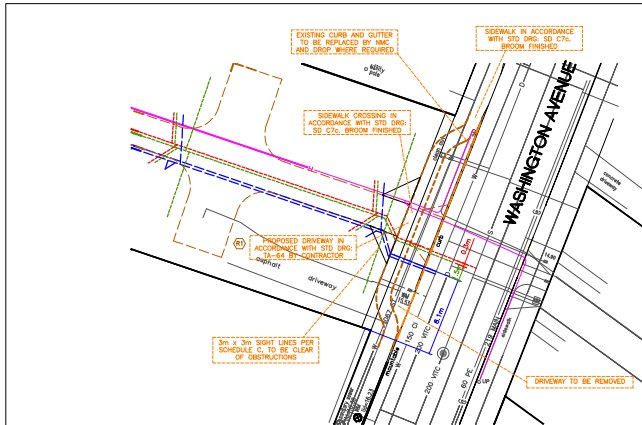
IRRIGATION AND LIGHTING NOTES

- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown on plan.
- Arborist to review (prior to installation) sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
- Placement of electrical conduit through site to be coordinated with arborist.
- Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.

ONSITE TREE PLANTING NOTES

- Trees are planted to avoid existing and proposed infrastructure. Trees planted within 1m of an underground service will have a root barrier installed between the root ball and the infrastructure. Final coordination of trees in relation to site servicing to be completed at the BP phase.

NOT FOR CONSTRUCTION		
rev no	description	date
4	DP REV.3	25 JAN, 2021
3	DP REV.2	13 OCT, 2020
2	DP REV.1	30 JUNE, 2020
1	DP	20 FEB, 2020
<div> <div> 222-101 (4444) Street Victoria BC V8Z 1P1 </div> <div> 202-10000 202-10000 </div> </div>		
<div> <div> client CUBE DEVELOPMENTS 2272 MILLSTREAM ROAD VICTORIA, BC </div> <div> project 3120 WASHINGTON AVENUE DEVELOPMENT VICTORIA, BC </div> </div>		
<div> <div> sheet title Planting Plan </div> <div> project no. 120403 </div> </div>		
<div> <div> scale 1:125 @ 24"x36" </div> <div> drawn by MDI </div> </div>		
<div> <div> checked by SMIFGG </div> <div> revision no. 1 </div> </div>		
<div> <div> sheet no. L3.01 </div> </div>		



SERVICES DIMENSIONS



UTILITY CHECK TABLE		
UTILITY	REPRESENTATIVE SIGNATURE	DATE
BC HYDRO		
TELUS		
SHAW		
FORTIS BC		
CITY OF VICT		

SPECIFIC NOTES

LANDSCAPE

Trees Permit
Refer to Municipal Bylaws for details on tree protection, removal and permits required.

- 1. Trees Protect
Trees shown bold solid line to be RETAINED, and protection fencing installed as per Arborist Report, to be reviewed by Parks.
- 2. Trees Remove
Trees shown dotted red line to be removed.
- 3. New Trees New tree to be provided by City at applicant's expense. Location and tree specifications to be approved by City.

Tree Fences
All protected and new "backyard fence" protection areas to be provided with Tree Protection Fencing as specified and approved by the Arborist and Parks.

New "Backyard fence" protection fencing to be 2.5x2.5m centered upon the proposed "new" location.

Tree Other
Private, boulevard and other protected trees that may or may not be shown are subject to municipal bylaws unless otherwise permitted by City Parks.

Arborist Coordination
The Applicant shall supervise all activities, excavation or disturbance that occur within the CRZ of any tree.

Pre-construction Meeting
A preconstruction meeting is to be conducted with City Parks, project coordinator, project architect, and engineers prior to any work being carried out.

Road Shoulder and Boulevard Restoration
All City boulevard areas to be fully restored as per the COV standards and development meeting by use no. 12-542.

HYDRO AND TELECOM
6. Coordinate with utilities for new utilities.

6.1. Gas
Caution: Gas services exist in the area.

Confirm cover depth OK with Fortis before construction.

Contact BC One-Call 1-800-474-8886 for gas locate before excavation.

New gas line installation to be applied for by owner if as required. Show schematically.

ROAD

61. Driveway
Proposed DW location. Driveway Apron to be built in accordance with City of Victoria Standard Drawings TA-64 and profile, unless otherwise noted.

SEWER

62. Existing
Cap existing sewer connection by City at Applicant's expense.

NEW

63. Provide new 150mm sewer connection and IC by City at Applicant's expense.

64. Provide new 150mm sewer connection on site by contractor

65. Existing

Cap existing drain connection by City at Applicant's expense.

NEW

66. Provide new 150mm drain connections and IC by City at Applicant's expense.

67. Provide new 150mm drain connections on site by contractor

68. Existing

Existing water services to be DECOMMISSIONED.

NEW

69. Provide new 50mm water services/retail AND new installing water services/retail by City at Applicant's expense.

70. Provide new W-Conn on site by Contractor

GENERAL NOTES

DRAWING INFORMATION

Dimensions are metric, millimeters on Detail drawings meters on 1:500 plan and profile, unless otherwise noted.

Information that is provided in our plans, designs, or specifications is intended to indicate the general arrangement of work to be carried out. It is not intended to be a contract. The degree of detail that is provided may require addition or deletion.

Existing service information within areas of construction may have been supplied by others and are approximate only. Additional services may be present but not indicated on these drawings.

CONSTRUCTION REQUIREMENTS
Refer to Architecture, Mechanical and Electrical drawings and specifications not covered on these drawings.

Refer to City Standard Drawings and Specifications for additional information as to the use of these documents and construction of the works.

A permit to construct work on a Municipal Road Allowance must be obtained before works commence.

A permit to cross or over any open Fortis Gas pipeline is required. Contact 1-877-599-5996.

Notification
A pre-construction meeting is required prior to the construction prior to inspect on site and conditions.

When giving advance notification, the contractor shall take into consideration the scheduling demand and prior commitments of all parties.

Failure to comply with these requirements may result in delays, rejection of the work, or expensive reworking to prove compliance.

In the event that the contractor is not providing the in a construction layout, the Engineer is to be notified by email or otherwise in writing of such a delay before any construction layout is required.

The contractor shall notify the Engineer immediately if any work is not feasible to the achievement of the design and as otherwise specified on these drawings.

Change Requests
Contractor requested construction changes must be submitted and approved by the Engineer prior to implementation.

CONSTRUCTION REQUIREMENTS

Communication and Reporting
Contract BC One-Call prior to construction for services locate. 1-800-474-8886.

The Contractor is to coordinate and communicate with the engineer, all utilities, and authorities having jurisdiction, well in advance (2-working days minimum) of the start of any excavation and commencement of work phases of construction.

The Contractor shall coordinate and schedule all sub-contractors, contractors and trades required for the completion of the works.

All services to be relocated to buildings and structures shall be inspected by City and authorities having jurisdiction.

Contractor shall adjust all the services components to match finished grade.

Protection of Services
Contract BC One-Call prior to construction for services locate. 1-800-474-8886.

Contractor shall protect all IC pipes, meters, boxes and structures to be protected with traffic bearing covers where subject to vehicle traffic.

Excavation and/or structural modified trenches, provide Class B bedding under all sewers and structures using free draining 15mm crush gravel.

Provision for full depth completed gravel bedding under all structures through full depth of the edge of a road or driveway.

All trenches and road structures are to be provided with property protected site and drainage such that no settlement occurs during the service life of the project.

Testing Requirements
Continuous testing is to be provided by the Engineer. All test results are to be provided to the Engineer immediately.

Contractor at the Contractor's expense.

Manufacturers
All public roads are to be maintained and not used during construction.

This document may not be used, copied or altered without the express written authority of the Engineering Ltd and if no time may be used or referenced in any form for any legal instrument.



KEY PLAN - NTS
Lot 7, Section 7A, Victoria District, Plan 431
3120 WASHINGTON AVENUE

FINAL DRAWING TO HAVE LIVE SIGNATURE

ISSUED IN SUPPORT OF REZONING		
CHECK REVISION AND RELEASE NUMBER FOR CURRENT PLAN		
<p>210202</p> <p>HOEL ENGINEERING LTD 26-40 Cadell Avenue, Victoria, BC Canada V8Z 1T2</p>		
DESIGNED: ESW	CHECKED: ESW	DATE: 210118
Rev	Date	Description
01	2019/01	LPT ADDED
02	2019/01	BUILDING PP ALTERING AND TREE REMOVAL ADDED
03	2020/02	DETAILED DESIGN
<p>REVISIONS</p>		

City of Victoria

SERVICING PLAN
FOR
Lot 7, Section 7A, Victoria District, Plan 431

3120 WASHINGTON AVENUE

PROJECT FILE: CVD007
COPY FILE REFERENCE: NA
DRAWING NUMBER: 210202
CITY OF VICTORIA

ON SITE STORMWATER MANAGEMENT (SWM) NOTES

CONTRACTOR OBLIGATION

Pre-Construction Meeting
The contractor must arrange with the Engineer, a pre-construction meeting to review the SWM objectives before starting of SWM foundation or building perimeter drains.

Refer to GENERAL NOTES

Surface Water Control

Source of surface water
water that drains onto disturbed areas shall be intercepted and conveyed to a suitable discharge point down slope of the disturbed areas.

Sediment Retention

During construction and re-establishment of vegetation and bare, exposed soil run-off from disturbed areas of the project, all any other source of sediment or pollutants laden water, shall not be routed through any stormwater management system. A sediment pond, tree, temporary retention, with de silt fences, or other engineer approved surface treatments shall be used.

Commissioning of SWM systems
Temporary erosion and silt control treatments shall remain in place until the entire site has been stabilized and vegetation re-established.

SWM OBJECTIVES

General
All lots shall be provided with stormwater management systems for roof and driveway surfaces.

This plan shows representative examples of typical SWM configurations for each lot.

The Owner and Contractor shall consult with the Engineer regarding the ultimate management and scale of required SWM components.

Building Foundation Perimeter Drains

The Foundation Perimeter Drains (PD) from buildings shall be directly connected to the common or municipal drain connection, as applicable, and not routed through the Roof or Driveway drain systems.

Foundation drains to be provided otherwise as required by the BC Building Code.

Building Roof Drains

The Roof Downspouts (RD) from dwellings are to be separate from the foundation perimeter drains and routed through the SWM systems prescribed herein.

On-Site Drainage

New driveway surface areas are to be permeable, clear down grade or permeable pipes unless otherwise approved by City.

Provide driveway surface and subgrade drainage as required to meet objectives.

Emergency storm overflows must be dispersed on-site.

SWM SYSTEM DESIGN NOTES

FOUNDATION PERIMETER DRAIN
Provide drains substantially in accordance with the BC Building Code unless otherwise approved by the engineer.

ROOF DRAINAGE
Provide roof water headers and perimeter roof drains substantially in accordance with the BC Building Code as shown on the Approved Building Form unless otherwise approved by the engineer.

Other 150mm roof water collection pipe to Run Gardens as indicated.

Construction and Finishing
All building site perimeter are to be revegetated with vegetation or lawn over a minimum of 150mm of free draining topsoil.

SPECIFIC NOTES

DRAN

Existing
City existing drain connection by City at Applicants expense.

New
Provide new 150mm drain connection and IC by City at Applicants expense.

Provide new 150mm drain connections on site by contractor



UTILITY CHECK TABLE

UTILITY	REPRESENTATIVE SIGNATURE	DATE
BC HYDRO		
TELUS		
SHAW		
FORTIS BC		
CITY OF VICT		

FINAL DRAWING TO HAVE LIVE SIGNATURE

210202

ISSUED IN SUPPORT OF REZONING CHECK REVISION AND RELEASE NUMBER FOR CURRENT PLAN		 HOEL ENGINEERING LTD 28-40 Cadillac Avenue, Victoria, BC Canada V8Z 1T2	
SEAL	DESIGNED, DATE: 210119	CHECKED, DATE: 210119	DRAWN, DATE: 210119
DATE	210119	DATE	210119
BY	210119	BY	210119
FOR	210119	FOR	210119
REVISIONS	01 210119 LPT ADDED 02 210119 BUILDING PP ALTERED AND TREE REMOVAL ADDED 03 210119 DETAILED DESIGN		
City of Victoria SERVING PLAN Lot 7, Section 7A, Victoria District, Plan 431 3120 WASHINGTON AVENUE PROJECT FILE: CV2007 CITY FILE REFERENCE: NA DRAWING NUMBER: C2 of 3			

CIVIL - 3120 WASHINGTON AVE - ISSUED 210202



- SPECIFIC NOTES
- SDMR
 - Existing
Cap existing sewer connection by City at Applicant's expense.
 - New
Provide new 150mm sewer connection and IC by City at Applicant's expense.
 - Provide new 150mm sewer connection on site by contractor

UTILITY CHECK TABLE		
UTILITY	REPRESENTATIVE SIGNATURE	DATE
BC HYDRO		
TELUS		
SHAW		
FORTIS BC		
CITY OF VICT		

FINAL DRAWING
TO HAVE LIVE
SIGNATURE

ISSUED IN
SUPPORT OF
REZONING
CHECK SECTION AND RELEASE
NUMBER FOR CURRENT PLAN

210202

PROFESSIONAL
ENGINEER
E.S. KYLE
44517
P.E. (B.C.)

HOEL ENGINEERING LTD
28-40 Cadellac Avenue, Victoria, BC
Canada V8Z 1T2

SCALE: 20x20 = 1:1000
DATE: 2/10/19
CHECKED: 2/10/19
DRAWN: 2/10/19

Rev	Date	Description	Signature
01	2/10/19	UPP ADDED	EM
02	2/10/19	BUILDING FP ALTERED AND TREE RADIIUS ADDED	EM
03	2/10/19	DETAILED DESIGN	EM

REVISIONS

City of Victoria

SERVICING PLAN
FOR
Lot 7, Section 7A, Victoria District/Plan 431

3120 WASHINGTON AVENUE

PROJECT FILE: C:\9007 CITY FILE REFERENCE: NA DRAWING NUMBER: C3 of 3
REVIEW POINTS: BUILDING, DAIRY, KIDNEY, N.

DUNSTER & ASSOCIATES

Environmental Consultants Ltd.

January 21, 2021

Scott Davies,
Cube Project Management Ltd.,
1605 - 728 Yates St., Victoria BC
V8W 0C8

Dear Mr. Davies.

As requested I have visited the site and reviewed the trees on site. Figure 1 is a survey plan of the trees. Table 1 provides details about each tree.

There are 11 bylaw sized trees on site. One tree (# 2074) is on City property. There is also a bylaw sized sequoia tree on the adjacent property in the south west corner. Two trees straddle the property line. One of those (# 2073) is between the site and City land. The other (# 2090) is at the west end of the site. The proposed works will require removal of all but four of the trees on site. That means removal of 16 trees, of which 8 are not protected trees, and 8 are protected trees. The four trees to be retained are one Garry Oak (# 2082), and 3 hawthorns ((#2089, #2090, #2091).

Table 1 provides details about the trees located. Specific actions for the trees to be retained are described below.

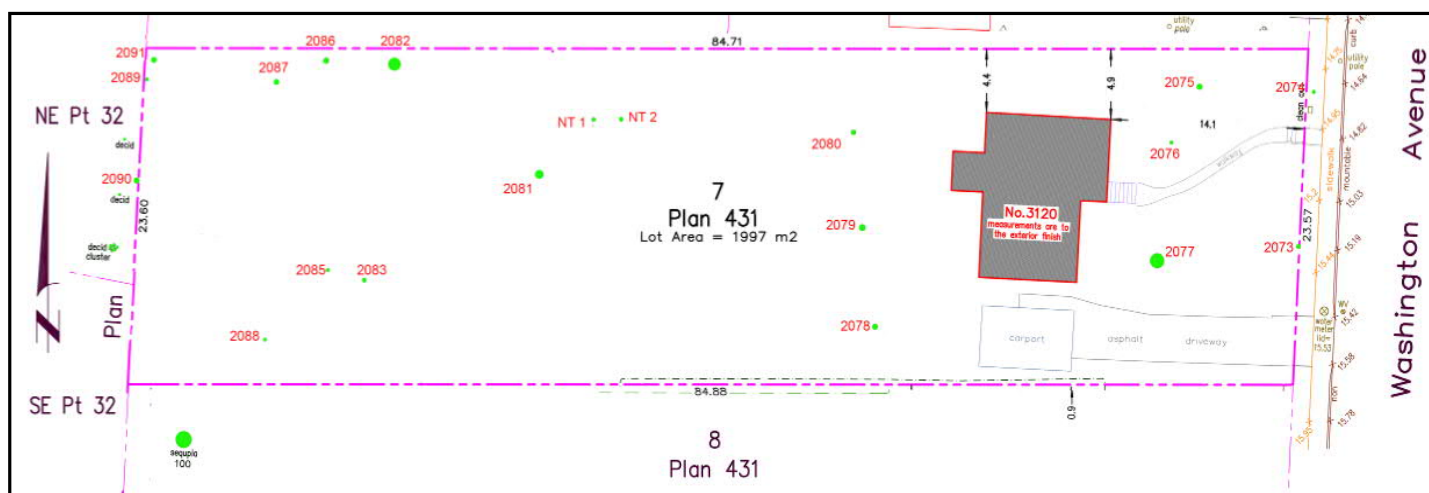


Figure 1. Location of trees on site.

DUNSTER & ASSOCIATES

Environmental Consultants Ltd.

Table 1. Details of the trees on site.

Tag #	Species	Trunk Diameter (cm)	TPZ radius (m)	Protected Tree (PT) / Unprotected (UP)	Retain Y / N	Reason for removal	Comments
2073	Purple Leaf Plum	22	3.96	UP	N	Engineering upgrades	Street Tree. Poor condition
2074	Purple Leaf Plum	22	3.96	UP	N	Engineering upgrades	Straddles property line. Fair condition
2075	Blue spruce	35	6.30	PT	N	Within footprint of new design	Good condition
2076	Pine	22	3.96	UP	N	Within footprint of new design	
2077	Douglas-fir	67/40	16.38	PT	N	Within footprint of new design	Twin stems joined at 70 cm
2078	Pine	39	7.02	PT	N	Within footprint of new design	
2079	Pine	34	6.12	PT	N	Within footprint of new design	
2080	Pine	34	6.12	PT	N	Within footprint of new design	
2081	Pear	56	10.08	PT	N	Within footprint of new design	
NT 1	Apple	18	3.24	UP	N	Within footprint of new design	Poor condition
NT 2	Apple	16	2.88	UP	N	Within footprint of new design	Poor condition
2082	Garry Oak	74	13.32	PT	Y		
2083	Apple	27	4.86	UP	N	Within footprint of new design	
2085	Apple	18	4.86	UP	N	Within footprint of new design	
2086	Western Redcedar	36	6.48	PT	N	Within footprint of new design	
2087	Pear	29 / 12	6.52	PT	N	Within footprint of new design	
2088	Apple	20	3.60	UP	N	Within footprint of new design	
2089	Hawthorn	22/14	2.26	PT	Y		Multiple stems
2090	Hawthorn	18/14/9	5.72	PT	Y		Multiple stems - straddles property line
2091	Hawthorn	30	5.40	PT	Y		
138	Sequoia	105	18.90	PT	Y		Off site - considered for development impact

The Development Proposed

Figure 2 shows the footprints of the eight units planned. I have also included the tree protection zones for the trees to be retained. The three hawthorn trees along the west boundary (#2089, #2090, #2091) are all small and are also being retained. There may be a need to prune back some parts of them to clean them up after many years of bramble growth. Since that part of the site is a rear yard there will not be a major disturbance affecting them.

Environmental Consultants Ltd.

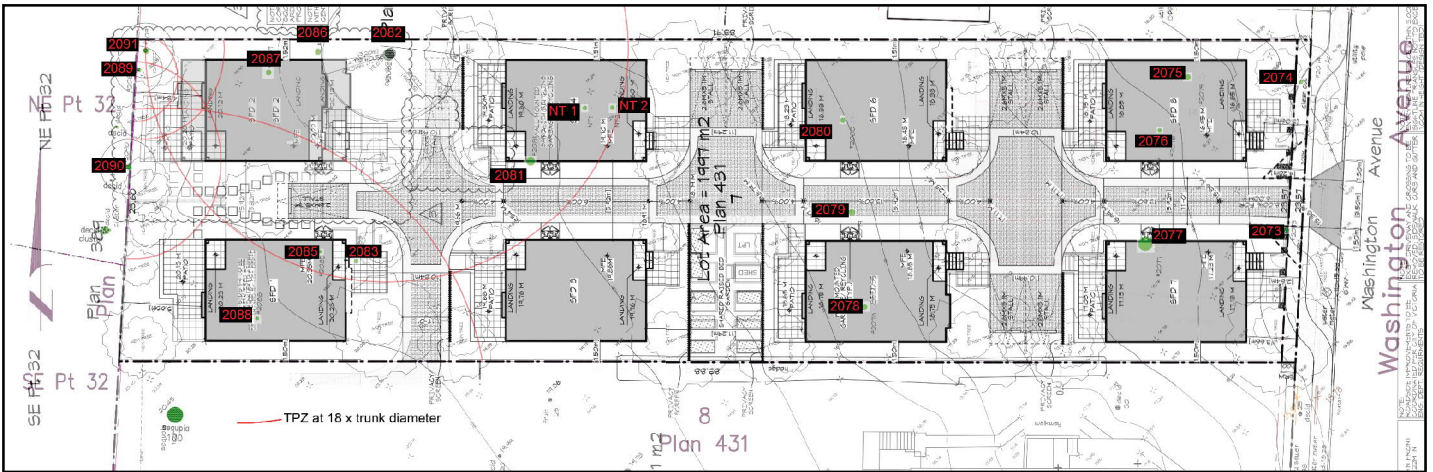


Figure 2. Proposed design with building footprints.

ACTION - install tree protection fencing

Before any other site work commences the hawthorn trees to be retained shall be fenced off at a distance of 1.0 metres from the base of trees # 2091. This fence shall extend to a distance of 1.5 metres to the south of tree # 2090. See Figure 3.

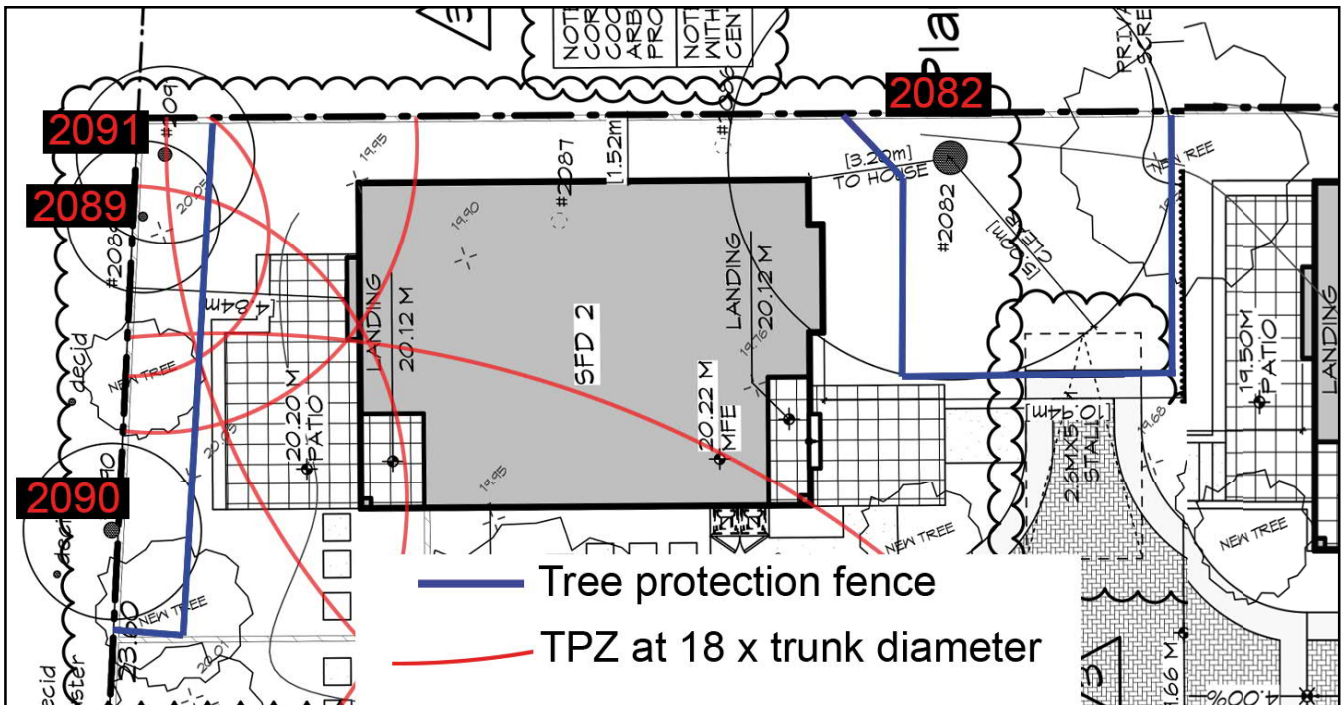


Figure 3. Fencing Plan.

DUNSTER & ASSOCIATES

Environmental Consultants Ltd.

The oak tree (# 2082) shall be fenced off as shown in figure 4 below.

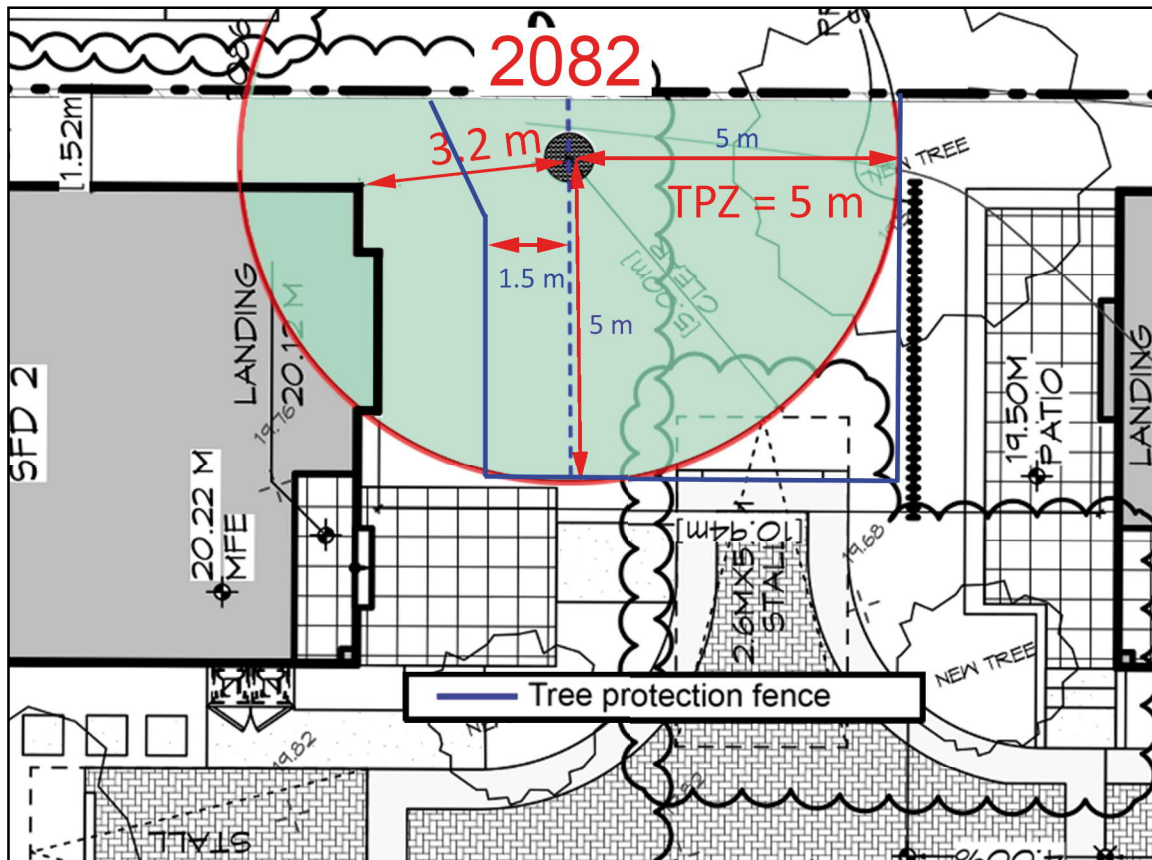


Figure 4. Fencing detail by tree # 2082.

The tree protection zone (TPZ) is set at a radial distance of 5 metres from the centre of the tree (the green area in figure 4). The fence shall extend 5 metres to the east and 5 metres to the south. Using a north - south line from the centre of the tree (dashed blue line in figure 4), set the west side of the fence 1.5 metres to the west of that centreline. Closer to the tree, angle the fence over towards the boundary.

The original design had this unit set further back to offer more protection for the tree. Council rejected that design on the basis that the rear yard would be too small, so the unit is now located in line with the other unit in the south west corner. In the new design the corner of new house is 3.2 metres from the centre of the oak tree. In order to try and ensure effective retention of the Garry oak tree I have worked with the design team to come up with a way to minimise the disturbance to the ground and roots in this area. The new design will see the north east corner of the house built on a grade beam installed on helical piles. The base of the beam is designed to be above ground, and the slab beyond it is poured on top of a gravel base so that there is no disturbance of the existing soils within the 5 metre TPZ. The parking space for the unit to the east has been modified to get it away from the TPZ, the patio for the unit in the north west corner has been modified, and the landscape irrigation will be surface drip lines or spray heads installed outside of the TPZ.

In order to make this approach work the following actions shall be implemented under the supervision of the project arborist.

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- 1 Prior to any other site preparation, the oak tree shall be fenced off at as shown in detail in Figure 4.

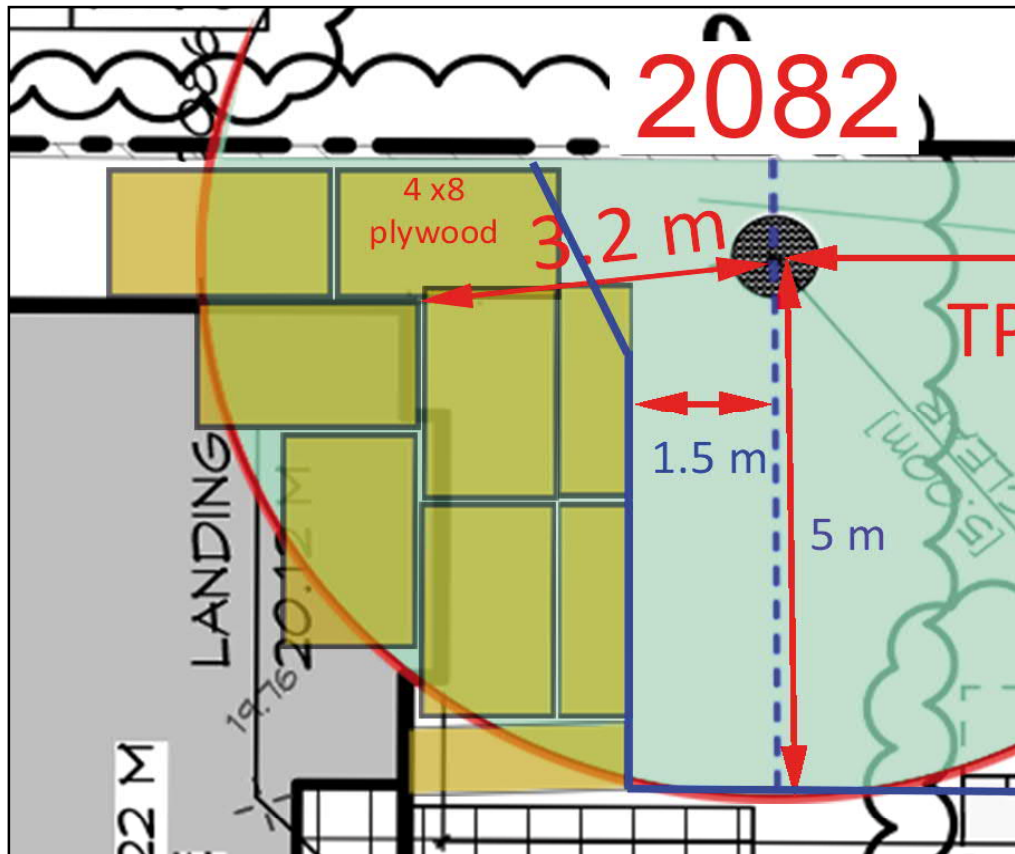


Figure 5. Conceptual layout of plywood beyond fence, and under grade beam and slab.

- 2 Once the protection fence is in place around the oak tree, sheets of 5/8" plywood shall be laid down on the ground as shown in figure 5. The sheets should be screwed together with wood strips or plywood overlaps.

The intent of this plywood is to protect the ground below from any further compaction, and root damage. The area beyond the wall will create a working space of 6 feet or about 1.83 metres (1 and half sheets of plywood wide). The rest of the plywood protects the ground that will be under the grade beam and slab.

The grade beam will be placed onto a series of helical piles. The machine used to drive these piles shall operate from the west side and shall approach the location by driving on the plywood area that will be inside the planned building footprint. If necessary, double the plywood within the footprint area to sustain the machine load. Once the piles are installed, the formwork for the grade beam can be created. That will need a base layer for the bottom of the form, so that can be created with plywood on the native soil. Minor flattening of the existing soil will be fine in order to create the formwork, but no excavation is permitted without first checking with the project arborist. NOTE. The base of the grade beam is above ground not recessed into the ground. It may be wise to place that base layer of the beam form on wood spacers. These can then be knocked out after curing so that the plywood can be stripped off from the beam.

Once the grade beam is poured and cured the slab can be created. Within the TPZ area the plywood can be removed and a layer of gravel placed right onto the native soil grade, to a minimum depth of 100 mm or whatever depth beyond that is required to create a flat surface. The gravel is to be placed but not packed. The slab can be poured straight onto the gravel. Beyond the TPZ area a standard foundation and slab can be installed and native soils stripped as necessary.

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Figure 6 shows a detail of the grade beam and slab. NOTE: within the TPZ there shall be no drainage along the two walls affected.

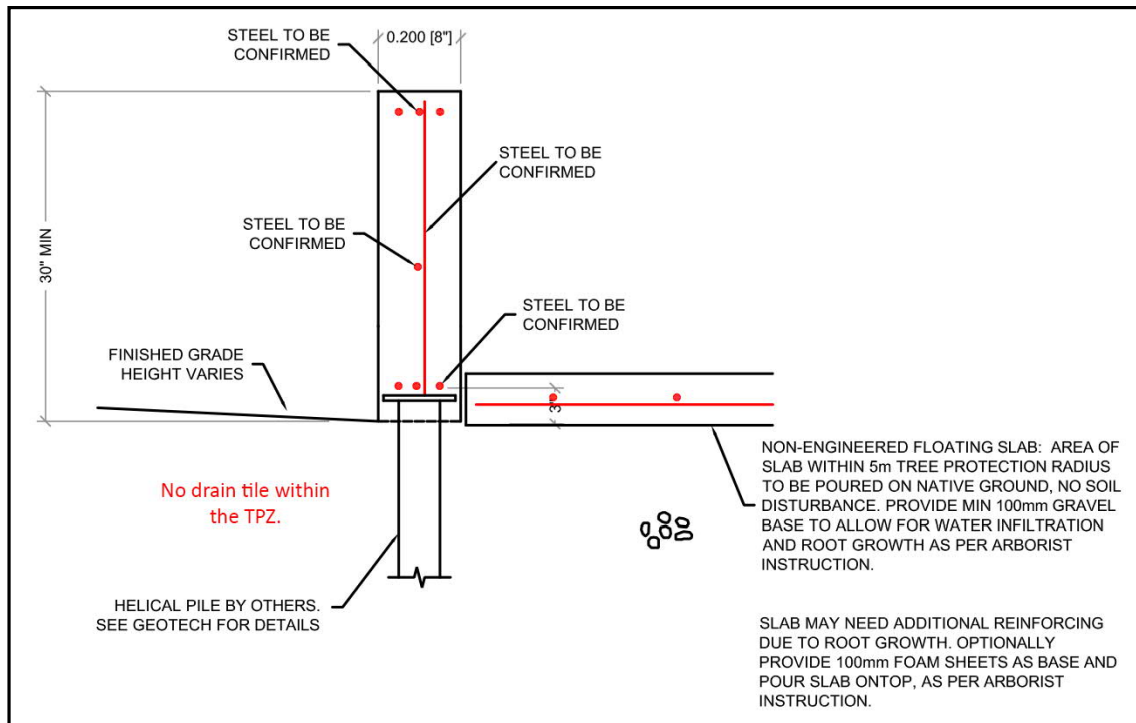


Figure 6. Detail of the grade beam and slab within the TPZ.

The plywood between the fence and the new house shall be retained in place until all construction work is completed, and the site is ready for final landscaping.

It is possible that once the new building's location is laid out on site, there may be a need for some pruning of the oak tree canopy to create a minimum distance of 2 metres between the walls or roof and the oak tree. The exact extent of pruning required will not be known until the project is underway. Preliminary investigations suggest that it will not be extensive. Any such work is to be reviewed on site by the project arborist and conducted under that person's supervision.

Finally, it is noted that there is a large sequoia tree on the property to the south. It is located about five metres from the property line. The construction of the new unit in that area will not cause damage to this tree at this distance. This report shall form part of the materials to be read and implemented by the contractor, and said contractor shall be solely responsible for ensuring that the items listed above are implemented as specified.

In summary, I have revised the plans to accommodate the new location of the unit in the northwest corner. To retain the oak tree # 2082 will require care. It will be possible if the specifications provided above are followed carefully. If there are any questions please let me know.

DUNSTER & ASSOCIATES Environmental Consultants Ltd.

Yours truly,
On Behalf of Dunster & Associates Environmental Consultants Ltd.



Dr. Julian A. Dunster, R.P.F., R.P.P., ISA Certified Arborist
ASCA Registered Consulting Arborist # 378
ISA Tree Risk Assessment Qualified
Honourary Life Member ISA + PNWISA

NO. 21-020

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-51 Zone, Washington 8 Cottage Cluster, and to rezone land known as 3120 Washington Avenue from the R1-B Zone, Single Family Dwelling District to the R1-51 Zone, Washington 8 Cottage Cluster 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. 1246)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of
Schedule “B” under the caption PART 1 – DETACHED DWELLING DISTRICT by adding
the following words:
- “1.152 R1-51 Washington 8 Cottage Cluster District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.151
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 3120 Washington Avenue, legally described as PID: 009-077-596
Lot 7, Section 7A, Victoria District, Plan 431, and shown hatched on the attached map, is
removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-51
Zone, Washington 8 Cottage Cluster District.

READ A FIRST TIME the _____ day of _____ 2021

READ A SECOND TIME the _____ day of _____ 2021

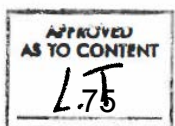
Public hearing held on the _____ day of _____ 2021

READ A THIRD TIME the _____ day of _____ 2021

ADOPTED on the _____ day of _____ 2021

CITY CLERK

MAYOR



PART 1.152 – R1-51 ZONE, WASHINGTON 8 COTTAGE CLUSTER DISTRICT**1.152.1 Definition**

- a. In this Part, “cottage cluster” means not more than eight single family dwellings on one lot.

1.152.2 Permitted Uses in this Zone

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

- a. Single family dwelling with no more than one of the following accessory uses and subject to the regulations set out in Part 1.2:
- Secondary suite;
 - Garden suite subject to the regulations in Schedule “M”; or
 - Roomers and/or Boarders up to a maximum of 4
- b. Cottage Cluster, subject to the regulations contained in this Part
- c. Accessory building, subject to the regulations in this Part
- d. Home occupation, subject to the regulations in Schedule “D”

1.152.3 Lot Area, Number of Buildings

- a. Lot area (minimum) 1997m²
- b. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.

1.152.4 Floor Space Ratio

- a. Floor space ratio (maximum) 0.52:1

1.152.5 Height, Storeys

- a. Building height (maximum) 7.20m
- b. Storeys (maximum) 2

PART 1.152 – R1-51 ZONE, WASHINGTON 8 COTTAGE CLUSTER DISTRICT**1.152.6 Setbacks, Projections, and Building Separation Distances**

- | | |
|---|-------|
| a. <u>Front yard setback</u> (minimum) | 3.6m |
| Except for the following maximum projections into the setback: | |
| • porch and stairs | 1.1m |
| b. <u>Rear yard setback</u> (minimum) | 3.3m |
| c. <u>Side yard setback</u> (minimum) | 1.5m |
| d. East-west <u>building</u> separation distance, excluding stair projections and <u>accessory building</u> (minimum) | 10.8m |
| e. North-south <u>building</u> separation distance, excluding garbage and recycling enclosure (minimum) | 5.9m |

1.152.7 Site Coverage, Open Site Space

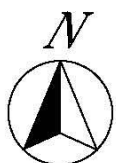
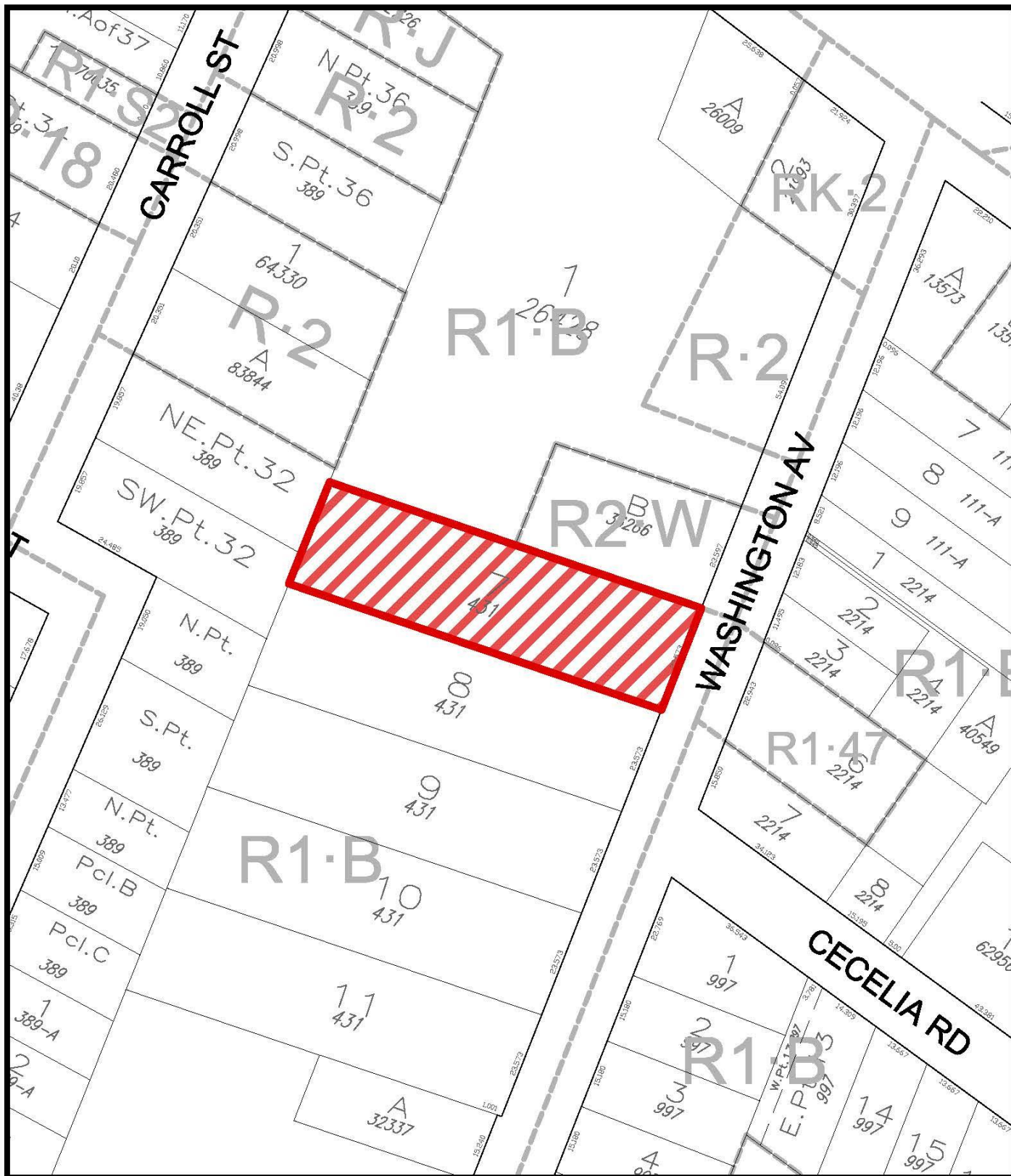
- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 31% |
| b. <u>Open site space</u> (minimum) | 48% |

1.152.8 Vehicle Parking

- | | |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
|------------------------------|--|

1.152.9 Accessory building

- | | |
|--|-----------------|
| a. <u>Floor area</u> (maximum) | 8m ² |
| b. <u>Height</u> (maximum) | 3.5m |
| c. <u>Side yard setback</u> (minimum) | 0.6m |
| d. <u>Rear yard setback</u> (minimum) | 0.6m |
| e. Separation space between an <u>accessory building</u> and a <u>building</u> on a <u>lot</u> (minimum) | 2.4m |
| f. An <u>accessory building</u> may be located within 50m of the rear <u>lot</u> line. | |
| g. A maximum of one <u>accessory building</u> may be permitted on a lot. | |



3120 Washington Avenue
Rezoning No.00735



Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

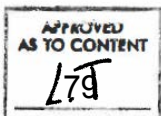
1 This Bylaw may be cited as the "HOUSING AGREEMENT (3120 WASHINGTON AVENUE) BYLAW (2021)".

2 The Director of Sustainable Planning and Community Development is authorized to execute the Housing Agreement:

- (a) substantially in the form attached to this Bylaw as Schedule A;
- (b) between the City and 1108932 B.C. Ltd., Inc. No. BC1108932 or other registered owners from time to time of the lands described in subsection (c); and
- (c) that applies to the lands known as 3120 Washington Avenue, Victoria, BC, legally described as:
PID: 009-077-596 Lot 7, Section 7A, Victoria District, Plan 431.

ADOPTED on the _____ day of _____ 2021

MAYOR



HOUSING AGREEMENT

(Pursuant to section 483 of the *Local Government Act*)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, B.C.
V8W 1P6

(the "City")

AND:

1108932 B.C. LTD. (Inc. No. BC1108932)

1605 – 728 Yates Street
Victoria, B.C.
V8W 0C8

(the "Owner")

AND:

RPM CAPITAL INC. (INC. NO. BC1078913)

(as to an undivided 1550/1600 interest)

- and -

J L M MORTGAGE SERVICES INC. (INC. NO. BC0643207)

(as to an undivided 50/1600 interest)

(together, the "Existing Chargeholder")

WHEREAS

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein.
- B. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*.
- C. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 3120 Washington Avenue, Victoria BC, and legally described as:

PID: 009-077-596; LOT 7, SECTION 7A, VICTORIA DISTRICT, PLAN 431

(the "Lands").

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- D. The Owner has applied to the City to rezone the Lands to permit the Development in accordance with this Agreement.
- E. Subject to the adoption of a rezoning bylaw, the Owner intends to construct the Development and the Dwelling Units, as residential dwellings for owner-occupancy or for rental.
- F. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the strata corporation, but the intent of this housing agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units).
- G. The City and the Owner wish to enter into this Agreement, as a housing agreement pursuant to section 483 of the *Local Government Act*, to establish the terms and conditions regarding the occupancy of the residential units identified in this housing agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this agreement (the "Agreement"), the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Business Day" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia.

"Development" means the proposed development of eight single-family dwelling units on the Lands.

"Dwelling Units" means any or all, as the context may require, of the eight self-contained residential dwelling units comprising the Development and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise; and **"Dwelling Unit"** means any of such residential dwelling units located on the Lands.

"Immediate Family" includes a person's spouse, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person's spouse.

"Non-owner" means a person other than a Related Person or the Owner.

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"Related Person" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:

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- (i) an officer, director, shareholder, or member of such corporation or society, or of another entity which is a shareholder or member of such corporation or society; or
- (ii) an Immediate Family of a person to whom paragraph (i) applies, or
- (b) an individual, an Immediate Family of the registered or beneficial owner.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

"Tenancy Agreement" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Community Development, within thirty (30) days of the Director's written request, a report in writing confirming:
 - (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.
- 3.2 The Owner covenants and agrees:
 - (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit under the terms of a Tenancy Agreement unless this Agreement is amended; and
 - (b) to notify the City of any proposed amendments to its strata bylaws.

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- 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

- 4.1 Notice of this Agreement (the "**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

5.0 Liability

- 5.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement, or otherwise that would not have arisen "but for" this Agreement.
- 5.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement, or otherwise that would not have arisen "but for" this Agreement.

6.0 Priority Agreement

- 6.1 The Existing Chargeholder, as the registered holder of a charge by way of mortgage and assignment of rents against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA8013362 and CA8013363, respectively, for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

7.0 General Provisions

- 7.1 **Notice.** If sent as follows, notice under this Agreement is considered to be received:
- (a) upon confirmation of delivery by Canada Post if sent by registered mail,
 - (b) on the next Business Day if sent by facsimile or email with no notice of failure to deliver being received back by the sender, and

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(c) on the date of delivery if hand-delivered, and

in the case of the City, addressed to:

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

Attention: Director of Sustainable Planning and
Community Development
Fax: 250-361-0386
Email: khoese@victoria.ca

and in the case of the Owner, addressed to:

1108932 B.C. LTD.
1605 – 728 Yates Street
Victoria, B.C. V8W 0C8

Attention: Scott Davies
Email: bossdev@shaw.ca

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail, email or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause,

- (d) notice sent by the impaired service is considered to be received on the date of delivery, and
- (e) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

7.2 **Time.** Time is of the essence of this Agreement.

7.3 **Binding Effect.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

7.4 **Waiver.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

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- 7.5 **Headings.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.
- 7.6 **Language.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.
- 7.7 **Legislation.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 7.8 **Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 7.9 **Cumulative Remedies.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 7.10 **Entire Agreement.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 7.11 **Further Assurances.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 7.12 **Amendment.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 7.13 **Law Applicable.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 7.14 **No Derogation From Statutory Authority.** Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
 - (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.
- 7.15 **Severability.** If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this

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Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

- 7.16 **Joint and Several.** The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.
- 7.17 **Counterparts.** This Agreement may be executed in counterparts and delivered by emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.
- 7.18 **Effective Date.** This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.


THE CORPORATION OF THE CITY OF)
 VICTORIA by its authorized signatory:)
)
)
)
)
 Karen Hoese, Director of Sustainable)
 Planning and Community Development)
)
)
 Date signed: _____)

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[Owner]

1108932 B.C. Ltd.

by its authorized signatory(ies):


 Print Name: Scott James Davies

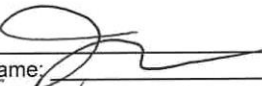
Print Name: _____

Date signed: March 15, 2021

[Existing Chargeholder(s)]

RPM CAPITAL INC.


by its authorized signatory(ies):


 Print Name: John Laughlin McKinnon

Print Name: _____

J L M MORTGAGE SERVICES INC.

by its authorized signatory(ies):


 Print Name: John Laughlin McKinnon

Print Name: _____

Date signed: March 16, 2021

{00011160:5}

NO. 21-046

DEVELOPMENT COST CHARGES BYLAW, AMENDMENT BYLAW

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Development Cost Charges Bylaw No. 17-020.

Under its statutory powers of the *Community Charter*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw shall be cited as the "DEVELOPMENT COST CHARGES BYLAW, AMENDMENT BYLAW (NO. 3)".
- 2 That Development Cost Charges Bylaw No. 17-020 is amended by replacing Schedule A with Schedule A attached to this Bylaw.

READ A FIRST TIME the day of April 1, 2021.

READ A SECOND TIME the day of April 1, 2021.

READ A THIRD TIME the day of April 1, 2021.

ADOPTED on the day of 2021.

CITY CLERK

MAYOR

**Schedule A to Bylaw
No. 21-XXX
Development Cost Charges
(All amounts in dollars)**

	Transportation	Water	Drainage	Sewage	Parkland Acquisition and Development	Total Development Cost Charge		When Payable
Detached Dwelling	1,945.17	682.00	912.28	695.18	2,468.97	6,703.60	per lot	Subdivision Approval
Two Family Dwelling	2,364.72	1,364.00	1,824.54	1,390.36	4,397.95	11,881.57	per lot	Subdivision Approval
Attached Dwelling	10.04	5.22	4.22	5.32	18.88	43.68	per m2 of total floor area	Building Permit Issue
Multiple Dwelling	14.96	5.03	3.35	5.13	18.23	46.70	per m2 of total floor area	Building Permit Issue
Commercial	19.07	3.13	2.92	3.18	2.25	30.55	per m2 of total floor area	Building Permit Issue
Industrial	5.72	1.27	2.01	1.30	0.92	11.22	per m2 of total floor area	Building Permit Issue
Institutional	19.07	3.13	2.92	3.18	2.25	30.55	per m2 of total floor area	Building Permit Issue

March 11, 2021

File: 01-0390-20/21

UBCM Member Municipalities

Sent via email

Dear UBCM Members:

Re: Fair Taxation from Railway Operations & Industrial Parks

At its March 2, 2021 Regular Council Meeting, Pitt Meadows City Council endorsed two resolutions related to fair taxation from railway operations and industrial parks for inclusion and discussion at the upcoming LMLGA Convention, in advance of the UBCM Convention this fall. Certified copies of both resolutions and background information regarding same have been enclosed for your information.

Sincerely,
City of Pitt Meadows



Kate Barchard
Corporate Officer

Enclosure

CERTIFICATION

I, TANYA BARR, Deputy Corporate Officer for the City of Pitt Meadows, HEREBY CERTIFY that the following is a true and exact extract of the Minutes for the Regular Meeting of the Pitt Meadows City Council held on Tuesday, March 2, 2021 regarding the Proposed Lower Mainland Local Government Association Resolution - CP Rail:

"It was MOVED and SECONDED THAT Council approve the following resolution and submit it to the Lower Mainland Local Government Association (LMLGA) for consideration:

- A. *WHEREAS section 5(e) of the Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81 mandates that land or improvements used for transporting of products or used for the storage of products are classified as Class 5 Light Industry, but specifically excludes land or improvements held for purposes ancillary to the business of transportation from railway operations;*

AND WHEREAS this legislation creates unfair taxation from railway operations because they are reflective of a class 5 Light Industrial use and require high level City service support including Fire Services and road infrastructure use;

THEREFORE BE IT RESOLVED THAT the UBCM urge the Provincial Government to repeal section 5 (e) from the Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81 in order to create fair taxation from railway operations.

CARRIED."



Tanya Barr
Deputy Corporate Officer
City of Pitt Meadows

March 4 / 21

Date Signed

CERTIFICATION

I, TANYA BARR, Deputy Corporate Officer for the City of Pitt Meadows, HEREBY CERTIFY that the following is a true and exact extract of the Minutes for the Regular Meeting of the Pitt Meadows City Council held on Tuesday, March 2, 2021 regarding the Proposed Lower Mainland Local Government Association Resolution - Golden Ears Business Park:

"It was MOVED and SECONDED THAT Council approve the following resolution and submit it to the Lower Mainland Local Government Association (LMLGA) for consideration:

- A. *WHEREAS section 5 (f) of the Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81 mandates that land or improvements used for transporting of products or used for the storage of products are classified as Class 5 Light Industry, but specifically excludes land or improvements being used principally as an outlet for the sale of a finished product to a purchaser for purposes of his or her own consumption;*
- B. *AND WHEREAS this legislation creates unfair taxation from industrial parks which are a heavy burden on City infrastructure through heavy trucking activity in movement of product;*
- C. *THEREFORE BE IT RESOLVED THAT the UBCM urge the Provincial Government to repeal section 5 (f) of the Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81 to create fair taxation from industrial parks.*

CARRIED."



Tanya Barr
Deputy Corporate Officer
City of Pitt Meadows



Date Signed

Fair Taxation from Railway Operations

Background

At the March 2, 2021 Regular Meeting, Council passed a resolution seeking endorsement by the Lower Mainland Local Government Association (LMLGA) regarding ending unfair taxation benefitting CP Rail.

CP Rail is in the business of moving goods for a wide range of industries. The Assessment Act categorizes property held for transporting products as Class 5 Light Industry.

However, the Assessment Act – Prescribed Classes of Property Regulation B.C. Reg. 438/81 section 5 (e) specifically excludes property held for purposes ancillary to business related to transportation from railway operations. The existence of this section results in creating unfair taxation by moving CP Rail property to Class 6 Business.

Recognizing the burden on city services in the provision of Fire Services and road infrastructure, removal of section 5 (e) would result in railway operations being more appropriately included within the Class 5 Light Industry classification. This action would create fairer taxation by including railway activities within the property class more relative to the nature of the operations.

Additional background information may be found in the January 19, 2021 Council Agenda package:

https://pittmeadows.ca.granicus.com/Viewer.php?view_id=2&clip_id=1208&meta_id=143659

Fair Taxation from Industrial Parks

Background

At the March 2, 2021 Regular Meeting, Council passed a resolution seeking endorsement by the Lower Mainland Local Government Association (LMLGA) regarding ending unfair taxation benefitting Industrial Parks.

Industrial parks are an area zoned and planned for the purpose of industrial development. Also, an industrial park is a more 'heavyweight' version of a business park or office park. The Golden Ears Business Park is a large-scale industrial park in Pitt Meadows. The concentration of industry in an industrial park raises environmental concerns from the heavy transportation volumes as well as the burden on road infrastructure with the constant movement of cargo on semitrailers.

The Assessment Act categorizes property held for transporting products as Class 5 Light Industry.

However, the Assessment Act – Prescribed Classes of Property Regulation B.C. Reg. 438/81 section 5 (f) specifically excludes property being used as an outlet for the sale of a finished product to a purchaser for purposes of his or her own consumption. The existence of this section results in creating unfair taxation by moving Industrial Park operations to Class 6 Business.

Recognizing the burden on city services in the provision of road infrastructure, removal of section 5 (f) would result in Industrial Park operations being more appropriately included within the Class 5 Light Industry classification. This action would create fairer taxation by including industrial park activities within the property class more relative to the nature of the operations.

Additional background information may be found in the January 19, 2021 Council Agenda package:

https://pittmeadows.ca.granicus.com/MetaViewer.php?view_id=2&clip_id=1208&meta_id=143659