

<u>UPDATED AMENDED AGENDA - VICTORIA CITY COUNCIL</u> <u>MEETING OF THURSDAY, APRIL 13, 2017, AT 6:30 P.M.</u>

<u>Council Chambers, City Hall, 1 Centennial Square</u>
Located on the traditional territory of the Esquimalt and Songhees People

Poetry Reading by Poet Laureate, Yvonne Blomer and guest poet, Nanaimo's Poet Laureate, Tina Biello.

A. APPROVAL OF AGENDA

B. READING OF MINUTES

- 1. Minutes from the daytime meeting held February 2, 2017
- 2. Minutes from the daytime meeting held February 16, 2017
- 3. Minutes from the daytime meeting held February 23, 2017
- 4. Minutes from the evening meeting held February 23, 2017
- 5. Minutes from the daytime meeting held March 9, 2017
- 6. Minutes from the daytime meeting held March 23, 2017
- 7. Minutes from the evening meeting held March 23, 2017

C. REQUESTS TO ADDRESS COUNCIL

- 1. Marg Gardiner: LIVE on Douglas Street
- 2. Gregory Damant: LIVE on Douglas Street
- 3. Peter Johannknecht: LIVE on Douglas Street
- 4. Andy Guiry: LIVE on Douglas Street
- 5. Ken Kelly: LIVE on Douglas Street

6. Adam Zonnis: Solution to the Housing Crisis

D. PROCLAMATIONS

- 1. "Parkinson's Awareness Month" April 2017
- 2. "St. George Day" April 23, 2017
- 3. "Human Values Day" April 24, 2017
- 4. "Speech and Hearing Awareness Month" May 2017
- 5. "Global Love Day" May 1, 2017
- 6. <u>Late Item:</u> "Child Abuse Prevention Month" April 2017 Addenda
- 7. <u>Late Item:</u> "Earth Day" April 22, 2017 Addenda

E. PUBLIC AND STATUTORY HEARINGS

1. Rezoning Application No. 00502 and Development Permit Application No. 000453 for 727-729 Johnson Street

Council is considering a rezoning application proposing the construction of a 2 storey addition to the existing building and converting the office building to ground floor retail and residential above.

a. **Public Hearing**

Addenda Rezoning Application No. 00502

To rezone the land known as 727-729 Johnson Street from the CA-4 Zone, Central Area Commercial Office District to the CA-78 Zone, Central Area (Garesche) District, to permit a commercial and residential mixed-use building.

New Zone: CA-78 Zone, Central Area (Garesche) District

Legal description: Lot 33 Victoria City

Existing Zone: CA-4 Zone, Central Area Commercial Office District

Late Item: Correspondence

b. **Development Permit Application No. 000453**

The Council of the City of Victoria will also consider issuing a development permit for the land known as 727-729 Johnson Street, in Development Permit Area 2: Core Business for the purposes of approving the exterior design and finishes for the mixed-use building.

Close of Hearing - Consideration of Approval

- c. **Bylaw Approval**: To consider approval of the application, a motion for Third Reading of the bylaw is in order:
 - 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1083) No. 17-010
- d. **Bylaw Approval:** To consider final approval of the application, a motion to Adopt the bylaws is in order:
 - 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1083) No. 17-010
 - 2. Housing Agreement (727-729 Johnson Street) Bylaw No. 17-009
- e. <u>Development Permit Approval</u>: To approve the development permit with variances, the following motion is in order:

That Council authorize the issuance of Development Permit Application No. 000453, in accordance with:

- a. Plans for Rezoning Application No. 00502 and Development Permit Application No. 000453, stamped August 18, 2016;
- b. Development meeting all Zoning Regulation Bylaw requirements;
- c. The Development Permit lapsing two years from the date of this resolution.

2. Rezoning Application No. 00530 for 546 Yates Street

Council is considering an application to rezone the property to allow for the retail sale of cannabis.

a. **Public Hearing**

Addenda Rezoning Application No. 00530

To rezone the land known as 546 Yates Street from the CA-3C Zone, Old Town District, to the CA-79 Zone, Old Town (Cannabis) District, to permit a storefront cannabis retailer.

New Zone: CA-79, Old Town (Cannabis) District

Legal description: Lot 1 of Lots 175, 176, 186 and 187, Victoria City, Plan 30210

Existing Zone: CA-3C Zone, Old Town District

Late Item: Correspondence

Close of Hearing - Consideration of Approval

- b. Bylaw Approval: To consider approval of the application, a motion for Third Reading of the bylaw is in order:
 - 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1088) No. 17-024
- Bylaw Approval: To consider approval of the application, a motion to Adopt the bylaw C. is in order:
 - 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1088) No. 17-024
- 3. **Victoria Housing Strategy Implementation - Garden Suites**

Council is considering simplifying the administrative processes to make it easier and more appealing for homeowners to develop garden suites.

Public Hearing

Addenda Official Community Plan Bylaw, Amendment Bylaw (No. 17) No. 17-025

The purpose of this Bylaw is to amend the Official Community Plan to add new design guidelines to Development Permit Area 15E: Intensive Residential – Garden Suites to address privacy considerations for development of garden suites.

Late Item: Correspondence and Facebook Post Responses

b. Zoning Regulation Bylaw, Amendment Bylaw (No. 1081) No. 17-001

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by:

- a. adding a new Schedule M Garden Suite Regulations that will regulate garden suite eligibility, size and placement;
- b. amending the definition of "garden suite" to clarify that a garden suite must be attached to a foundation; and
- c. amending zones R1-A, R1-B, and R1-G to include garden suites as a permitted use, accessory to a single-family dwelling. This amendment also affects multiple other zones that may refer back to the regulations in these aforementioned Zones.

Most properties in the City will be affected by this change, as these amendment bylaws will affect properties throughout the city that are zoned for single-family dwellings (R1-A, R1-B, R1-G, and other zones that refer to these zones). To check whether a particular property will be affected, please contact the Zoning Department at 250-361-0316 or zoning@victoria.ca.

Close of Hearing - Consideration of Approval

- b. **Bylaw Approval**: To consider approval of the application, a motion for Third Reading of the bylaws is in order:
 - 1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 17) No. 17-025
 - 2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1081) No. 17-001
- c. **Bylaw Approval:** To consider approval of the application, a motion to Adopt the bylaws is in order:
 - 1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 17) No. 17-025
 - 2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1081) No. 17-001
 - 3. Land Use Procedures Bylaw, Amendment Bylaw (No. 4) No. 17-023
- d. **Policy Approval**: To consider approval of the policy, a motion to Adopt the policy is in order:
 - 1. Policy Regarding Preservation of Garden Suites as Rentals

F. REQUESTS TO ADDRESS COUNCIL

- 1. Taylor Mason: Licence Cap in Vehicle for Hire Bylaw
- 2. Donald Smith: 844 Johnson Street
- 3. David MacDonald: The Elephant in the Chamber
- 4. Audrey Thomas: Sleeping in Cars
- 5. Penny Lawson: Sleeping in Cars Issue
- 6. LATE ITEM: Julia Veintrop: Personal Risks Cannabis Business Regulations Place Addenda on Me
- 7. <u>LATE ITEM</u>: Kira Kelly: Low Barrier Housing Withdrawn Addenda

G. UNFINISHED BUSINESS

1. Letter from the Minister of Environment and Climate Change
A letter dated March 21, 2017 in response to the City's letter dated February 6, 2017
expressing support of the Private Member's Bill C-323.

2. Letter from the Minister of Technology, Innovation, and Citizens' Services

A letter dated March 28, 2017 in response to the City's letter dated March 6, 2017 regarding the future of the building located at 28 Bastion Square.

3. Rise and Report from Closed Meeting for Information

a. From the August 25, 2016 Special Closed Council Meeting:

That Council direct staff to include an animal control service review in the Operational Plan for Q4 2016 and Q1 2017, and further to approve a rise and report on undertaking the service review.

b. From the February 23, 2017 Closed Council Meeting:

That Council authorize the Mayor and City Clerk to execute a Statutory Right of Way at 1041 Chamberlain Street in a form satisfactory to the City Clerk.

c. <u>LATE ITEM: From the April 6, 2017 Closed Council Meeting:</u>

Addenda

That Council approve the following citizen appointments to the External Grant Review Committee:

- 1. Shannon Alderice
- 2. Melissa Avdeeff
- 3. Margaret Eckenfelder
- 4. Louise MacDonald
- 5. Patricia Jelinski or Danella Parks (United Way)

H. REPORTS OF COMMITTEES

- 1. Committee of the Whole
- a. Report from the April 6, 2017 COTW Meeting
- b. Report from the April 13, 2017 COTW Meeting Addenda

Late Item: COTW Report

I. NOTICE OF MOTIONS

1. Notice of Motion for April 27, 2017 Council Meeting

Advocacy to Improve the Refugee Settlement Process -- Councillor Isitt and Councillor Loveday

J. BYLAWS

1. First Reading

a. Rezoning Application No. 00499 for 968 Walker Street & 722 Pine Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1090) No. 17-028

- 1. A report recommending first and second readings of Bylaw No. 17-028
- 2. A bylaw to rezone the lands known as 968 Walker Street and 722 Pine Street.

b. <u>Victoria Housing Strategy Implementation - Secondary Suites - Part 1 Regulatory</u> <u>Changes</u>

Zoning Regulation Bylaw, Amendment Bylaw (No. 1085) No. 17-017

- 1. A report recommending first and second readings of Bylaw No. 17-017
- 2. A bylaw to amend the Zoning Regulation Bylaw to reduce the restrictions in zoning to the development of secondary suites.

c. Rezoning Application No. 00458 for 149 Montreal Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015

- 1. A report recommending first and second readings of Bylaw No. 17-015
- A bylaw to add as a permitted use a day care that accommodates not more than 32 children and adding regulations relating to floor area, building height, setbacks, site coverage, and parking for 149 Montreal Street.

d. 2017 Business Improvement Area Bylaw

Business Improvement Area Rate Bylaw, 2017, No. 17-036

- 1. A report recommending first, second, and third readings of Bylaw No. 17-036.
- 2. A bylaw to levy taxes on taxable property located in the Downtown Victoria Business Improvement Area.

e. 2017 Boulevard Tax Bylaw

Boulevard Tax Bylaw, 2017, No. 17-037

- 1. A report recommending first, second, and third readings of Bylaw No. 17-037.
- 2. A bylaw to assess the cost of maintenance boulevards in the City.

f. LATE ITEM: Motorized Sightseeing Vehicle Parking Stands, Vehicles For Hire Addenda Bylaw

Vehicles for Hire Bylaw, Amendment Bylaw (No. 17) No. 17-038

- 1. A report recommending first and second readings of Bylaw No. 17-038.
- 2. A bylaw to extend the current Motor Sightseeing Vehicle Parking Stands 1,2, and 4 allocations to December 31, 2017.

g. LATE ITEM: Tax Rate Bylaw 2017

Addenda

Tax Bylaw, 2017, No. 17-039

1. Bylaw No. 17-039 to receive first, second, and third readings, which is a bylaw to impose tax rates and taxes for the year 2017.

2. Second Reading

a. Rezoning Application No. 00499 for 968 Walker Street & 722 Pine Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1090) No. 17-028

b. Rezoning Application No. 00458 for 149 Montreal Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015

c. <u>Victoria Housing Strategy Implementation - Secondary Suites - Part 1 Regulatory</u> <u>Changes</u>

Zoning Regulation Bylaw, Amendment Bylaw (No. 1085) No. 17-017

d. 2017 Business Improvement Area Bylaw

Business Improvement Area Rate Bylaw, 2017, No. 17-036

e. **2017 Boulevard Tax Bylaw**

Boulevard Tax Bylaw, 2017, No. 17-037

f. Five Year Financial Plan Bylaw

Five Year Financial Plan Bylaw, 2017, No. 16-084

- 1. A report recommending second and third reading of Bylaw No. 16-084
- 2. A bylaw to adopt the annual financial plan for the year 2017.

g. LATE ITEM: Motorized Sightseeing Vehicle Parking Stands, Vehicles For Hire Addenda Bylaw

Vehicles for Hire Bylaw, Amendment Bylaw (No. 17) No. 17-038

h. LATE ITEM: Tax Rate Bylaw 2017

Addenda

Tax Bylaw, 2017, No. 17-039

3. Third Reading

a. **2017 Business Improvement Area Bylaw**

Business Improvement Area Rate Bylaw, 2017, No. 17-036

b. **2017 Boulevard Tax Bylaw**

Boulevard Tax Bylaw, 2017, No. 17-037

c. Five Year Financial Plan Bylaw

Five Year Financial Plan Bylaw, 2017, No. 16-084

d. <u>LATE ITEM</u>: <u>Motorized Sightseeing Vehicle Parking Stands, Vehicles For Hire</u> <u>Bylaw</u>

Vehicles for Hire Bylaw, Amendment Bylaw (No. 17) No. 17-038

e. **LATE ITEM**: **Tax Rate Bylaw 2017**

Addenda

Tax Bylaw, 2017, No. 17-039

4. Adoption

K. CORRESPONDENCE

1. Letter from the Mayor of the City of White Rock

A letter dated March 6, 2017, written to the Minister of Finance expressing concerns regarding the equitability of the BC Homeowner Grant legislation, in which the City of Victoria was carbon copied.

2. Letter from the Minister of Jobs, Tourism and Skills Training and Minister Responsible for Labour

A letter dated March 10, 2017 regarding the BC Jobs Plan 5-Year Update.

3. Letter from the Minister of Community, Sport and Cultural Development and the Minister Responsible for Translink

A letter dated March 28, 2017, written to the Capital Regional District (CRD) regarding the notification of refusal to accept Bylaw 4017 "Capital Regional District Regional Growth Strategy (RGS) Bylaw No. 1, 2016" and directing the CRD and other affected local governments to engage in a dispute resolution process, in which the City of Victoria was carbon copied.

- L. NEW BUSINESS
- M. QUESTION PERIOD
- N. ADJOURNMENT



MEETING OF THURSDAY, FEBRUARY 2, 2017, AT 1:43 P.M.

PLACE OF MEETING: Council Chambers, City Hall

PRESENT: Mayor Helps in the Chair, Councillors Coleman, Isitt, Loveday,

Lucas, Madoff, Thornton-Joe, and Young

ABSENT: Councillor Alto

STAFF PRESENT: J. Johnson - City Manager; J. Jenkyns - Deputy City

Manager; C. Coates – City Clerk; P. Bruce – Fire Chief; S. Thompson – Director of Finance; F. Work – Director, Engineering and Public Works; J. Tinney – Director, Sustainable Planning and Community Development; P. Rantucci - Manager, Strategic Real Estate; C. Mycroft – Executive Assistant to the City Manager; A. K. Ferguson –

Recording Secretary

GUESTS:

J. Huggett - Project Director for the Johnson Street Bridge

Project; K. Martin – External Legal Counsel, Dentons Canada LLP; A. English – Regional Manager, MMM Group

Vancouver; G. Pearce, Municipal Consultant

Motion:

It was moved by Councillor Madoff, seconded by Councillor Lucas, 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:

- <u>Section 90(1)(e)</u> the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- <u>Section 90(1)(f)</u> law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- <u>Section 90(1)(i)</u>the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- <u>Section 90(1)(k)</u> negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Carried Unanimously

APPROVAL OF CLOSED AGENDA

<u> Motion:</u>

It was moved by Councillor Coleman, seconded by Councillor Isitt, that Council approve the closed agenda.

Carried Unanimously

Motion:

It was moved by Mayor Helps, seconded by Councillor Loveday that Council add an item to the agenda regarding a Law Enforcement update.

Carried Unanimously

NEW BUSINESS

1. <u>Legal Advice</u>

Council received a verbal report from the Project Director for the Johnson Street Bridge Project regarding a potential litigation matter.

The discussion was recorded and kept confidential.

2. <u>Municipal Service</u>

Council received a Council Member Motion from Councillor Isitt regarding a Municipal Service.

The discussion and motion were recorded and kept confidential.

Council Meeting February 2, 2017

3. Land

Council received a report from the Manager, Strategic Real Estate regarding a Land matter.

The discussion and motion were recorded and kept confidential.

4. <u>Law Enforcement</u>

Council received a verbal report from Mayor Helps regarding a Law Enforcement Update.

The discussion was recorded and kept confidential.

ADJOURNMENT

Motion:

It was moved by Councillor Loveday, seconded by Councillor Lucas, that the Special Closed Council meeting adjourn.

Time: 3:15 p.m.	<u>Carried Unanimously</u>
CERTIFIED CORRECT:	
CITY CLERK	MAYOR



MEETING OF THURSDAY, FEBRUARY 16, 2017, AT 2:05 P.M.

PLACE OF MEETING: Council Chambers, City Hall

PRESENT: Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Lucas,

Madoff, Thornton-Joe, and Young

ASENT: Councillor Loveday

STAFF PRESENT: J. Johnson – City Manager; J. Jenkyns - Deputy City Manager; C.

Coates – City Clerk; P. Bruce – Fire Chief; S. Thompson – Director of Finance; J. Tinney – Director, Sustainable Planning and Community Development; T. Soulliere – Director, Parks, Recreation and Facilities; J. Weston – Assistant Director, Transportation; M. Angrove – Planner, Development Services; P. Rantucci – Manager, Strategic Real Estate; C. Mycroft – Executive Assistant to the City Manager; A. K. Ferguson –

Recording Secretary

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, 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:

- <u>Section 90(1)(e)</u> the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(g) litigation or potential litigation affecting the municipality; and
- <u>Section 90(1)(i)</u> the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried Unanimously

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council approve the closed agenda.

Carried Unanimously

NEW BUSINESS

1. Land

Council received a confidential report dated February 1, 2017, from the Manager of Strategic Real Estate regarding a land item.

The discussion and motion were recorded and kept confidential.

2. <u>Litigation/Potential Litigation Legal Advice</u>

Council received a confidential report dated February 14, 2017, from the City Solicitor regarding a litigation/potential litigation legal advice item.

The discussion and motion were recorded and kept confidential.

3. Legal Advice

Council received a confidential report dated February 8, 2017, from the City Solicitor providing legal advice.

The discussion was recorded and kept confidential.

ADJOURNMENT

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It was moved by Councillor Coleman, seconded by Councillor Lucas, that the Closed Council meeting adjourn.

Time: 2:55 p.m.

CERTIFIED CORRECT:

Carried Unanimously

CITY CLERK	_	MAYOR	



MEETING OF THURSDAY, FEBRUARY 23, 2017, AT 12:21 P.M.

PLACE OF MEETING: Council Chambers, City Hall

PRESENT: Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt,

Loveday, Madoff, Thornton-Joe, and Young

ABSENT: Councillors Lucas

STAFF PRESENT: J. Johnson – City Manager; J. Jenkyns - Deputy City Manager; C.

Coates – City Clerk; C. Havelka – Deputy City Clerk; P. Bruce – Fire Chief; S. Thompson – Director of Finance; T. Soulliere – Director of Parks, Recreation & Facilities; J. Tinney – Director of Sustainable Planning & Community Development; F. Work – Director of Engineering & Public Works; M. Harris – Strategic Planning and Communications Advisor, Engagement; C. Mycroft – Executive Assistant to the City Manager; A. M. Ferguson –

Recording Secretary

Motion:

It was moved by Councillor Coleman, seconded by Councillor Loveday, 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:

- <u>Section 90(1)(e)</u> the acquisition, disposition or expropriation of land or improvements, if the council
 considers that disclosure could reasonably be expected to harm the interests of the municipality;
- <u>Section 90(1)(k)</u> negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- <u>Section 90(1)(I)</u> discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

Carried Unanimously

Councillor Isitt was not present at the time the meeting convened.

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council approve the closed agenda.

Carried Unanimously

UNFINISHED BUSINESS

1. <u>Land</u>

Council received a confidential report dated February 10, 2017, from the Manager of Strategic Real Estate regarding a land item.

The discussion and motion were recorded and kept confidential.

Councillor Isitt joined the meeting at 12:24 p.m.

NEW BUSINESS

2. Land

Council received a confidential report dated February 14, 2017, from the Manager of Strategic Real Estate regarding a land item.

The discussion and motion were recorded and kept confidential.

Council agreed to revise the order of the agenda and move the Municipal Service item to be considered as the next item.

3. <u>Municipal Service</u>

Council received a verbal report from Councillor Loveday providing information regarding a proposed municipal service.

The discussion was recorded and kept confidential.

4. <u>Municipal Objectives</u>

Council received a verbal report from the Mayor and the City Manager providing information regarding municipal objectives.

The discussion was recorded and kept confidential.

ADJOURNMENT

Motion:

It was moved by Councillor Coleman, seconded by Councillor Loveday, that the Special Closed Council meeting adjourn.

Time: 1:54 p.m.

Carried Unanimously

CERTIFIED CORRECT:	
CITY CLERK	MAYOR



MEETING OF THURSDAY, FEBRUARY 23, 2017, AT 6:30 P.M.

PLACE OF MEETING: Council Chambers, City Hall.

PRESENT: Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday,

Madoff, Thornton-Joe, and Young.

ABSENT: Councillor Lucas.

STAFF PRESENT: J. Johnson – City Manager; J. Jenkyns - Deputy City Manager; C.

Coates - City Clerk; P. Bruce - Fire Chief; S. Thompson - Director of Finance; F. Work - Director of Engineering & Public Works; T. Soulliere - Director of Parks, Recreation, & Facilities; T. Zworski - City Solicitor; C. Havelka - Deputy City Clerk; C. Mycroft - Executive Assistant to the City Manager; L. Taylor - Senior Planner; M. Harris - Strategic Planning and Communications Advisor; A. M. Ferguson -

Recording Secretary.

APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the agenda be approved as amended.

Amendment:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the agenda be amended as follows:

That item no. C. 4. – Request to Address from Valdy Horstal: Canada Signs 150th, be moved to item no. C. 1.

On the amendment: Carried Unanimously

Main motion as amended:

That the agenda be approved with the following amendment:

That item no. C. 4. – Request to Address from Valdy Horstal: Canada Signs 150th, be moved to item no. C. 1.

On the main motion as amended: Carried Unanimously

The Youth Poet Laureate, Maita Cienska, read a poem titled "Itching".

READING OF MINUTES

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that the minutes from the January 26, 2017 and February 9, 2017 Council meeting be adopted.

Carried Unanimously

REQUESTS TO ADDRESS COUNCIL

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following speakers be permitted to address Council.

Carried Unanimously

1. <u>Valdy Horstal: Canada Sings 150th</u>

Valdy Horstal and a choir of children performed a Canada 150th song and "Oh Canada" for Council.

2. <u>Dion Hackett: Canada 150</u>

Thanked Council for their time and did not wish to add anything further to the performance.

3. Andrew Gage: Fossil Fuel Company Accountability

Outlined why Council should support holding fossil fuel companies fiscally responsible for taking action towards climate change initiatives.

4. <u>Dominic D. T. Truong: Dispensary Bylaw</u>

Mr. Truong's Legal Counsel, Robert Laurie, outlined why Council should review the first come first serve policy regarding cannabis dispensaries. Ms. Shaw, the Expert, expressed why Mr. Troung's dispensary should go forward to a Public Hearing as per staff's recommendation along with the nearby dispensary.

Council Meeting Minutes February 23, 2017 Mayor Helps withdrew from the meeting at 6:53 p.m. due to a pecuniary conflict of interest with the next item as there is a short-term vacation rental unit in the property she occupies. Councillor Coleman assumed the Chair in her absence

Councillor Madoff withdrew from the meeting at 6:54 p.m. due to a pecuniary conflict of interest with the next item as she runs a bed and breakfast.

5. Victoria Adams: Impact of Short-Term Vacation Rentals on Housing in Victoria

Outlined the impacts short-term vacation rentals are having on the City and why Council should prohibit this in residential areas.

6. Ruth Annis: Concern Regarding Short Term Vacation Rentals

Outlined the impacts short-term vacation rentals are having on the City and why Council should prohibit this in residential areas.

Councillor Isitt withdrew from the meeting at 7:04 p.m.

Mayor Helps and Councillor Madoff returned to the meeting at 7:05 p.m.

PROCLAMATIONS

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following Proclamation be endorsed:

1. "Tibet Day" – March 10, 2017

Carried Unanimously

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the following Proclamation be endorsed:

1. "Victoria Co-op Day" - February 25, 2017

Carried Unanimously

PUBLIC AND STATUTORY HEARINGS

1. Rezoning Application No. 00430 for 1303 Dallas Road

1. Public Hearing

Rezoning Application No. 00430 for 1303 Dallas Road

To rezone the portion of public right-of-way known as 1303 Dallas Road from the R1-B Zone, Single Family Dwelling District, to the S-10-CP Zone, Services Clover Point District, to permit the expansion and structural alteration of the existing Clover Point Pump Station.

New Zone: S-10-CP Zone, Services Clover Point District

Legal description of the land: N/A. Property is public right-of-way

Existing Zone: R1-B Zone, Single Family Dwelling District

<u>Leanne Taylor (Senior Planner):</u> Advised that the application is to permit the expansion and construction of the Clover Point Pump Station.

Councillor Isitt returned to the meeting at 7:07 p.m.

Mayor Helps opened the Public Hearing at 7:07 p.m.

<u>Dave Clancy (Project Director, CRD Core Area Wastewater Treatment):</u> Provided information regarding the CRD's application which aims to meet federal requirements for secondary treatment by 2020, minimize costs to residents, optimize opportunities for resource recovery, reduce greenhouse gas emissions, add value to the surrounding community, and enhance livability of neighbourhoods.

<u>Gary Romanence (Applicant):</u> Provided information regarding the CRDs application including the design principles, the public realm improvements, the construction timeline, the construction mitigation plans, and the communications and engagement plan.

<u>David Clancy (Project Director, CRD Core Area Wastewater Treatment):</u> Thanked Council and advised that information addressing the concerns raised regarding noise and odour at McLaughlin Point will be available on the CRDs website by February 24th.

Council discussed the following:

- Mitigation plans to reduce noise and odour impacts.
- Suggested areas for further public realm improvements.
- Traffic management plans and impacts to neighbourhoods.

Councillor Loveday withdrew from the meeting at 7:41 p.m.

<u>Brian Lepine (Dallas Road):</u> Expressed his support for the project and desire to move forward with sewage treatment, however, concerns were expressed regarding some of the public amenities.

Councillor Loveday returned to the meeting at 7:43 p.m.

<u>Darrell Woods (San Jose Avenue)</u>: Expressed concerns regarding odour and noise levels and a desire for further steps to be taken to achieve best practices.

<u>Joan Looy (Niagara Street):</u> Expressed concerns regarding the proposal including noise, odour, impacts to views, traffic impacts, the placement of the conveyancing pipe, and ecological effects on the cliffs.

Marg Gardner (Chair, James Bay Community Association): Expressed concerns regarding the proposal's impacts to the community and desire to see a greater consideration of community amenities and best practices with respect to odour and noise mitigation standards.

<u>Timothy Stonhouse (Quebec Street):</u> Expressed concerns regarding the proposals impacts on traffic in the area, the noise levels, and the overall enjoyment of Clover Point.

Bonnie Dale (Dallas Road): Expressed concerns regarding the proposals noise and odour impacts on the neighbourhood.

<u>Gerard Sullivan (Dallas Road):</u> Expressed various concerns regarding the proposals impacts on the community.

<u>Warren Welling (Superior Street & Montreal Street):</u> Expressed concerns regarding the lack of limits set for noise and air pollution as well as the impacts to the nearby cliffs. Concerns regarding the timelines associated with the construction and the laying of the conveyancing pipe were also expressed.

Roy Fletcher (Richardson Street): Expressed concerns regarding the application as the Beacon Hill Trust stipulates that the land may not be used for profit or utility. Concerns were also expressed regarding the loss of trees for the cycling path and the loss of indigenous historic features.

<u>Laura Neil (Pilot Street):</u> Expressed concerns regarding the odour and noise mitigation strategies and the lack of cost reduction considerations for the taxpayers.

<u>Brian O'Reilly (Niagara Street):</u> Expressed concerns regarding the impact of laying the conveyancing pipe and desire for residents to have input on the plan.

<u>Deanna Loubardeas (Niagara Street):</u> Expressed concerns regarding the laying of the conveyancing pipe including drilling into bedrock and seismic issues. Concerns were also expressed regarding the noise levels.

<u>Anke Bergner (San Jose Avenue):</u> Expressed various concerns with the construction and operation of the plant including a need for protecting the environmental health of the area and to advocate for higher standards through the Licence of Occupation.

<u>Don Lindsay (Resident):</u> Expressed concern regarding the proposal including the scrubbers to be used to mitigate the odour and consideration of laying the conveyancing pipe along the seabed.

Committee recessed at 8:33 p.m. and returned at 8:41 p.m.

Council discussed the following:

- Impact mitigation opportunities and concerns about losing leverage to negotiate when the bylaws are passed.
- The proposal to lay the conveyancing pipe on the land vs. the seabed and the timeline associated with this.
- Assessing the impacts of the construction at the McLaughlin site on James Bay.
- Nosie and odour limits and mechanisms to ensure residents are not negatively impacted including comparisons of other similar facilities and best practices at these sites.
- Various design aspects associated with the proposal including a timeline for a plan regarding the drilling and how residents can be involved.
- Parking and traffic impacts associated with the proposal.
- Opportunity for further public input on future detailed plans.
- Consideration of seismic planning with the placement of the conveyancing pipe.

Mayor Helps closed the public hearing at 9:34 p.m.

2. Bylaw Approval

Motion:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the following bylaw be **given third** reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1086) No. 17-019

Council discussed the following:

- Engaging stakeholders with the construction mitigation plans.
- The authority of the CRD board to hold the team accountable to the project charter.
- Mitigating impacts on the ecological system with the laying of the conveyancing pipe.
- Moving forward with sewage treatment and the need for strong mitigation plans.

Carried Unanimously

3. Bylaw Approval

Motion

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the following bylaw be **adopted:** 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1086) No. 17-019

Carried Unanimously

Mayor Helps withdrew from the meeting at 10:01 p.m. due to a pecuniary conflict of interest as there is a short-term vacation rental unit in the building she resides. Councillor Coleman assumed the Chair in her absence.

Councillor Madoff withdrew from the meeting at 10:01 p.m. due to a pecuniary conflict of interest as she runs a bed and breakfast.

REQUESTS TO ADDRESS COUNCIL

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the following speakers be permitted to address Council.

Carried Unanimously

1. Peter Bonyun: Short Term Vacation Rentals

Outlined why Council should consider prohibiting Short-Term Vacation Rentals in downtown as proposed in surrounding neighbourhoods.

2. Stewart Ballantyne: Downtown STVRs in Condominium Buildings

Outlined why Council should consider prohibiting Short-Term Vacation Rentals in downtown condominium buildings.

3. <u>Eric Ney: Transient Accommodation Business Licenses</u>

Outlined why Council should rescind the motions made at the January 26, 2017, Council Meeting regarding short-term vacation rentals.

4. Reid James: Short Term Vacation Rentals in Victoria

Outlined why Council should consider putting together a comprehensive plan for the regulation, taxation, and restriction of Short-Term Vacation Rentals in the City.

Mayor Helps and Councillor Madoff returned to the meeting at 10:17 p.m.

REPORTS OF COMMITTEES

1. Committee of the Whole - February 16, 2017

1. <u>Municipal Involvement in Marine Oil Spill Response Planning</u>

Motion:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council receive the report for information.

Carried Unanimously

Mayor Helps withdrew from the meeting at 10:18 p.m. due to a pecuniary conflict of interest with the next item as there is a short-term vacation rental unit in the building she resides. Councillor Coleman assumed the Chair in her absence.

Councillor Madoff withdrew from the meeting at 10:18 p.m. due to a pecuniary conflict of interest with the next item as she runs a bed and breakfast.

2. Short Term Vacation Rental - Motion to Refer from the January 26, 2017 Council Meeting

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that the City write to the province asking there be a repeal of Section 78(1)(b) of the *Provincial Sales Tax Exemption and Refund Regulation*.

Carried Unanimously

Motion

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council reconsider the motion on short-term vacation rentals.

Carried Unanimously

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council refer the issue of short-term vacation rentals to the next Committee of the Whole Meeting.

Carried Unanimously

Mayor Helps and Councillor Madoff returned to the meeting at 10:28 p.m.

3. Project Update (#2): Crystal Pool Feasibility Study

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council:

- 1. Direct staff to develop an implementation plan for a new facility to cost no more than \$69.4 million total.
- 2. Approve funding to consist of \$10 million from a combination of the Buildings and Infrastructure Reserve and the remainder through a combination of external borrowing and other funding opportunities;
- 3. Direct staff to amend the 2017-2021 Financial Plan for 2017 to include \$10 million towards the funding of the project;
- 4. Direct staff to develop a plan to use the referendum process as the method for placing the borrowing question before the electors, once additional funding opportunities have been explored.
- 5. Direct staff to consult with citizens and stakeholder groups on the design elements of the future facility, in alignment with Council's decision on a facility option.

Amendment:

It was moved by Councillor Loveday, seconded by Councillor Isitt, that the motion be amended to include the following point:

6. Direct staff to report back to Council with an interim, public version of the lessons learned of the JSB project.

On the amendment: Carried Unanimously

Amendment:

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

4. Direct staff to **explore additional funding opportunities and report back with a** develop a plan to use the referendum process as the method for placing the borrowing question before the electors. once additional funding opportunities have been explored.

Amendment to the amendment:

It was moved by Mayor Helps, seconded by Councillor Alto, that the amendment be amended as follows:

4. Direct staff to **explore additional funding opportunities and <u>to develop a plan</u> plan <u>report back with a develop a plan</u> to use the referendum process as the method for placing the borrowing question before the electors. once additional funding opportunities have been explored.**

On the amendment to the amendment:

Defeated

For: Mayor Helps and Councillor Loveday

Opposed: Councillors Alto, Coleman, Isitt, Madoff, Thornton-Joe, and Young

On the amendment:

Carried

For: Mayor Helps, Councillors Isitt, Loveday, Madoff, Thornton-Joe, and Young

Opposed: Councillors Alto and Coleman

Amendment:

It was moved by Councillor Loveday, seconded by Mayor Helps, that the motion be amended to include the following point:

7. Direct staff to report back on a communication plan to accompany the referendum.

On the amendment: Carried Unanimously

Main motion as amended:

That Council:

- 1. Direct staff to develop an implementation plan for a new facility to cost no more than \$69.4 million total.
- 2. Approve funding to consist of \$10 million from a combination of the Buildings and Infrastructure Reserve and the remainder through a combination of external borrowing and other funding opportunities;
- 3. Direct staff to amend the 2017-2021 Financial Plan for 2017 to include \$10 million towards the funding of the project;
- 4. Direct staff to explore additional funding opportunities and report back with a plan to use referendum process as the method for placing the borrowing question before the electors.
- 5. Direct staff to consult with citizens and stakeholder groups on the design elements of the future facility, in alignment with Council's decision on a facility option.
- Direct staff to report back to Council with an interim, public version of the lessons learned of the JSB project.
- 7. Direct staff to report back with a communication plan to accompany the referendum.

Council discussed

Options to reduce borrowing costs and rationale for the cost differences of various other proposals.

On the main motion as amended: Carried Unanimously

Motion to extend the meeting at 11:00 p.m.:

It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that the meeting be extended to 11:45 p.m.

Carried Unanimously

4. Council Member Motion: Proposed Amendment to the Storefront Cannabis Retailer Rezoning Policy

Motion:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the Cannabis Storefront Retailer Rezoning Policy be amended by adding:

Section 8:

All applications for rezoning under this Policy shall be forwarded to the Neighbourhood Association in which the subject property is located, for information and comments they may wish to provide.

Carried Unanimously

5. Rezoning Application No. 00530 for 546 Yates Street (Downtown)

Motion:

It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00530 for 546 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Council discussed:

 Concerns about the procedures around the sequential hearings for dispensaries located within 200 m of each other.

Carried

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

6. Rezoning Application No. 00546 for 510-512 Yates Street (Downtown)

Motion:

It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council defer the proposed development outlined in Rezoning Application No. 00546 for 510-512 Yates Street until after the Public Hearing for Rezoning Application No. 00530 for 546 Yates Street.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Madoff, and Thornton-Joe Councillor Young

7. Draft Zoning Bylaw (2017)

Motion

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council direct staff to:

- Undertake focused public consultation on the draft Zoning Bylaw 2017 and related Zoning Maps for the Central Business District and Historic Commercial District as outlined in the report of February 1, 2017
- 2. Report back to Council by May 2017 with the proposed Zoning Bylaw 2017 that considers the public feedback received and a related approving bylaw prior to a Public Hearing.

Carried Unanimously

8. Rezoning Application No. 00516 and Development Permit with Variances Application No. 00462 for 1120-1128 Burdett Avenue (Fairfield)

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman:

Rezoning Application No. 00516

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00516 for 1120-1128 Burdett 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:

- 1. Plan revisions to include:
 - a. increasing the rear yard setback, consistent with the zoning requirements;
 - b. elimination of the secondary stair access from the parkade if feasible and if compliant with the BC Building Code;
 - c. clarification of the privacy mitigation measures and any other changes required to ensure accuracy and consistency with plans to the satisfaction of City staff;
- 2. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. section 219 Covenant to secure sustainability features and construction achieving a minimum of BUILT GREEN® "Bronze" certification;
 - b. Housing Agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
 - c. ask staff to work with the applicant to place restrictions on the properties to not prohibit occupancy by age.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Loveday, and Thornton-Joe Councillor Isitt, Madoff, and Young

<u>Development Permit with Variances Application No. 00460</u> Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, 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. 00516, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000462 for 1120-1128 Burdett Avenue, in accordance with:

- 1. Revised plans as noted in concurrent Rezoning Application No. 000462.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Increase the height from 12m to 13.55m
 - ii. Increase the site coverage from 40% to 57.16%;
 - iii. Reduce the open site space from 50% to 42.06%;
 - iv. Reduce the minimum required front yard setback from 10.5m to 4.51m for the building;
 - v. Reduce the minimum required rear yard setback from 6.77m to 6.73m for the building;
 - vi. Reduce the east side yard setback from 6.77m to 3.75m for the building;
 - vii. Reduce the west side yard setback from 6.77m to 4.22m for the building face and nil for the parkade:
 - viii. Reduce the front yard projection setback for the canopy from 4.5m to 3m;
 - ix. Reduce the requirement for open site space adjacent to the street from 6.77m to 1m;
 - x. Reduce the required residential parking from 1.2 spaces per dwelling unit to 1.02 space per dwelling unit;
- 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
- 4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
- 5. The Development Permit lapsing two years from the date of this resolution."

Carried

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

9. Request to Remove Restrictive Covenant B77642 for 1450 Slater Place (Oaklands)

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council authorize the Mayor and City Clerk to execute legal instrument, in a form satisfactory to the City Solicitor, to discharge covenant number B77642 from the property located at 1450 Slater Place.

Carried Unanimously

10. <u>Development Cost Charges Review - Consultation Results</u>

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council:

- 1. Direct staff to bring forward the Development Cost Charge bylaw for consideration of first, second, and third readings at the February 23, 2017 Council meeting.
- 2. Direct staff to develop a Council policy for consideration with the bylaw to review the Development Cost Charges (DCC) project estimates on an annual basis.

Council discussed:

 The correspondence received from the Urban Design Institute expressing concern for a lack of consultation.

<u>Director of Finance:</u> Advised that the Urban Design Institute was consulted and was given a deadline to provide feedback. Correspondence was received from the Urban Design Institute stating that they had no feedback, however feedback was provided by one developer independently.

<u>City Manager:</u> Advised that the Inspector of Municipalities is required to review the Development Cost Charges bylaw prior to approval.

Carried Unanimously

11. Infrastructure Planning Grant - Bowker Creek Daylighting Feasibility Study

Motion:

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

- 1. That Council endorse a resolution supporting the City of Victoria's application for \$10,000 in grant funds through the Infrastructure Planning Grant Program to fund a daylighting feasibility study in partnership with the CRD, District of Saanich and District of Oak Bay.
- 2. That the City Clerk execute a grant agreement under the Infrastructure Planning Grant Program, if successful.

Carried Unanimously

Councillor Thornton-Joe excused herself from the meeting at 11:11 p.m. due to a pecuniary conflict of interest with the next item as her husband is employed with BC Transit.

12. <u>Capital City Station Bus Depot and BC Transit Downtown Terminal Pilot Projects – Six Month Interim</u> <u>Report</u>

Motion:

It was moved by Mayor Helps, seconded by Councillor Coleman:

- 1. That Council continue the Capital City Station pilot and direct staff to:
 - a. Continue monitoring and assessing operations, gather additional stakeholder feedback, and continue to make the necessary minor modifications to improve operations;
 - b. Extend the pilot end-date to 31 September 2018; and
 - c. Report back to Council in October 2017 with longer term lease agreement and extension recommendations.
- 2. Continue the BC Transit Turnaround/Layover pilot on Government Street at Superior and direct staff to continue to monitor and asses the current operations and gather stakeholder feedback, with a long term recommendation to Council in October 2017.

<u>Carried</u>

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Loveday, Thornton-Joe, and Young Councillor Isitt

Councillor Thornton-Joe returned to the meeting at 11:11 p.m.

2. Committee of the Whole – February 23, 2017

1. 2016 Fourth Quarter Report

Motion:

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

- 1. That Council receive for information the Victoria Police Department Fourth Quarter Report for 2016.
- 2. That Council receive for information the 2016 Fourth Quarter Report.

Carried Unanimously

Council Meeting Minutes February 23, 2017

2. Operational Plan: 2017 Key Initiatives

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council receive the report of February 10, 2017 for information.

Carried Unanimously

3. <u>Development Permit Application No. 000492 for 1459 Westall Avenue (Oaklands)</u>

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council authorize the issuance of Development Permit Application No. 000492 for 1459 Westall Avenue, in accordance with:

- 1. Plans date stamped December 30, 2016.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

4. Request to Begin Early Termination of Land Use Contracts

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council direct Staff to begin the early termination process for all Land Use Contracts throughout the City of Victoria.

Carried Unanimously

5. Annual Parking Services Update and Proposed Transportation Strategy

Motion:

It was moved by Councillor Young, seconded by Councillor Thornton-Joe, that Council:

- 1. Approve the attached **Revised** Parking Rates Policy outlining ranges of rates on-street and in parkades and surface lots with the following rate changes to take effect on May 1, 2017:
 - a. Parkade monthly parking rates
 - i. Centennial \$150 per month
 - ii. Johnson \$170 per month
 - iii. Yates, View and Broughton \$200 per month
 - b. Parkade hourly parking rates
 - i. All parkades 4th hour and beyond, \$3 per hour (\$0.75 per each 15 minutes)
 - ii. Daily maximums
 - 1. Centennial, Johnson, View and Broughton \$14.50
 - 2. Yates \$16
 - c. Surface lots
 - i. Royal Athletic Park
 - 1. \$100 per month
 - i. Wharf
 - 1. \$2.50 per hour
 - 2. \$150 per month
 - iii. Royal Theatre
 - 1. \$2.50 per hour
- 2. Direct staff to develop a long-term sustainable Transportation Strategy and report to Council in August.
- 3. Direct staff to develop a communications plan to share information regarding any approved changes to the parking system and rates.

Carried Unanimously

Councillor Thornton-Joe excused herself from the meeting at 11:13 p.m. due to a pecuniary conflict of interest with the next item as her husband is employed with BC Transit.

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council request the Mayor to write to the Premier and the Minister responsible for Transit to support the request from the Transit Commission for an increase in the gas tax to pay for BC Transit service expansion.

Carried Unanimously

Councillor Thornton-Joe returned to the meeting at 11:14 p.m.

BYLAWS

1. FIRST READING

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the following bylaw **be given first reading:**

1. Development Cost Charges Bylaw No. 17-020

Carried Unanimously

2. SECOND READING

Motion:

It was moved by Councillor Isitt, seconded by Councillor Alto, that the following bylaw **be given second reading:**

1. Development Cost Charges Bylaw No. 17-020

Carried Unanimously

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council rescind second reading of the following bylaw:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1083) No. 17-010

Carried Unanimously

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the following amended bylaw **be** given second reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1083) No. 17-010

Carried Unanimously

3. THIRD READING

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the following bylaw **be given third reading:**

1. Development Cost Charges Bylaw No. 17-020

Carried Unanimously

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council rescind third reading of the following bylaw:

1. Housing Agreement (727Johnson Street) Bylaw No. 17-009

Carried Unanimously

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following amended bylaw **be** given third reading:

1. Housing Agreement (727-729 Johnson Street) Bylaw No. 17-009

Carried Unanimously

4. ADOPTION

Motion:

It was moved by Councillor Loveday, seconded by Councillor Alto, that the following bylaw be adopted:

1. Temporary Borrowing Bylaw, 2017, No. 17-013

Carried Unanimously

Councillor Madoff withdrew from the meeting at 11:17 p.m. due to a pecuniary conflict of interest with the next item as she runs a Bed and Breakfast in her home.

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the following bylaw be adopted:

1. Hotel Room Tax Bylaw, Repeal Bylaw No. 17-018

Carried Unanimously

Councillor Madoff returned to the meeting at 11:17 p.m.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Alto, that the following policy be adopted:

1. Development Cost Charges Review Policy

Carried Unanimously

CORRESPONDENCE

1. <u>Letter from the Minister for Agriculture, Responsible for Francophone Affairs Program</u>
Council received a letter dated January 30, 2017, encouraging Victoria to access financial assistance from the B.C. Government Francophone Affairs Program (FAP), to support the delivery of French programs and services.

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that the correspondence dated January 30, 2017 from the Minister for Agriculture, Responsible for Francophone Affairs Program be received for information.

Carried Unanimously

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council refer the letter to staff to determine if there is a project that could benefit from this program.

Carried Unanimously

Councillor Thornton-Joe excused herself from the meeting at 11:19 p.m. due to a pecuniary conflict of interest with the next item as her cousin is a member of the Asian Real Estate Board.

Letter from the Victoria Real Estate Board (VREB)

Council received a letter dated January 24, 2017 advising why a Foreign Buyer Property Transfer Tax should not be levied.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the correspondence dated January 24, 2017 from the Victoria Real Estate Board be received for information.

Carried Unanimously

Carried Unanimously

Councillor Thornton-Joe returned to the meeting at 11:20 p.m.

QUESTION PERIOD

A question period was held.

ADJOURNMENT

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the Council meeting adjourn. Time: 11:20 p.m.

CERTIFIED CORRECT:	
CITY CLERK	MAYOR



MEETING OF THURSDAY, MARCH 9, 2017, AT 10:37 A.M.

PLACE OF MEETING: Council Chambers, City Hall

PRESENT: Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt,

Loveday, Madoff, Thornton-Joe, and Young

ABSENT: Councillor Lucas

STAFF PRESENT: J. Johnson – City Manager; J. Jenkyns – Deputy City Manager; C.

Coates – City Clerk; C. Havelka – Deputy City Clerk; P. Bruce – Fire Chief; J. Tinney – Director of Sustainable Planning & Community Development; F. Work – Director of Engineering & Public Works; S. Thompson – Director of Finance; T. Soulliere – Director of Parks, Recreation, & Facilities; J. Potter – Manager of Engagement; C. Mycroft – Executive Assistant to the City

Manager; A. M. Ferguson - Recording Secretary

Motion:

It was moved by Councillor Loveday, seconded by Councillor Lucas, 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)(g) litigation or potential litigation affecting the municipality;
- <u>Section 90(1)(f)</u> law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- <u>Section 90(1)(i)</u> the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- <u>Section 90(1)(I)</u> discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

Carried Unanimously

Councillors Alto and Young were not present at the time the meeting convened.

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council approve the closed agenda.

Carried Unanimously

READING OF CLOSED MINUTES

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council adopt the following minutes:

- 1. Minutes from the special closed Council Meeting held December 1, 2016.
- 2. Minutes from the special closed Council Meeting held December 8, 2016.

Carried Unanimously

Councillors Alto and Young joined the meeting at 10:43 a.m.

UNFINISHED BUSINESS

1. <u>Law Enforcement</u>

Council received a confidential report dated February 20, 2017, from the City Clerk and the City Solicitor regarding a law enforcement item.

The discussion and motion were recorded and kept confidential.

2. <u>Legal Advice</u>

Council received a confidential report dated March 3, 2017, from the Assistant City Solicitor regarding legal advice.

The discussion and motion were recorded and kept confidential.

Council Meeting March 9, 2017 All staff except the City Manager were excused from the meeting at 11:50 a.m.

NEW BUSINESS

3.

<u>Municipal Objectives (Quarterly Update Continued)</u>
Council received a verbal update from Mayor Helps regarding the quarterly update.

<u>ADJOURNMENT</u>
Motion: It was moved by Councillor Alto, seconded by Councillor Coleman, that the Special Closed Council meeting adjourn. Time: 12:32 p.m. Carried Unanimously
CERTIFIED CORRECT:
CITY CLERK MAYOR



MEETING OF THURSDAY, MARCH 23, 2017, AT 1:39 P.M.

<u>PLACE OF MEETING</u>: Council Chambers, City Hall

PRESENT: Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt,

Loveday, Lucas, Madoff, Thornton-Joe, and Young

STAFF PRESENT: J. Johnson – City Manager; J. Jenkyns – Deputy City Manager; C.

Coates – City Clerk; C. Havelka – Deputy City Clerk; J. Tinney – Director of Sustainable Planning & Community Development; F. Work – Director of Engineering & Public Works; T. Soulliere – Director of Parks, Recreation, & Facilities; C. Royle – Deputy Fire Chief; L. Westinghouse – Manager of Accounting; J. Potter – Manager of Citizen Engagement & Strategic Planning; C. Mycroft – Manager of Executive Operations; A. M. Ferguson - Recording

Secretary

Motion:

It was moved by Councillor Isitt, seconded by Councillor Coleman, 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:

- <u>Section 901(e)</u> the acquisition, disposition or expropriation of land or improvements, if the council
 considers that disclosure could reasonably be expected to harm the interests of the municipality;
- <u>Section 90(1)(k)</u> negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- <u>Section 90(2)(b)</u> the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

Carried Unanimously

Councillors Isitt and Loveday were not present at the time the closed meeting convened.

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council approve the closed agenda.

Carried Unanimously

Amendment:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council approve the closed agenda with the following amendments:

Consent Agenda:

Item No. 1 - Minutes from the closed Committee of the Whole Meeting held January 9, 2017

Item No. 2 - Minutes from the closed Council Meeting held January 12, 2017

Item No. 3 - Minutes from the closed Council Meeting held January 19, 2017

Item No. 4 - Minutes from the closed Council Meeting held January 26, 2017

Item No. 5 - Minutes from the closed Council Meeting held February 9, 2017

Item No. 7 - Intergovernmental Relations/Preliminary Service

Item No. 8 - Land

On the amendment: Carried Unanimously

Main motion as amended:

That Council approve the closed agenda with the following amendment:

Consent Agenda:

Council Meeting March 23, 2017

- Item No. 1 Minutes from the closed Committee of the Whole Meeting held January 9, 2017
- Item No. 2 Minutes from the closed Council Meeting held January 12, 2017
- Item No. 3 Minutes from the closed Council Meeting held January 19, 2017
- Item No. 4 Minutes from the closed Council Meeting held January 26, 2017
- Item No. 5 Minutes from the closed Council Meeting held February 9, 2017
- Item No. 7 Intergovernmental Relations/Preliminary Service

Item No. 8 - Land

On the main motion as amended: Carried Unanimously

CLOSED CONSENT AGENDA

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the following items be approved without further debate:

1. Reading of Closed Minutes

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council adopt the following minutes:

- 1. Minutes from the closed Committee of the Whole Meeting held January 9, 2017
- 2. Minutes from the closed Council Meeting held January 12, 2017
- 3. Minutes from the closed Council Meeting held January 19, 20174. Minutes from the closed Council Meeting held January 26, 2017
- 5. Minutes from the closed Council Meeting held February 9, 2017

MOTION NOT VOTED ON

2. <u>Intergovernmental Relations/Preliminary Service</u>

Council received a confidential report dated March 15, 2017, from the City Clerk regarding a intergovernmental relations/preliminary service item.

The motion was recorded but not voted on.

3. <u>Land</u>

Council received a confidential report dated March 8, 2017, from the Manager of Strategic Relations & Business Development regarding a land item.

The motion was recorded but not voted on.

Mayor Helps requested that the motions to vote on the approval of the agenda and the consent agenda be recalled.

APPROVAL OF CLOSED AGENDA

Amendment:

It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that Council approve the closed agenda with the following amendment:

Consent Agenda:

Item No. 1 - Minutes from the closed Committee of the Whole Meeting held January 9, 2017

Item No. 2 - Minutes from the closed Council Meeting held January 12, 2017

Item No. 3 - Minutes from the closed Council Meeting held January 19, 2017

Item No. 4 - Minutes from the closed Council Meeting held January 26, 2017

Item No. 5 - Minutes from the closed Council Meeting held February 9, 2017

Item No. 8 - Land

On the amendment: **Carried Unanimously**

Main motion as amended:

That Council approve the closed agenda with the following amendment:

Consent Agenda:

Item No. 1 - Minutes from the closed Committee of the Whole Meeting held January 9, 2017

Item No. 2 - Minutes from the closed Council Meeting held January 12, 2017

Item No. 3 - Minutes from the closed Council Meeting held January 19, 2017

Council Meeting March 23, 2017

Item No. 4 - Minutes from the closed Council Meeting held January 26, 2017

Item No. 5 - Minutes from the closed Council Meeting held February 9, 2017

Item No. 8 - Land

On the main motion as amended: **Carried Unanimously**

CLOSED CONSENT AGENDA

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the following items be approved without further debate:

1. Reading of Closed Minutes

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council adopt the following minutes:

- 1. Minutes from the closed Committee of the Whole Meeting held January 9, 2017
- 2. Minutes from the closed Council Meeting held January 12, 2017
- 3. Minutes from the closed Council Meeting held January 19, 2017
- 4. Minutes from the closed Council Meeting held January 26, 20175. Minutes from the closed Council Meeting held February 9, 2017

Carried Unanimously

2. Land

Council received a confidential report dated March 8, 2017, from the Manager of Strategic Relations & Business Development regarding a land item.

The motion was recorded and kept confidential.

Councillors Isitt and Loveday joined the meeting at 2:02 p.m.

UNFINISHED BUSINESS

1. Intergovernmental Relations

Council received a presentation regarding an intergovernmental relations item.

The discussion and motion were recorded and kept confidential

NEW BUSINESS

Intergovernmental Relations/Preliminary Service

Council received a confidential report dated March 15, 2017, from the City Clerk regarding a intergovernmental relations/preliminary service item.

The discussion and motion were recorded and kept confidential

ADJOURNMENT

Motion:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the Special Closed Council meeting adjourn.

Time: 2:49 p.m. **Carried Unanimously**

CERTIFIED CORRECT:		
CITY CLERK	MAYOR	•



MEETING OF THURSDAY, MARCH 23, 2017, AT 6:30 P.M.

PLACE OF MEETING: Council Chambers, City Hall

PRESENT: Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday,

Lucas, Madoff, Thornton-Joe, and Young.

<u>STAFF PRESENT</u>: J. Johnson – City Manager; J. Jenkyns - Deputy City Manager; C.

Coates - City Clerk; T. Soulliere - Director of Parks, Recreation, & Facilities; J. Tinney - Director of Sustainable Planning & Community Development; F. Work - Director of Engineering & Public Works; C. Royle - Deputy Fire Chief; C. Havelka - Deputy City Clerk; A. Meyer - Assistant Director of Development Services; C. Mycroft - Manager of Executive Operations; L. Westinghouse - Manager of Accounting; M. Harris - Strategic Planning & Communications Advisor; P. Martin -

Council Secretary.

APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Isitt, that the agenda be approved as amended.

Carried Unanimously

The Poet Laureate, Yvonne Blomer, read a poem titled "Craning my neck from the back of the class".

READING OF MINUTES

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following minutes be adopted:

- 1. Minutes from the meeting held January 12, 2017
- 2. Minutes from the meeting held January 19, 2017
- 3. Minutes from the meeting held January 26, 2017
- 4. Minutes from the meeting held February 9, 20175. Minutes from the meeting held March 9, 2017

Carried Unanimously

REQUESTS TO ADDRESS COUNCIL

Motion:

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the following speakers be permitted to address Council.

Carried Unanimously

1. Carson Sage: Cycling Without Age Victoria

Outlined why Council should provide an official endorsement for the new program called "Cycling Without Age" which could work with the City's All Ages and Abilities network, as the endorsement would aid in grant applications to expand their bicycle fleet.

Councillor Isitt withdrew from the meeting at 6:37 p.m. and returned at 6:38 p.m.

Councillor Lucas withdrew from the meeting at 6:43 p.m. due to a pecuniary conflict of interest with the following item, as she is employed with a retail business that utilizes plastic bags.

2. Annie Gibson: Plastic Bag Ban

Outlined why Council should ban single-use plastic bags from the City of Victoria.

3. Rachael Montgomery: Bag Ban

Outlined why Council should ban single-use plastic bags from the City of Victoria.

4. <u>Jamie McKay: Plastic Bag Ban Regulation</u>

Outlined why Council should ban single-use plastic bags from the City of Victoria.

Councillor Lucas returned to the meeting at 6:51 p.m.

5. <u>David MacDonald: 834 Johnson Fencing Issue</u>

Outlined why Council should work with BC Housing to ensure that a fence is not built beside 834 Johnson Street.

PROCLAMATIONS

Motion:

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the following Proclamation be endorsed:

1. "Canadian Oncology Nursing Day" - April 4, 2017

Carried Unanimously

Motion:

It was moved by Councillor Alto, seconded by Councillor Loveday, that the following Proclamation be endorsed:

"Autism Awareness Day" – April 2, 2017

Carried Unanimously

Motion:

It was moved by Councillor Lucas, seconded by Councillor Coleman, that the following Proclamation be endorsed:

1. "World Hemophilia Day" - April 17, 2017

Carried Unanimously

PUBLIC AND STATUTORY HEARINGS

1. Rezoning Application No. 00485 for 2330 Richmond Road

1. Public Hearing

Rezoning Application No. 00485

To rezone the land known as 2330 Richmond Road from the R1-B Zone, Single Family Dwelling District, to the RTM Zone, Traditional Residential Multiple Dwelling District, to permit a seven-unit, three-storey, multi-family residential development.

New Zone: RTM, Traditional Residential Multiple Dwelling District

Legal description: Lot A, Section 76, Victoria City, Plan VIP72013

Existing Zone: R1-B Zone, Single Family Dwelling District

2. Development Permit Application No. 00011

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 2330 Richmond Road, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for the multiple dwelling residential building as well as landscaping.

The Development Permit will vary the following requirements of the Zoning Regulation Bylaw:

- Part 3.108.2 (a): reduce the lot area from 920m² to 584m²;
- Part 3.108.2 (b): reduce the lot width from 20.0m to 19.2m;
- Part 3.108.5 (b): reduce the front yard setback (north) from 6.0m to 2.58m;
- Part 3.108.5 (c): reduce the rear yard setback (south) from 4.0m to 2.71m;
- Part 3.108.5 (e): reduce the flanking street setback (east) from 6.0m to 3.62m;
- Schedule "F" (4)(a): reduce the rear setback for accessory building from 0.6m to 0.0m;
- Schedule "F" (4)(d): reduce the separation space between an accessory building and the principal building from 2.4m to 1.64m;
- Schedule "C" (16): reduce the total number of parking stalls from 10 to 7;
- Schedule "C" (7.2)(g): reduce the number of visitor parking stalls from 1 to 0;
- Schedule "C" (7.2)(b): reduce the setback for off-street parking from a street from 1.00m to 0.76m.

<u>Alison Meyer (Assistant Director of Development Services):</u> Advised that the application is a proposal for a seven unit, three storey multi-family residential development.

Mayor Helps opened the public hearing at 6:58 p.m.

<u>Oriano Belusic (Applicant):</u> Provided information regarding the history of the property and application. Also outlined were parking solutions and the proposed landscaping design.

<u>Will Peereboom (Victoria Design Group):</u> Outlined the design specifications for the application, including elevation and streetscape.

<u>Sheena Bellingham (Richmond Road):</u> Expressed concerns regarding the application as it does not fit in with the character of the neighbourhood.

Council discussed the following:

• That the Official Community Plan envisions higher density through multi-family dwellings in this neighbourhood.

Mayor Helps closed the public hearing at 7:17 p.m.

3. Bylaw Approval

Motion:

It was moved by Councillor Young, seconded by Councillor Coleman, that the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1087) No. 17-021

Council discussed the following:

- That the parking variances requested are sufficient in a walkable and transit-friendly neighbourhood.
- The character and style of the application in comparison to the neighbourhood.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Thornton-Joe, and Young Councillor Madoff

4. Bylaw Approval

Motion:

It was moved by Councillor Alto, seconded by Councillor Young, that the following bylaw **be adopted:**1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1087) No. 17-021

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Thornton-Joe, and Young Councillor Madoff

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that the following bylaw **be adopted:** 1. Housing Agreement (2330 Richmond Road) Bylaw, 2017 No. 17-022

<u>Carried</u>

For: Opposed:

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

5. <u>Development Permit with Variances Approval</u>

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council authorize the issuance of Development Permit with Variances Application No. 00011 for 2330 Richmond Road, in accordance with:

- 1. Plans date stamped September 28, 2016.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the lot area from 920m² to 584 m²;
 - b. reduce the lot width from 20.0m to 19.2m;
 - c. reduce the front yard setback (north) from 6.0m to 2.58m;
 - d. reduce the rear yard setback (south) from 4.0m to 2.71 m;
 - e. reduce the side yard setback (east) from 6.0m to 3.62m;
 - f. Schedule F (4)(a): reduce the rear setback for accessory building from 0.6m to 0.0m;
 - g. Schedule F (4)(d): reduce the separation space between an accessory building and the principal building from 2.4m to 1.64m;
 - h. Schedule C (16): reduce the total number of parking stalls from 10 to 7;
 - i. Schedule C (7.2)(g): reduce the number of visitor parking stalls from 1 to 0;
 - j. Schedule C (7.2)(b): reduce the setback for off-street parking from a street from 1.00m to 0.76m.
- 3. The Development Permit lapsing two years from the date of this resolution.

Carried

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

Council Meeting Minutes March 23, 2017 Opposed: Councillor Madoff

UNFINISHED BUSINESS

1. Rise and Report from Closed Meeting for Information

a. From the March 9, 2017 Closed Council Meeting

- 1. That Council instruct the City Solicitor, at his discretion, to commence legal proceedings, including proceedings for injunctive relief, to enforce provisions of the Cannabis Related Business Regulation Bylaw and the Zoning Regulation Bylaw in relation to:
 - a. any cannabis-related businesses that are operating without a valid business licence or have not applied for a rezoning, where required;
 - b. any business permitting consumption of cannabis on the premises contrary to the Cannabis Related Business Regulation Bylaw;
- That Council authorize a rise and report through the issuance a media release advising of the initiation of enforcement against non-compliant businesses.

b. From the March 23, 2017 Closed Council Meeting

That Council authorizes:

- 1. The Mayor and City Clerk to execute, in a form satisfactory to the City Clerk, approve new Licence Agreements with the University of Victoria, Camosun College and Royal Roads University in a form satisfactory to staff, for premises at 742 Johnson Street with CityStudio Victoria for a period of 1 year, with 4 automatic renewal terms of 1 year, so the City can revisit the agreement in 5 years commencing April 1, 2017, subject to the publication of the statutory notices required by the Community Charter;
- 2. A rise and report of this matter at the Council meeting of March 23, 2017.

REPORTS OF COMMITTEES

1. Committee of the Whole - March 16, 2017

1. Presentation from the Victoria Airport Authority

Motion:

It was moved by Councillor Loveday, seconded by Councillor Lucas, that Council receive the presentation from the Victoria Airport Authority for information.

Carried Unanimously

2. Rezoning Application No. 00537 for 1010 Cook Street (Fairfield)

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00537 for 1010 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Carried

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

3. Rezoning Application and Development Permit with Variances Application No. 00499 for 968 Walker Street and 722 Pine Street (Vic West)

Motion:

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

Rezoning Application No. 00499

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No, 00499 for 968 Walker Street and 722 Pine Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00499

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. 00499, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00499 for 968 Walker Street and 722 Pine Street, in accordance with:

- 1. Plans date stamped February 27, 2017.
- 2. Development meeting all Zoning Regulation Bylaw Requirements, except for the following variances:

Lot 1 (Existing Dwelling Unit)

i. Part 1.23(8)(a):reduce the front yard setback from 6.00m to 5.59m;

Lot 2 (Existing Dwelling Unit)

- ii. Part 1.23(8)(b): reduce the rear yard setback from 6.00m to 5.38m for building only and 4.18m to allow a deck;
- iii. Part 1.23(8)(c): reduce the side yard setback from 2.40m (for habitable windows) to 1.52m;

Lot 3

- iv. Part 1.23(8)(a): reduce the front yard setback from 6.00m to 3.44m to allow a roof overhang above the front entryway only and 3.60m to building;
- 3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

4. <u>Development Variance Permit No. 00108 and Development Permit Application No. 000265 for 1120</u> Faithful Street (Fairfield)

Motion:

It was moved by Councillor Young, seconded by Councillor Lucas:

1. 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. 00108 for 1120 Faithful Street for the existing house (duplex), subject to its Heritage Designation, and in accordance with:

- 1. Plans date stamped December 12, 2016.
- Development meeting all R1-B Zone, Single Family Dwelling District requirements, except for the following variance: to reduce the rear yard setback (north) from 7.5m to 1.96m for the existing house.
- 3. The Development Variance Permit lapsing two years from the date of this resolution."
- 2. At the same meeting that Development Variance Permit Application No. 00108 is considered, and if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000265 for 1120 Faithful Street for the subdivision of the panhandle lot and subsequent construction of a single-family dwelling, subject to the Heritage Designation of the existing house, and in accordance with:

- 1. Plans date stamped December 12, 2016.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. Provision of a tree protection plan for the Bylaw protected trees that identifies the location of the tree roots, the location of proposed site services in relation to the root system, and the driveway construction methodology, to the satisfaction of City staff.
- 4. The Development Permit lapsing two years from the date of this resolution."
- 3. Subject to Council approval of the Development Permit and Development Variance Permit for 1120 Faithful Street, Council consider the following motion:

"That the applicant for 1120 Faithful Street make the required application for Heritage Designation of the existing house, and the above noted permits not be issued until the Heritage Designation is complete."

Carried Unanimously

5. Heritage Designation Application No. 000161 for 506 Fort Street (Downtown)

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Heritage Designation Bylaw for consideration of first and second readings, which would authorize the designation of the property located at 506 Fort Street pursuant to Section 611 of the Local Government Act as a Municipal Heritage Site and a Public Hearing date be set.

Carried Unanimously

2. Committee of the Whole - March 23, 2017

1. Rezoning Application No. 00542 for 141 Cambridge Street (Fairfield)

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Amendment Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00542 for 141 Cambridge Street, that first and second reading of the Zoning Regulation Amendment Bylaw be considered by Council and a Public Hearing date be set.

Carried Unanimously

2. Columbia Institute Civic Governance Forum Attendance Request

Motion:

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council approve costs for registration, accommodation and transportation for Councillor Marianne Alto to attend *High Ground:* Leadership in Transitioning Times, in Vancouver, March 31 and April 1, 2017.

Carried Unanimously

3. <u>"Good Jobs + Good Business = Better Community" Mayor's Task Force on Social Enterprise and Social Procurement Draft Action Plan</u>

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council adopt *Good Jobs + Good Business = Better Community* Action Plan produced by the Mayor's Task Force on Social Enterprise and Social Procurement with the following amendment on page 12 of the draft Action Plan:

"At the same time, there are groups of people in the city and the region who are un- or underemployed including people who have recently exited homelessness, people with mental health and addiction challenges, First Nations people, youth, those with disabilities, **recent immigrants**, and people recently released from prison."

And include **recent immigrants** wherever else this phrase appears in the Action Plan.

Council discussed the following:

• The public engagement that will continue to occur with the community and business community.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe Councillor Young

4. Johnson Street Bridge Replacement Project Quarterly Update

Motion:

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council receive this report for information.

Carried Unanimously

5. Rezoning Application No. 00526 for 950 Yates Street (Downtown)

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Amendment Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00526 for 950 Yates Street, that first and second reading of the Zoning Regulation Amendment Bylaw be considered by Council, and a Public Hearing date be set once the following condition is met:

1. Approval of a Building Permit for a new rear exit door and removal of the window on the west building facade.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe Councillor Young

6. Rezoning Application No. 00531 & Development Permit with Variances Application No. 000484 for 986, 988 and 990 Heywood Avenue and associated Official Community Plan Amendment (Fairfield)

Motion:

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

Rezoning Application No. 00531

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00531 for 986, 988 and 990 Heywood 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:

- 1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
- 2. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically,

those property owners and occupiers within a 100m radius of the subject property have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

- 3. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
- 4. That Council give first reading to the Official Community Plan Amendment Bylaw.
- 5. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan and the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- 6. That Council give second reading to the Official Community Plan Amendment Bylaw.
- 7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000484

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. 00531, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000531 for 986, 988 and 990 Heywood Avenue, in accordance with:

- 1. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - . Increase the height from 12m to 14.28m;
 - ii. Increase the site coverage from 40% to 76%;
 - iii. Reduce the open site space from 50% to 17%;
 - iv. Reduce the minimum required front yard setback from 10.5m to 4.26m for the building and nil for the parkade;
 - v. Reduce the minimum required rear yard setback from 7.14m to 7.0m for the building and 0.72 for the parkade;
 - vi. Reduce the north side yard setback from 7.14m to 5.46m for the building and 0.9 for the parkade;
 - vii. Reduce the south side yard setback from 7.14m to 2.46m for the building face and 0.57m for the parkade;
 - viii. Reduce the requirement for open site space adjacent to the street from 7.14m to 4.26m.
- 2. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
- 3. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way.
- 4. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

Councillor Lucas withdrew from the meeting at 7:39 p.m. due to a pecuniary conflict of interest with the following item, as she is employed with a retail business that utilizes plastic bags.

7. Single-Use Plastic Retail Bag Reduction Project - Proposed 'Roadmap'

Motion:

It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council direct staff to complete the following activities between April and September 2017:

- 1. Empower stakeholder groups and volunteers to engage the community on the detriments of plastic bag waste and the benefits of reusable bags;
- 2. Support the civic engagement process with stakeholder-workshops for business, industry, advocate and resident groups to share their unique perspectives related to future bag reduction regulations;
- 3. Work with business stakeholders to promote a set of voluntary commitments / pledges to reduce retail bag use, such as detailed reporting of bag usage, improved signage and education, retail bag takeback programs, reusable bag donation centres, and voluntary bag fee/ban actions etc.;
- 4. Develop and implement a design competition for a City of Victoria's sustainable reusable retail bag, with a financial reward of \$2,000 to be funded through the solid waste management budget;
- 5. Report back to Council in October 2017 with a draft bylaw prior to the final opportunity for public comment on the issue of single-use plastic retail bag reduction regulations;
- 6. Work with the CRD to draft a model bylaw for a phased in ban of plastic bags that could be adopted by Council's across the region; and
- 7. Hold an opportunity for public comment in November before entertaining the adoption of the model bylaw.

Carried Unanimously

Councillor Lucas returned to the meeting at 7:43 p.m.

8. Ship Point Master Plan Process

Motion:

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

- 1. Direct staff to undertake the Ship Point master plan process as outlined in this report;
- 2. Confirm the key objectives and programmatic elements outlined in this report as the basis for developing design concepts and a master plan for Ship Point that:
 - a. reflect Victoria's history, support other waterfront planning initiatives and align with City policies;
 - b. support the needs of the working harbour;
 - c. result in a high-quality public space that facilitates a range of year-round special events and activities;
 - d. include attractive park spaces that support passive and active recreational uses;
 - e. incorporate appropriate and well-designed commercial activity, excluding residential, to support public space activation, connectivity and financially feasibility.
 - f. consider the reconfiguration of public parking to integrate with and support activities and uses at Ship Point; and
- 3. Direct staff to report back as part of the plan with a proposed budget, funding options, and an implementation plan.

Council discussed the following:

 Whether a permanent commercial building would be appropriate in this space, and options for the creating more public space with the building.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Lucas, Thornton-Joe, and Young Councillors Isitt, Loveday, and Madoff

9. <u>Proposal to Host the 2020 and 2024 Union of British Columbia Municipalities (UBCM) Annual Convention</u>

Motion:

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council:

- 1. Direct staff to submit a bid to accept the Host Community obligations for either the 2020 and/or 2024 UBCM Annual Convention.
- 2. Authorize the Mayor and City Clerk to execute the necessary agreements, should the bid be successful.
- 3. Refer hosting costs to the appropriate year's financial planning process for allocating the required budget.

Amendment:

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

That Council:

- Direct staff to submit a bid to accept the Host Community obligations for either the 2020 and for 2024 UBCM Annual Convention.
- 2. Authorize the Mayor and City Clerk to execute the necessary agreements, should the bid be successful.
- 3. Refer hosting costs to the appropriate year's financial planning process for allocating the required budget.

On the amendment: Carried Unanimously

Main motion as amended:

That Council:

- 1. Direct staff to submit a bid to accept the Host Community obligations for the 2020 and 2024 UBCM Annual Convention.
- 2. Authorize the Mayor and City Clerk to execute the necessary agreements, should the bid be successful.
- 3. Refer hosting costs to the appropriate year's financial planning process for allocating the required budget.

On the main motion as amended: Carried Unanimously

BYLAWS

1. FIRST READING

a. Tax Exemption Bylaw for 533-537 Fisgard Street and 534 Pandora Avenue

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the following bylaw **be given first reading:**

1. Tax Exemption (533-537 Fisgard Street and 534 Pandora Avenue) Bylaw No. 17-027

Carried Unanimously

b. Zoning Regulation Bylaw for 546 Yates Street

Motion:

It was moved by Councillor Coleman, seconded by Councillor Isitt, that the following bylaw **be given first reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1088) No. 17-024

Carried

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

2. SECOND READING

a. Tax Exemption Bylaw for 533-537 Fisgard Street and 534 Pandora Avenue

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the following bylaw **be given second reading:**

1. Tax Exemption (533-537 Fisgard Street and 534 Pandora Avenue) Bylaw No. 17-027

Carried Unanimously

b. Zoning Regulation Bylaw for 546 Yates Street

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that the following bylaw **be** given second reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1088) No. 17-024

Carried

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

c. Zoning Regulation Bylaw for 727-729 Johnson Street

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council rescind second reading of the following bylaw:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1083) No. 17-010

Carried Unanimously

Motion:

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following bylaw **be given second reading as amended:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1083) No. 17-010

Carried Unanimously

3. THIRD READING

a. Tax Exemption Bylaw for 533-537 Fisgard Street and 534 Pandora Avenue

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the following bylaw **be** given third reading:

1. Tax Exemption (533-537 Fisgard Street and 534 Pandora Avenue) Bylaw No. 17-027

Carried Unanimously

CORRESPONDENCE

1. Letter from the Capital Regional District (CRD)

Council received a letter dated January 25, 2017, providing a copy of Bylaw 4124 "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002 Amendment Bylaw No. 2, 2016", which was adopted during their January 11, 2017 board meeting.

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the correspondence dated January 25, 2017 from the Capital Regional District be received for information.

Carried Unanimously

2. <u>Letter from the Minister of Transportation and Infrastructure</u>
Council received a letter dated February 3, 2017, responding to the City's letter of October 7, 2016, regarding the ministry's BikeBC program and the City's support for the Bike Right Provincial Youth Cycling Framework.

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the correspondence dated February 3, 2017 from the Minister of Transportation and Infrastructure be received for information.

Carried Unanimously

QUESTION PERIOD

A question period was held.

CITY CLERK

ADJOURNMENT

Motion:			
It was moved by Councillor Alto, seconde Time: 8:00 p.m.	ed by Councillor Coleman, tha	at the Council meeting	ng adjourn.
			Carried Unanimously
CERTIFIED CORRECT:			

MAYOR

"PARKINSON'S AWARENESS MONTH"

- WHEREAS Parkinson's disease, for which there is no known cause or cure, is a progressive, degenerative neurological disorder causes tremor or trembling of the arms and legs, muscular rigidity, slowness of movement and difficulty with speaking and swallowing; and
- **WHEREAS** Parkinson's affects approximately 13,300 adults in the Province of British Columbia; and
- **WHEREAS** Parkinson Society British Columbia is providing information, consultation, support services and educational seminars for people with Parkinson's and their families; and is promoting a better understanding of this disorder; and
- **WHEREAS** it is desirable to increase the level of understanding of Parkinson's and the needs of persons living with Parkinson's.
- NOW, THEREFORE I do hereby proclaim the month of April 2017 as "PARKINSON'S AWARENESS MONTH" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.
- *IN WITNESS WHEREOF*, I hereunto set my hand this 13th day of April, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA

Sponsored by: Amanda McCulley Parkinson Society British Columbia



Committee of the Whole Report

For the Meeting of April 6, 2017

To:

Committee of the Whole

Date:

March 24, 2017

From:

Chris Coates, City Clerk

Subject:

Proclamation – Parkinson's Awareness Month – April 2017

RECOMMENDATION

That the Parkinson's Awareness Month Proclamation for April 2017 be forwarded to the April 13, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Parkinson's Awareness Month Proclamation. Council has recently established new policy addressing Proclamation requests. The policy provides for:

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

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Christine Havelka Deputy City Clerk Chris Coates Citv Clerk Jocelyn (Jenkyns

Deputy City Manager

Report accepted and recommended by the City Manager:

Date:

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Appendix A: Proclamation Parkinson's Awareness Month Appendix B: List of Previously Approved Proclamations

"ST. GEORGE DAY"

- WHEREAS, the City of Victoria is named after Queen Victoria of the United Kingdom; and
- WHEREAS, many Victoria streets and other landmarks, got their names from British Immigrants or were built by British Immigrants from England; and
- **WHEREAS**, much of Victoria's History, Culture and Development is the result of those that came from England and it is very visible in many parts of Victoria; and
- WHEREAS, many that have a British heritage still continue to contribute in many ways as to the growth and development of the City of Victoria with the many British related businesses and buildings.
- NOW, THEREFORE I do hereby proclaim Sunday, April 23rd, 2017 as "ST GEORGE DAY" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.

IN WITNESS WHEREOF, I hereunto set my hand this 13th day of April, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored by: Steve McVittie Vice President, RSSG



Committee of the Whole Report

For the Meeting of April 6, 2017

To:

Committee of the Whole

Date:

March 20, 2017

From:

Chris Coates

Subject:

Proclamation "St. George Day" April 23, 2017

RECOMMENDATION

That the "St. George Day" April 23, 2017 Proclamation be forwarded to the April 13, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested St. George Day Proclamation. Council has recently established new policy addressing proclamation requests. The policy provides for:

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

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Christine Havelka

Deputy City Clerk

Chris Coates

City Clerk

Jocelyn Jenkyns

Deputy City Manager

Report accepted and recommended by the City Manager:

Date:

March 29 2017

Appendix A: Proclamation "St. George Day" April 23, 2017 Appendix B: List of Previously 2016 and 2017 Proclamations

"HUMAN VALUES DAY"

- WHEREAS raising and increasing the AWARENESS of Human Values of truth, right conduct, peace, love and non-violence, and all the multiple sub values like honesty, integrity, kindness and care in the City of Victoria is a primary goal of this wonderful city; and
- **WHEREAS** these values are inherent in all creeds, countries, cultures and communities, making these values truly "Values without Borders"; and
- **WHEREAS** making the City of Victoria 'A City of Character' is for the greatest benefit of all our citizens; and
- WHEREAS reducing and even erasing the incidents of violence of all types in our communities and our City will bring PEACE and PROGRESS in all aspects and activities of this province; and
- WHEREAS unlike other walks, Walk for Values is not a fund-raiser, but a way to make the City richer and healthier by pledging our commitment to practice human values, and be motivated to serve our community through volunteer work, or by donating blood or food for the needy; and
- WHEREAS "Walk for Values" is designed to raise the awareness of Human Values and to promote individual responsibility towards collective future of Humanity. Walk for Values is a platform to educate people on the importance of practicing this five Human Values in daily life and the awareness it creates in making of enlightened citizen for universal peace.
- NOW, THEREFORE I do hereby proclaim April 24th, 2017 as "HUMAN VALUES DAY" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.
- *IN WITNESS WHEREOF*, I hereunto set my hand this 13th day of April, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored By: Ron Naidoo Walk For Values



Committee of the Whole Report

For the Meeting of April 6, 2017

To:

Committee of the Whole

Date:

March 20, 2017

From:

Chris Coates

Subject:

Proclamation "Human Values Day" April 24, 2017

RECOMMENDATION

That the "Human Values Day" April 24, 2017 Proclamation be forwarded to the April 13, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Human Values Day Proclamation. Council has recently established new policy addressing proclamation requests. The policy provides for:

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

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted.

Christine Havelka

Deputy City Clerk

Chris Coates

City Clerk

Jocelyn Jenkyns

Deputy City Manager

Report accepted and recommended by the City Manager:

Date:

March 30,2017

Appendix A: Proclamation "Human Values Day" April 24, 2017 Appendix B: List of Previously 2016 and 2017 Proclamations

"Speech and Hearing Awareness Month"

- **WHEREAS** an estimated 1 in 10 residents of Greater Victoria are Deaf, deafened or hard of hearing; and
- WHEREAS Island Deaf and Hard of Hearing Centre (IDHHC) is the only non-profit organization that serves the Deaf, Deaf-Blind, oral deaf, late deafened, and hard of hearing communities on Vancouver Island; and
- WHEREAS The Mission of IDHHC is to provide leadership, innovative solutions and services through engaging and educating communities, strengthening families, and fighting isolation; and
- WHEREAS The Canadian Hearing Society proclaims the month of May as "Speech and Hearing Month", to promote awareness; and
- WHEREAS The Canadian Hard of Hearing Association national conference will be held in Sidney, B.C May 25-27,2017; and
- WHEREAS IDHHC is collaborating with the South Vancouver Island Association of the Deaf, to jointly celebrate the 25th Anniversary of IDHHC service to communities in May.
- NOW, THEREFORE I do hereby proclaim May 2017 as "SPEECH and HEARING MONTH" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATION in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.

IN WITNESS WHEREOF, I hereunto set my hand this 13th day of April, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA

Sponsored by Denise Robertson Island Deaf and Hard of Hearing Centre



Committee of the Whole Report

For the Meeting of April 6, 2017

To:

Committee of the Whole

Date:

March 20, 2017

From:

Chris Coates

Subject:

Proclamation "Speech and Hearing Awareness Month" May, 2017

RECOMMENDATION

That the "Speech and Hearing Awareness Month" May, 2017 Proclamation be forwarded to the April 13, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Speech and Hearing Awareness Month Proclamation. Council has recently established new policy addressing proclamation requests. The policy provides for:

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

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Christine Havelka Deputy City Clerk Chris Coates
City Clerk

Jocelyn Jenkyns

Deput# City Manager

Report accepted and recommended by the City Manager:

Date:

March 30,2017

Appendix A: Proclamation "Speech and Hearing Awareness Month" May, 2017

Appendix B: List of Previously 2016 and 2017 Proclamations

Page 52 of 551

"GLOBAL LOVE DAY"

- WHEREAS, The Love Foundation, Inc., a non-profit organization, has announced GLOBAL LOVE DAY to facilitate in establishing LOVE & PEACE on our planet; and
- WHEREAS, GLOBAL LOVE DAY will establish a worldwide focus towards "unconditionally loving each other as we love ourselves"; and
- WHEREAS, We are One Humanity on this planet; and
- WHEREAS, All life is interconnected and interdependent; and
- WHEREAS, All share in the Universal bond of love; and
- WHEREAS, Love begins with self acceptance and forgiveness; and
- **WHEREAS**, Together we make a difference through love; and
- WHEREAS, The Love Foundation, Inc., invites mankind to declare May 1, 2017 as GLOBAL LOVE DAY, a day of forgiveness and unconditional love. GLOBAL LOVE DAY will act as a model for all of us to follow, each and every day.
- NOW, THEREFORE I do hereby proclaim May 1, 2017 as "GLOBAL LOVE DAY" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.
- IN WITNESS WHEREOF, I hereunto set my hand this 13th day of April, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored by: Harold W. Becker President/Founder The Love Foundation Inc.



Committee of the Whole Report

For the Meeting of April 6, 2017

To:

Committee of the Whole

Date:

March 20, 2017

From:

Chris Coates

Subject:

Proclamation "Global Love Day" May 1, 2017

RECOMMENDATION

That the "Global Love Day" May 1, 2017 Proclamation be forwarded to the April 13, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Global Love Day Proclamation. Council has recently established new policy addressing proclamation requests. The policy provides for:

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

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Christine Havelka

Deputy City Clerk

City Clerk

Jocelyn Jenkyns

Deputy/City Manager

Report accepted and recommended by the City Manager:

Date:

Appendix A: Proclamation "Global Love Day" May 1, 2017 Appendix B: List of Previously 2016 and 2017 Proclamations

"CHILD ABUSE PREVENTION MONTH"

- **WHEREAS** Child Abuse Prevention Month began in 1983 to raise awareness of the alarming rates at which children were being abused and neglected; and
- WHEREAS Every child deserves to grow up in a healthy, safe and nurturing environment; and
- WHEREAS Child abuse continues to be one of our nation's most serious health problems. Studies have shown child abuse and neglect causes psychological, emotional, and physical harm which can create lifelong problems for victims of abuse; and
- WHEREAS Child abuse and neglect impacts our entire society and our society's future; and
- **WHEREAS** Child abuse prevention is a community responsibility and finding solutions depends on the involvement of all people; and
- WHEREAS this month, we emphasize the importance of understanding the devastating problem of child abuse and neglect, and commit to learn more about the behavioural and physical signs of possible abuse.
- NOW, THEREFORE I do hereby proclaim the month of April 2017 as "CHILD ABUSE PREVENTION MONTH" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, BRITISH COLUMBIA.

IN WITNESS WHEREOF, I hereunto set my hand this 13th day of April, Two Thousand and Seventeen..

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA

Sponsored by: Bev Moore Davis Miles for Smiles Foundation



Committee of the Whole Report For the Meeting of April 13, 2017

To:

Committee of the Whole

Date:

April 11, 2017

From:

Chris Coates, City Clerk

Subject:

Proclamation "Child Abuse Prevention Month" April, 2017

RECOMMENDATION

That the "Child Abuse Prevention Month" April, 2017 Proclamation be forwarded to the April 13, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Child Abuse Prevention Month Proclamation. Council has recently established new policy addressing proclamation requests. The policy provides for:

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

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Child Abuse Prevention Month" April, 2017

Appendix B: List of Previously 2016 and 2017 Proclamations

"EARTH DAY"

- **WHEREAS** the youth of the world are our most valuable resource and represent a source of endless creativity and potential; and
- **WHEREAS** it is necessary for the citizens of our global community to develop green jobs and build an innovative and equitable green economy to combat the aforementioned global challenges; and
- **WHEREAS** expanding environmental education and climate literacy is vital to enhance awareness about the environment, inform decision-making, and protect future generations; and
- **WHEREAS** it is understood that sustainability will only be achieved by meeting the needs of the present without compromising the needs of future generations; and
- **WHEREAS** it is more important than ever to cooperate internationally and defend the environmental progress that has been heretofore gained; and
- **WHEREAS** it is essential to expand and diversify the global environmental movement to achieve maximum progress; and
- **WHEREAS** Earth Day is an annual reminder of the constant need for environmental activism, stewardship commitments, and sustainability efforts; and
- **WHEREAS** Earth Day is the beginning of a new year for environmental stewardship commitments, to implement sustainability efforts and commit to an Earth Day resolution(s).
- NOW, THEREFORE I do hereby proclaim April 22nd, 2017 as "EARTH DAY" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.
- IN WITNESS WHEREOF, I hereunto set my hand this 13th day of April, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA

Sponsored By: Orion Cruz Earth Day Network



Committee of the Whole Report For the Meeting of April 13, 2017

To:

Committee of the Whole

Date:

April 3, 2017

From:

Chris Coates, City Clerk

Subject:

Proclamation "Earth Day" April 22, 2017

RECOMMENDATION

That the "Earth Day" April 22, 2017 Proclamation be forwarded to the April 13, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Earth Day Proclamation. Council has recently established new policy addressing proclamation requests. The policy provides for:

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

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Earth Day" April 22, 2017

Appendix B: List of Previously 2016 and 2017 Proclamations

UNFINISHED BUSINESS

2. Rezoning Application No. 00502 and Development Permit Application No. 000453 for 727 Johnson Street – Update Report

Motion:

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

- 1. That Council give first, second and third reading of Housing Agreement (727 Johnson Street) Bylaw No. 17-009.
- 2. That Council give first and second reading to *Zoning Regulation Bylaw* Amendment Bylaw No. 17-010 for 727 Johnson Street.
- 3. That Council consider the following motion after the Public Hearing for Rezoning Application No. 00502, if it is approved:

That Council authorize the issuance of Development Permit Application No. 000453, in accordance with:

- a. Plans for Rezoning Application No. 00502 and Development Permit Application No. 000453, stamped August 18, 2016;
- b. Development meeting all Zoning Regulation Bylaw requirements;
- c. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously



Council Report

For the Meeting of January 12, 2017

To: Council Date: December 29, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No.00502 and Development Permit Application

No. 000453 for 727 Johnson Street

RECOMMENDATION

- 1. That Council give first, second and third reading of Housing Agreement (727 Johnson Street) Bylaw No. 17-009.
- 2. That Council give first and second reading to *Zoning Regulation Bylaw* Amendment Bylaw No. 17-010 for 727 Johnson Street.
- 3. That Council consider the following motion after the Public Hearing for Rezoning Application No. 00502, if it is approved:

That Council authorize the issuance of Development Permit Application No. 000453, in accordance with:

- Plans for Rezoning Application No. 00502 and Development Permit Application No. 000453, stamped August 18, 2016;
- b. Development meeting all Zoning Regulation Bylaw requirements;
- c. The Development Permit lapsing two years from the date of this resolution.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an update on Public Hearing conditions associated with Rezoning Application No.00502 for 727 Johnson Street. The applicant has met the conditions required by Council. The application has been reviewed by the Heritage Advisory Panel. The Panel has recommended that Council consider supporting the application subject to design revisions. The applicant has carried out design amendments that have increased the application's consistency with relevant City policy. Staff have prepared the necessary bylaws and legal agreements to authorize the proposed development and staff recommend for Council's consideration that the application advance for consideration at a Public Hearing.

PURPOSE

The purpose of this report is to provide Council with an update on Public Hearing conditions associated with Rezoning Application No.00502 for 727 Johnson Street.

BACKGROUND

At the Council meeting of May 26, 2016; Council passed the following motion:

"It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00502 for 727 Johnson 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. Registration of a legal agreement to prohibit the demolition of the existing building and secure the proposed restoration of the existing building.

2. Preparation of a Housing Agreement Bylaw that would prevent subdivision of the building by strata plan and ensure the building is occupied by non-owners for the life of the building".

ISSUES & ANALYSIS

Heritage Advisory Panel Review

At it's meeting of June 14, 2016 the Heritage Advisory Panel reviewed the application. Minutes of the meeting are attached to this report. The Panel passed the following motion:

"That the Heritage Advisory Panel recommend to Council that Development Permit Application No. 000453 be approved subject to the redesign of the upper floors to reduce the visual impact of the rooftop addition through the use of materials and that Council recognize the need for a rooftop additions policy in general in Development Permit Areas."

Staff had previously worked with the applicant to provide an increased setback from the uppermost storey in order to minimize the impact of the upper-storey addition on the existing building when viewed from the opposing sidewalk on Johnson Street. In response to the recommendation of the Heritage Advisory Panel the applicant has revised the fenestration and material selection for the proposed upper-storey addition. The size and position of window openings has been adjusted to improve its relationsip with the existing building. The applicant has also revised the proposed material selection for the addition replacing metal cladding with a fiborous cement board. The use of the cement board acknowledges the vertical architectural elements on the existing building. Staff recommend that Council consider supporting the design amendments as presented.

The applicant has indicated that they plan on advancing an application for Heritage Designation at a later stage in the development when the heritage restoration is closer to completion.

Housing Agreement

A Housing Agreement Bylaw has been prepared for Council's consideration. The proposed bylaw prohibits the subdivision of individual residential units under *The Strata Property Act*. However,

the agreement does permit the subdivision of the commercial and residential portions of the building.

Legal Agreement

Staff have secured the design and rehabilitation of the proposed building through a legal agreement. This is to ensure that additional residential density is only permitted if the building is constructed and rehabiliated as per the approved plans. The agreement prohibits the demolition of the existing building.

Zoning Regulation Bylaw Amendment

Staff have prepared a *Zoning Regulation Bylaw* amendment for Council's consideration. The Bylaw contemplates increased density in exchange for amenities. These amenities include comformance with the proposed housing agreement that requires all of the residential be occupied by non-owners in perpetuity and a legal agreement that secures the retention and rehabilitation of the existing building.

CONCLUSIONS

The applicant has met the conditions required by Council. The design amendments have increased the application's consistency with relevant City policy. Staff have prepared a recommendation for Council's consideration to give relevant bylaws first and second reading and to forward the application for consideration at a Public Hearing .

Respectfully submitted,

Mike Wilson

Senior Planner - Urban Design

Jonathan Tinney Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager:

Date:

December 22, rolp

List of Attachments

- Meeting Minutes of Heritage Advisory Panel June 14, 2016
- Proposed Zoning Amendment Bylaw
- Proposed Housing Agreement Bylaw
- Proposed Legal Agreement
- Letter from Applicant
- Plans date Stamped August 18, 2016

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00502\COUNCIL REPORT.DOC

CITY OF VICTORIA HERITAGE ADVISORY PANEL MEETING MINUTES June 14, 2016

Present:

Richard Linzey, Chair

John Dam Rick Goodacre Ken Johnson Hal Kalman

Absent:

Kelly Black Keri Briggs Chloe Fox Miller Stuart Stark

Guest:

Councillor Pamela Madoff

Staff:

Steve Barber, Senior Heritage Planner (Interim)

Adrian Brett, Heritage Planner Lauren Martin, Heritage Secretary

The Chair called the meeting to order at noon.

Approval of the Agenda

Moved

Seconded

Carried

- 2. Declaration of Conflict or Bias nil
- 3. Announcements
 - This is Steve Barber's last meeting as the Interim Senior Heritage Planner. Adrian Brett will act as the Senior Heritage Planner during July and August. The new Senior Heritage Planner, Merinda Conley, will begin working full time as of August 29.
- 4. Adoption of the Minutes of the May 10, 2016 Meeting

Moved

Seconded

That the minutes of the May 10, 2016 meeting be adopted as amended.

Carried

727 - 729 Johnson Street Development Permit Application No. 000453

Attendees: Jim Wong and Egor Revenko, Studio One Architecture Inc.; Michael Alston, Alston Properties Ltd.

Senior Heritage Planner

- The application is for a Development Permit concurrent with a Rezoning Application to restore the existing building and to add a two-storey addition to the roof which is stepped back from the front and rear elevations.
- The proposed finishes for the addition are prefinished metal cladding, aluminum windows, and painted concrete block on the side elevation.
- The project preserves the scale, massing and proportion of the original structure.
- The original street façade will be recreated to match the details based on archival photographs and original architectural drawings. The restored façade will include painted concrete with wood frame windows, storefronts and doors.
- A Conservation Plan by Donald Luxton and Associates, dated October 2015, is appended to the application.
- Council has also requested that the Panel consider the issues raised in the most recent letter from the Downtown Residents Association, dated May 16, 2016, expressing concern about the modern expression of the two new storeys.
- Staff recommend that the Panel recommend that Council consider supporting the application.

Jim Wong

- The proposal is for commercial space on the ground floor, residential on the two existing upper floors, and two new rooftop floors also for residential.
- The building has been vacant for many years and was purchased by Michael Alston about one year ago.
- The owner has extensive experience in the restoration of similar heritage buildings (e.g. 566-570 Yates Street).
- The original building is concrete construction with tile and stucco applied over the years.
- The façade will be restored to the original.
- Currently, the ground floor is a corridor/arcade from front to back. New services and bicycle storage will be added to the rear. There will be one tenant space with a new entrance and exit.
- Originally there was a large garage door and it will be replicated on the ground floor.
- The upper floors will have 30 rental units with new wood windows, elevator, stairs and exiting.
- The two new upper floors will step back from Johnson Street and will have metal railings, grey/white metal cladding and a modern expression.
- On the third floor, a door will be replicated for a Juliet balcony.
- Paint colours for the concrete were reviewed by the project's heritage consultant, Donald Luxton.
- Signage for the ground floor will have a heritage look.

Michael Alston

- The building is the same age and very similar to The Churchill (at 1140 Government Street) with 14 foot ceiling heights on the ground floor.
- The owner has applied for heritage designation which will be considered by Council once the façade is restored.
- The building will connect with Yates Street through an existing walkway.

Panel

- Why is a rezoning application required? Senior Heritage Planner: It is required due to the increased height and density. Egor Revenko: The existing façade projects into the envelope as will the new addition.
- In response to the Downtown Residents Association's concerns, the addition is clearly distinguishable from the existing building as per the Standards and Guidelines.
- What is the condition of the concrete? Michael Alston: There is stucco and tile on mesh attached by shallow pins to the concrete. The pits from the pins will be patched and the concrete parged. There are a few cracks that will be repaired by epoxy injection. There is no/little salt air damage of the reinforcing steel. The building will be seismically upgraded.
- The Statement of Significance (SOS) does not assess the <u>quality</u> of the significance of the building, i.e. the architectural and structural value. This is a 1910 reinforced concrete building which is a very early use, especially for exposed concrete on the façade (more common in the 1920s). This is a precocious use of concrete and it is not stated as one of the values in the SOS. It is significant and deserves greater respect and sensibility. If the building is a hidden gem, it would be worth deferring further review of the application until more information about the early use of reinforced concrete is obtained.
- Senior Heritage Planner: According to the Standards and Guidelines, there are several approaches that can be used for the restoration of and addition to heritage properties. An addition can include rehabilitation and/or restoration. A Panel member stated that in this case, the façade restoration is primary and the storefront rehabilitation is secondary. The additions are not part of the restoration. Another member stated that all restoration is rehabilitation.
- One Panel member is not in favour of the numerous stepped back rooftop additions in the Downtown Core or the use of modern materials on the additions. The applicant should provide confirmation that the rooftop addition will not be visible and compatible materials will be used. Another Panel member stated that the additional floors create value and an incentive for the applicant which is necessary in today's market.
- Each building has significance and this should be met in the restoration. The Panel member is fine with the addition and appreciates the effort to ensure the building retains its character; however, the design is not very inspired.
- Concern was expressed by one panel member that the Statements of Significance created by heritage consultants and provided to the applicants can be written to support a particular outcome. However, the City has accepted the SOS for this building. How is the use of reinforced concrete germane to the current proposal? How was the concrete expressed on the original building?
- The Downtown Residents Association states in their letter, and the Panel member agrees, that there is a need for guidelines regarding rooftop additions in Development Permit Areas.

Moved

No Seconder

That the application be deferred, that the Senior Heritage Planner commission a study into the early use of reinforced concrete in Victoria and assess the significance of the subject building in light of the new research, and that the City determine a new management approach for these buildings.

Motion Failed

<u>Panel</u>

1910 is early for a reinforced concrete building in Victoria. However, there are other
examples of reinforced concrete buildings built before WWI in Victoria, including the
Hudson Bay building and the Union Club. The concrete was likely parged and painted
and there was probably brick infill on the spandrels. The proposal is to restore the
façade to the original and this is admirable.

Moved

No Seconder

That the Heritage Advisory Panel recommend to Council that Development Permit Application No. 000453 be approved.

Motion Failed

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Development Permit Application No. 000453 be approved subject to the redesign of the upper floors to reduce the visual impact of the rooftop addition through the use of materials and that Council recognize the need for a rooftop additions policy in general in Development Permit Areas.

Moved (4 in favour, 1 abstention)

Adrian Brett, Heritage Planner, and Michael Wilson, Senior Planner - Urban Design, will discuss the Panel's review further.

6. 1737 Rockland Avenue Heritage Alteration Permit Application No. 00222

Attendees: Rus Collins, Zebra Design Group, on behalf of Earl Large, owner

Senior Heritage Planner

- The proposal is to construct a covered wood deck on the front elevation of the heritage-registered house.
- A roof and deck was built without the required permits in order to address water leaking into the basement of the house.
- The application generally complies with the heritage guidelines. While additions to heritage buildings are not normally considered acceptable on the front elevation, this house is oriented in such a way that the front elevation faces the driveway to the north. Therefore the addition, while facing the street, can be considered to be located on a side elevation of the house.

- The roof covering the deck is modest in scale and does not have a significant negative impact on the heritage building. The chamfered posts and wood brackets ensure the roof is sympathetic to the character of the main building.
- Staff recommend that the Panel recommend that Council authorize the issuance of Heritage Alteration Permit No. 00222.

Moved

Seconded

That the Panel recommend to Council that Heritage Alteration Permit Application No. 00222 be approved.

Carried (unanimous)

7. 2536 Richmond Road Request for addition to the Heritage Register (HAF 00067)

Senior Heritage Planner

- The Garfield Vye Residence is a wood-frame, one-storey house with Queen Anne Revival style details, located on the southwest corner of Richmond Avenue and Haultain Street in the North Jubilee neighbourhood.
- Built c.1906, the house is valued as one of several remaining houses from the historic Richmond Farm and is symbolic of the early pattern of neighbourhood settlement as farms were subdivided for early suburbs.
- Based on the heritage values described in the Statement of Significance, the house has sufficient value to warrant it being added to the City's Heritage Register.

Moved

Seconded

That the Panel recommend to Council that the house at 2536 Richmond Road be added to the Heritage Register.

Carried (unanimous)

8. 539 - 545½ Fisgard Street and 16 - 20 Fan Tan Alley Heritage Designation Application No. 000159

Senior Heritage Planner

- The Sheam & Lee Building is valued as part of a grouping of early buildings that
 contribute to the historic character and urban pattern of Victoria's Chinatown National
 Historic Site. The building is further valued as a representation of the dominant role
 Chinese merchants played in Chinatown. The building also links to the interior of the
 block via Fan Tan Alley.
- The owner's request for heritage designation of the property is consistent with City policies and guidelines; therefore, staff recommend that the Panel recommend that Council consider its designation.

Panel

 There is an original oculus / skylight on the second floor of this building. It was suggested that the Senior Heritage Planner discuss with the owner whether they would be willing to include the oculus as a protected interior feature in the heritage designation of the property.

Moved

Seconded

That the Panel recommend to Council that the request for heritage designation of the building at 539 - 545½ Fisgard Street and 16 - 20 Fan Tan Alley be approved.

Carried (unanimous)

9. 564 - 572 Fisgard Street and 1706 - 1708 Government Street Heritage Designation Application No. 000160

Senior Heritage Planner

- The George Joe Building, constructed in 1946, is valued as part of a grouping of early buildings that contribute to the historic character and urban pattern of Victoria's Chinatown National Historic Site. The building is significant as evidence of the continuing dominance of Chinese merchants in Victoria's Chinatown and the area's ongoing commercial function. The present restaurant is a much loved gathering place dating back to the 1950s and retains its original neon signs and decorative neon ceiling.
- The owner's request for heritage designation of the property is consistent with City policies and guidelines; therefore, staff recommend that the Panel recommend that Council consider its designation.

Panel

Is the parapet part of the original building? Senior Heritage Planner: Yes.

Moved

Seconded

That the Panel recommend to Council that the request for heritage designation of the building at 564 - 572 Fisgard Street and 1706 - 1708 Government Street be approved.

Carried

- 10. Business Arising from the May 10, 2016 Minutes nil
- 11. New Business nil
- 12. Adjournment 1:43 pm

NO. 17-010

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-78 Zone, Central Area (Garesche) District, and to rezone land known as 727 Johnson Street from the CA-4 Zone, Central Area Commercial Office District to the CA-78 Zone, Central Area (Garesche) 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. 1083)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 6.92 by adding the following words:

"6.92 CA-78 Zone, Central Area (Garesche) District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.92 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 727 Johnson Street, legally described as Lot 33 Victoria City and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the CA-4 Zone, Central Area Commercial Office District, and placed in the CA-78 Zone, Central Area (Garesche) District.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

PART 6.92 - CA-78 ZONE, CENTRAL AREA (GARESCHE) DISTRICT

6.92.1 Permitted Uses in this Zone

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

a. Uses and regulations permitted in the CA-4 Zone, Central Area Commercial District, subject to the regulations set out in Part 6.8 of the Zoning Regulation Bylaw

6.92.2 Community Amenities

The following must be provided as a condition of additional density pursuant to Part 6.92.3:

- Rehabilitation of the existing building on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against title to the lands pursuant to section 219 of the Land Title Act; and
- Provision of a housing agreement pursuant to section 483 of the Local Government Act to require that all residential dwellings are to be used and occupied only as rental units in perpetuity.

6.92.3 Lot Area

a. Lot area (minimum)

668m²

b. Lot width (minimum)

18m

6.92.4 Floor Area and Additional Density

a. Floor space ratio (maximum) where the community amenity has not been provided, referred to in Part 6.92.2

3.0:1

 Floor Space Ratio (maximum) where the community amenity has been provided, referred to in Part 6.92.2 4.35:1

6.92.5 Height, Storeys

a. Principal building height (maximum)

43m

6.92.6 Bicycle Parking

a. Bicycle parking Class 1(minimum)

Subject to the regulations in

Schedule "C"

b. Bicycle parking Class 2(minimum)

Not required

NO. 17-009

A BYLAW OF THE CITY OF VICTORIA

HOUSING AGREEMENT (727 JOHNSON STREET) BYLAW

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 727 Johnson Street, Victoria, BC.

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

1 This Bylaw may be cited as the "HOUSING AGREEMENT (727 JOHNSON STREET) BYLAW".

Agreement authorized

- 2 The Mayor and the City Clerk are authorized to execute the Housing Agreement:
 - (a) substantially in the form attached to this Bylaw as Schedule A;
 - (b) between the City and Alston Properties Ltd. or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 727 Johnson Street legally described as: Lot 33 Victoria City.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

LAND TITLE ACT FORM C (Section 233) CHARGE GENERAL INSTRUMENT - PART 1 Province of British Columbia

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	Your electronic signature is a representation that you are a Land Title Act, RSBC 1996 c.250, and that you have appli in accordance with Section 168.3, and a true copy, or a cyour possession.	ed your	electronic	c signatu	re			
1.	APPLICATION: (Name, address, phone number of application of Southward Glazier Walton & Marg			licitor or	agent)			
	Barristers and Solicitors				Tel: 250-3	81-7321	f.	
	204 - 655 Tyee Road				File: 1515			
	Victoria BC \	/9A 6	X5				v	
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	005-137-993 LOT 33, VICTORIA CIT	Y						
	STC? YES							
_	NATURE OF INTEREST	C	HARGE	NO.	ADDITIONA	L INFORM	IATION	
	Covenant				Section 2			
	TERMS: Part 2 of this instrument consists of (select one only) (a) Filed Standard Charge Terms D.F. No. (b) Express Charge Terms Annexed as Part 2 A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.							
	TRANSFEROR(S):							
	ALSTON PROPERTIES LTD. (INC. NO.	BC0	81558	9)				
	TRANSFEREE(S): (including postal address(es) and postal	l code(s))				1001ko 1001ko 100	
	THE CORPORATION OF THE CITY OF							
	#1 CENTENNIAL SQUARE							
	VICTORIA	F	RITIS	н со	LUMBIA			
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	ADDITIONAL OR MODIFIED TERMS: N/A					3	P	
	EXECUTION(S): This instrument creates, assigns, modified the Transferor(s) and every other signatory agree to be bound charge terms, if any. Officer Signature(s)	d by this	es, discharinstrume	ent, and a	Transfero	receipt of a	true copy of the filed standard	
	Eric A Vors							
	Eric A. Kerr	10		C 80	by its at	7/1	d signatory:	
	Barrister and Solicitor	16	10	03		111.1	William .	
	#204 - 655 Tyee Road Victoria, BC V9A 6X5		- 6	1	Michael	Alston	and gold to the same	

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT FORM D

EXECUTIONS CONTINUED			Execution Date			PAGE 2 of 63 PAGE Transferor / Borrower / Party Signature(s)	
Officer Signature(s)			Execution Date Y M D			ransieror / Borrower / rarty Signature(s)	
			1			THE CORPORATION	N OF THE CITY
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OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Page 3

TERMS OF INSTRUMENT - PART 2

THIS AGREEMENT is made with effect as of the 3rd day of October, 2016.

BETWEEN:

ALSTON PROPERTIES LTD. (INC.NO. BC0815589) Unit 5, 602 Barbon Street Victoria, B.C.

V8Z 1C5

(the "Owner")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF VICTORIA

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

(the "City")

OF THE SECOND PART

WHEREAS:

A. The Owner is the registered owner in fee-simple of those lands and premises located within the City of Victoria, in the Province of British Columbia, with a civic address of 727 Johnston Street, Victoria, B.C. and legally described as:

PID: 005-137-993

Legal Description: Lot 33, Victoria City

(the "Lands");

- B. The Owner has applied to the City for an amendment to the City's Zoning Regulation Bylaw No. 80-159 (the "Zoning Bylaw") in relation to the Lands, and for a Development Permit to permit the development of a five (5) storey mixed-use building, including retail or other commercial uses on the ground floor and approximately thirty (30) residential units on the upper four (4) floors of the building.
- Section 219 of the Land Title Act provides that a covenant, whether of negative or positive nature,

- in respect of the use of land or the use of a building on or to be erected on land;
- (b) that land is to be built on in accordance with the covenant;
- (c) that land is not to be used, built on or subdivided;
- (d) that land or specified amenities be protected, preserved, conserved, maintained, enhanced, restored or kept in their natural or existing state;

may be granted in favour of the City and may be registered as a charge against the title to that land.

NOW THEREFORE THIS AGREEMENT WITNESSES that under Section 219 of the Land Title Act, and in consideration of the premises and the mutual covenants and agreements contained herein, and the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid to the Owner by the City (the receipt and sufficiency of which is hereby acknowledged), and for other good and valuable consideration, the parties covenant and agree each with the other as follows:

- The Owner covenants, promises and agrees that, notwithstanding the uses permitted from time to time by the City's Zoning Bylaw, the Lands shall not be used except in strict accordance with this Covenant.
- 2. In this Agreement, "Design Drawings" means the Design Drawings prepared by Studio One Architecture Inc. on file with the City of Victoria and dated stamped April 7, 2016, a copy of which is attached hereto as Schedule "A".
- 3. In this Agreement, "Heritage Conservation Plan" means the Conservation Plan prepared by Donald Luxton and Associates Inc. dated October 2015, a copy of which is attached hereto as Schedule "B".
- 4. The Owner further covenants and agrees with the City that from and after the date of adoption of the bylaw amending the City's Zoning Bylaw in relation to the Lands, the Owner shall:
 - (a) not demolish any buildings on the Lands;
 - (b) not design, site, construct or finish any building on the Lands except in strict accordance with the Design Drawings and, without limitation, the finish on the buildings on the Lands shall be in accordance with pages A2.0 and A2.1 of the Design Drawings; and
 - (c) preserve, rehabilitate, restore and maintain the building which exists on the Lands on the date on which this instrument is registered in accordance with Heritage Conservation Plan.

- 5. The Owner and the City agree that the Director of Sustainable Planning and Community Development for the City (the "Director") may approve, in writing, minor non-substantive amendments to the Development Drawings attached as Schedule "A" which, in the opinion of the Director, do not significantly affect the integrity of the building design and landscaping design or the form and character of the development on the Lands.
- 6. The Owner and the City agree that enforcement of this Agreement shall be entirely within the discretion of the City and that the execution and registration of this covenant against title to the Lands shall not be interpreted as creating any duty on the part of the City to the Owner or to any other person to enforce any provision or prevent or restrain the breach of any provision of this Agreement.
- 7. The Owner shall indemnify and save harmless the City and each of its elected and appointed officials, officers, employees, agents and contractors, from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which anyone has or may have, whether as owner, occupier or user of the Lands, or by a person who has an interest in or comes onto the Lands, or otherwise, which the City incurs as a result of any loss or damage or injury, including economic loss, arising out of or connected with:
 - (a) the breach of any covenant in this Agreement;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- 8. The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, officers, employees, agents and contractors, of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which the Owner can or may have against the City for any loss or damage or injury, including economic loss, that the Owner may sustain or suffer arising out of or connected with:
 - (a) the breach of any covenant in this Agreement;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- At the Owner's expense, the Owner must do everything necessary to secure priority of registration and interest for this Agreement and the Section 219 Covenant it creates over all registered and pending charges and encumbrances of a financial nature against the Lands.
- Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions under any enactment

and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

- 11. Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
- 12. Time is of the essence of this Agreement.
- 13. The Owner covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement and they shall be binding upon the Owner as personal covenants only during the period of its respective ownership of any interest in the Lands.
- 14. This Agreement shall enure to the benefit of the City and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
- 15. This Agreement is the entire agreement between the parties hereto regarding its subject.
- 16. It is mutually understood, acknowledged and agreed by the parties hereto that the City has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Owner other than those contained in this Agreement.
- 17. The waiver by a party of any breach of this Agreement or 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, and no waiver shall be effective unless it is in writing signed by both parties.
- 18. Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
- 19. 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.
- 20. The restrictions and covenants herein contained shall be covenants running with the Lands, and shall continue to bind all of the Lands when subdivided, and shall be registered in the Victoria Land Title Office pursuant to section 219 of the Land Title Act as covenants in favour of the City as a first charge against the Lands.

- 21. The Owner agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
- 22. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
- 23. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
- 24. If the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement
- 25. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

The Owner and City acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D to which this Agreement is attached and forms a part hereof.

Schedule A
[SEE ATTACHED]



DRAWING LIST:

A0.0	ER P

AD.1 PROJECT STATISTICS

A0.5 SITE PLA

A1.1 PROPOSED & EXISTING GROUND FLOOR PLAN

A1.2 PROPOSED & EXISTING 2nd & 3rd FLOOR PLANS

A1.3 PROPOSED 4th & 5th FLOOR PLANS

A2.0 BUILDING ELEVATIONS

A2.1 SIDE ELEVATIONS & MATERIALS

A2.2 FRONT FACADE DETAILS

A3.0 BUILDING SECTION & RENDERINGS

PROPOSED RENOVATION | 727 JOHNSON STREET, VICTORIA, B.C.

RE-ISSUED FOR DEVELOPMENT PERMIT & REZONING

CONSULTANTS

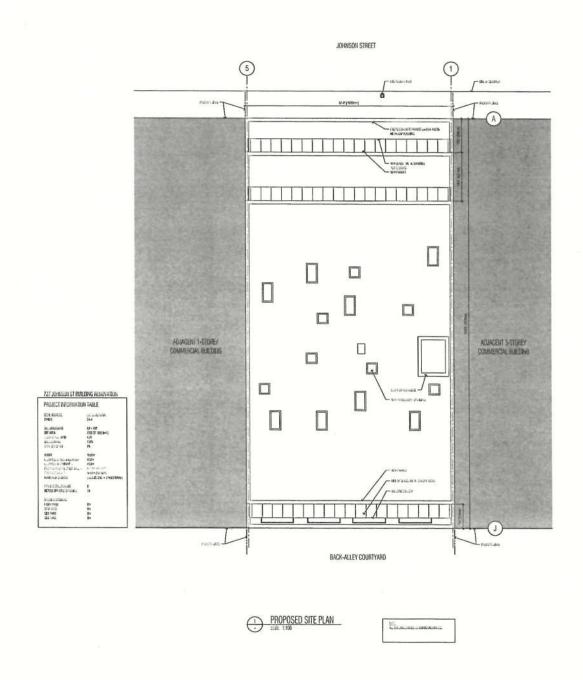
Aschaecture: STUDIO ONE ARCHITECTURE INC.

STUDIO ONE ARCHITECTURE IN 240 - 388 West 6th Avenue Vancouver, BC V5Y 3X2

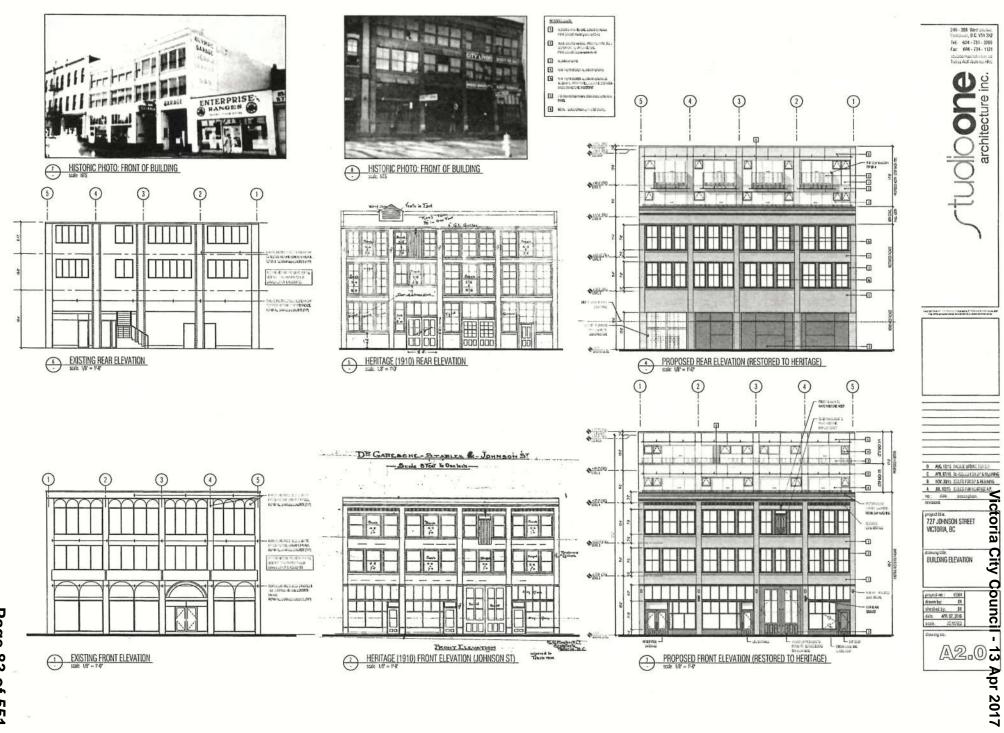
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DONALD LUXTON & ASSOCIATES INC.
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Schedule B

[SEE ATTACHED]

DR. GARESCHÉ STABLES & OFFICES

727 JOHNSON STREET, VICTORIA

CONSERVATION PLAN

OCTOBER 2015



DONALD LUXTON &

DONALD LUXTON AND ASSOCIATES INC.

1030 - 470 GRANVILLE STEET VANCOUVER BC V6C 1V5 info@donaldluxton.com 604 688 1216 www.donaldluxton.com



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Front, north-facing façade

INTRODUCTION

1.0 INTRODUCTION

NAME:

Garesché Stables & Offices

ADDRESS:

727 Johnson Street

FIRST OWNER:

Dr. Arthur John Garesché

ARCHITECT:

George C. Mesher Co.

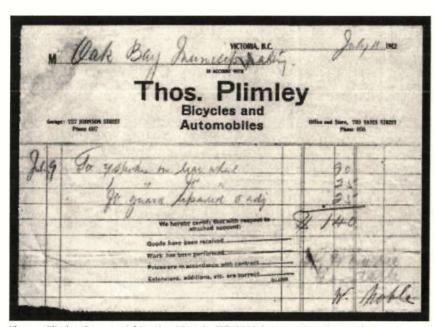
CONTRACTOR:

George C. Mesher Co.

DATE OF CONSTRUCTION: 1910

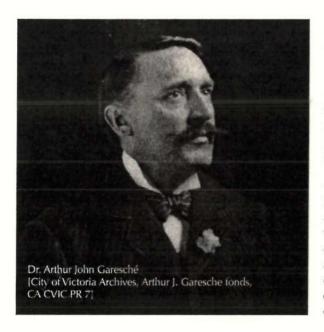
Located mid-block on the south side of the 700 block of Johnson Street, the western half of this three-storey structure was built as a stable for City Livery, with rooms for carriages on the ground floor, horse stables on the second floor and a hay loft on the top floor. The eastern half of the building was rented as stores, and soon after construction was occupied by the Plimley garage.

Alterations were made to the storefronts in 1962 when the ground floor became the temporary premises of the Bank of Nova Scotia. An extensive alteration, designed by architect L.O. Lund in December 1967, inserted a retail arcade at the ground level; at that time the front elevation windows and storefronts were completely altered.



Thomas Plimley Commercial Invoice, Victoria, BC, 1912 [www.antiquarius.com]

2.0 HISTORIC CONTEXT



2.1 FIRST OWNER: DR. ARTHUR JOHN GARESCHÉ

Arthur John Garesché (1860-1952) was born in Volcanoville, California on October 24, 1860 and came to Victoria in 1866 with his family. His father was Francis Garesché of the banking firm Garesché, Green and Company. He began his apprenticeship in dentistry in Portland, Oregon, in 1881 and later attended the University of Pennsylvania Dental College, graduating in 1887. He returned to Victoria in 1895 and opened a dental practice. On August 18, 1902 he married Millicent Mary Trimen, who was born at Wroxall, Isle of Wight, England on August 30, 1873. She was the daughter of architect Leonard Buttress Trimen and Susanna Mary Chaillé, and lived in Exeter, Devonshire before immigrating to Canada in September 1892. On October 3, 1892 she arrived in Victoria, where her father had already set up his architectural practice. Dr. Garesché died in Victoria, on September 14, 1952, three months after closing his practice. At the time of his death, he was reputedly the longest-serving dentist in North America.

2.2 ARCHITECT AND CONTRACTOR: GEORGE C. MESHER CO.

George Charles Mesher (1860-1938) developed an excellent reputation as a contractor in Victoria. Although not formally trained in architecture, later in his career he designed a number of very prominent buildings. Born in Weybourne, Surrey, England, in 1860, he was the oldest of eight children. His father, George Mesher, was born in Brompton, Co. Kent, England in 1831 and had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The widowed Mesher Sr. came to Victoria B.C. with his family in 1886 at the age of fifty-five. He created a new business operation called George Mesher & Co. with his son, and they offered services both as architects and builders on commercial and residential commissions.

The Meshers were fortunate to arrive in Victoria when a building boom was underway. One factor in their success was the abundant energy of G.C. Mesher. His grandson recalled that he only "needed four hours sleep" and "he liked to get up early." Now established, the Mesher family built a large home at 60 Second Street in 1888. The following year they bought three adjacent lots and built two more houses. Their' growing reputation soon led to some of the largest contracts of their career, and they were busy constructing mansions in the prestigious Rockland district as well as a number of downtown commercial blocks. Their biggest contract in the 1890s was a fourstorey office building, the Five Sisters Block, designed by Sorby & Wilson. This was followed by the contract to construct Maclure's Temple Building on lower Fort Street.

Despite a busy work life, G.C. Mesher found time in 1892 to go to England and bring back a bride, Janet Elizabeth McDonald. The couple soon had two daughters, Theresa and Violet. A few years later George bought lots on South Turner Street in James Bay and built a large residence, a fine example of Queen Anne style, along with a similar house he

HISTORIC CON

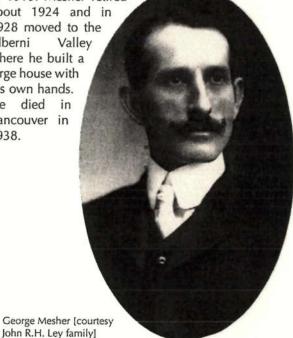
built in the Cowichan Valley; for these houses Mesher was probably adapting pattern book plans. Mesher Sr. retired in the mid-1890s, although he kept his hand in the business almost until his death in 1912. Though construction was slow after 1892, Mesher kept busy by developing property in the Rockland, Fairfield, and James Bay neighbourhoods. Around 1900 he entered into an investment partnership with Dr. I.W. Powell, an important figure in B.C.'s early political history. Among their acquisitions was a two-acre parcel fronting on Dallas Road, where Mesher put up several residences. The finest and largest house built on the Dallas parcel was the one he designed for his own family, completed in 1904.

During Victoria's great building boom, 1907-12, Mesher worked increasingly as an architect. Undoubtedly his diverse experience gave him confidence, and he designed almost all the major buildings he constructed during this period. To Victoria's burgeoning downtown, Mesher contributed three reinforced concrete structures, each six storeys high, with ground floor retail and upper floor offices. Sparsely ornamented and functional, they reveal the influence of the popular Chicago School. The largest belonged to Pemberton & Sons, the city's most successful real estate development firm. The exterior of the Pemberton Block, 1911, was a grid of large window bays separated by clean horizontal and vertical lines and crowned by a wide bracketed cornice. It was one of Mesher's most accomplished buildings and, for a while, the largest office block in the city. This building also demonstrated that Mesher was one of the pioneers of the use of reinforced concrete construction on the west coast. He made innovative use of flat plate construction in the Pemberton Building by extending floor slabs to form outer wall beams that are boldly expressed on the facade of this substantial office building. The Sayward Block, 1911, on the corner of Douglas and View Streets, resembled the Pemberton Block, and was named

after its principal investor, prominent businessman J.A. Sayward. The last of this triumvirate was the Metropolis Building on Yates Street, 1913, similar to the others but with the upper floors used as a hotel.

During the boom period, attractive apartment blocks with all the facilities for independent and respectable living sprang up in Victoria, and Mesher built three of the finest: October Mansion, 1910; The Savoy Mansion, 1911; and Hampton Court, 1913. There was little construction work available after the outbreak of the First World War. Although Mesher was a prolific builder and generated considerable income, he was not a good business manager. According to his grandson he ran into financial difficulties in 1916 and for a time relied upon liquor revenue from a Yates Street hotel in which he had interests, but that was

lost when prohibition started in 1919. Mesher retired about 1924 and in 1928 moved to the Alberni Valley where he built a large house with his own hands. He died in Vancouver in 1938.



2.3 THOMAS PLIMLEY

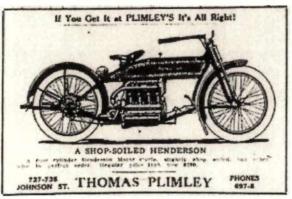
This building is also associated with pioneer auto dealer Thomas John Plimley (1871-1929) who trained as a machinist in his hometown of Birmingham, England. He immigrated to Victoria in 1893, worked with Albion Iron Works, and then opened a bicycle shop called Plimley & Ritchie Limited. In 1905, he established one of the first automobile businesses in Western Canada. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city, a tiller-steered Oldsmobile The firm sold a number of the famous early autos: Daimler, Hupmobile, and Overland. His wife Rhoda (née Hanis, 1872-1927), born in Staffordshire, England, was the area's first female driver. In 1907, Thomas's brother, Allan, moved from England to join him. Plimley's Garage opened at this Johnson Street location in 1910. The business continued to expand, and in 1922 the company

was incorporated as Thomas Plimley Limited. In 1927, Thomas Plimley built a new used car showroom at 1010 Yates Street. Their son, Thomas Horace Plimley, took over the family business in 1929, and opened a British car dealership in Vancouver in 1936. From 1957 to 1986, Horace's son Basil was one of the few third generation executives of a B.C. business.









Clockwise from Top: Plimley Automobile Co. Ltd. Showroom, 606 Government Street, circa 1905 [British Columbia Archives A-03052]; Plimley Victoria Automobile Emblem [The Spanner: Dedicated to British Motoring in BC, Volume 21, August 2012]; Plimley Advertisement [Victoria Daily Colonist, 1915]; Thomas Plimley [The Spanner: Dedicated to British Motoring in BC, Volume 21, August 2012]

HISTORIC CONTEXT





Above: City of Victoria Archives M00707. Below: City of Victoria Archives M01247.

3.0 STATEMENT OF SIGNIFICANCE

DESCRIPTION OF THE HISTORIC PLACE

The Garesché Stables & Offices is a three-storey, masonry commercial building, located midblock on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. It forms part of a grouping of older structures of similar scale that remain on part of this block. The front façade is divided into four bays by concrete columns, with tall ground-floor storefront openings and banked upper floor windows.

HERITAGE VALUE OF THE HISTORIC PLACE

The heritage value of the Garesché Stables & Offices is summarized below in accordance with Victoria's Heritage Thematic Framework.

THEME 2: GATEWAY ECONOMY Subtheme 2.2: Resource Base

The Garesché Stables & Offices has been constantly adapted for new uses, and is valued for its continuous commercial use over time. Constructed during the height of the pre-World War One real estate boom, the Garesché Stables & Offices is valued as a reflection of the surge of development that characterized Victoria's expanding gateway economy. With its substantial size, masonry construction and simple detailing, it remains a prominent presence on the street. Built in 1910 as a purpose-built stable, it has been used continuously for commercial purposes, and is a significant contribution to the historic character of this block of Johnson Street. The scale of the building reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One in 1914. This building also demonstrated the transition in transportation that was occurring rapidly at the time, housing both a livery stable and the soon to be dominant automobile.

THEME 5: CULTURAL EXCHANGE Subtheme 5.1: Architectural Expression / Edwardian Era Architecture

Built to be overtly functional, the Garesché Stables & Offices is significant as one of the earliest local examples of use of reinforced concrete as a façade material. The architect and contractor, English-born George Charles Mesher (1860-1938), developed an outstanding reputation as a contractor. In 1886, Mesher and his widowed father, George Mesher Sr., relocated to Victoria. Mesher Sr. had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The Meshers were fortunate to arrive in Victoria when the resourcebased economic boom was underway. When they set up shop in Victoria in 1887 they continued as partners in their contracting work. Although not formally trained in architecture, Mesher designed a number of prominent buildings in Victoria. He was also one of the pioneers of the use of reinforced concrete construction on the west coast. This evolving technology enabled broad spans of glazing at the ground floor and upper floor levels. With its tripartite articulation, interwoven horizontal and vertical bands of reinforced concrete and banked windows, the building also demonstrates the influence of the Chicago School on Victoria's Edwardian-era commercial buildings.

STATEMENT OF SIGNIFICANCE

THEME 1: COASTAL SETTLEMENT Subtheme 1.2: Multi-Cultural Origins

The structure is additionally significant for its association with pioneer Victoria resident Dr. Arthur John Garesché (1860-1952), born in California, who came to Victoria in 1866 with his family. After obtaining his education in the United States, he returned to Victoria in 1895 and opened a dental practice. At the time of his death, he was reputedly the longest-serving dentist in North America. The Garesché Stables & Offices is also valued for its association with pioneer auto dealer Thomas Plimley (1871-1929) and the Plimley family. English born, Thomas Plimley began his career in Victoria by selling bicycles. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city.

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Garesché Stables & Offices include its:

- location on the south side of Johnson Street, in Victoria's downtown core, part of a grouping of historic buildings of similar scale;
- · continuous commercial use;
- commercial form, scale and massing as expressed through its rectangular, three-storey height, rectangular plan with a flat roof, and tall storefront openings;
- construction materials, such as its reinforced concrete façade and common red-brick side walls; and
 - Edwardian-era design features such as its tripartite articulation and banked upper floor windows.



4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The 1910 Garesché Stables and Offices is an important historic resource in downtown Victoria. The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010) is the source used to assess the appropriate level of conservation and intervention. Under the Guidelines, the work proposed for the Garesché Stables and Offices includes aspects of preservation, rehabilitation and restoration.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the Garesché Stables and Offices should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property:

STANDARDS

Standards relating to all Conservation Projects

- Conserve the heritage value of a historic place.
 Do not remove, replace, or substantially alter its
 intact or repairable character-defining elements.
 Do not move a part of a historic place if its current
 location is a character-defining element.
- Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- 4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
- Find a use for a historic place that requires minimal or no change to its character defining elements.
- Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
- Evaluate the existing condition of characterdefining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- 8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

CONSERVATION GUIDELINES

 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

- 10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- 11. Conserve the heritage value and characterdefining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

- 13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

For the proposed rehabilitation project the following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010. http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

Preservation Brief 11: Rehabilitating Historic Storefronts http://www.nps.gov/tps/how-to-preserve/briefs/11storefronts.htm

Preservation Brief 15: Preservation of Historic Concrete http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm

Preservation Brief 41: The Seismic Retrofit of Historic Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm



4.3 GENERAL CONSERVATION STRATEGY

Proposed Redevelopment Scheme

The proposed design for the Garesché Stables and Offices by Studio One Architecture Inc. includes:

- The preservation of the historic structure in situ;
- The restoration of the historic street façade to it's 1910 appearance;
- The rehabilitation of the storefronts and interior space to house retail space on the ground floor and residential suites on the upper floors;
- A recessed two-storey addition accommodating residential suites.

The intent is presently to phase the project commencing with the restoration of the concrete of the historic 1910 street façade; further conservation work will commence upon negotiation with the City.

Proposed Guidelines for New Additions

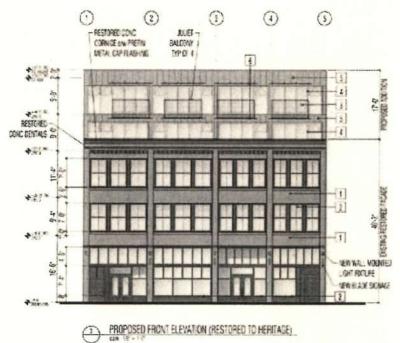
Due to the proposed two-storey addition above the top floor of the original Garesché Stables and Offices, all new visible construction will be considered a

modern intervention on the site. The Standards and Guidelines list recommendations for new construction related to historic places. The proposed design scheme should follow Standards 11 and 12:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

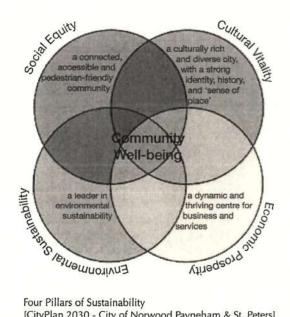
New construction should be subordinate to the historic place. This is best understood to mean that the new construction must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition to the site could adversely affect an historic place more than a large, well-designed addition. New construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.



[Studio One Architecture Inc.]

CONSERVATION GUIDE



Four Pillars of Sustainability [CityPlan 2030 - City of Norwood Payneham & St. Peters]

The following considerations for energy efficiency in historic structures are recommended in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010) and can be utilized for the Garesché Stables and Offices.

Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Work with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Comply with energy efficiency objectives in a manner that minimizes impact on the characterdefining elements and overall heritage value of the historic building.

4.4 SUSTAINABILITY STRATEGY

The four-pillar model of sustainability identifies the following interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment.

In a practical context, the conservation and re-use of historic structures contributes to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

4.5 HERITAGE EQUIVALENCIES & **EXEMPTIONS**

Once the historic Garesché Stables and Offices is placed on the Heritage Register or legally protected, it will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and longterm protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. A number of equivalencies have been adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the Standards and Guidelines for the Conservation of Historic Places in Canada (2010) for further detail about Energy Efficiency Considerations.

4.5.3 HOME OWNER PROTECTION ACT

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised

(1) an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and

(2) clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. As the Garesché Stables and Offices are presently vacant, the structure should be secured against unauthorized access or damage through the use of appropriate security measures based on the following checklist:

Moisture

- Is the roof watertight?
- Are openings protected?

Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

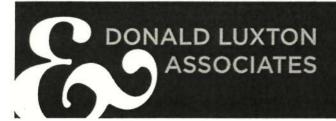
Security

- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?

CONSERVATION GUIDELINES



Rendering of proposed facade [Studio One Architecture Inc.]



5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

5.2 FORM, SCALE AND MASSING

A review of the exterior of the Garesché Stables and Offices was carried out during a site visit in 2015. The recommendations for the preservation and restoration of the 1910 structure are based on the site review and archival documents that provide valuable information about the original 1910 appearance of the historic building designed by architect and contractor George C. Mesher Co.

Later alterations to the storefronts were carried out in 1962. An extensive alteration designed by architect L.O. Lund in 1967 inserted a retail arcade at the main floor, in addition to significant modifications of the front elevation windows and storefronts.

The following chapter describes the existing materials, physical condition and recommended conservation strategy for the Garesché Stables and Offices based on Parks Canada's Standard and Guidelines for the Conservation of Historic Places in Canada (2010).

5.1 SITE

The Garesché Stables and Offices are located midblock on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. The historic structure is part of a grouping of older structures of similar scale and contributes to the streetscape of this block. Historically solely used for commercial purposes, the building is currently vacant. The proposed adaptive reuse is for a mixeduse building consisting of retail space on the ground floor and residential suites on the upper floors.

Conservation Recommendation: Preservation

- The 1910 historic structure will be preserved in its original Johnson Street location.
- The subject site will be rehabilitated as a commercial and residential building, as per Architect's drawings.

The three-storey, masonry structure is built on the property line of the rectangular city block. The purpose-built 60 feet by 120 feet structure accommodated originally in the western half a stable with space for carriages on the ground floor, a ramp leading from the ground floor to the horse stables on the second floor, and a hayloft on the third floor. The eastern half was rented as stores. During later alterations for continuous commercial use, the heavy timber beams and columns were mostly retained and will be incorporated into the rehabilitated building.

While the original form and massing of the Garesché Stables and Offices will be preserved, the proposed design considers a two-storey addition on top of the third storey of the original building. This addition will be set back from the heritage street facade in order to preserve the historic three-storey appearance and streetscape. The proposed intervention will be contemporary in nature but inspired by an appropriate historic aesthetic. Compatibility will be ensured through the use of appropriate materials. The intervention will be subordinate by stepping back as required, allowing the front of the building to be visible, and will not visually overwhelm the original structure. The new intervention will be distinguishable through the use of contemporary materials and detailing, and the form and massing of the new construction will be respectful of the original building.

Conservation Recommendation: Preservation & Rehabilitation

- The form, scale and massing of the original historic building will be retained.
- The historic Johnson Street façade will be maintained.
- The modern addition should be sensitive to the scale and massing of the building, and should read as contemporary addition to the historic Garesché Stables and Offices while respecting the historic character of the 1910 structure.



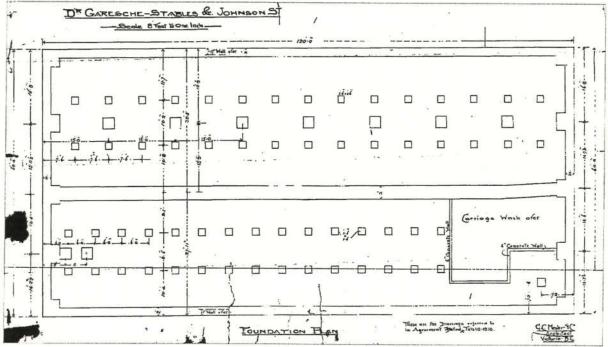
5.3 FOUNDATION

The building has no basement or crawl space. The foundation, as shown in the archival drawings, was built over solid clay or gravel. It consists of a concrete strip foundation supporting the load-bearing walls and masonry footings with rising 6" x 6" timber posts supporting the timber floor above. A concrete slab was constructed at the southeast corner, where the carriage wash was located.

Conservation Recommendation: Rehabilitation

 The existing foundation may be rehabilitated to meet structural and seismic requirements.

Left: North-facing façade Below: Foundation Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



5.4 EXTERIOR WALLS

The 1910 Garesché Stables and Offices is one of the earliest local examples of use of reinforced concrete as a façade material. Concrete was also used on the rear elevation, while the side walls are built with common red brick.

Front Façade (North Elevation)

The original 1910 three-storey front façade features a symmetrical design with four bays separated by 17" wide reinforced concrete columns. The two easternmost bays, originally housing the garage, are slightly larger than the narrower bays built for the stable. Concrete spandrels are located below the second and third floor tripartite window assemblies. The 1910 architectural drawings illustrate decorative features of the front facade including capitals on the concrete columns above the ground floor, corbelling above the third floor windows, and a concrete cornice.

During the 1960s, the front facade was significantly altered. New materials were added, e.g. tiles over stucco and arched window headers, while original features were removed including all fenestration. The later material should be carefully removed to investigate, if original elements such as corbelling on the third floor are still extant. Surviving original features are important character-defining elements of the building and should be preserved and restored. The later tiles and stucco should be removed and the historic concrete façade restored.

Rear Wall (South Elevation)

According to archival drawings the south elevation was also built with 17" wide reinforced concrete column. The elevation featured very large window openings and two large double doors. The rear wall was redesigned in the past and consists presently of concrete blocks with projecting brick-clad columns. The design concept proposes the rehabilitation of the rear elevation. The ground floor at the rear will provide functional space for the new residential use with access from the lane. The second and third floors housing residential suites will have large window bands that are inspired by the original design.

East and West Elevations

The side walls are built with common red brick. While the neighbouring Maynard Court is three storeys high and covers the eastern side wall of the historic building, the westfacing brick wall is exposed from the second floor up due to the adjacent one-storey building. Half of the brick wall on the west wall is painted, and the other portion remained unpainted. It is currently proposed to retain and seismically upgrade the side walls. The existing condition of the west wall should be further investigated. When viewed from the street, weathering and other damage to the brick wall was observed, e.g. spalling, water staining and organic growth.



Arched window headers

CONSERVATION RECOMMENDATIONS



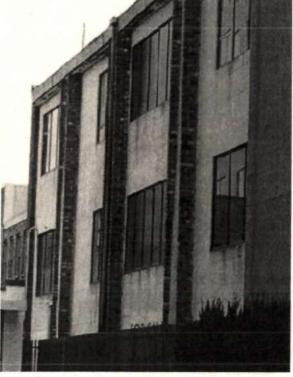
West elevation with painted and unpainted brick



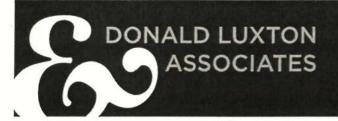
Concrete column under later materials



Painted west wall



Rear wall consisting of concrete blocks with brick-clad columns



Conservation Recommendation: Preservation & Rehabilitation

General

- Preserve the original concrete street façade and rear and side elevations in situ.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- All structural and seismic upgrades should be carried out from the inside, in particular on the front façade in order to preserve exterior character-defining elements.
- Cleaning of historic masonry should be carefully done and without damage to the surface area. Test trials are required for review by the consultants.

Concrete

- Carefully remove stucco, tiles and other later materials with minimal damage to the historic concrete façade underneath.
- Preserve any original concrete elements, e.g. corbelling, that may still be extant.
- Assess the condition of the concrete façade and note any existing damage, e.g. cracks, missing material and detailing.
- Analyze the concrete matrix and strength through material testing so that suitable repair patching material can be selected.
- Restore missing architectural details based on surviving examples or archival documentation.
- Restore the concrete front façade to its historic 1910 appearance and paint according to the colour schedule.

Brickwork

- Undertake complete condition survey of condition of the brick walls and note any damage and deterioration, e.g. spalling, missing bricks, unsound or missing mortar, organic growth, metal inserts, wholes in brickwork, paint etc.
- Retain sound exterior brickwork. Deteriorated exterior masonry that can be repaired.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick should be filled or replaced to match existing.
- Overall cleaning of the brick on all elevations should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Repoint all exposed brickwork by raking out loose mortar material to a uniform depth. Take care that the arrises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.
- Where brickwork is heavily damaged, carefully reconstruct the walls in a way that is both physically and aesthetically consistent. Retain salvaged brick from any demolished additions for re-use in repairs.

CONSERVATION RECOMMENDATIONS

5.5 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

The original fenestration of the Garesché Stables and Offices has been removed in the 1960s. While the original openings appear to be intact, later alterations include the installation of aluminum windows and storefronts in an unsympathetic design. The proposed rehabilitation will incorporate wooden sash windows and storefronts inspired by the original appearance.

5.5.1 GROUND LEVEL

The existing ground level fenestration is a later construction, and archival evidence shows that the original storefront was removed by the late 1960s.

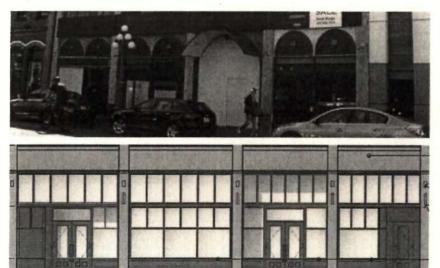
The current storefront design consists of aluminum frames. The westernmost bay and the entry bay are presently boarded up. Above the entry bay a simple, curved canopy is suspended with cables. A later intervention are also arched headers filled with tiles above each bay.

The proposed design considers the removal of all later alterations and the construction of new wooden storefronts. Their design will be guided by the original storefront configuration with

wooden bulkheads, large wooden window frames, and wooden transoms above. In order to meet modern user requirements and building code, single and double-entry doors to the commercial space and residential lobbies are recessed. The new ground floor design and materials are inspired by the original storefront design and will significantly enhance the historic character of the street façade.

Conservation Recommendation: Rehabilitation

- Rehabilitate the existing ground level of the front façade based on archival documentation and to reflect the new mixed-use of the building.
- New wood storefronts and entryways and transoms with true-divided glass will be designed.
- The ground floor of the rear elevation will retain the historic bay configuration while meeting functional requirements of the commercialresidential building.
- Provide shop drawings for review by the Heritage Consultant.



Top: Current storefront; Bottom: Proposed [Studio One Architecture Inc.]

5.5.2 WINDOWS

The historic building featured originally banked upper floor windows in tripartite configuration on the front and rear elevations. All original double-hung wooden sash windows were replaced with later aluminum units. During this process the tripartite window configuration on the front façade was retained, while the rear elevation was entirely redesigned.

As part of the rehabilitation work it is proposed to reinstate the original appearance of window banks of the upper front façade. The new 2-over-2 double-hung wooden sash windows with clear double-glazing are based on an early archival photograph of the building. On the rear elevation the new window configuration may follow by the original design consisting of 2-over-2 double-hung windows.

Conservation Recommendation: Rehabilitation

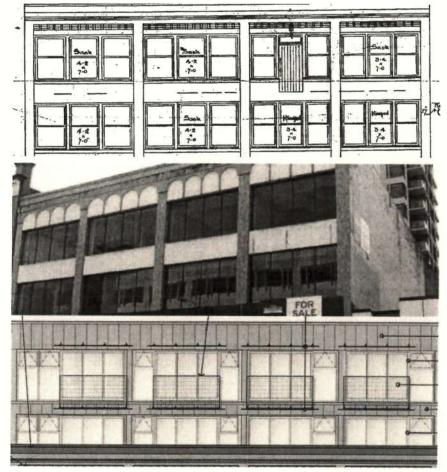
- Remove all later windows from the upper floors of the front and rear elevations.
- Manufacture new windows that match the original configuration as shown in historic photos. The front façade windows should be 2-over-2 double-hung, wooden sash windows with clear doubleglazing and true-divided glass.
- The rehabilitation of the rear elevation windows may consider wood or metal units in doublehung configuration.
- Provide shop drawings for review by the Heritage Consultant.

5.6 ROOF

The roof is flat, and originally featured brick side wall chimneys that ran along both the west and east elevations. The proposed two-storey addition will require the removal of the existing roof structure. The addition will be recessed and creates a roof patio on Level 4.

Conservation Recommendation: Rehabilitation

- Rehabilitate the roof structure to allow for a recessed two-storey addition above the original roof line
- For proposed guidelines for new additions refer to Section 4.3



Top: Detail of Upper Floor Windows from Original Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]; Middle: Current windows; Bottom: Proposed [Studio One Architecture Inc.]

5.7 SIGNAGE

The Garesché Stables and Offices had originally painted wall signs and blade signs as shown in historic photographs. As a rehabilitation will occur that will introduce retail use at the ground floor level, a sign program will need to be developed that will allow the installation of compatible and sympathetic signs. Currently new blade signs mounted on the concrete piers at the ground floor level are being proposed.

Conservation Recommendation: Install Sympathetic New Signs

- When considering new signs on a heritage building, the design should be in accordance with the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, which state that "new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character defining elements of the building."
- New signs can be inspired by signs from an earlier era, or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than stone.
- Signs were historically illuminated with front lighting.
- Future tenant signage will require a City of Victoria sign application and must conform to applicable bylaws.

5.8 COLOUR SCHEDULE

The building is of massive masonry construction, and historically there was very little applied colour. Further the original materials of the historic façades were either removed or covered with later materials.

Reinforced Concrete:

The concrete façade will be restored and the surface should be painted in a sympathetic masonry colour as per colour schedule.

Brick Side Wall:

The partially painted red brick wall may be require envelope upgrades. The proposed treatment will be reviewed with the architect.

Storefront & Window Sash Colour:

The original fenestration has been removed from all elevations, and original materials were not available for sampling. The proposed paint colour is based on archival photographs, which indicate that the storefront and window sash were dark, and it may be assumed that they were likely dark green.

Conservation Strategy: Restoration

- Reinstate a historically appropriate colour scheme for the Garesché Stables and Offices, complete with historically appropriate finishes, hues and placement of applied colour. Complete all basic repairs and replacements before preparing, priming and painting.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used

over original oil paint, use an oil-based primer).

 Any substitutions or matching of custom colours shall be reviewed by the consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

Element	Colour*	Code	Sample	Finish
Concrete façade	Haddington Grey	VC-15		Matte
Wood Windows / Paneling	Comox Green	VC-19		Gloss

^{*}Benjamin Moore's Historical Vancouver True Colours

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure that the integrity of the historic fabric is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the Standards and Guidelines for the Conservation of Historic Places in Canada, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

MAINTENANCE PLAN

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the Standards and Guidelines for the Conservation of Historic Places in Canada. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance



log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan. to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

Site Inspection:

Is the lot well drained? Is there pooling of water? Does water drain away from foundation?

Foundation:

Moisture: Is rising damp present?
Is there back splashing from ground to structure?
Is any moisture problem general or local?
Is uneven foundation settlement evident?

Wood Elements:

Are there moisture problems present? Is there insect or fungal attack present? Where and probable source?

Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source? Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres) Is any wood warped, cupped or twisted? Is any wood split? Are there loose knots? Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:

Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?

MAINTENANCE PLAN

Windows:

Is there glass cracked or missing?
Is there condensation or water damage to the paint?
Are the sashes easy to operate? If hinged, do they swing freely?
Is the frame free from distortion?
Do sills show weathering or deterioration?

Doors:

Do the doors create a good seal when closed? Are the hinges sprung? In need of lubrication? Are door frames wicking up water? Where? Why?

Roof:

Are there water blockage points?
Are joints and seams sound?
If there is a lightening protection system are the cables properly connected and grounded?
Is there organic debris build-up on the roof?
Are there blisters or slits in the membrane?
Are flashings well positioned and sealed?
Is water ponding present?

6.7.2 INSPECTION CYCLE:

Daily

 Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration.
- Inspect windows for material failures, corrosion and wood decay and proper operation.
- · Complete annual inspection and report.
- Clean out of all rainwater systems.
- Touch up worn paint on the building's exterior.
- · Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- · Repaint windows every five to fifteen years.

Ten-Year Cycle

 Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

 Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

 Replacement of deteriorated building materials as required.

7.0 RESEARCH SUMMARY

Name:

Garesché Stables & Offices

Address:

727 Johnson Street

First Owner:

Dr. Arthur John Garesché

Architect:

George C. Mesher Co.

Contractor:

George C. Mesher Co.

Date of Construction: 1910

CITY OF VICTORIA BUILDING PERMIT

 #1510; February 12, 1910; Dr. Garesche, Johnson Street; Lot 33, Block 3; Stable, 3-storey brick; \$15,000.

BUILDING PLANS [CITY OF VICTORIA]

Dr. Garesché Stables &, Johnson Street, G.C. Mesher Co., Architects, 1910.

PLUMBING PLANS [CITY OF VICTORIA]

#3920: Building Belonging to Dr. Garesché, Filed June 14, 1910.

PUBLISHED SOURCES

 Contract Record, vol. 24, no. 4. January 26, 1910: A three storey brick building for stores and offices on land 60 by 120 feet is contemplated on Johnson Street, adjoining the warehouse of the Brady-Houston Pickling Company. Estimated cost, \$12,000. Owner, Dr. A.J. Garesche.

PUBLICATIONS

Luxton, Donald. Building the West: The Early Architects of British Columbia. Vancouver: Talonbooks, 2nd ed., 2007.

BC VITAL EVENTS

- Groom Name: Garesche, A J; Bride Name: Trimen, Mellissent [sic] Mary; August 18, 1902; Event Place: Victoria; Registration Number: 1902-09-010996; Event Type: Marriage.
- Garesche, Arthur John Francis; Gender: Male; Age: 91; Date: September 14, 1952; Event Place: Victoria; Registration Number: 1952-09-008994; Event Type: Death.
- Garesche, Millicent Mary; Gender: Female; Age: 103; Date: February 26, 1977; Event Place: Victoria; Registration Number: 1977-09-003620; Event Type: Death.
- Plimley, Thomas John; Gender: Male; Age: 58; Date: December 18, 1929; Event Place: Victoria;
 Registration Number: 1929-09-414972; Event Type: Death.
- Plimley, Thomas Horace Gender: Male; Age: 89; Date: March 21, 1985; Event Place: Victoria; Registration Number: 1985-09-005506; Event Type: Death.

RESEARCH SUMMARY

MESHER, George Charles: Sources

B.C. Vital Events; company records and voters lists (held at BCA); and interviews with his grandson, John R.H. Ley (1990), grandniece, Kathleen Johnston (1993) and Pheona Hislop (2001). Published sources include directories; *Colonist* references and tender calls; obituaries and local news items. Also *This Old House*; *Victoria Architecturally*, 1911; Segger & Franklin, *Exploring Victoria's Architecture*; and Mills, *Architectural Trends in Victoria*.

CITY DIRECTORIES

Henderson's Greater Victoria Directory, 1910-11, page 125

- Johnson 725 City Livery Stables
- Johnson 727-31-33 B C Hardware Co

Henderson's Greater Victoria Directory, 1910-11, page 215

City Livery Stables Dr C R Richards prop 725 Johnson

Henderson's Greater Victoria Directory, 1912, page 157

- Johnson 725 City Livery Stables
- Johnson 727 Plimley's Garage
- Johnson 731-33 Vacant

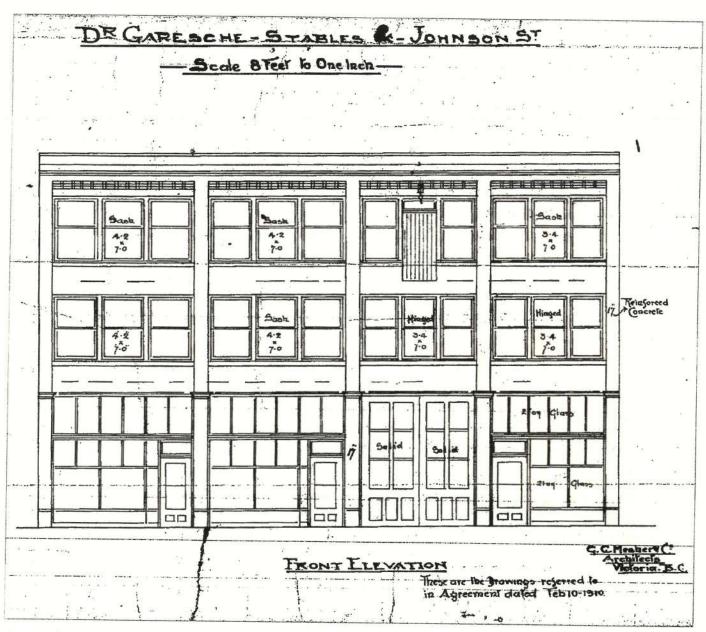
Henderson's Greater Victoria Directory, 1912, page 542

- Plimley Horace collr Thos Plimley lvs 109 Douglas
- Plimley Thos automobiles and bicycles 730 Yates and 727 Johnson h 109 Douglas

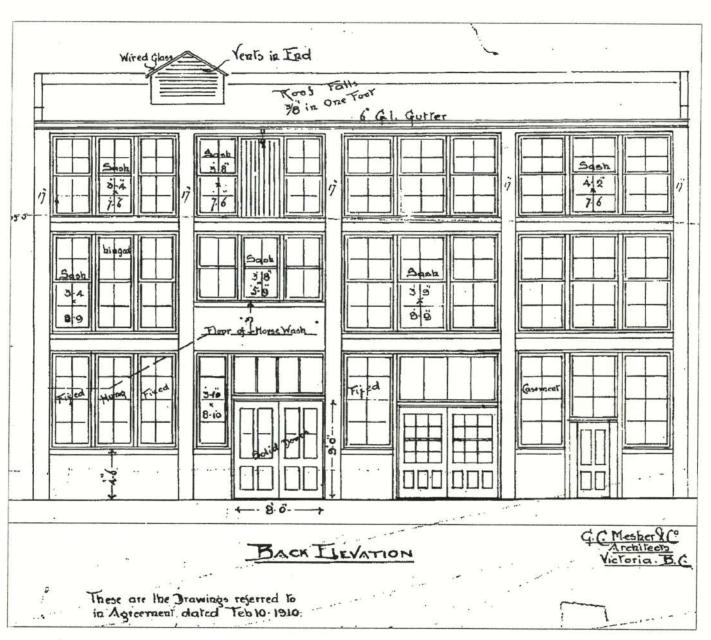
Henderson's Greater Victoria Directory, 1913, page 305

- Johnson 725 City Livery Stables
- Johnson 725 Richards C R vet surg
- Johnson 727 Plimley Thos Garage
- Johnson 727 Johnson Alf J printer
- Johnson 727 Vallence Geo G adv agt
- Johnson 727 Belsize Motor Express
- Johnson 731 Victoria Labour Temple Ltd
- Johnson 733-735 Plimley's Garage

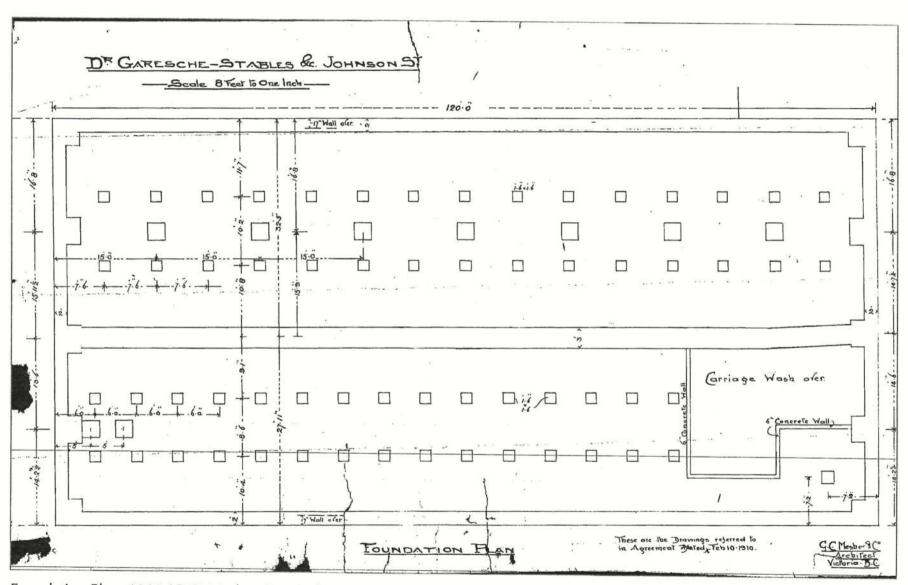
APPENDIX A: HISTORIC DRAWINGS



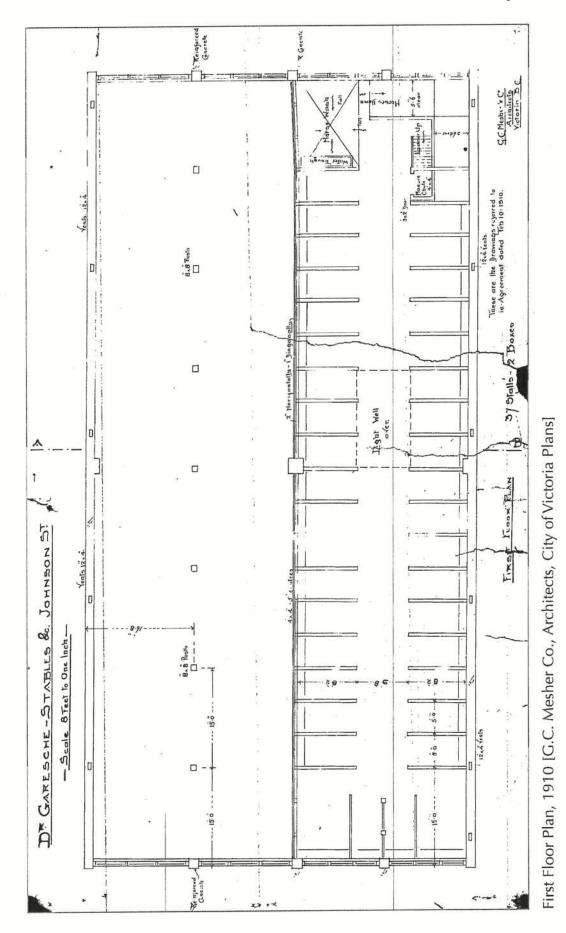
Original Appearance, Front Elevation, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



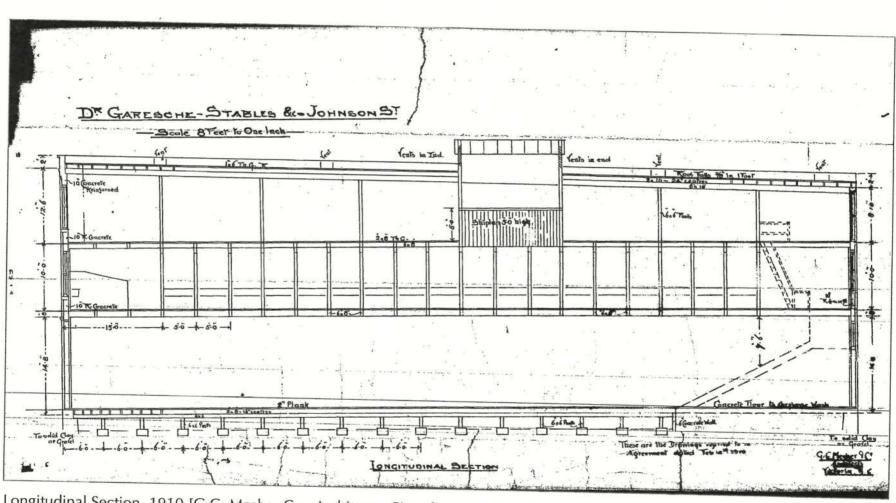
Original Appearance, Back Elevation, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



Foundation Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]

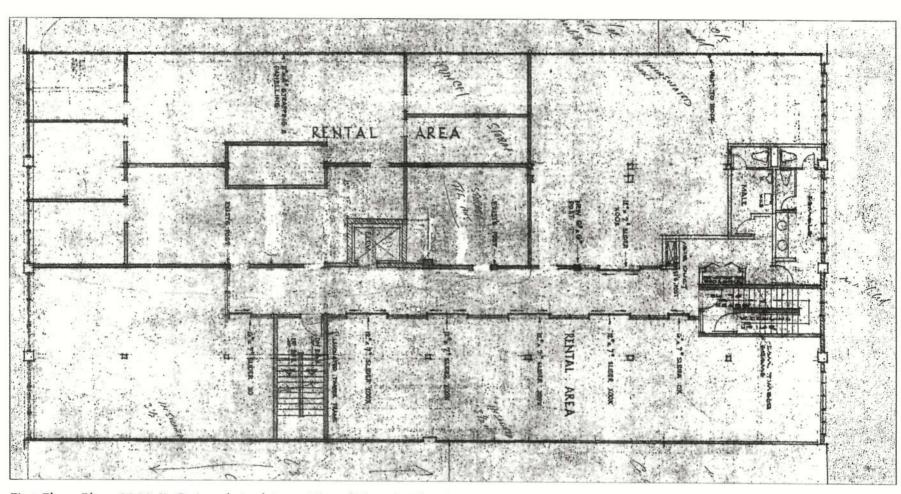


DR. GARESCHÉ STABLES & OFFICES | CONSERVATION of 551

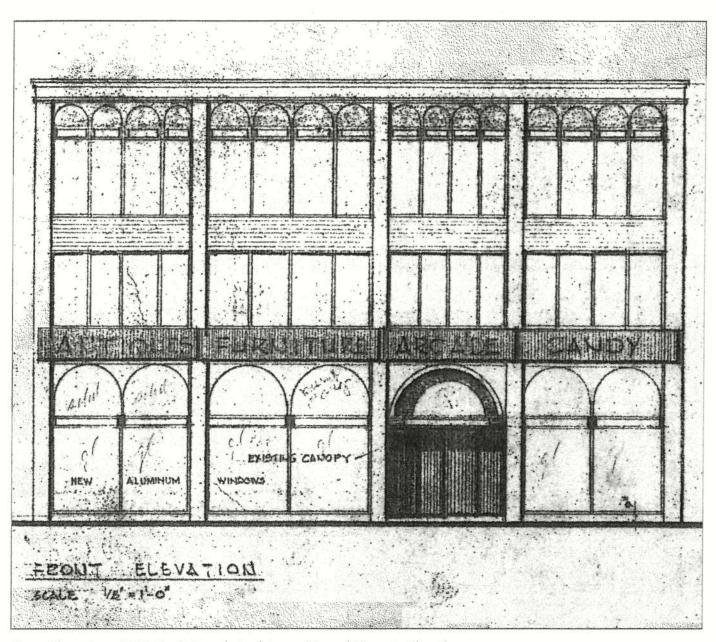


Longitudinal Section, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]

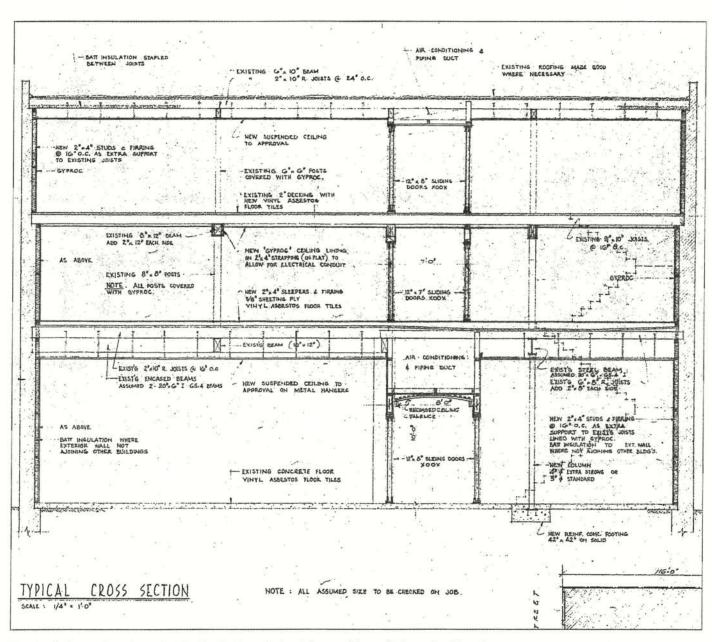
DR. GARESCHÉ STABLES & OFFICES | CONSERVATIPAGEI1/2/21 of 551



First Floor Plan, 1968 [L.O. Lund, Architect, City of Victoria Plans]



Front Elevation, 1968 [L.O. Lund, Architect, City of Victoria Plans]



Typical Cross Section, 1968 [L.O. Lund, Architect, City of Victoria Plans]



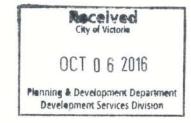
240 - 386 W 8th Ave. Vancouver, B.C. GANADA V5Y 3X2 Tel 604 731,3966 Fax. 504,734 1121

architecture inc.

October 06, 2016

Sustainable Planning and Community Development, City of Victoria 1 Centennial Square Victoria, B.C.

Attention: Mr. Mike Wilson, Area Planner



Dear Mike:

RE:

727 Johnson Street

Rezoning Application #00502 Development Permit #000453

In response to the latest comments from the city staff, we have made the appropriate changes to accommodate the city's concerns.

The additional floors are now recessed and not visible from across the street. The materials of the addition have been changed from the previously proposed metal cladding to a concrete panel to be more palatable with the heritage concrete façade.

We have sent you the updated drawings documenting these changes dated August 12th, 2016 (stamped August 18th)

Regards,

Studio One Architecture Inc.

Jim Wong



DRAWING LIST:

- A0.0 COVER PAGE
- AO.1 PROJECT STATISTICS
- A0.5 SITE PLAN
- A1.1 PROPOSED & EXISTING GROUND FLOOR PLAN
- A1.2 PROPOSED & EXISTING 2nd & 3rd FLOOR PLANS
- A1.3 PROPOSED 4th & 5th FLOOR PLANS
- A2.0 BUILDING ELEVATIONS
- A2.1 SIDE ELEVATIONS & MATERIALS
- A2.2 FRONT FACADE DETAILS
- A3.0 BUILDING SECTION & RENDERINGS

PROPOSED RENOVATION | 727 JOHNSON STREET, VICTORIA, B.C.

RE-ISSUED FOR DEVELOPMENT PERMIT & REZONING

CONSULTANTS

OUNDUCTION

STUDIO ONE ARCHITECTURE INC.

Vancouser, BC V5V 3X2

Fornas Wolf

F 604 731 3966 F 604 734 1121 DONALD LUXTON & ASSOCIATES INC. 1030 - 470 Granotte Street Vancouver, BC V6C IV5

Donald Larber

P. 604 688 1216

Victoria City Council - 13 Apr 2017

Received City of Victoria

AUG 1 8 2016

Manning & Development Department Development Services Division

DESIGN RATIONALE

727 JOHNSON ST BUILDING RENOVATION

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727 JOHNSON STREET VICTORIA, BC

PROJECT STATISTICS CONTEXT & RATIONALE

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Victoria City Council - 13 Apr 2017

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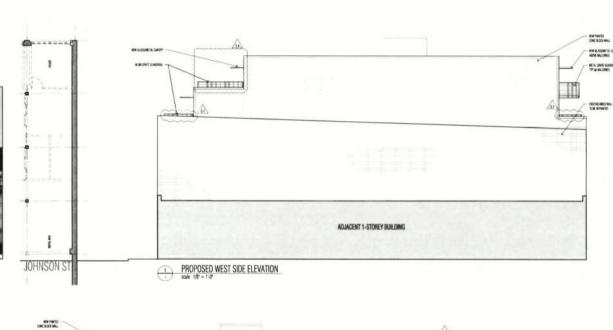
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727 JOHNSON STREET VICTORIA, BC

BUILDING SECTION & RENDERINGS

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Victoria City Council - 13 Apr 2017

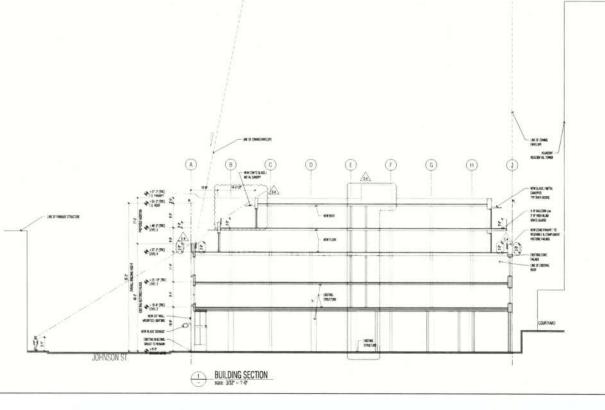
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JOHNSON ST LOOKING WEST



JOHNSON ST LOOKING EAST



PROPOSED JOHNSON STREET STREETSCAPE

4.1.1 Rezoning Application No. 00502 for 727 Johnson Street (Downtown Neighbourhood)

Committee received a report dated May 2, 2016, regarding an application to construct a two-storey addition to the existing building, and convert the office building to ground floor retail and residential above.

Committee discussed:

The style of the new additions.

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00502 for 727 Johnson 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:

- Registration of a legal agreement to prohibit the demolition of the existing building and secure the proposed restoration of the existing building.
- Preparation of a Housing Agreement Bylaw that would prevent subdivision of the building by strata plan and ensure the building is occupied by non-owners for the life of the building.

CARRIED UNANIMOUSLY 16/COTW

4. Rezoning Application No. 00502 for 727 Johnson Street

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00502 for 727 Johnson 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. Registration of a legal agreement to prohibit the demolition of the existing building and secure the proposed restoration of the existing building.
- 2. Preparation of a Housing Agreement Bylaw that would prevent subdivision of the building by strata plan and ensure the building is occupied by non-owners for the life of the building.

Carried Unanimously



Committee of the Whole Report For the Meeting of May 19, 2016

To:

Committee of the Whole

Date:

May 2, 2016

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Rezoning Application No.00502 for 727 Johnson Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00502 for 727 Johnson 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. Registration of a legal agreement to prohibit the demolition of the existing building and secure the proposed restoration of the existing building.
- Preparation of a Housing Agreement Bylaw that would prevent subdivision of the building by strata plan and ensure the building is occupied by non-owners for the life of the building.

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 727 Johnson Street. The proposal is to rezone the property from the current CA-4 Zone, Central Area Commercial Office District, to a new zone in order to permit increased density for a mixed-use development.

The following points were considered in assessing this application:

 The Official Community Plan (OCP) designates the subject lands within the Core Business Area which envisions mixed-use buildings up to 24-storeys in height and with a maximum residential floor area of 3:1, consistent with the Downtown Core Area Plan (DCAP) The applicant has provided a Heritage Conservation Plan that demonstrates there is heritage value in restoring the Johnson Street façade. Both the OCP and DCAP provide broad policy support for the restoration of historic buildings and their retention.

BACKGROUND

Description of Proposal

The purpose of this Rezoning Application is to permit ground floor commercial uses with residential uses on the second and higher storeys. The Application proposes an increase in density from 3:1 to 4.33:1. The Application also proposes a decrease in the required vehicle parking from 22 stalls to nil and Class 2 bicycle parking spaces from 6 to nil.

Affordable Housing Impacts

The applicant proposes the creation of 34 new market rental residential units which would increase the overall supply of market rental housing in the area. A Housing Agreement is proposed to secure this in perpetuity.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The Application proposes 34 Class 1 bicycle parking spaces which supports active transportation.

Public Realm Improvements

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

Land Use Context

The area is characterized by predominantly mixed-use buildings including retail, office and residential uses.

Existing Site Development and Development Potential

The site is presently occupied by a vacant three-storey office building.

Under the current CA-4 Zone, the property could be developed to a maximum density of 3.0:1 and building height of 43m.

Data Table

The following data table compares the proposal with the CA-4 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify existing non-conforming siting.

Zoning Criteria	Proposal	Zone Standard CA-4 n/a	
Site area (m²) - minimum	668.9		
Density (Floor Space Ratio) - maximum	4.33*	3.00	
Total floor area (m²) - maximum	2894	2007	
Height (m) - maximum	17.1	43	
Storeys - maximum	5	n/a	
Site coverage % - maximum	100	n/a	
Open site space % - minimum	0	n/a	
Setbacks (m) - minimum Front (Johnson Street) Rear Side (west) Side (east)	0 0 0** 0	0 0 4.5 0	
Parking - minimum	0	22	
Bicycle parking stalls (minimum)	34	34	

Relevant History

On July 20, 2015 an application for Heritage Designation of the existing building was received. The Application was reviewed by staff and presented to Committee on August 11, 2015.

The staff report noted that the exterior of the building had been extensively altered and that the building's exterior was largely constructed of non-heritage materials and the condition of any historic fabric that is currently concealed or altered by previous changes is unknown. Staff had assessed the property's eligibility for heritage designation based on existing conditions of heritage value rather than the potential for a future condition and as a result recommended that the Heritage Designation Application be declined.

Upon review of the staff report Council passed the following motion:

Heritage Designation Application No. 000153 for 727-729 Johnson Street

It was moved by Councillor Alto, seconded by Councillor Madoff, that Council support Heritage Designation Application No. 000153 for the property located at 727-729 Johnson Street subject to the applicant undertaking the following steps:

- Working with staff to develop a conservation plan that details the restoration/rehabilitation work to be carried out in accordance with the Standards and Guidelines, to the satisfaction of the Director, Sustainable Planning and Community Development.
- 2. Making/obtaining application for the appropriate permits to undertake the restoration/rehabilitation of the Johnson Street façade.

- 3. Undertaking the restoration/rehabilitation of the Johnson Street façade in accordance with the Standards and Guidelines, to the satisfaction of the Director, Sustainable Planning and Community Development.
- 4. Revising Heritage Designation Application No. 00053 to reflect the restoration/rehabilitation work undertaken that would reinstate its architectural integrity for Council's consideration of the revised Application for designation.

Carried Unanimously

Following this direction from Council, staff met with the applicant to develop a process that would ensure the heritage restoration of the existing building while also allowing the applicant to move forward. To this end, Staff approved a Minor Development Permit Amendment to allow for the removal of the tile on the Johnson Street frontage and restoration of the original concrete finish. This work is currently underway. Staff further advised the applicant to submit a concurrent Rezoning Application and Development Permit Application.

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications, the applicant has consulted the Downtown Residents Association CALUC at a Community Meeting held on September 8, 2015. A letter dated January 22, 2016 is attached to this report.

ANALYSIS

Proposed Increase in Density

The Official Community Plan (OCP) designates the subject lands within the Core Business Area which envisions mixed-use buildings up to 24-storeys in height and with a maximum residential floor area of 3:1. Similarly, the Downtown Core Area Plan (DCAP) designates the site within area A-1 of the Density Bonus System and envisions a maximum residential density of 3:1. The proposed density of 4.33:1 (of which 3.68:1 is residential floor area) is beyond what is contemplated within these policies. However, the applicant has provided a Heritage Conservation Plan that demonstrates there is heritage value in restoring the Johnson Street façade. Both the OCP and DCAP provide broad policy support for the restoration of historic buildings and their retention. Given the scope of work proposed, as described in the attached Development Permit Application, and the proposed legal agreements (described below) to secure the retention of the existing building and the proposed building restoration, staff recommend that Council consider supporting this increase in density.

In order to justify the increase in density from 3:1 to 3.68:1 for residential uses, staff would typically recommend the provision of a third-party economic analysis to determine the value of a public amenity contribution through a land lift analysis. A recent land lift analysis for a market rental building at 1075 Pandora Avenue yielded no increase in land value as a result of a much more significant increase in density. Given the proposed provision of market rental housing, heritage restoration and the applicant's willingness to enter into a Housing Agreement, staff are not recommending that Council require a third-party land lift analysis in this instance and overall recommend that Council support the proposed increase in density.

Legal Agreements

Staff recommend that Council consider two separate legal agreements for this Application. The first agreement would be to prohibit the demolition of the existing building. This restriction would be registered on title and ensure the building would be protected from demolition until such a time as the work is completed and Council is able to consider the Heritage Designation Application. If the application for Heritage Designation is successful, staff would recommend that Council discharge the legal agreement at that time. Staff further recommend that Council consider including provisions within the agreement that secure the proposed restoration work. This would ensure that the owner remains bound to restoring the building even if the Development Permit lapses.

The second agreement would be a Housing Agreement to ensure that the building could not be subdivided by strata plan and that all the residential units be occupied by non-owners for the life of the building.

Resource Impacts

There are no resource impacts associated with this Application.

CONCLUSIONS

The applicant has provided a Heritage Conservation Plan that demonstrates there is heritage value in restoring the Johnson Street façade. Both the OCP and DCAP provide broad policy support for the restoration of historic buildings and their retention. Staff recommend that Council consider the requirement for a legal agreement for this Application. The agreement would be to prohibit the demolition of the existing building and secure the proposed restoration work. This would ensure that the owner remains bound to restoring the building even if the Development Permit lapses. The proposal meets many of the heritage conservation objectives in the OCP and DCAP, and staff recommend Council consider forwarding the Application for consideration at a Public Hearing.

ALTERNATE MOTIONS

That Council decline Rezoning Application #00502 for the property located at 727 Johnson Street.

Respectfully submitted,

Mike Wilson

Senior Planner – Urban Design

Development Services Division

Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

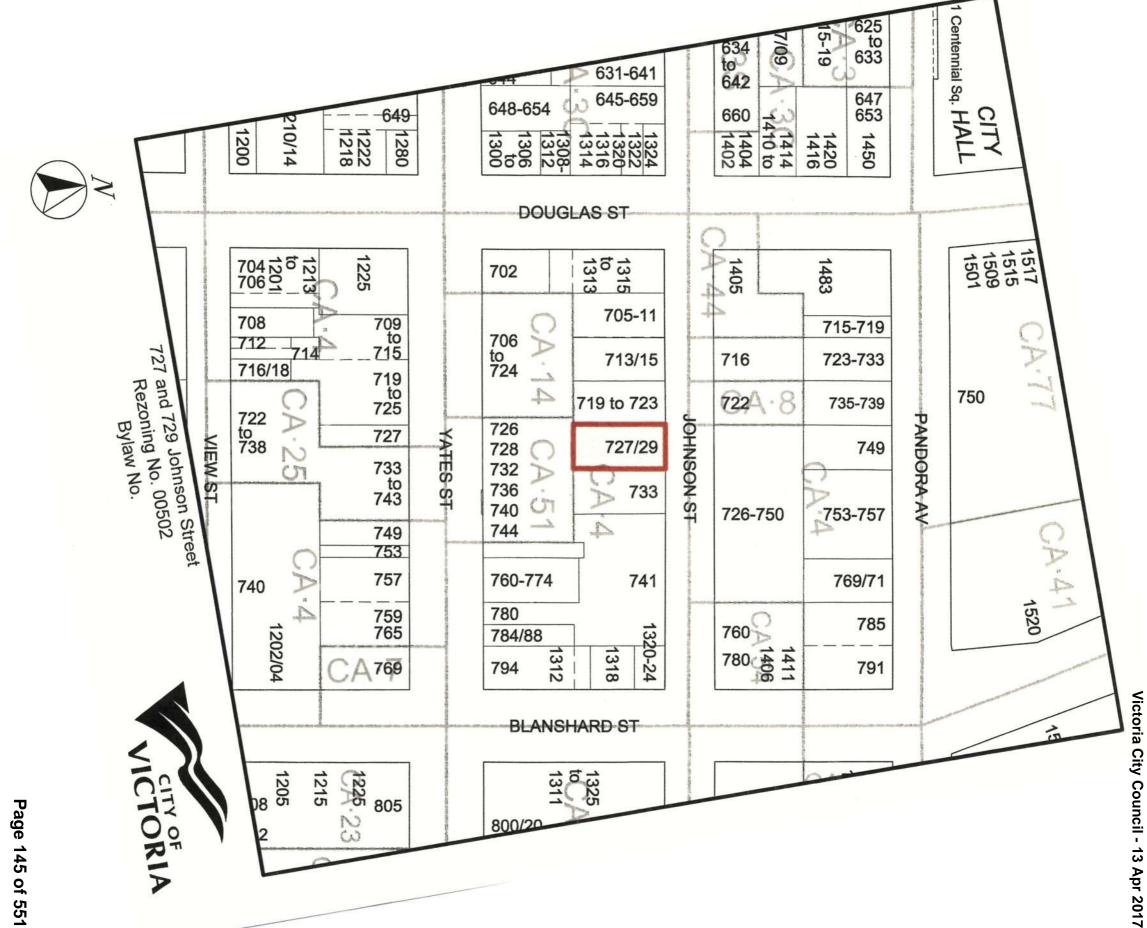
Report accepted and recommended by the City Manager:

Date: May 12, 2016

List of Attachments

- Zoning
- Aerial Map
- Letter from Applicant dated November 30, 2015
- Letter from Downtown Residents Association dated January 22, 2016
- Statement of Significance dated August 2015
- Conservation Plan dated October 2015

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Victoria City Council - 13 Apr 2017





727 and 729 Johnson Street Rezoning No. 00502 Bylaw No.



Alston Properties Ltd.

November 30, 2015

Mayor Lisa Helps and Members of Council City of Victoria 1 Centennial Square Victoria, B.C. V8W 1P6

Dear Mayor Helps and Council

Re: 727 Johnson Street

This is a proposal to convert a vacant existing retail/office building to a mixed-use project with retail at the street level and residential units on the upper floors. We have applied for a Heritage Designation and are now looking to proceed with the Rezoning and Development Permit process.

The existing office building is located at Johnson Street mid-block between Douglas & Blanchard Streets. The existing 1910 structure is three storeys tall with no underground or parking on site. The proposed project is in the Downtown Core Central Area Commercial Office District (CA-4 Zone) with potential for density bonus.

Our proposal is to convert the building to include retail on the ground floor and rental residential apartments on the upper floors with a two-storey addition; this adaptive reuse of the existing building responds to the changing urban fabric of live, work and play within the community. The retail on the ground floor will enhance the street level pedestrian experience and provide continuous retail frontage as it connects with the surrounding retail uses. The added residential density on the upper floors will help invigorate the community, making it more lively and safe. The mixed-use approach is often considered to improve the urban living experience, by creating a sustainable synergy between the residents and the surrounding businesses on both the economic & social level.

The proposal looks to restore the historic front façade, restore & preserve the historic structure. Conservation work on the historic façade will be carried out according to the attached Conservation Plan by Donald Luxton & Associates. Although the existing structure is about the same height as the surrounding buildings on the block, the addition will add variety & animate the saw-tooth urban massing profile. The proposed density of 4.27 is within the permitted maximum 6.0 FSR for a mixed use project with the Density Bonus System. This is essential from an economic stand point to offset the costs of the heritage restoration & seismic structural upgrades. A total of 32 rental apartments will be created. The additional two floors will be recessed to accentuate the historic façade as the original street wall.

Ample bicycle storage will be provided for the project to encourage the residents to bike year round. No parking will be provided, given the existing condition. The site is centrally located within walking distance of all amenities as well as a major transit corridor (Douglas Street), and as such will encourage residents to utilize alternate modes of transport. I thank you for considering this proposal. Attached is a Green Building Items Checklist, Heritage Conservation Plan and a Building Code Compliance Summary for the proposed project.

Regards,

Michael Alston

President

Alston Properties Ltd.



1715 Government Street Victoria, BC V8W 1Z4 250.386.5503

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

January 22, 2016

Re: CALUC Meeting-727 Johnson Street

Dear Mayor Helps and Council,

The DRA LUC has reviewed the drawings and hosted a CALUC meeting on September 8th, 2015 for the above-mentioned application. Sixteen people registered their attendance at the door.

Based on the information presented by the applicant, the purpose of the rezoning is to create 32 units of residential rental accommodation, with ground floor commercial space fronting Johnson Street. Two additional storeys are proposed above the original roof line. The existing cladding added to the building in the 70's will be removed and the original cladding restored. The additional stories will be setback approximately 10 feet and clad with metal siding.

The applicant outlined that they will be applying for heritage designation for the building and the building will be seismically upgraded.

Comments and concerns raised at the CALUC meeting by the public are as follows;

- Era residents were concerned with the outlook from the Era.
- It was suggested that the applicant consider a green roof in exchange for the additional storeys.
- Attendees also expressed concerns that not enough parking was proposed. Other
 attendees pointed out that many downtown residents don't have cars. Concerns were
 expressed that the cost of parking in the parkade opposite would increase.
- Concerns were voiced regarding the proposed height of the building with the additional storeys.
- Concerns were expressed regarding privacy between the properties at the rear.

Comments and concerns put forward by the DRA Land Use Committee members are as follows:

- The DRA Landuse Committee does not support additional storeys added to designated heritage buildings if those additional storeys are not adequately set back as to be not visible from the sidewalk across the street. It appears that one of the additional storeys proposed by this application will be entirely visible from the street and is a concern. It is also a concern that any additional storeys that are constructed maintain the architectural style, rhythm, colours and materials palette of the original facade in order to deemphasize those additions. The proposed additional storeys are of a style and material incongruent with the Heritage Building.
- As this application is for a designated heritage building it is assumed that the applicant will be seeking a ten-year tax incentive for seismic upgrading of the building as well as any "Building Incentive Grants" from the City of Victoria that may be available. This should be considered a significant contribution of public funds and it is recommended that Council not approve any granting for any application that includes visible/incongruent additional storeys on designated buildings.

The DRA would support this proposal in principle as it is likely to add vitality to an area much in need, but it is unacceptable in its current form. The additional storeys visible from the street are a major concern and as this project is also likely being assisted by public funds in the form of a property tax incentive, we recommend the proposal be amended to address all concerns regarding additional storeys prior to its approval.

Sincerely,

lan Sutherland

Chair Land Use Committee
Downtown Residents Association

cc Planning and Development Department



DR. GARESCHÉ STABLES & OFFICES 727 JOHNSON STREET VICTORIA, B.C.

STATEMENT OF SIGNIFICANCE AUGUST 2015

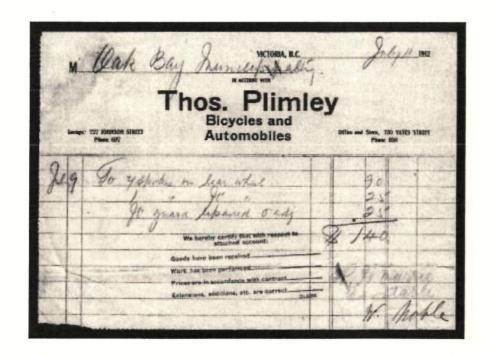


DONALD LUXTON AND ASSOCIATES INC

1030 - 470 GRANVILLE STEET VANCOUVER BC V6C 1V5 info@donaldluxton.com 604 688 1216 www.donaldluxton.com

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1. INTRODUCTION

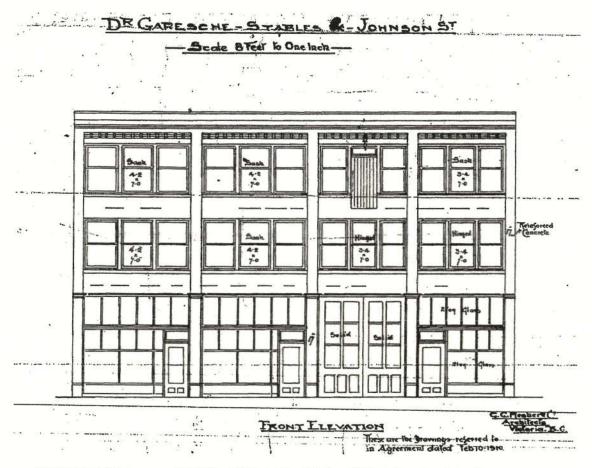


Name: Garesché Stables & Offices Address: 727 Johnson Street

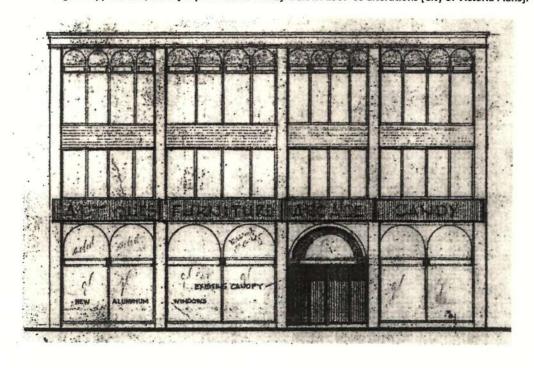
First Owner: Dr. Arthur John Garesché Architect: George C. Mesher Co. Contractor: George C. Mesher Co. Date of Construction: 1910

Located mid-block on the south side of the 700 block of Johnson Street, the western half of this threestorey structure was built as a stable for City Livery, with rooms for carriages on the ground floor, horse stables on the second floor and a hay loft on the top floor. The eastern half of the building was rented as stores, and soon after construction was occupied by the Plimley garage.

Alterations were made to the storefronts in 1962 when the ground floor became the temporary premises of the Bank of Nova Scotia. An extensive alteration, designed by architect L.O. Lund in December 1967, inserted a retail arcade at the ground level; at that time the front elevation windows and storefronts were completely altered.



Above: Original Appearance, 1910 [City of Victoria Plans]. Below: 1967-68 alterations [City of Victoria Plans].





Above: City of Victoria Archives M00707. Below: City of Victoria Archives M01247.



2. HISTORICAL CONTEXT

2.1 FIRST OWNER: DR. ARTHUR JOHN GARESCHÉ

Arthur John Garesché (1860-1952) was born in Volcanoville, California on October 24, 1860 and came to Victoria in 1866 with his family. His father was Francis Garesché of the banking firm Garesché, Green and Company. He began his apprenticeship in dentistry in Portland, Oregon, in 1881 and later attended the University of Pennsylvania Dental College, graduating in 1887. He returned to Victoria in 1895 and opened a dental practice. On August 18, 1902 he married Millicent Mary Trimen, who was born at Wroxall, Isle of Wight, England on August 30, 1873. She was the daughter of architect Leonard Buttress Trimen and Susanna Mary Chaillé, and lived in Exeter, Devonshire before immigrating to Canada in September 1892. On October 3, 1892 she arrived in Victoria, where her father had already set up his architectural practice. Dr. Garesché died in Victoria, on September 14, 1952, three months after closing his practice. At the time of his death, he was reputedly the longest-serving dentist in North America.



2.2 ARCHITECT AND CONTRACTOR: GEORGE C. MESHER CO.

Left: George Mesher [courtesy John R.H. Ley family]

George Charles Mesher (1860-1938) developed an excellent reputation as a contractor in Victoria. Although not formally trained in architecture, later in his career he designed a number of very prominent buildings. Born in Weybourne, Surrey, England, in 1860, he was the oldest of eight children. His father, George Mesher, was born in Brompton, Co. Kent, England in 1831 and had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The widowed Mesher Sr. came to Victoria B.C. with his family in 1886 at the age of fifty-five. He created a new business operation called George Mesher & Co. with his son, and they offered services both as architects and builders on commercial and residential commissions

The Meshers were fortunate to arrive in Victoria when a building boom was underway. One factor in their success was the abundant energy of G.C. Mesher. His grandson recalled that he only "needed four hours sleep" and "he liked to get up early." Now established,

the Mesher family built a large home at 60 Second Street in 1888. The following year they bought three adjacent lots and built two more houses. Their' growing reputation soon led to some of the largest contracts of their career, and they were busy constructing mansions in the prestigious Rockland district as well as a number of downtown commercial blocks. Their biggest contract in the 1890s was a four-storey office building, the Five Sisters Block, designed by Sorby & Wilson. This was followed by the contract to construct Maclure's Temple Building on lower Fort Street.

Despite a busy work life, G.C. Mesher found time in 1892 to go to England and bring back a bride, Janet Elizabeth McDonald. The couple soon had two daughters, Theresa and Violet. A few years later George bought lots on South Turner Street in James Bay and built a large residence, a fine example of Queen Anne style, along with a similar house he built in the Cowichan Valley; for these houses Mesher was probably adapting pattern book plans. Mesher Sr. retired in the mid-1890s, although he kept his hand in

the business almost until his death in 1912. Though construction was slow after 1892, Mesher kept busy by developing property in the Rockland, Fairfield, and James Bay neighbourhoods. Around 1900 he entered into an investment partnership with Dr. I.W. Powell, an important figure in B.C.'s early political history. Among their acquisitions was a two-acre parcel fronting on Dallas Road, where Mesher put up several residences. The finest and largest house built on the Dallas parcel was the one he designed for his own family, completed in 1904.

During Victoria's great building boom, 1907-12, Mesher worked increasingly as an architect. Undoubtedly his diverse experience gave him confidence, and he designed almost all the major buildings he constructed during this period. To Victoria's burgeoning downtown, Mesher contributed three reinforced concrete structures, each six storeys high, with ground floor retail and upper floor offices. Sparsely ornamented and functional, they reveal the influence of the popular Chicago School. The largest belonged to Pemberton & Sons, the city's most successful real estate development firm. The exterior of the Pemberton Block, 1911, was a grid of large window bays separated by clean horizontal and vertical lines and crowned by a wide bracketed cornice. It was one of Mesher's most accomplished buildings and, for a while, the largest office block in the city. This building also demonstrated that Mesher was one of the pioneers of the use of reinforced concrete construction on the west coast. He made innovative use of flat plate construction in the Pemberton Building by extending floor slabs to form outer wall beams that are boldly expressed on the facade of this substantial office building. The Sayward Block, 1911, on the corner of Douglas and View Streets, resembled the Pemberton Block, and was named after its principal investor, prominent businessman J.A. Sayward. The last of this triumvirate was the Metropolis Building on Yates Street, 1913, similar to the others but with the upper floors used as a hotel.

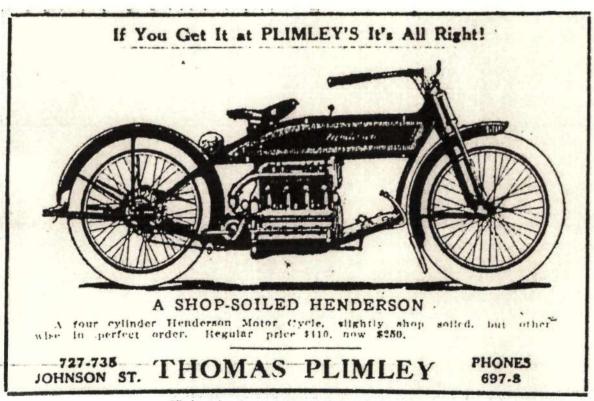
During the boom period, attractive apartment blocks with all the facilities for independent and respectable living sprang up in Victoria, and Mesher built three of the finest: October Mansion, 1910; The Savoy Mansion, 1911; and Hampton Court, 1913. There was little construction work available after the outbreak of the First World War. Although Mesher was a prolific builder and generated considerable income, he was not a good business manager. According to his grandson he ran into financial difficulties in 1916 and for a time relied upon liquor revenue from a Yates Street hotel in which he had interests, but that was lost when prohibition started in 1919. Mesher retired about 1924 and in 1928 moved to the Alberni Valley where he built a large house with his own hands. He died in Vancouver in 1938.

2.3: THOMAS PLIMLEY

This building is also associated with pioneer auto dealer Thomas John Plimley (1871-1929) who trained as a machinist in his hometown of Birmingham, England. He immigrated to Victoria in 1893, worked with Albion Iron Works, and then opened a bicycle shop called Plimley & Ritchie Limited. In 1905, he established one of the first automobile businesses in Western Canada. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city, a tiller-steered Oldsmobile The firm sold a number of the famous early autos: Daimler, Hupmobile, and Overland. His wife Rhoda (née Hanis, 1872-1927), born in Staffordshire, England, was the area's first female driver. In 1907, Thomas's brother, Allan, moved from England to join him. Plimley's Garage opened at this Johnson Street location in 1910. The business continued to expand, and in 1922 the company was incorporated as Thomas Plimley Limited. In 1927, Thomas Plimley built a new used car showroom at 1010 Yates Street. Their son, Thomas Horace Plimley, took over the family business in 1929, and opened a British car dealership in Vancouver in 1936. From 1957 to 1986, Horace's son Basil was one of the few third generation executives of a B.C. business.



Plimley Automobile Co. Ltd. Showroom, 606 Government Street, circa 1905 [British Columbia Archives A-03052].



Plimley Advertisement, Victoria Daily Colonist, 1915.

3. STATEMENT OF SIGNIFICANCE

Description of the Historic Place

The Garesché Stables & Offices is a three-storey, masonry commercial building, located midblock on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. It forms part of a grouping of older structures of similar scale that remain on part of this block. The front façade is divided into four bays by concrete columns, with tall ground-floor storefront openings and banked upper floor windows.

Heritage Value of the Historic Place

The heritage value of the Garesché Stables & Offices is summarized below in accordance with Victoria's Heritage Thematic Framework.

Theme 2: Gateway Economy Subtheme 2.2: Resource Base

The Garesché Stables & Offices has been constantly adapted for new uses, and is valued for its continuous commercial use over time. Constructed during the height of the pre-World War One real estate boom, the Garesché Stables & Offices is valued as a reflection of the surge of development that characterized Victoria's expanding gateway economy. With its substantial size, masonry construction and simple detailing, it remains a prominent presence on the street. Built in 1910 as a purpose-built stable, it has been used continuously for commercial purposes, and is a significant contribution to the historic character of this block of Johnson Street. The scale of the building reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One in 1914. This building also demonstrated the transition in transportation that was occurring rapidly at the time, housing both a livery stable and the soon to be dominant automobile.

Theme 5: Cultural Exchange

Subtheme 5.1: Architectural Expression / Edwardian Era Architecture

Built to be overtly functional, the Garesché Stables & Offices is significant as one of the earliest local examples of use of reinforced concrete as a façade material. The architect and contractor, English-born George Charles Mesher (1860-1938), developed an outstanding reputation as a contractor. In 1886, Mesher and his widowed father, George Mesher Sr., relocated to Victoria. Mesher Sr. had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The Meshers were fortunate to arrive in Victoria when the resource-based economic boom was underway. When they set up shop in Victoria in 1887 they continued as partners in their contracting work. Although not formally trained in architecture, Mesher designed a number of prominent buildings in Victoria. He was also one of the pioneers of the use of reinforced concrete construction on the west coast. This evolving technology enabled broad spans of glazing at the ground floor and upper floor levels. With its tripartite articulation, interwoven horizontal and vertical bands of reinforced concrete and banked windows, the building also demonstrates the influence of the Chicago School on Victoria's Edwardian-era commercial buildings.

Theme 1: Coastal Settlement

Subtheme 1.2: Multi-Cultural Origins

The structure is additionally significant for its association with pioneer Victoria resident Dr. Arthur John Garesché (1860-1952), born in California, who came to Victoria in 1866 with his family. After obtaining his education in the United States, he returned to Victoria in 1895 and opened a dental practice. At the time of his death, he was reputedly the longest-serving dentist in North America. The Garesché Stables & Offices is also valued for its association with pioneer auto dealer Thomas Plimley (1871-1929) and the Plimley family. English born, Thomas Plimley began his career in Victoria by selling bicycles. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city.

Character-Defining Elements

Key elements that define the heritage character of the Garesché Stables & Offices include its:

- location on the south side of Johnson Street, in Victoria's downtown core, part of a grouping of historic buildings of similar scale;
- · continuous commercial use;
- commercial form, scale and massing as expressed through its rectangular, three-storey height, rectangular plan with a flat roof, and tall storefront openings;
- construction materials, such as its reinforced concrete façade and common red-brick side walls;
- Edwardian-era design features such as its tripartite articulation and banked upper floor windows.

RESEARCH SOURCES

Name: Garesché Stables & Offices Address: 727 Johnson Street

First Owner: Dr. Arthur John Garesché Architect: George C. Mesher Co. Contractor: George C. Mesher Co. Date of Construction: 1910

CITY OF VICTORIA BUILDING PERMIT

 #1510; February 12, 1910; Dr. Garesche, Johnson Street; Lot 33, Block 3; Stable, 3-storey brick; \$15,000.

BUILDING PLANS [CITY OF VICTORIA]

Dr. Garesché Stables &, Johnson Street, G.C. Mesher Co., Architects, 1910.

PLUMBING PLANS [CITY OF VICTORIA]

#3920: Building Belonging to Dr. Garesché, Filed June 14, 1910.

PUBLISHED SOURCES

Contract Record, vol. 24, no. 4. January 26, 1910: A three storey brick building for stores and
offices on land 60 by 120 feet is contemplated on Johnson Street, adjoining the warehouse of
the Brady-Houston Pickling Company. Estimated cost, \$12,000. Owner, Dr. A.J. Garesche.

PUBLICATIONS

 Luxton, Donald. Building the West: The Early Architects of British Columbia. Vancouver: Talonbooks, 2nd ed., 2007.

BC VITAL EVENTS

- Groom Name: Garesche, A J; Bride Name: Trimen, Mellissent [sic] Mary; August 18, 1902; Event Place: Victoria; Registration Number: 1902-09-010996; Event Type: Marriage.
- Garesche, Arthur John Francis; Gender: Male; Age: 91; Date: September 14, 1952; Event Place: Victoria; Registration Number: 1952-09-008994; Event Type: Death.
- Garesche, Millicent Mary; Gender: Female; Age: 103; Date: February 26, 1977; Event Place: Victoria; Registration Number: 1977-09-003620; Event Type: Death.
- Plimley, Thomas John; Gender: Male; Age: 58; Date: December 18, 1929; Event Place: Victoria;
 Registration Number: 1929-09-414972; Event Type: Death.
- Plimley, Thomas Horace Gender: Male; Age: 89; Date: March 21, 1985; Event Place: Victoria;
 Registration Number: 1985-09-005506; Event Type: Death.

MESHER, George Charles: Sources

B.C. Vital Events; company records and voters lists (held at BCA); and interviews with his grandson, John R.H. Ley (1990), grandniece, Kathleen Johnston (1993) and Pheona Hislop (2001). Published sources include directories; *Colonist* references and tender calls; obituaries and local news items. Also *This Old House*; *Victoria Architecturally*, 1911; Segger & Franklin, *Exploring Victoria's Architecture*; and Mills, *Architectural Trends in Victoria*.

CITY DIRECTORIES

Henderson's Greater Victoria Directory, 1910-11, page 125

- · Johnson 725 City Livery Stables
- Johnson 727-31-33 B C Hardware Co

Henderson's Greater Victoria Directory, 1910-11, page 215

City Livery Stables Dr C R Richards prop 725 Johnson

Henderson's Greater Victoria Directory, 1912, page 157

- Johnson 725 City Livery Stables
- Johnson 727 Plimley's Garage
- Johnson 731-33 Vacant

Henderson's Greater Victoria Directory, 1912, page 542

- Plimley Horace collr Thos Plimley lvs 109 Douglas
- Plimley Thos automobiles and bicycles 730 Yates and 727 Johnson h 109 Douglas

Henderson's Greater Victoria Directory, 1913, page 305

- Johnson 725 City Livery Stables
- Johnson 725 Richards C R vet surg
- Johnson 727 Plimley Thos Garage
- Johnson 727 Johnson Alf J printer
- Johnson 727 Vallence Geo G adv agt
- Johnson 727 Belsize Motor Express
- Johnson 731 Victoria Labour Temple Ltd
- Johnson 733-735 Plimley's Garage

DR. GARESCHÉ STABLES & OFFICES

727 JOHNSON STREET, VICTORIA

CONSERVATION PLAN

OCTOBER 2015



DONALD LUXTON &

DONALD LUXTON AND ASSOCIATES INC.

1030 - 470 GRANVILLE STEET VANCOUVER BC V6C 1V5 info@donaldluxton.com 604 688 1216 www.donaldluxton.com



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Front, north-facing façade

INTRODUCTION

1.0 INTRODUCTION

NAME:

Garesché Stables & Offices

ADDRESS:

727 Johnson Street

FIRST OWNER:

Dr. Arthur John Garesché

ARCHITECT:

George C. Mesher Co.

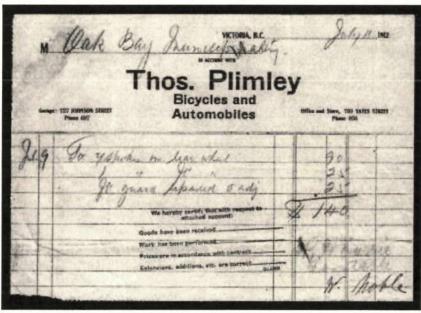
CONTRACTOR:

George C. Mesher Co.

DATE OF CONSTRUCTION: 1910

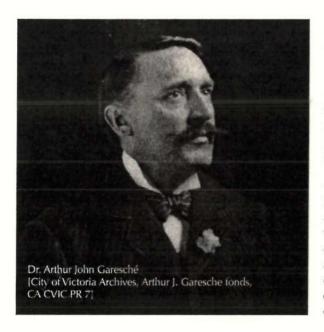
Located mid-block on the south side of the 700 block of Johnson Street, the western half of this three-storey structure was built as a stable for City Livery, with rooms for carriages on the ground floor, horse stables on the second floor and a hay loft on the top floor. The eastern half of the building was rented as stores, and soon after construction was occupied by the Plimley garage.

Alterations were made to the storefronts in 1962 when the ground floor became the temporary premises of the Bank of Nova Scotia. An extensive alteration, designed by architect L.O. Lund in December 1967, inserted a retail arcade at the ground level; at that time the front elevation windows and storefronts were completely altered.



Thomas Plimley Commercial Invoice, Victoria, BC, 1912 [www.antiquarius.com]

2.0 HISTORIC CONTEXT



2.1 FIRST OWNER: DR. ARTHUR JOHN GARESCHÉ

Arthur John Garesché (1860-1952) was born in Volcanoville, California on October 24, 1860 and came to Victoria in 1866 with his family. His father was Francis Garesché of the banking firm Garesché, Green and Company. He began his apprenticeship in dentistry in Portland, Oregon, in 1881 and later attended the University of Pennsylvania Dental College, graduating in 1887. He returned to Victoria in 1895 and opened a dental practice. On August 18, 1902 he married Millicent Mary Trimen, who was born at Wroxall, Isle of Wight, England on August 30, 1873. She was the daughter of architect Leonard Buttress Trimen and Susanna Mary Chaillé, and lived in Exeter, Devonshire before immigrating to Canada in September 1892. On October 3, 1892 she arrived in Victoria, where her father had already set up his architectural practice. Dr. Garesché died in Victoria, on September 14, 1952, three months after closing his practice. At the time of his death, he was reputedly the longest-serving dentist in North America.

2.2 ARCHITECT AND CONTRACTOR: GEORGE C. MESHER CO.

George Charles Mesher (1860-1938) developed an excellent reputation as a contractor in Victoria. Although not formally trained in architecture, later in his career he designed a number of very prominent buildings. Born in Weybourne, Surrey, England, in 1860, he was the oldest of eight children. His father, George Mesher, was born in Brompton, Co. Kent, England in 1831 and had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The widowed Mesher Sr. came to Victoria B.C. with his family in 1886 at the age of fifty-five. He created a new business operation called George Mesher & Co. with his son, and they offered services both as architects and builders on commercial and residential commissions.

The Meshers were fortunate to arrive in Victoria when a building boom was underway. One factor in their success was the abundant energy of G.C. Mesher. His grandson recalled that he only "needed four hours sleep" and "he liked to get up early." Now established, the Mesher family built a large home at 60 Second Street in 1888. The following year they bought three adjacent lots and built two more houses. Their' growing reputation soon led to some of the largest contracts of their career, and they were busy constructing mansions in the prestigious Rockland district as well as a number of downtown commercial blocks. Their biggest contract in the 1890s was a fourstorey office building, the Five Sisters Block, designed by Sorby & Wilson. This was followed by the contract to construct Maclure's Temple Building on lower Fort Street.

Despite a busy work life, G.C. Mesher found time in 1892 to go to England and bring back a bride, Janet Elizabeth McDonald. The couple soon had two daughters, Theresa and Violet. A few years later George bought lots on South Turner Street in James Bay and built a large residence, a fine example of Queen Anne style, along with a similar house he

HISTORIC CON

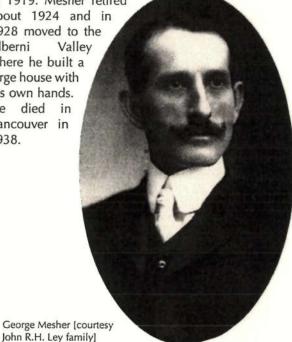
built in the Cowichan Valley; for these houses Mesher was probably adapting pattern book plans. Mesher Sr. retired in the mid-1890s, although he kept his hand in the business almost until his death in 1912. Though construction was slow after 1892, Mesher kept busy by developing property in the Rockland, Fairfield, and James Bay neighbourhoods. Around 1900 he entered into an investment partnership with Dr. I.W. Powell, an important figure in B.C.'s early political history. Among their acquisitions was a two-acre parcel fronting on Dallas Road, where Mesher put up several residences. The finest and largest house built on the Dallas parcel was the one he designed for his own family, completed in 1904.

During Victoria's great building boom, 1907-12, Mesher worked increasingly as an architect. Undoubtedly his diverse experience gave him confidence, and he designed almost all the major buildings he constructed during this period. To Victoria's burgeoning downtown, Mesher contributed three reinforced concrete structures, each six storeys high, with ground floor retail and upper floor offices. Sparsely ornamented and functional, they reveal the influence of the popular Chicago School. The largest belonged to Pemberton & Sons, the city's most successful real estate development firm. The exterior of the Pemberton Block, 1911, was a grid of large window bays separated by clean horizontal and vertical lines and crowned by a wide bracketed cornice. It was one of Mesher's most accomplished buildings and, for a while, the largest office block in the city. This building also demonstrated that Mesher was one of the pioneers of the use of reinforced concrete construction on the west coast. He made innovative use of flat plate construction in the Pemberton Building by extending floor slabs to form outer wall beams that are boldly expressed on the facade of this substantial office building. The Sayward Block, 1911, on the corner of Douglas and View Streets, resembled the Pemberton Block, and was named

after its principal investor, prominent businessman J.A. Sayward. The last of this triumvirate was the Metropolis Building on Yates Street, 1913, similar to the others but with the upper floors used as a hotel.

During the boom period, attractive apartment blocks with all the facilities for independent and respectable living sprang up in Victoria, and Mesher built three of the finest: October Mansion, 1910; The Savoy Mansion, 1911; and Hampton Court, 1913. There was little construction work available after the outbreak of the First World War. Although Mesher was a prolific builder and generated considerable income, he was not a good business manager. According to his grandson he ran into financial difficulties in 1916 and for a time relied upon liquor revenue from a Yates Street hotel in which he had interests, but that was

lost when prohibition started in 1919. Mesher retired about 1924 and in 1928 moved to the Alberni Valley where he built a large house with his own hands. He died in Vancouver in 1938.



2.3 THOMAS PLIMLEY

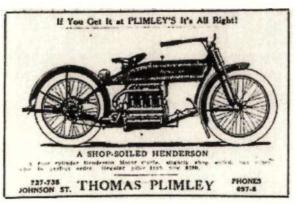
This building is also associated with pioneer auto dealer Thomas John Plimley (1871-1929) who trained as a machinist in his hometown of Birmingham, England. He immigrated to Victoria in 1893, worked with Albion Iron Works, and then opened a bicycle shop called Plimley & Ritchie Limited. In 1905, he established one of the first automobile businesses in Western Canada. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city, a tiller-steered Oldsmobile The firm sold a number of the famous early autos: Daimler, Hupmobile, and Overland. His wife Rhoda (née Hanis, 1872-1927), born in Staffordshire, England, was the area's first female driver. In 1907, Thomas's brother, Allan, moved from England to join him. Plimley's Garage opened at this Johnson Street location in 1910. The business continued to expand, and in 1922 the company

was incorporated as Thomas Plimley Limited. In 1927, Thomas Plimley built a new used car showroom at 1010 Yates Street. Their son, Thomas Horace Plimley, took over the family business in 1929, and opened a British car dealership in Vancouver in 1936. From 1957 to 1986, Horace's son Basil was one of the few third generation executives of a B.C. business.









Clockwise from Top: Plimley Automobile Co. Ltd. Showroom, 606 Government Street, circa 1905 [British Columbia Archives A-03052]; Plimley Victoria Automobile Emblem [The Spanner: Dedicated to British Motoring in BC, Volume 21, August 2012]; Plimley Advertisement [Victoria Daily Colonist, 1915]; Thomas Plimley [The Spanner: Dedicated to British Motoring in BC, Volume 21, August 2012]

HISTORIC CONTEXT





Above: City of Victoria Archives M00707. Below: City of Victoria Archives M01247.

3.0 STATEMENT OF SIGNIFICANCE

DESCRIPTION OF THE HISTORIC PLACE

The Garesché Stables & Offices is a three-storey, masonry commercial building, located midblock on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. It forms part of a grouping of older structures of similar scale that remain on part of this block. The front façade is divided into four bays by concrete columns, with tall ground-floor storefront openings and banked upper floor windows.

HERITAGE VALUE OF THE HISTORIC PLACE

The heritage value of the Garesché Stables & Offices is summarized below in accordance with Victoria's Heritage Thematic Framework.

THEME 2: GATEWAY ECONOMY Subtheme 2.2: Resource Base

The Garesché Stables & Offices has been constantly adapted for new uses, and is valued for its continuous commercial use over time. Constructed during the height of the pre-World War One real estate boom, the Garesché Stables & Offices is valued as a reflection of the surge of development that characterized Victoria's expanding gateway economy. With its substantial size, masonry construction and simple detailing, it remains a prominent presence on the street. Built in 1910 as a purpose-built stable, it has been used continuously for commercial purposes, and is a significant contribution to the historic character of this block of Johnson Street. The scale of the building reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One in 1914. This building also demonstrated the transition in transportation that was occurring rapidly at the time, housing both a livery stable and the soon to be dominant automobile.

THEME 5: CULTURAL EXCHANGE Subtheme 5.1: Architectural Expression / Edwardian Era Architecture

Built to be overtly functional, the Garesché Stables & Offices is significant as one of the earliest local examples of use of reinforced concrete as a façade material. The architect and contractor, English-born George Charles Mesher (1860-1938), developed an outstanding reputation as a contractor. In 1886, Mesher and his widowed father, George Mesher Sr., relocated to Victoria. Mesher Sr. had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The Meshers were fortunate to arrive in Victoria when the resourcebased economic boom was underway. When they set up shop in Victoria in 1887 they continued as partners in their contracting work. Although not formally trained in architecture, Mesher designed a number of prominent buildings in Victoria. He was also one of the pioneers of the use of reinforced concrete construction on the west coast. This evolving technology enabled broad spans of glazing at the ground floor and upper floor levels. With its tripartite articulation, interwoven horizontal and vertical bands of reinforced concrete and banked windows, the building also demonstrates the influence of the Chicago School on Victoria's Edwardian-era commercial buildings.

STATEMENT OF SIGNIFICANCE

THEME 1: COASTAL SETTLEMENT Subtheme 1.2: Multi-Cultural Origins

The structure is additionally significant for its association with pioneer Victoria resident Dr. Arthur John Garesché (1860-1952), born in California, who came to Victoria in 1866 with his family. After obtaining his education in the United States, he returned to Victoria in 1895 and opened a dental practice. At the time of his death, he was reputedly the longest-serving dentist in North America. The Garesché Stables & Offices is also valued for its association with pioneer auto dealer Thomas Plimley (1871-1929) and the Plimley family. English born, Thomas Plimley began his career in Victoria by selling bicycles. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city.

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Garesché Stables & Offices include its:

- location on the south side of Johnson Street, in Victoria's downtown core, part of a grouping of historic buildings of similar scale;
- · continuous commercial use;
- commercial form, scale and massing as expressed through its rectangular, three-storey height, rectangular plan with a flat roof, and tall storefront openings;
- construction materials, such as its reinforced concrete façade and common red-brick side walls; and
 - Edwardian-era design features such as its tripartite articulation and banked upper floor windows.



4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The 1910 Garesché Stables and Offices is an important historic resource in downtown Victoria. The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010) is the source used to assess the appropriate level of conservation and intervention. Under the Guidelines, the work proposed for the Garesché Stables and Offices includes aspects of preservation, rehabilitation and restoration.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the Garesché Stables and Offices should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property:

STANDARDS

Standards relating to all Conservation Projects

- Conserve the heritage value of a historic place.
 Do not remove, replace, or substantially alter its
 intact or repairable character-defining elements.
 Do not move a part of a historic place if its current
 location is a character-defining element.
- Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- 4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
- Find a use for a historic place that requires minimal or no change to its character defining elements.
- Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
- Evaluate the existing condition of characterdefining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- 8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

CONSERVATION GUIDELINES

 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

- 10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- 11. Conserve the heritage value and characterdefining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

- 13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

For the proposed rehabilitation project the following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010. http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

Preservation Brief 11: Rehabilitating Historic Storefronts http://www.nps.gov/tps/how-to-preserve/briefs/11storefronts.htm

Preservation Brief 15: Preservation of Historic Concrete http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm

Preservation Brief 41: The Seismic Retrofit of Historic Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm



4.3 GENERAL CONSERVATION STRATEGY

Proposed Redevelopment Scheme

The proposed design for the Garesché Stables and Offices by Studio One Architecture Inc. includes:

- The preservation of the historic structure in situ;
- The restoration of the historic street façade to it's 1910 appearance;
- The rehabilitation of the storefronts and interior space to house retail space on the ground floor and residential suites on the upper floors;
- A recessed two-storey addition accommodating residential suites.

The intent is presently to phase the project commencing with the restoration of the concrete of the historic 1910 street façade; further conservation work will commence upon negotiation with the City.

Proposed Guidelines for New Additions

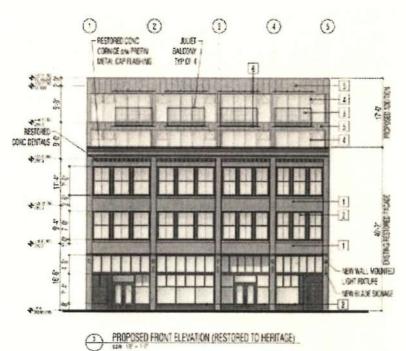
Due to the proposed two-storey addition above the top floor of the original Garesché Stables and Offices, all new visible construction will be considered a

modern intervention on the site. The Standards and Guidelines list recommendations for new construction related to historic places. The proposed design scheme should follow Standards 11 and 12:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

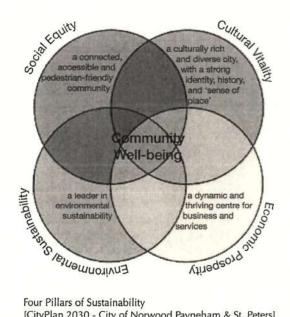
New construction should be subordinate to the historic place. This is best understood to mean that the new construction must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition to the site could adversely affect an historic place more than a large, well-designed addition. New construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.



[Studio One Architecture Inc.]

CONSERVATION GUIDE



Four Pillars of Sustainability [CityPlan 2030 - City of Norwood Payneham & St. Peters]

The following considerations for energy efficiency in historic structures are recommended in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010) and can be utilized for the Garesché Stables and Offices.

Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Work with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Comply with energy efficiency objectives in a manner that minimizes impact on the characterdefining elements and overall heritage value of the historic building.

4.4 SUSTAINABILITY STRATEGY

The four-pillar model of sustainability identifies the following interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment.

In a practical context, the conservation and re-use of historic structures contributes to environmental sustainability by:

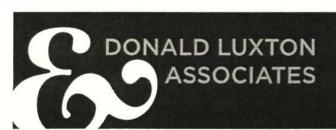
- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

4.5 HERITAGE EQUIVALENCIES & **EXEMPTIONS**

Once the historic Garesché Stables and Offices is placed on the Heritage Register or legally protected, it will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and longterm protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. A number of equivalencies have been adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.



Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the Standards and Guidelines for the Conservation of Historic Places in Canada (2010) for further detail about Energy Efficiency Considerations.

4.5.3 HOME OWNER PROTECTION ACT

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised

(1) an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and

(2) clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. As the Garesché Stables and Offices are presently vacant, the structure should be secured against unauthorized access or damage through the use of appropriate security measures based on the following checklist:

Moisture

- Is the roof watertight?
- Are openings protected?

Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

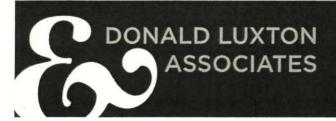
Security

- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?

CONSERVATION GUIDELINES



Rendering of proposed facade [Studio One Architecture Inc.]



5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

5.2 FORM, SCALE AND MASSING

A review of the exterior of the Garesché Stables and Offices was carried out during a site visit in 2015. The recommendations for the preservation and restoration of the 1910 structure are based on the site review and archival documents that provide valuable information about the original 1910 appearance of the historic building designed by architect and contractor George C. Mesher Co.

Later alterations to the storefronts were carried out in 1962. An extensive alteration designed by architect L.O. Lund in 1967 inserted a retail arcade at the main floor, in addition to significant modifications of the front elevation windows and storefronts.

The following chapter describes the existing materials, physical condition and recommended conservation strategy for the Garesché Stables and Offices based on Parks Canada's Standard and Guidelines for the Conservation of Historic Places in Canada (2010).

5.1 SITE

The Garesché Stables and Offices are located midblock on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. The historic structure is part of a grouping of older structures of similar scale and contributes to the streetscape of this block. Historically solely used for commercial purposes, the building is currently vacant. The proposed adaptive reuse is for a mixeduse building consisting of retail space on the ground floor and residential suites on the upper floors.

Conservation Recommendation: Preservation

- The 1910 historic structure will be preserved in its original Johnson Street location.
- The subject site will be rehabilitated as a commercial and residential building, as per Architect's drawings.

The three-storey, masonry structure is built on the property line of the rectangular city block. The purpose-built 60 feet by 120 feet structure accommodated originally in the western half a stable with space for carriages on the ground floor, a ramp leading from the ground floor to the horse stables on the second floor, and a hayloft on the third floor. The eastern half was rented as stores. During later alterations for continuous commercial use, the heavy timber beams and columns were mostly retained and will be incorporated into the rehabilitated building.

While the original form and massing of the Garesché Stables and Offices will be preserved, the proposed design considers a two-storey addition on top of the third storey of the original building. This addition will be set back from the heritage street facade in order to preserve the historic three-storey appearance and streetscape. The proposed intervention will be contemporary in nature but inspired by an appropriate historic aesthetic. Compatibility will be ensured through the use of appropriate materials. The intervention will be subordinate by stepping back as required, allowing the front of the building to be visible, and will not visually overwhelm the original structure. The new intervention will be distinguishable through the use of contemporary materials and detailing, and the form and massing of the new construction will be respectful of the original building.

Conservation Recommendation: Preservation & Rehabilitation

- The form, scale and massing of the original historic building will be retained.
- The historic Johnson Street façade will be maintained.
- The modern addition should be sensitive to the scale and massing of the building, and should read as contemporary addition to the historic Garesché Stables and Offices while respecting the historic character of the 1910 structure.



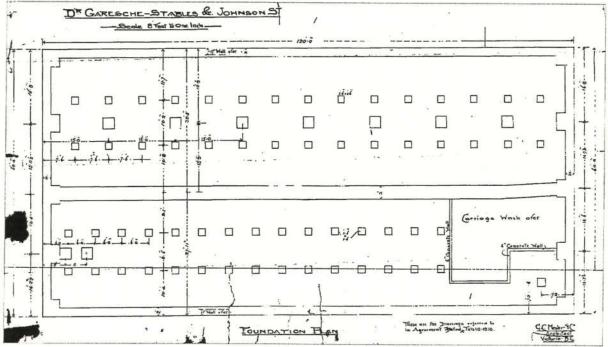
5.3 FOUNDATION

The building has no basement or crawl space. The foundation, as shown in the archival drawings, was built over solid clay or gravel. It consists of a concrete strip foundation supporting the load-bearing walls and masonry footings with rising 6" x 6" timber posts supporting the timber floor above. A concrete slab was constructed at the southeast corner, where the carriage wash was located.

Conservation Recommendation: Rehabilitation

 The existing foundation may be rehabilitated to meet structural and seismic requirements.

Left: North-facing façade Below: Foundation Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



5.4 EXTERIOR WALLS

The 1910 Garesché Stables and Offices is one of the earliest local examples of use of reinforced concrete as a façade material. Concrete was also used on the rear elevation, while the side walls are built with common red brick.

Front Façade (North Elevation)

The original 1910 three-storey front façade features a symmetrical design with four bays separated by 17" wide reinforced concrete columns. The two easternmost bays, originally housing the garage, are slightly larger than the narrower bays built for the stable. Concrete spandrels are located below the second and third floor tripartite window assemblies. The 1910 architectural drawings illustrate decorative features of the front facade including capitals on the concrete columns above the ground floor, corbelling above the third floor windows, and a concrete cornice.

During the 1960s, the front facade was significantly altered. New materials were added, e.g. tiles over stucco and arched window headers, while original features were removed including all fenestration. The later material should be carefully removed to investigate, if original elements such as corbelling on the third floor are still extant. Surviving original features are important character-defining elements of the building and should be preserved and restored. The later tiles and stucco should be removed and the historic concrete façade restored.

Rear Wall (South Elevation)

According to archival drawings the south elevation was also built with 17" wide reinforced concrete column. The elevation featured very large window openings and two large double doors. The rear wall was redesigned in the past and consists presently of concrete blocks with projecting brick-clad columns. The design concept proposes the rehabilitation of the rear elevation. The ground floor at the rear will provide functional space for the new residential use with access from the lane. The second and third floors housing residential suites will have large window bands that are inspired by the original design.

East and West Elevations

The side walls are built with common red brick. While the neighbouring Maynard Court is three storeys high and covers the eastern side wall of the historic building, the westfacing brick wall is exposed from the second floor up due to the adjacent one-storey building. Half of the brick wall on the west wall is painted, and the other portion remained unpainted. It is currently proposed to retain and seismically upgrade the side walls. The existing condition of the west wall should be further investigated. When viewed from the street, weathering and other damage to the brick wall was observed, e.g. spalling, water staining and organic growth.



Arched window headers

CONSERVATION RECOMMENDATIONS



West elevation with painted and unpainted brick



Concrete column under later materials



Painted west wall



Rear wall consisting of concrete blocks with brick-clad columns



Conservation Recommendation: Preservation & Rehabilitation

General

- Preserve the original concrete street façade and rear and side elevations in situ.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- All structural and seismic upgrades should be carried out from the inside, in particular on the front façade in order to preserve exterior character-defining elements.
- Cleaning of historic masonry should be carefully done and without damage to the surface area. Test trials are required for review by the consultants.

Concrete

- Carefully remove stucco, tiles and other later materials with minimal damage to the historic concrete façade underneath.
- Preserve any original concrete elements, e.g. corbelling, that may still be extant.
- Assess the condition of the concrete façade and note any existing damage, e.g. cracks, missing material and detailing.
- Analyze the concrete matrix and strength through material testing so that suitable repair patching material can be selected.
- Restore missing architectural details based on surviving examples or archival documentation.
- Restore the concrete front façade to its historic 1910 appearance and paint according to the colour schedule.

Brickwork

- Undertake complete condition survey of condition of the brick walls and note any damage and deterioration, e.g. spalling, missing bricks, unsound or missing mortar, organic growth, metal inserts, wholes in brickwork, paint etc.
- Retain sound exterior brickwork. Deteriorated exterior masonry that can be repaired.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick should be filled or replaced to match existing.
- Overall cleaning of the brick on all elevations should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Repoint all exposed brickwork by raking out loose mortar material to a uniform depth. Take care that the arrises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.
- Where brickwork is heavily damaged, carefully reconstruct the walls in a way that is both physically and aesthetically consistent. Retain salvaged brick from any demolished additions for re-use in repairs.

CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

5.5 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

The original fenestration of the Garesché Stables and Offices has been removed in the 1960s. While the original openings appear to be intact, later alterations include the installation of aluminum windows and storefronts in an unsympathetic design. The proposed rehabilitation will incorporate wooden sash windows and storefronts inspired by the original appearance.

5.5.1 GROUND LEVEL

The existing ground level fenestration is a later construction, and archival evidence shows that the original storefront was removed by the late 1960s.

The current storefront design consists of aluminum frames. The westernmost bay and the entry bay are presently boarded up. Above the entry bay a simple, curved canopy is suspended with cables. A later intervention are also arched headers filled with tiles above each bay.

The proposed design considers the removal of all later alterations and the construction of new wooden storefronts. Their design will be guided by the original storefront configuration with

wooden bulkheads, large wooden window frames, and wooden transoms above. In order to meet modern user requirements and building code, single and double-entry doors to the commercial space and residential lobbies are recessed. The new ground floor design and materials are inspired by the original storefront design and will significantly enhance the historic character of the street façade.

Conservation Recommendation: Rehabilitation

- Rehabilitate the existing ground level of the front façade based on archival documentation and to reflect the new mixed-use of the building.
- New wood storefronts and entryways and transoms with true-divided glass will be designed.
- The ground floor of the rear elevation will retain the historic bay configuration while meeting functional requirements of the commercialresidential building.
- Provide shop drawings for review by the Heritage Consultant.



Top: Current storefront; Bottom: Proposed [Studio One Architecture Inc.]

5.5.2 WINDOWS

The historic building featured originally banked upper floor windows in tripartite configuration on the front and rear elevations. All original double-hung wooden sash windows were replaced with later aluminum units. During this process the tripartite window configuration on the front façade was retained, while the rear elevation was entirely redesigned.

As part of the rehabilitation work it is proposed to reinstate the original appearance of window banks of the upper front façade. The new 2-over-2 double-hung wooden sash windows with clear double-glazing are based on an early archival photograph of the building. On the rear elevation the new window configuration may follow by the original design consisting of 2-over-2 double-hung windows.

Conservation Recommendation: Rehabilitation

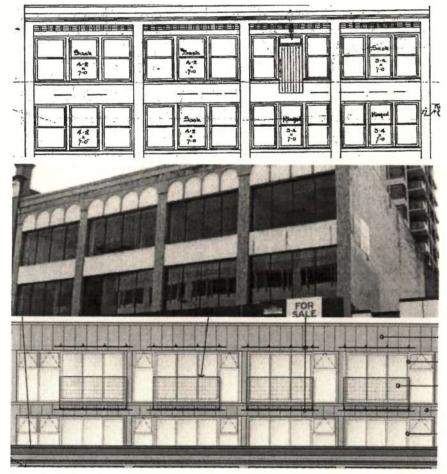
- Remove all later windows from the upper floors of the front and rear elevations.
- Manufacture new windows that match the original configuration as shown in historic photos. The front façade windows should be 2-over-2 double-hung, wooden sash windows with clear doubleglazing and true-divided glass.
- The rehabilitation of the rear elevation windows may consider wood or metal units in doublehung configuration.
- Provide shop drawings for review by the Heritage Consultant.

5.6 ROOF

The roof is flat, and originally featured brick side wall chimneys that ran along both the west and east elevations. The proposed two-storey addition will require the removal of the existing roof structure. The addition will be recessed and creates a roof patio on Level 4.

Conservation Recommendation: Rehabilitation

- Rehabilitate the roof structure to allow for a recessed two-storey addition above the original roof line.
- For proposed guidelines for new additions refer to Section 4.3



Top: Detail of Upper Floor Windows from Original Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]; Middle: Current windows; Bottom: Proposed [Studio One Architecture Inc.]

5.7 SIGNAGE

The Garesché Stables and Offices had originally painted wall signs and blade signs as shown in historic photographs. As a rehabilitation will occur that will introduce retail use at the ground floor level, a sign program will need to be developed that will allow the installation of compatible and sympathetic signs. Currently new blade signs mounted on the concrete piers at the ground floor level are being proposed.

Conservation Recommendation: Install Sympathetic New Signs

- When considering new signs on a heritage building, the design should be in accordance with the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, which state that "new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character defining elements of the building."
- New signs can be inspired by signs from an earlier era, or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than stone.
- Signs were historically illuminated with front lighting.
- Future tenant signage will require a City of Victoria sign application and must conform to applicable bylaws.

5.8 COLOUR SCHEDULE

The building is of massive masonry construction, and historically there was very little applied colour. Further the original materials of the historic façades were either removed or covered with later materials.

Reinforced Concrete:

The concrete façade will be restored and the surface should be painted in a sympathetic masonry colour as per colour schedule.

Brick Side Wall:

The partially painted red brick wall may be require envelope upgrades. The proposed treatment will be reviewed with the architect.

Storefront & Window Sash Colour:

The original fenestration has been removed from all elevations, and original materials were not available for sampling. The proposed paint colour is based on archival photographs, which indicate that the storefront and window sash were dark, and it may be assumed that they were likely dark green.

Conservation Strategy: Restoration

- Reinstate a historically appropriate colour scheme for the Garesché Stables and Offices, complete with historically appropriate finishes, hues and placement of applied colour. Complete all basic repairs and replacements before preparing, priming and painting.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used

over original oil paint, use an oil-based primer).

• Any substitutions or matching of custom colours shall be reviewed by the consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

Element	Colour*	Code	Sample	Finish
Concrete façade	Haddington Grey	VC-15		Matte
Wood Windows / Paneling	Comox Green	VC-19		Gloss

^{*}Benjamin Moore's Historical Vancouver True Colours

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure that the integrity of the historic fabric is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the Standards and Guidelines for the Conservation of Historic Places in Canada, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

MAINTENANCE PLAN

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines* for the Conservation of Historic Places in Canada. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance



log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan. to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

Site Inspection:

Is the lot well drained? Is there pooling of water? Does water drain away from foundation?

Foundation:

Moisture: Is rising damp present?
Is there back splashing from ground to structure?
Is any moisture problem general or local?
Is uneven foundation settlement evident?

Wood Elements:

Are there moisture problems present? Is there insect or fungal attack present? Where and probable source?

Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source? Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres) Is any wood warped, cupped or twisted? Is any wood split? Are there loose knots? Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:

Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?

MAINTENANCE PLAN

Windows:

Is there glass cracked or missing?
Is there condensation or water damage to the paint?
Are the sashes easy to operate? If hinged, do they swing freely?
Is the frame free from distortion?
Do sills show weathering or deterioration?

Doors:

Do the doors create a good seal when closed? Are the hinges sprung? In need of lubrication? Are door frames wicking up water? Where? Why?

Roof:

Are there water blockage points?
Are joints and seams sound?
If there is a lightening protection system are the cables properly connected and grounded?
Is there organic debris build-up on the roof?
Are there blisters or slits in the membrane?
Are flashings well positioned and sealed?
Is water ponding present?

6.7.2 INSPECTION CYCLE:

Daily

 Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration.
- Inspect windows for material failures, corrosion and wood decay and proper operation.
- · Complete annual inspection and report.
- Clean out of all rainwater systems.
- · Touch up worn paint on the building's exterior.
- · Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- · Repaint windows every five to fifteen years.

Ten-Year Cycle

 Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

 Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

 Replacement of deteriorated building materials as required.

7.0 RESEARCH SUMMARY

Name:

Garesché Stables & Offices

Address:

727 Johnson Street

First Owner:

Dr. Arthur John Garesché

Architect:

George C. Mesher Co.

Contractor:

George C. Mesher Co.

Date of Construction: 1910

CITY OF VICTORIA BUILDING PERMIT

 #1510; February 12, 1910; Dr. Garesche, Johnson Street; Lot 33, Block 3; Stable, 3-storey brick; \$15,000.

BUILDING PLANS [CITY OF VICTORIA]

Dr. Garesché Stables &, Johnson Street, G.C. Mesher Co., Architects, 1910.

PLUMBING PLANS [CITY OF VICTORIA]

#3920: Building Belonging to Dr. Garesché, Filed June 14, 1910.

PUBLISHED SOURCES

 Contract Record, vol. 24, no. 4. January 26, 1910: A three storey brick building for stores and offices on land 60 by 120 feet is contemplated on Johnson Street, adjoining the warehouse of the Brady-Houston Pickling Company. Estimated cost, \$12,000. Owner, Dr. A.J. Garesche.

PUBLICATIONS

Luxton, Donald. Building the West: The Early Architects of British Columbia. Vancouver: Talonbooks, 2nd ed., 2007.

BC VITAL EVENTS

- Groom Name: Garesche, A J; Bride Name: Trimen, Mellissent [sic] Mary; August 18, 1902; Event Place: Victoria; Registration Number: 1902-09-010996; Event Type: Marriage.
- Garesche, Arthur John Francis; Gender: Male; Age: 91; Date: September 14, 1952; Event Place: Victoria;
 Registration Number: 1952-09-008994; Event Type: Death.
- Garesche, Millicent Mary; Gender: Female; Age: 103; Date: February 26, 1977; Event Place: Victoria; Registration Number: 1977-09-003620; Event Type: Death.
- Plimley, Thomas John; Gender: Male; Age: 58; Date: December 18, 1929; Event Place: Victoria; Registration Number: 1929-09-414972; Event Type: Death.
- Plimley, Thomas Horace Gender: Male; Age: 89; Date: March 21, 1985; Event Place: Victoria; Registration Number: 1985-09-005506; Event Type: Death.

RESEARCH SUMMARY

MESHER, George Charles: Sources

B.C. Vital Events; company records and voters lists (held at BCA); and interviews with his grandson, John R.H. Ley (1990), grandniece, Kathleen Johnston (1993) and Pheona Hislop (2001). Published sources include directories; *Colonist* references and tender calls; obituaries and local news items. Also *This Old House*; *Victoria Architecturally*, 1911; Segger & Franklin, *Exploring Victoria's Architecture*; and Mills, *Architectural Trends in Victoria*.

CITY DIRECTORIES

Henderson's Greater Victoria Directory, 1910-11, page 125

- Johnson 725 City Livery Stables
- Johnson 727-31-33 B C Hardware Co

Henderson's Greater Victoria Directory, 1910-11, page 215

City Livery Stables Dr C R Richards prop 725 Johnson

Henderson's Greater Victoria Directory, 1912, page 157

- Johnson 725 City Livery Stables
- Johnson 727 Plimley's Garage
- Johnson 731-33 Vacant

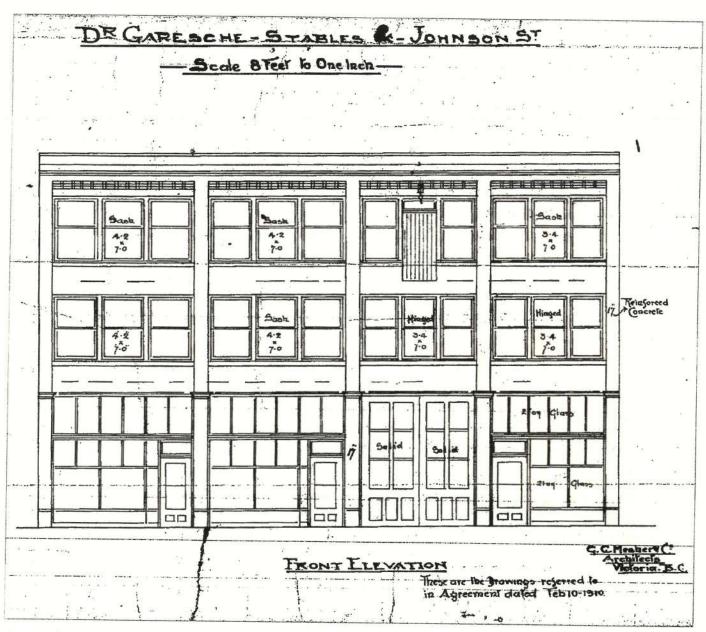
Henderson's Greater Victoria Directory, 1912, page 542

- Plimley Horace collr Thos Plimley lvs 109 Douglas
- Plimley Thos automobiles and bicycles 730 Yates and 727 Johnson h 109 Douglas

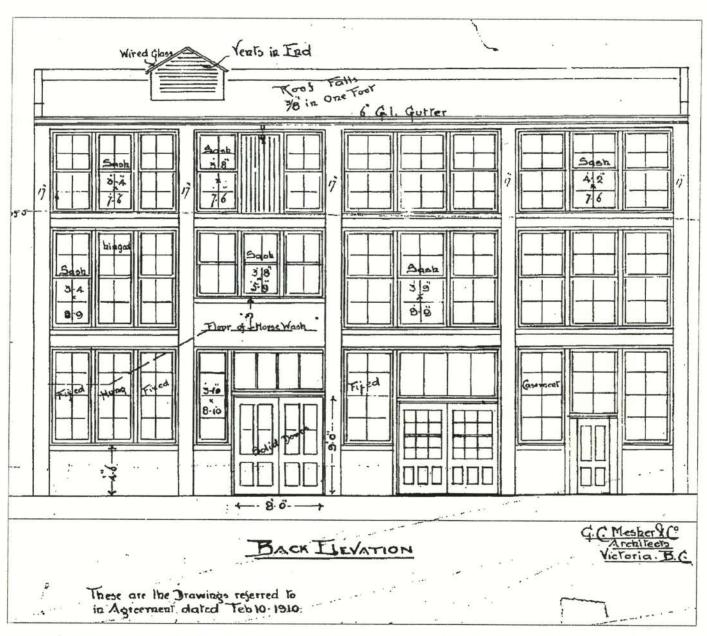
Henderson's Greater Victoria Directory, 1913, page 305

- Johnson 725 City Livery Stables
- Johnson 725 Richards C R vet surg
- Johnson 727 Plimley Thos Garage
- Johnson 727 Johnson Alf J printer
- Johnson 727 Vallence Geo G adv agt
- Johnson 727 Belsize Motor Express
- Johnson 731 Victoria Labour Temple Ltd
- Johnson 733-735 Plimley's Garage

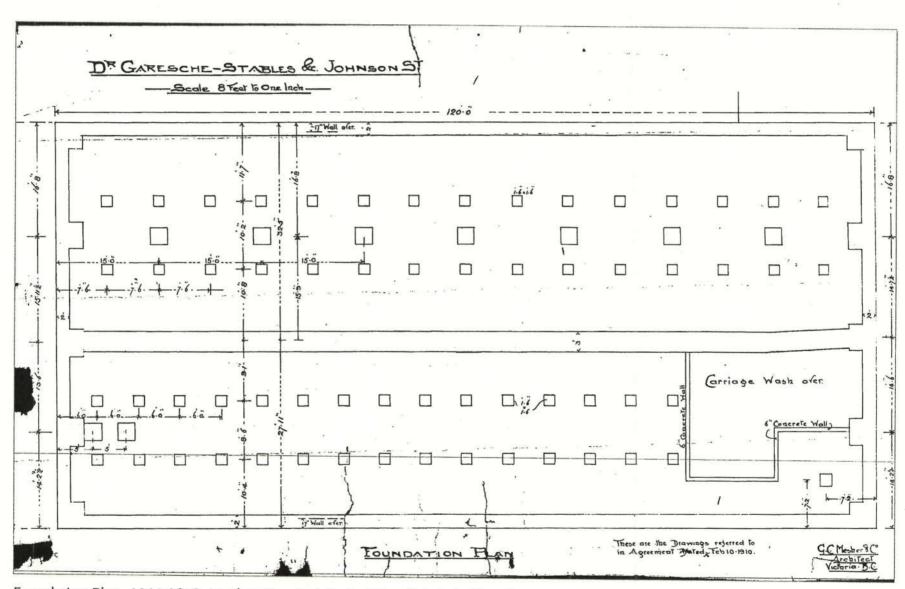
APPENDIX A: HISTORIC DRAWINGS



Original Appearance, Front Elevation, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]

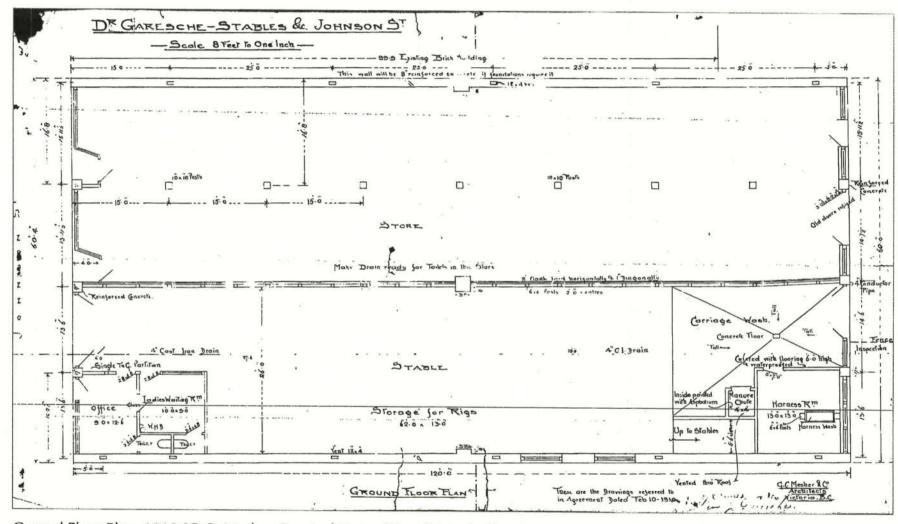


Original Appearance, Back Elevation, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]

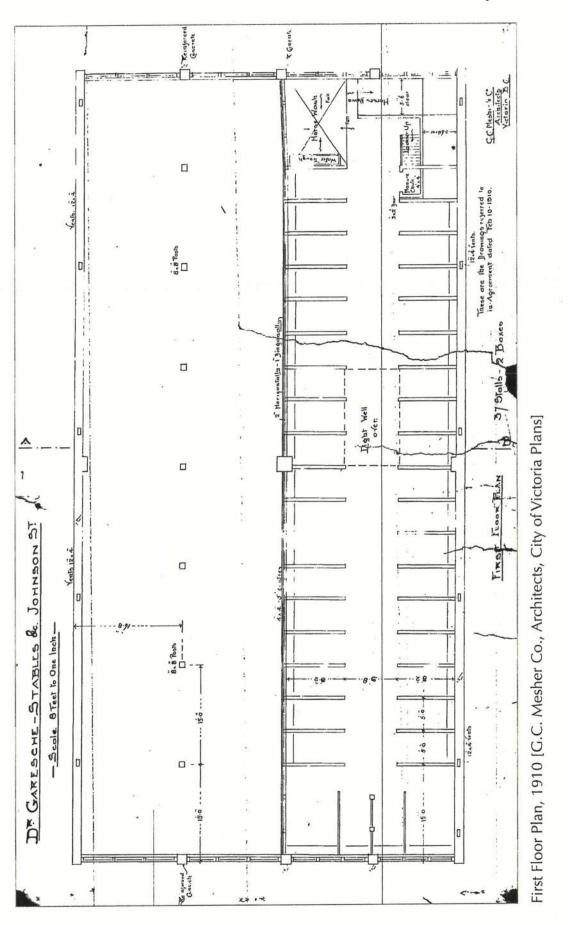


Foundation Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]

Page 197 of 551

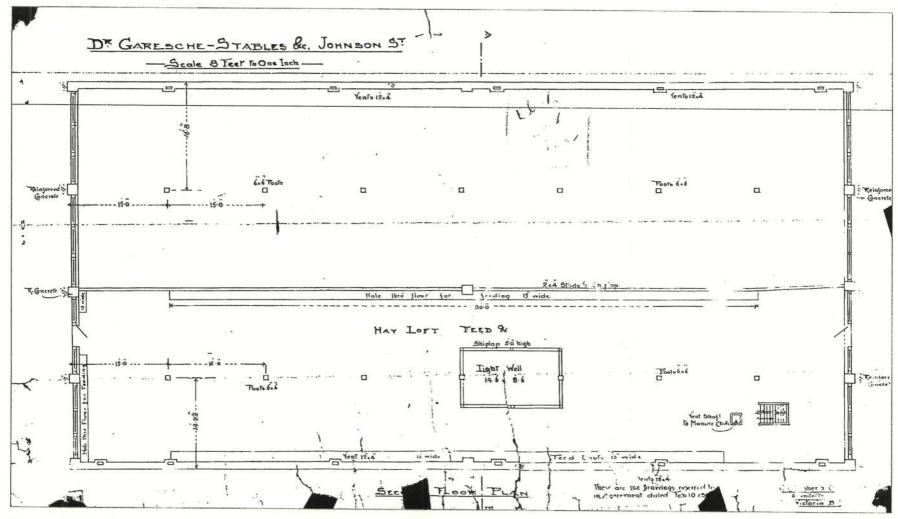


Ground Floor Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]

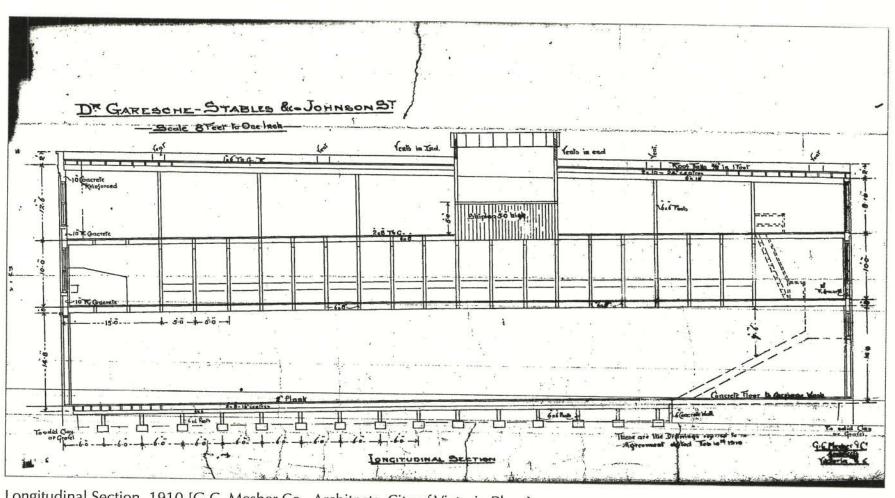


DR. GARESCHÉ STABLES & OFFICES | CONSERVATION PLAN Page 198 of 551

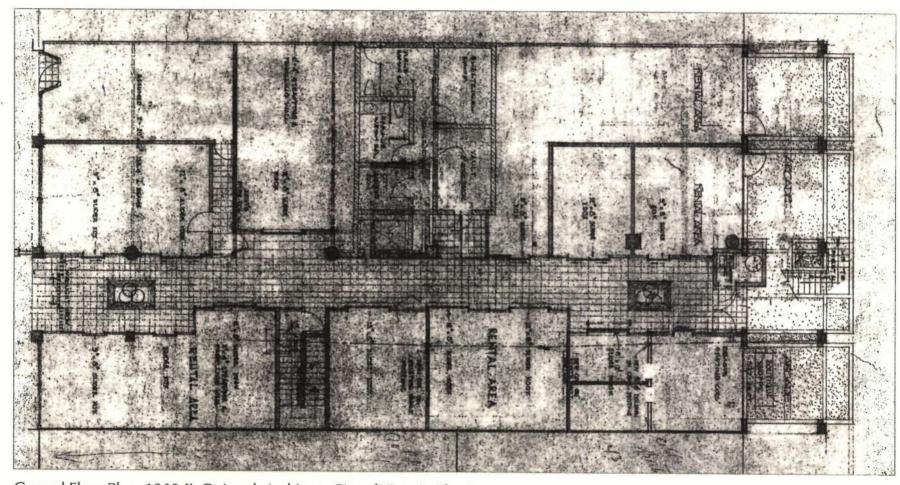
Page 199 813551



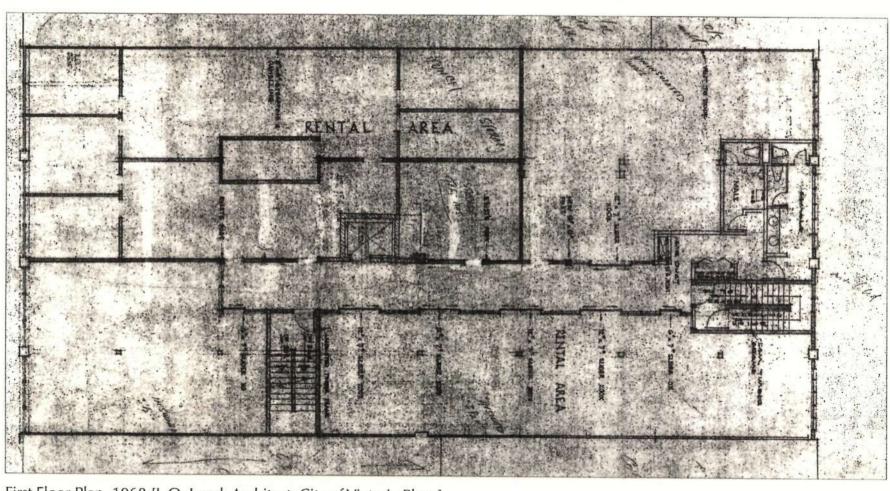
Second Floor Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



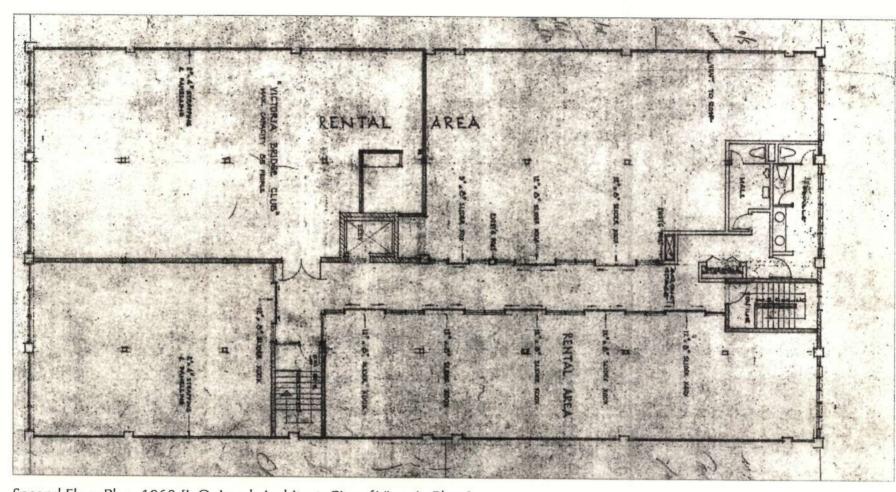
Longitudinal Section, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



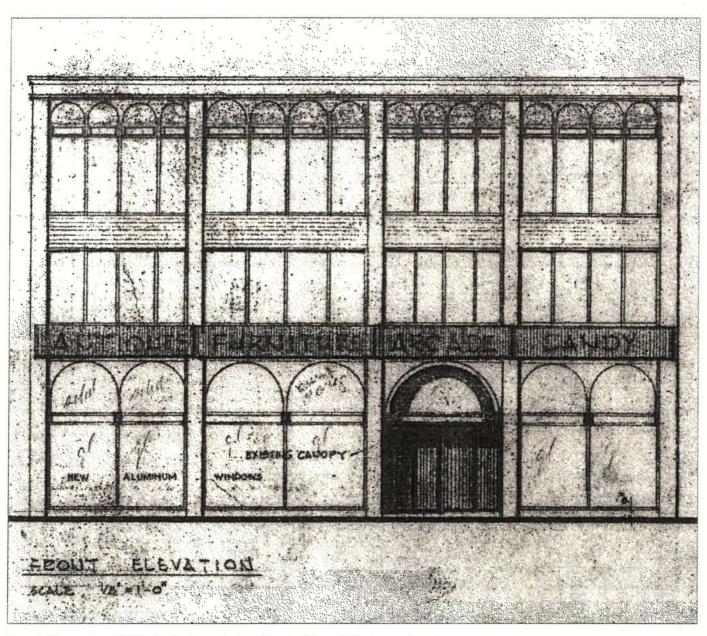
Ground Floor Plan, 1968 [L.O. Lund, Architect, City of Victoria Plans]



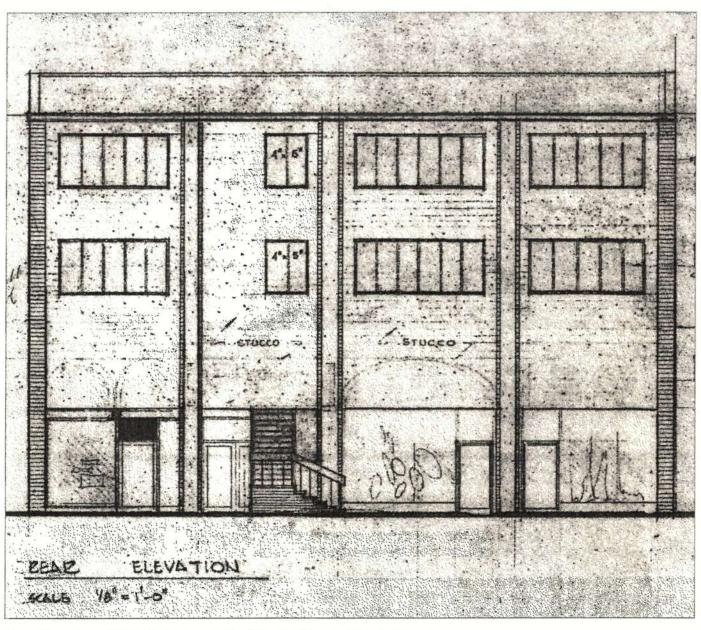
First Floor Plan, 1968 [L.O. Lund, Architect, City of Victoria Plans]



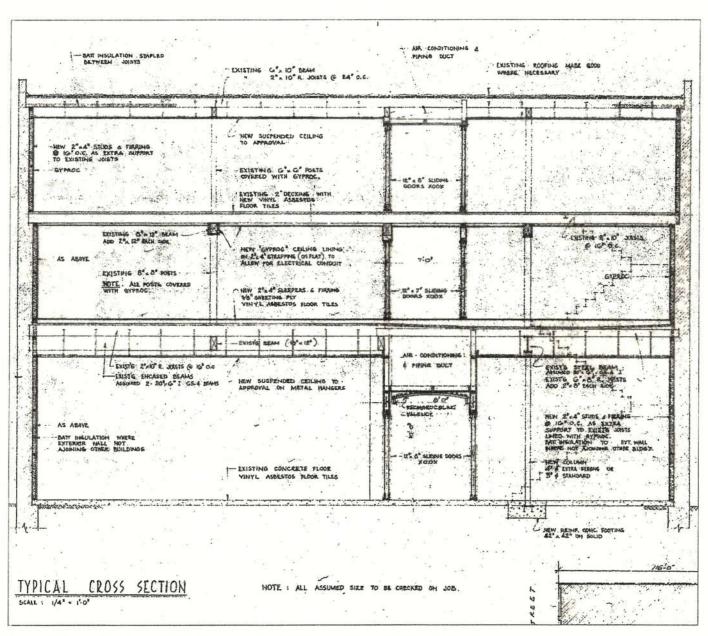
Second Floor Plan, 1968 [L.O. Lund, Architect, City of Victoria Plans]



Front Elevation, 1968 [L.O. Lund, Architect, City of Victoria Plans]



Rear Elevation, 1968 [L.O. Lund, Architect, City of Victoria Plans]



Typical Cross Section, 1968 [L.O. Lund, Architect, City of Victoria Plans]

Pamela Martin

From: turid ervik
Sent: Monday, April 10, 2017 6:00 AM

To: Public Hearings

Subject: Regarding 727-729 Johnson Street

Thanks for the info.

It`s seems smart to change the zone to CA-78 with mixed commercial/residential use.

What I think is important is that the old façade will be renovated and that the height suits the buildings beside.

Br Turid Ervik

1

4.1.2 Development Permit Application No. 000453 for 727 Johnson Street (Downtown Neighbourhood)

Committee received a report dated May 5, 2016, regarding an application to construct a two-storey addition to the existing building, and convert the office building to ground floor retail and residential above.

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council consider the following motion after Development Permit Application No. 00453 for 727 Johnson Street is referred to the Heritage Advisory Panel for review and after the Public Hearing for Rezoning Application No. 00502, if it is approved:

"That Council authorize the issuance of Development Permit Application No.00453 for 727 Johnson Street in accordance with:

- 1. Plans date stamped April 12, 2016.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

 That all correspondence should be included with the package, when sent to the Heritage Advisory Panel for review.

CARRIED UNANIMOUSLY 16/COTW

5. Development Permit Application No. 00453 for 727 Johnson Street

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council consider the following motion after Development Permit Application No. 00453 for 727 Johnson Street is referred to the Heritage Advisory Panel for review and after the Public Hearing for Rezoning Application No. 00502, if it is approved:

"That Council authorize the issuance of Development Permit Application No.00453 for 727 Johnson Street in accordance with:

- 1. Plans date stamped April 12, 2016.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously



Committee of the Whole Report For the Meeting of May 19, 2016

To:

Committee of the Whole

Date:

May 5, 2016

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Development Permit Application No. 000453 for 727 Johnson Street

RECOMMENDATION

That Council consider the following motion after Development Permit Application No. 00453 for 727 Johnson Street is referred to the Heritage Advisory Panel for review and after the Public Hearing for Rezoning Application No. 00502, if it is approved:

"That Council authorize the issuance of Development Permit Application No.00453 for 727 Johnson Street in accordance with:

- Plans date stamped April 12, 2016.
- Development meeting all Zoning Regulation Bylaw requirements.
- 3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 727 Johnson Street. The proposal is to restore the front façade of the building and add a new two-storey roof top addition.

The following points were considered in assessing this application:

- · the project preserves the scale, massing and proportion of the original structure
- the original street façade will be recreated to match the details based on archival photographs and original architectural drawings
- the application includes a two-storey rooftop addition which is stepped back from the front and rear elevations.

BACKGROUND

Description of Proposal

The Application is to restore the existing building and to add a two-storey addition to the roof. The finishes for the addition are prefinished metal cladding, aluminum windows, and painted concrete block on the side elevation.

The building restoration will include the recreation of the original street façade including concrete with wood frame windows, storefronts and doors. The two-storey addition is stepped back from the front and rear elevations. The finishes for the addition are prefinished metal cladding, aluminum windows, and painted concrete block on the side elevation.

Sustainability Features

As indicated in the applicant's letter dated November 30, 2015, the applicant proposes the retention of the existing structure on-site.

Active Transportation Impacts

The Application proposes 34 class 1 bicycle parking stalls which support active transportation:

Public Realm Improvements

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

ANALYSIS

The project preserves the scale, massing and proportion of the original structure. The proposed restoration of the front façade is based on the Conservation Plan, dated October, 2015, prepared by Donald Luxton and Associates. The original street façade was concrete with wood frame windows, storefronts and doors, which will be recreated to match the details based on archival photographs and original architectural drawings. The rear elevation will be rehabilitated in a manner sympathetic to the original with new wood windows on the second and third floors inspired by the original design. The ground floor of the rear elevation will be finished with metal cladding as it encloses bicycle storage, electrical room and other service areas and is not visible to the public. The side brick wall on the west side is proposed for repainting.

Development Permit Area and Design Guidelines

The Official Community Plan (OCP) identifies this property within Development Permit Area 2, Core Business.

Although this property is not a registered or designate heritage site, the aim is that it would achieve heritage designation after completion, therefore, it has also been assessed in accordance with the relevant heritage policies. The Standards and Guidelines for the Conservation of Historic Places in Canada includes the following standards applicable to this Application:

11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new

- work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

The Standards and Guidelines for the Conservation of Historic Places in Canada includes the following Guidelines applicable to this application:

4.3.1 Exterior Form

Recommended

- 6. Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.
- Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.
- 13. Selecting the location for a new addition that ensures that the heritage value of the place is maintained.

Not Recommended

Constructing a new addition that obscures, damages or destroys character-defining features of the historic building, such as relocating the main entrance.

Recommended

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

Not Recommended

Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.

Recommended

15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

Not Recommended

Designing a new addition that has a negative impact on the heritage value of the historic building.

Additional Guidelines for Restoration Projects

- 24. Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.
- 26. Recreating missing features of the exterior form that existed during the restoration period, based on physical or documentary evidence; for example, duplicating a dormer or restoring a carport that was later enclosed.

The proposed façade restoration is an accurately detailed heritage building project based on the Conservation Plan and will restore an important heritage feature of the south side of the 700 block of Johnson Street. The heritage context includes the heritage-registered 1912 Scott building, 705-711 Johnson Street, the heritage-designated 1908 Mable Carriage Works, 713-715 Johnson Street and William Grimm's Carriage Factory at 731-733 Johnson Street (protected by a Heritage Covenant). The subject building at 727-729 Johnson Street was built in 1910 as a stable for City Livery, with rooms for carriages on the ground floor, horse stables on the second floor and a hayloft on the top floor. As such, this collection of historic structures,

built for similar purposes, forms a unique precinct of heritage buildings to which this restoration will contribute to the completion of the historic character of the streetscape. The proposed work complies with the guidelines noted above.

The proposed two-storey addition is a significant consideration in this Application. The applicant has advised City staff that it is necessary to make the project economically viable. A view analysis showing the impact of the additional storeys from a number of different perspectives on Johnson Street has been included with the application. From the east, the proposed addition has a negligible impact. From the west the addition is visible due to the neighbouring property only having a one-storey building. However, given the development potential of this lot in the future, it will likely be redeveloped with a multi-storey building which would block this view of the upper storeys. The setbacks of the addition from the edge of the roof top, mitigate any negative impact on the heritage façade. The view analysis (attached) demonstrates that the addition would only be minimally visible from across the street.

Previously approved projects involving similar rooftop additions for the Hoy Sun Ning Yung building at 536 Pandora Avenue and the Churchill at 719, 721-725 Yates Street have demonstrated how these types of additions can be successfully incorporated without detracting from the heritage value of the historic place.

CONCLUSIONS

The project preserves the scale, massing and proportion of the original structure. The Application includes a two-storey addition which is stepped back from the front and rear elevations. The finishes for the addition are prefinished metal cladding, aluminum windows, and painted concrete block on the side elevation. On balance the proposed addition is subordinate to, and compatible with the historic place and meets the Standards and Guidelines as well as the DPA 2, Core Business Guidelines, and staff recommend that Council consider supporting the Application.

ALTERNATE MOTION

Respectfully submitted,

That Council decline DP Application No. 00453 for the property located at 727 Johnson Street.

Mike Wilson
Senior Planner – Urban Design
Development Services Division

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: May 12, 2016

List of Attachments

Plans date stamped April 12, 2016

S \TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000453\DP DVP PLUC REPORT TEMPLATE1 DOC

APR 1 2 2013

Planning & Development Department Development Services Division





DRAWING LIST:

- AO.O COVER PAGE
- 0.1 PROJECT STATISTICS
- AO.5 SITE PLAN
- A1.1 PROPOSED & EOSTING GROUND FLOOR PLAN
- A1.2 PROPOSED & EGSTING 2nd & 3rd FLOOR PLANS
- A1.3 PROPOSED 4th & 5th FLOOR PLANS
- A2.0 BUILDING ELEVATIONS
- A2.1 SIDE ELEVATIONS & MATERIALS
- A2.2 FRONT FACADE DETAILS
- A3.0 BUILDING SECTION & RENDERINGS

PROPOSED RENOVATION | 727 JOHNSON STREET, VICTORIA, B.C.

RE-ISSUED FOR DEVELOPMENT PERMIT & REZONING

CONSULTANTS:

STUDIO ONE ARCHITECTURE INC. 240 - 388 West Dith Avenue Vancounce: BC VOY 392

Tomas Well P 604 721 2366 F 604 734 1121 DOMALD LUXTON & ASSOCIATES DIC. 1930 - 470 demands Doort Venculet: BC VSC IVS Consecuedos

Estud Lerton F 604 666 1216 April 7, 2016

Victoria City Council - 13 Apr 2017

APR 1 2 2018

Planning & Development Department Development Services Division



CONTEXT PLAN

DESIGN RATIONALE

SITE & EXISTING BUILDING

The sits is closed end block sing the south side of Johann Street between Douglas & Standard Street. The sits talk under the CA-4 Zare (Santal Area Correnteed Office District) of the Victoria Zoning Sy-live as well as the Care Summan Area of the Official Community Plan.

This site faces the Johnson Steam Parkade across the stood to the moth and a newly built 12-story small-lamily moderated emologement to the sead as a 2-story commercial registered-har large Magnand Court studies; to the week is a ne-story commercial location;

The existing fluiding was constricted in 1910 as a stable and store for Dr. Garacobe with Einber conservation normalised by memory & nichtcred concrete wells. The budding underwerd a memorism in the mid 60% and the fourt fugules was absent with the addition of under discovered models and like in over the original fugules. Along its Welfers, the ground floor has also served as a bank and a valual mad.

THE PROPOSA!

The proposal for an adaptive rouse of the building by recovering the exciting office building to a mixed-sen building which will include the area and provide moderate quartered in the developm care. The proposed development will been read use on the grand focus, and will load to create using an follopin resolved and associated on the contract of the provided and the contract of the contract of the provided and the contract of th

The near will designate the business treatment, in under the other the costs of structural associal cygnates and metassism of the 1910 bellings beguing, the proposal issue to add the sciency of moderate above the additional structure. The softlineal structure is not colorate or consistent continues of the softlineal structure is not colorate or consistent continues of the softlineal structure will be relief to the science of the colorate will be structure that the softlineal structure is the softlineal structure will be structured to the structur

Balconies & Palios will be provided to the upper floors to give residents access to outdoor space, enhance thebitty and from up the

The ground floor will be reconsist to show for a crimel front result repairs and thing continuity of relatific to the street tracings and theory, written the potentiate requireme. New reset characters and tables sprange will be provided for the retail organ and will manable thore that street is producerous. Over the existing building condition, no are partially will be provided for this development, that analysis all stand this proving will be assumentation for the provant floor for the manables.

This development will bring like to the sheet with relial on the ground floor and residential on the upper floors. The residential component to the downtown corn will be compared humanes and sheet life. The new residential provides a response to the changing within labric to the wust-play within the community.

727 JOHNSON ST BUILDING RENOVATION

PROJECT INFORMATION TABLE

LEGAL ADDRESS: LOT 33 VICTORIA 60' x 120' 7200 SF (668 9rs) (SITE MEA-FLOOR SPACE RATIO. SITE COVERAGE. OPEN SITE SPACE HEIGHT: ALLOWAILE STREET WALL HEIGHT = ALLOWAILE WAX HEIGHT = DUSTING HEIGHT & STREET WALL = 10.0m 43.0m 12.24n (40.1678) PHOPOSED HEIGHT -16.63m (55.1620)

5 (3 EXSTING + 2 ADDITIONAL) PARKING STALES ON SITE BICYCLE OFF-STREET FAMOUS.

BUE DING SETRACKS HOLDING SER HIGHT YAND, NEAR YAND, SIDE YAND: SIDE YAND:

ZONING REQT & PROPOSED 7700 SF (566 Sm²) CA-420NE STANDARD | PROPOSED FLOOR SPACE NATIO 16.82m (55.1678) STREET WALL HEIGHT 12.24m (DOSTING HEHRAGE FACADE) PARKING STALLS ON SITE BICYCLE OFF-STREET PARKING

AVERAGE GRADE IS ASSUMED TO BE AT GROUND LEVEL OF THE BURDING, BASED ON THE ELEVATION OF FERENCE OF 3" BETWEEN THE EAST & NEST EDGE OF THE FRONT HACAGE. THE PROPOSAL IS WELL WITHIN THE HEIGHT LIMIT OF THE GIVEN ZONE.

32 (30 PES - 30 mis/1) (2 COMML -426 of / 206 of)

BICYCLE REQT CALCULATION:

GROUND FLOOR	5983 4 SF	COMMIT 4588 1 SF	REST. 2049.2 SF	101AL 6637.5.50
27724000		458815F	2049.2 SF	6637 S. CC
2M F.008				9901.20
2010000	6781.2 SF	OSF	6781.2 SF	87812SF
3rd FLOOR	6781.2 SF	0 SF	6781.25F	E78125F
40 FL00R	0 SF	0 SF	5913.6 SF	19:16 SF
Sin FLOOR	0.SF	0.SF	5037.7 SF	5007.7 SF
TOTALS	19 165.6 SF	4588.35F	26 562.9 SF	21 151.2 SF
FSR	2.65	0.64	3.69	433

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727 JOHNSON STREET VICTORIA, BC

PROJECT STATISTICS CONTEXT & RATIONALE

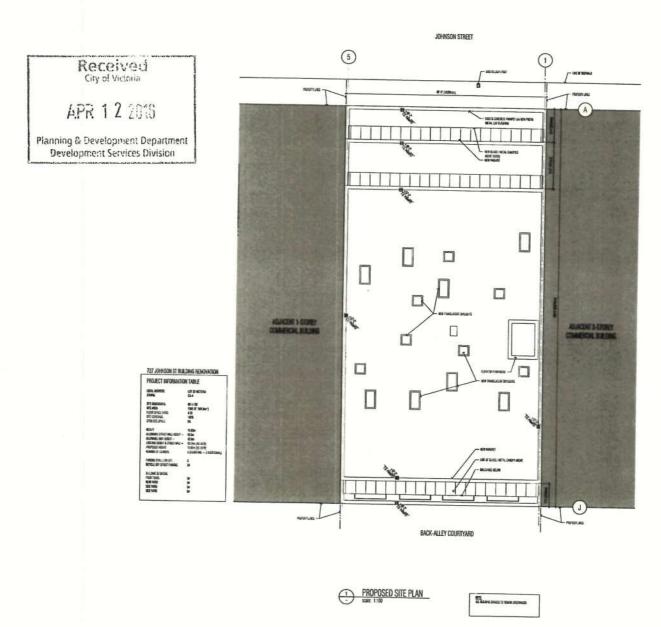
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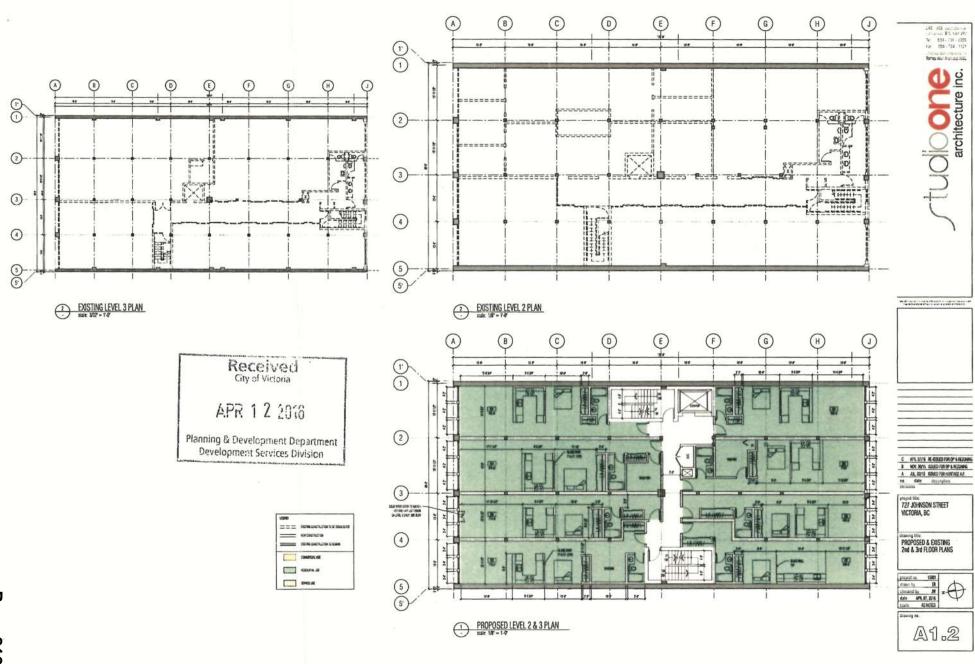
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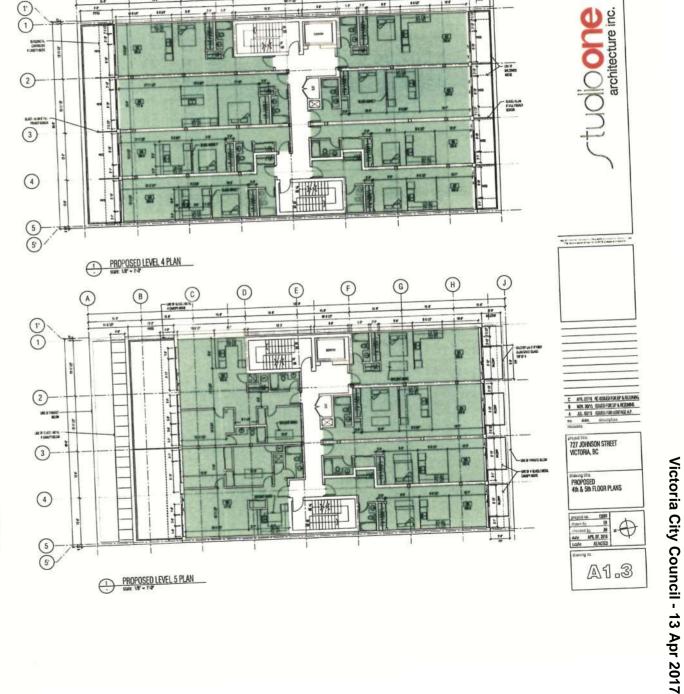
Victoria City Council - 13 Apr 2017



EXISTING JOHNSON STREET STREETSCAPE







220 - 300 Caucium - or carcinio 80 (50 200 No. 100 - 200 fac 100 130 100

Received City of Victoria

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Planning & Development Department Development Services Division

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SACING AND SACING SACIN



HISTORIC PHOTO; FRONT OF BUILDING

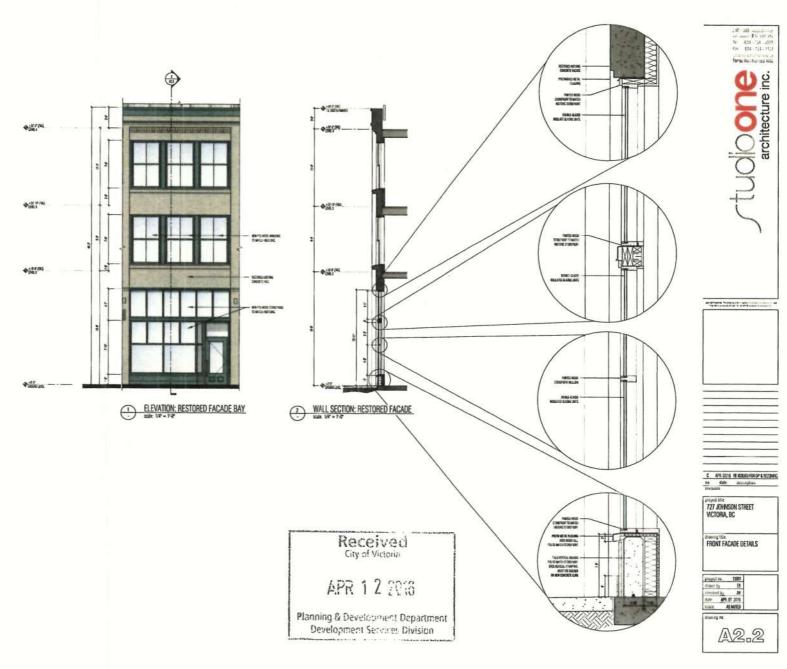


PEXAMPLE OF BLADE SIGNAGE SUBMAGE



EXAMPLE OF METAL GRATE BALCONY
state: NTS





A3.0



JOHNSON ST LOOKING WEST





(A)

PARTIES.

A SHE BU

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-78 Zone, Central Area (Garesche) District, and to rezone land known as 727-729 Johnson Street from the CA-4 Zone, Central Area Commercial Office District to the CA-78 Zone, Central Area (Garesche) 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. 1083)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 6 CENTRAL AREA ZONES by adding the following words:
 - "6.92 CA-78 Zone, Central Area (Garesche) District"
- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.91 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 727-729 Johnson Street, legally described as Lot 33, Victoria City, and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the CA-4 Zone, Central Area Commercial Office District, and placed in the CA-78 Zone, Central Area (Garesche) District.

READ A FIRST TIME the	12 th	day of	January	2017
READ A SECOND TIME the	12 th	day of	January	2017
RESCIND SECOND READING the	23 rd	day of	February	2017
REREAD A SECOND TIME the	23 rd	day of	February	2017
RESCIND SECOND READING the	23 rd	day of	March	2017
REREAD A SECOND TIME the	23 rd	day of	March	2017
Public hearing held on the		day of		2017
READ A THIRD TIME the		day of		2017
ADOPTED on the		day of		2017

CITY CLERK MAYOR

Schedule 1

PART 6.92 - CA-78 ZONE, CENTRAL AREA (GARESCHE) DISTRICT

6.92.1 Permitted Uses in this Zone

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

- a. Uses permitted in the CA-4 Zone, Central Area Commercial District.
- b. Except as provided in this Part 6.92, the regulations in the CA-4 Zone, Central Area Commercial District apply in this Zone.

6.92.2 Community Amenities

The following must be provided as a condition of additional density pursuant to Part 6.92.4:

- a. Rehabilitation of the existing building on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against title to the lands pursuant to section 219 of the Land Title Act; and
- Provision of a housing agreement pursuant to section 483 of the Local Government Act to require that all residential dwellings are to be used and occupied only as rental units in perpetuity.

6.92.3 Lot Area

		,
2	Intarpa	a (minimum
а.		2 (

668m²

b. Lot width (minimum)

18m

6.92.4 Floor Area and Additional Density

a. Floor space ratio (maximum) where the community amenity has not been provided, referred to in Part 6.92.2

3.0:1

b. Floor Space Ratio (maximum) where the community amenity has been provided, referred to in Part 6.92.2

4.35:1

6.92.5 Height

a. Principal building height (maximum)

43m

6.92.6 Setbacks

a. No side yard setbacks are required

Schedule 1

PART 6.92 - CA-78 ZONE, CENTRAL AREA (GARESCHE) DISTRICT

6.92.7 Vehicle and Bicycle Parking

a. Vehicle Parking Not required

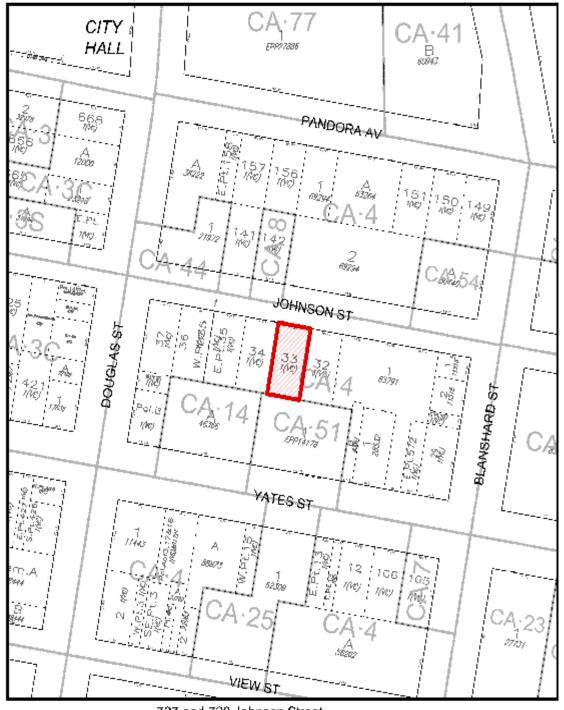
b. Bicycle parking Class 1(minimum)

Subject to the regulations in

Schedule "C"

c. Bicycle parking Class 2(minimum)

Not required





727 and 729 Johnson Street Rezoning No. 00502 Bylaw No. 17-010



NO. 17-009

A BYLAW OF THE CITY OF VICTORIA

HOUSING AGREEMENT (727-729 JOHNSON STREET) BYLAW

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 727-729 Johnson Street, Victoria, BC.

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

1 This Bylaw may be cited as the "HOUSING AGREEMENT (727-729 JOHNSON STREET) BYLAW".

Agreement authorized

- 2 The Mayor and the City Clerk are authorized to execute the Housing Agreement:
 - (a) substantially in the form attached to this Bylaw as Schedule A;
 - (b) between the City and Alston Properties Ltd. or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 727-729 Johnson Street legally described as: Lot 33, Victoria City.

READ A FIRST TIME the	12 th	day of	January	2017
READ A SECOND TIME the	12 th	day of	January	2017
READ A THIRD TIME the	12 th	day of	January	2017
RESCIND THIRD READING the	23 rd	day of	February	2017
REREAD A THIRD TIME the	23 rd	day of	February	2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

Schedule "A"

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")

OF THE FIRST PART

AND:

ALSTON PROPERTIES LTD. (INC.NO. BC0815589) Unit 5, 602 Barbon Street

Victoria, B.C. V8Z 1C5

(the "Owner")

OF THE SECOND PART

WHEREAS:

- A. 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*;
- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 727 Johnston Street, Victoria, B.C. and legally described as:

PID: 005-137-993

Legal Description: Lot 33, Victoria City

(the "Lands");

- C. The Owner has applied to the City to rezone the Lands to permit the conversion of an existing office building to a mixed-use building with retail use on the ground floor and residential units above; and
- D. 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 secure the agreement of the Owner to provide rental housing, and that all Dwelling Units within the Development on the Lands will be used and held only as rental housing.

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:

"Commercial Component" means that part of the Development which is used for retail or other commercial uses and which, in any event, does not contain Dwelling Units.

"Development" means the development and use of the Lands for a five (5) storey mixed-use building, including retail or other commercial uses on the ground floor and approximately thirty (30) Dwelling Units on the upper four (4) floors of the building.

"Dwelling Units" means 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 Units" means, collectively, all of such residential dwelling units located on the Lands.

"Immediate Family" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"Non-owner" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate Family.

"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 5.1.

"Subdivision" means the division of land into two (2) or more parcels, whether by plan, strata plan, or otherwise, and includes (without limitation) subdivision under the Strata Property Act, and "Subdivide" has the corresponding meaning.

- 3 -

"Tenancy Agreement" has the same meaning as under the Residential Tenancy Act.

1.2 In this Agreement:

- reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 Dwelling Units to Be Used and Occupied Only as Rental Units

- 2.1 The Owner covenants and agrees that the Dwelling Units shall only be used as rental housing in perpetuity, and for that purpose shall only be occupied by a Nonowner under the terms of a Tenancy Agreement between the Owner and the Nonowner who occupies the Dwelling Unit.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not Subdivide nor make application for the Subdivision of the Lands or the Development, except only in accordance with section 5.2.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainable Planning and Community Development, a report in writing confirming that all Dwelling Units are being rented to Non-owners.
- 3.2 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 4.0 [INTENTIONALLY DELETED]

5.0 Notice to be Registered in Land Title Office

- 5.1 Notice of this Agreement ("Notice") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483(5) 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.
- 5.2 Notwithstanding anything to the contrary, the Owner may apply to Subdivide the Lands in order for the Commercial Component to be located within a separate legal parcel of land from any of the Dwelling Units and, upon the submission for

-4-

registration of any such plan or plans of Subdivision, the City agrees to execute and deliver to the Owner, at the Owner's cost, a release and discharge (in registrable form) of this Agreement from the Commercial Component.

6.0 Liability

- 6.1 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.
- 6.2 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.

7.0 General Provisions

Notice

- 7.1 If sent as follows, notice under this Agreement is considered to be received
 - (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and
 - (b) on the date of delivery if hand-delivered,

to the City:

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

Attention: Director of Sustainable Planning and Community Development Fax: 250-361-0386

to the Owner:

Alston Properties Ltd Unit 5, 602 Barbon Street Victoria, BC -5-

V8Z 1C5

Attention: Michael Alston

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

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

- notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) 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.

Time

7.2 Time is of the essence of this Agreement.

Binding Effect

7.3 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 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.

Waiver

7.4 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.

Headings

7.5 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it. -6-

Language

7.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Equitable Remedies

7.7 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.

Cumulative Remedies

7.8 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.

Entire Agreement

7.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

7.10 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.

Amendment

7.11 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.

Law Applicable

7.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

No Derogation from Statutory Authority

- 7.13 Nothing in this Agreement shall:
 - (a) limit, impair, fetter or derogate from the statutory powers of the City all of

-7-

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.

Joint and Several

7.14 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.

Counterpart

7.15 This Agreement may be executed in counterparts, 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.

[REMAINDER OF PAGE INTENTIONALLY BLANK - SIGNATURE PAGE(S) TO FOLLOW]

- 8 -

Effective Date

7.16 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 as of the dates inscribed at a place within British Columbia.

THE CORPORATION OF THE CITY OF VICTORIA by its authorized signatories: On this day of, 2016
Mayor Lisa Helps
City Clerk Chris Coates
ALSTON PROPERTIES LTD. by its authorized signatory(ies): On this <u>ATTM</u> day of <u>AMEMUST</u> , 2016
Print Name: MICHARL ALSTON
S
Print Name:

REPORTS OF COMMITTEES

1. Committee of the Whole – February 16, 2017

5. Rezoning Application No. 00530 for 546 Yates Street (Downtown)

Motion:

It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00530 for 546 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Council discussed:

 Concerns about the procedures around the sequential hearings for dispensaries located within 200 m of each other.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Madoff, and Thornton-Joe Councillor Young

6.2 Rezoning Application No. 00530 for 546 Yates Street (Downtown)

Committee received a report dated February 3, 2017 from the Director of Sustainable Planning and Community Development providing information pertaining to the rezoning application for the property located at 546 Yates Street to allow for the retail sale of cannabis in the existing building.

Committee agreed to consider the Rezoning Applications No. 00530 and No. 00546 together.

Councillor Isitt returned to the meeting at 11:19 a.m.

Committee discussed:

The reasoning for putting one application before the other.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Madoff, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00530 for 546 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Committee discussed:

- The 200m buffer zone being too strict.
- The process for enforcement if businesses are not compliant.
- Staff detailing the compliance history of the business in future reports for Cannabis rezoning.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report For the Meeting of February 16, 2017

To:

Committee of the Whole

Date:

February 03, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Rezoning Application No. 00530 for 546 Yates Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00530 for 546 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 546 Yates Street. The proposal is to rezone from the current CA-3C Zone, Old Town District, to a site-specific zone in order to allow for the retail sale of cannabis.

The following points were considered in assessing this application:

- the proposal is consistent with the Core Historic place designation in the Official Community Plan 2012
- the proposal is consistent with the Downtown Core Area Plan in accommodating a diverse range of commercial uses
- the proposal is generally consistent with the Storefront Cannabis Retailer Rezoning Policy; however, it may be within 200m of another storefront cannabis retailer depending on the outcome of another rezoning application.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. No alterations to the building or site plan are proposed. The following differences from the standard current zone are being proposed and would be accommodated in the new zone:

- storefront cannabis retailer will be a permitted use
- storefront cannabis retailer will be restricted to a maximum floor area of 800m², which is in keeping with the size of the existing operation.

All other requirements within the CA-3C Zone remain the same.

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

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

Land Use Context

The area is characterized by retail and restaurant uses located at street level with residential and office uses located on the upper storeys. The adjacent buildings to the east and west of the property are heritage designated.

Existing Site Development and Development Potential

The ground floor is presently used as a storefront cannabis retailer and the upper storeys are used for office. Under the CA-3C Zone, the property could be used for residences, offices, and numerous commercial purposes.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning* Policy, the requirement to arrange and participate in a Community Meeting is waived unless the application involves construction of a new building. Consistent with the Policy, the application has been referred to School District No. 61 and the Victoria Police Department. At the time of writing this report no comments had been received.

ANALYSIS

Official Community Plan

The Official Community Plan (OCP) lists this property within the Core Historic urban place designation, within which retail is an envisioned use.

Local Area Plans

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

Storefront Cannabis Retailer Rezoning Policy

The application complies with the *Storefront Cannabis Retailer Rezoning Policy* and was one of the sites identified as operating as a storefront cannabis retailer at the time of Council adopting the regulations and policy framework related to cannabis. No permitted storefront cannabis retailers are within 200m of the property at the time of writing this report; however, an application was submitted at a later date for a new, not yet operational, storefront cannabis retailer approximately 71.7 metres west of the property. No public or independent elementary, secondary or high schools are within 200m of the property.

Regulatory Considerations

The application does not include any alterations to the existing building. Furthermore, it complies with the siting criteria of the relevant zone, and as such there are no variances.

CONCLUSIONS

This proposal to permit the storefront cannabis retailer use is consistent with both the *Official Community Plan* and the *Downtown Core Area Plan* in accommodating a variety of active retail uses. The proposal does not have any schools or permitted storefront cannabis retailers within 200m of the property. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Application #00530 for the property located at 546 Yates Street.

Respectfully submitted,

Michael Angrove

Planner

Development Services

Jonathan Tinney Director

Sustainable Planning and Community

Development Department

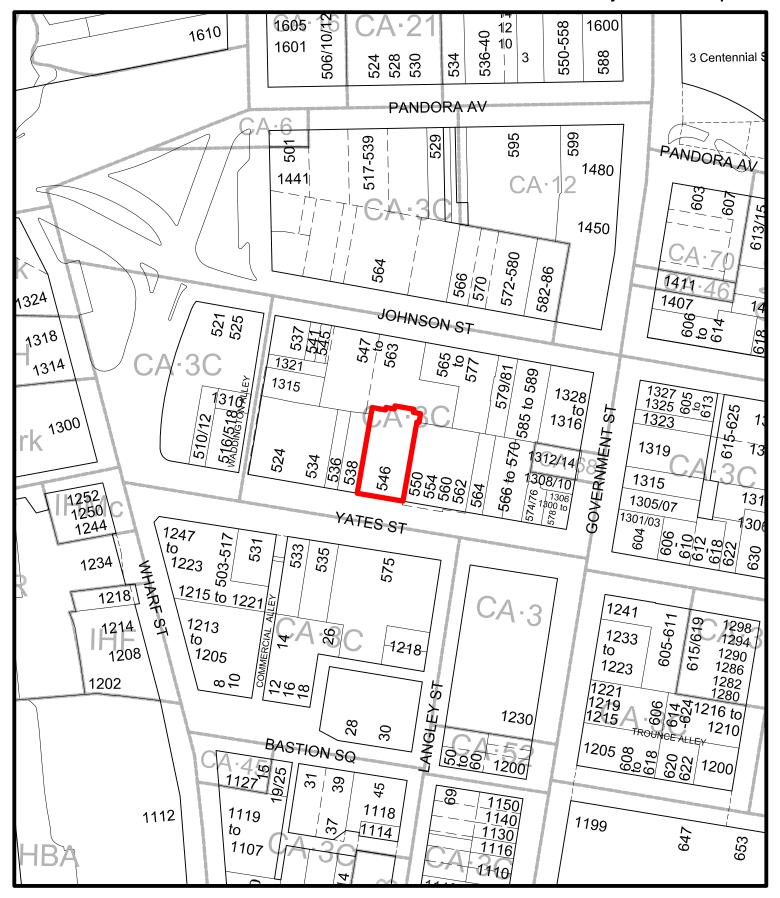
Report accepted and recommended by the City Manager:

Date:

February 10,2017

List of Attachments:

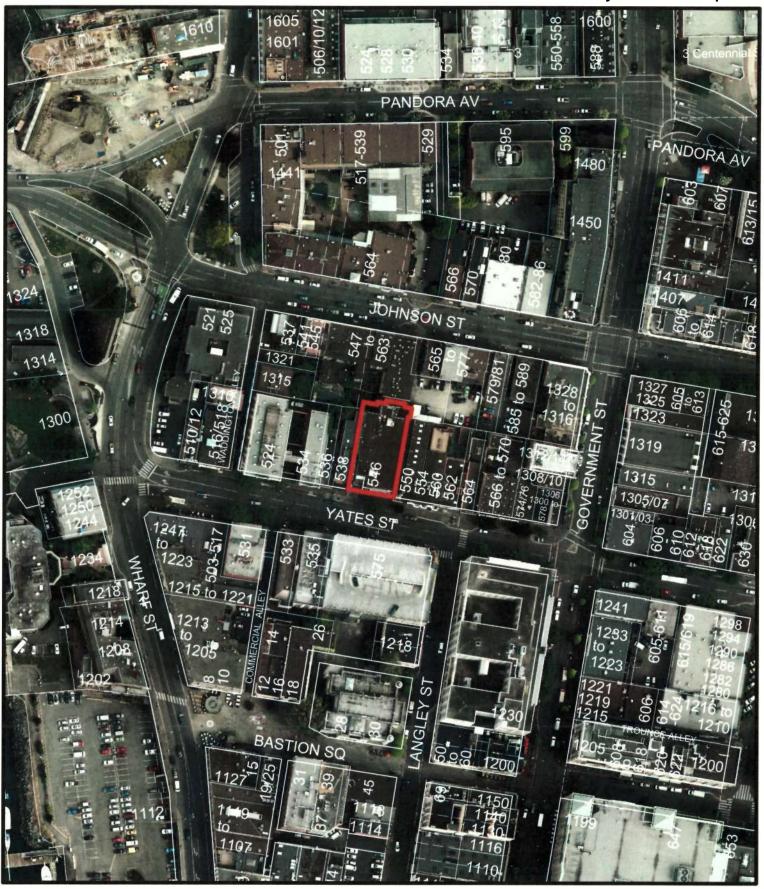
- Subject Map
- Aerial Map
- Plans date stamped October 20, 2016
- Letter from applicant to Mayor and Council dated October 20, 2016





546 Yates Street Rezoning No.00530

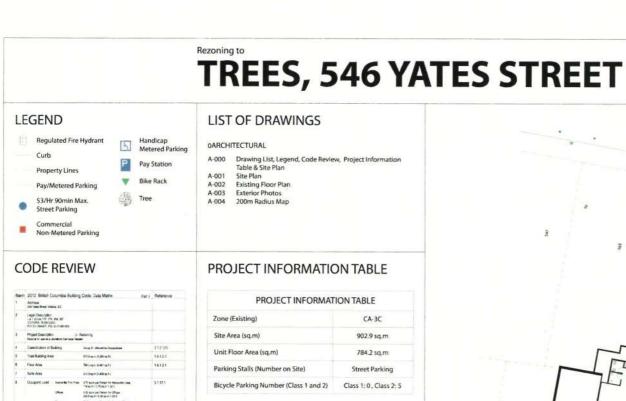




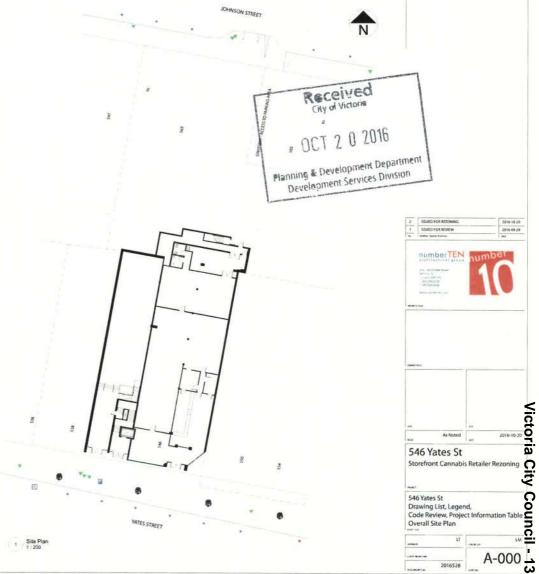


546 Yates Street Rezoning No.00530





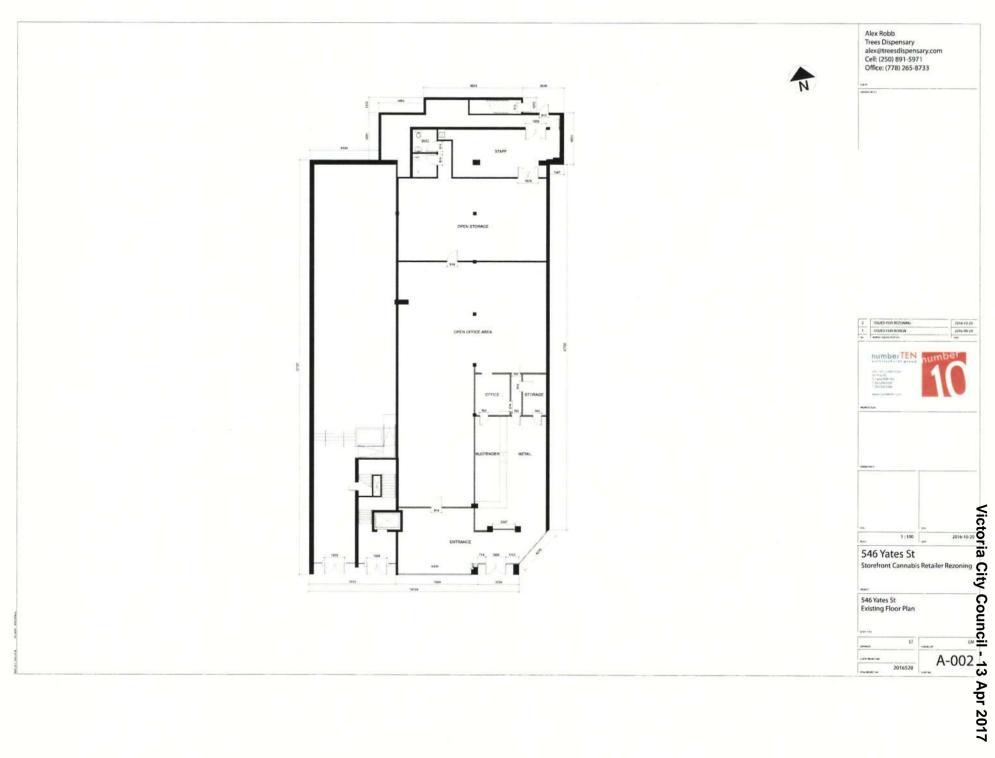
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Alex Robb Trees Dispensary

alex@treesdispensary.com Cell: (250) 891-5971 Office: (778) 265-8733

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Page 249 of 551







2 South Face of Building & Street Parking



3 Entrance Doors



Entrance Doors Close Up

llex Robb	
rees Dispensary	
lex@treesdispensary.con	n.
ell: (250) 891-5971	
Office: (778) 265-8733	

GAMES SELLE

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A-003 Apr 2017



To: Mayor Lisa Helps and members of Victoria City Council

From: Alex Robb, Community Liaison for Trees

Dispensary

Date: October 20, 2016

Subject: Rezoning for Cannabis related business for 546

Yates Street

Dear Mayor and City Council,

It is an honour to be submitting this letter along with our completed application for rezoning for cannabis-related business for the property at 546 Yates Street.

Description of Proposal

The property at 546 Yates Street is located in the Victoria downtown core, across the street from the Lower Yates Public Parkade and the intersection at Langley Street. Tree Dispensary began operating this medical cannabis storefront in November of 2015. It was the first dispensary in the neighbourhood and has proudly served the local community there by providing affordable cannabis products, and educating about the use of cannabis as a medicine, offering space for related harm reduction workshops, and been an hosting location for a Women Grow workshop.

While the location does not fall within any 200m radius surrounding a school or community centres, there are two existing Cannabis related business within a 200m radius. Lotusland Cannabis Club, which opened in summer 2016 (date unknown, but close to July 28th), and is approximately 130m property line to property line; and Jupiter Cannabis Shop, which opened prior to July 28th, 2016, is approximately 138m property line to property line. Jupiter may have since decided to stop retailing cannabis products after the licensing.

City Policy

This rezoning application conforms to the City's Cannabis Storefront Rezoning Policy in every way. It is further than 200 meters from community centres and schools. It is appropriately zoned and has adequate parking, and no public nuisance is created by its operation. The location of the medical cannabis storefront in this area has made the streets safer by putting more "eyes on the street" and increasing foot traffic, as well as by installing and maintaining security cameras that contribute to decreased petty crime in the area and the provision of security camera monitoring of the area.

Project Benefits and Amenities

The economic, environmental, and social benefits of this project are numerous. The regulation of this business sector in Victoria is likely to stimulate the local economy, making Victoria a hub of this emerging regulated and taxed business activity in the city and so help transition this industry, (that was previously taking place in an informal, unregulated and untaxed manner), toward a better regulated marketplace. The cannabis

industry on Vancouver Island contributes significantly to the economy and offers quality, high paying employment for Victoria's young population many of whom are highly educated, especially in the field of alternative healthcare.

Trees Dispensary has sought to promote education about cannabis as a medicine, adjunct therapy for terminal illness, and harm reduction tool by offering educational workshops in our own facility and at other venues across town: including the Our Place Housing Society and the headquarters of PEERS (the Prostitutes Empowerment and Education Resource Society) in Victora West.

We have invited AVI related nurses to give workshops to our staff in the administration of Naloxone, and we have Naloxone kits on site at each store and are able to intervene quickly to administer it in the event of someone overdosing on opioids in the vicinity.

Neighbourhood

The proposed development contributes significantly to neighbourhood vibrancy by sponsoring and promoting arts and culture events in the neighbourhood, and providing space and funding for harm reduction and community health initiatives. The proximaty of the dispensary to the downtown has made our service accessible to more commuters who may work downtown and park at the parkade. And

Impacts

This storefront on Lower Yates Street is to become our "Flag Ship", it is beautifully presented in wood in the storefront of lower Johnson, and after rezoning and licensing we intend to invest further in the design and aesthetic of this store in order to change the public mind about the image of the cannabis industry. We intend to maintain a plant-filled, wood laden, earthy aesthetic that is pleasing to walk-by traffic, and complements the visual appeal of the neighbourhood. We mitigate negative neighbourhood impact by maintaining air filtration systems and strictly prohibiting consumption of cannabis on site or in the viscinity of the storefront.

Design and development permit guidelines

The current site of 546 Yates Street has a CA-3C zoning which allows for the use of the premises as retail sales and under the zoning requirements does not require any off-street parking for a retail use.

Safety and security

Trees Dispensary's presence in the area has contributed to the safety and security of the neighbourhood and may contribute to a decrease in overnight petty crime in the immediate area. The increased foot traffic in the area as a result of Trees business has attracted customers to other nearby businesses, and our staff have kept the area surrounding our business well maintained, clean, and free of litter and other refuse. Our 24-hour high definition camera system can be used to provide information on crimes that may happen in the neighbourhood after hours. For example, the Victoria Police's major crimes division have used our security cameras at other stores to investigate an aggravated assault that occurred in the neighbourhood in early October 2016. We are able to offer up to three weeks of film footage of everything that happens on the intersection outside our storefront,

and across the streets, decreasing graffiti and crime in the area, and we willing provide information to neighbours that may have been vandalized witnessed crime.

Transportation

This rezoning applications meets the parking standards set out in schedule C. The current site of 546 Yates Street has a CA-3C zoning which does not require any off-street parking for a retail use. There is existing bicycle parking outside the storefront.

Heritage

This property does not have heritage status and no heritage buildings are effected by this application.

Thank you for your consideration and for your efforts to bring about regulation to this business sector in Victoria. I look forward to further developing the Trees business in Victoria and finding other ways to contribute to this vibrant community.

All best wishes,

Alex Robb

Community Liaison, Trees Dispensary

Amanda Ferguson

From: Ian Hoar

Sent: Tuesday, February 14, 2017 3:51 PM **To:** Development Services email inquiries

Subject: Support for rezoning application at 546 Yates

Hey there,

I'm a downtown resident living at 532 Herald st, and working at 1221 Broad St.

I'd like to voice my support for the rezoning at 546 Yates st to allow Trees Dispensary to sell cannabis. They are respectful and friendly neighbours. I pass by the location multiple times daily I haven't ever seen any customers loitering, noticed any smell, witnessed any criminal activity, noticed any disrepair or any otherwise negative impact on the surrounding businesses or residents. They are an upstanding member of the business community in my opinion.

Thanks, lan Hoar

From: Business Man

Sent:Friday, April 07, 2017 11:44 AMTo:Victoria Mayor and CouncilSubject:Concerned Victoria businessman

Categories: Bridget In Progress

Dear Mayor and Council, I am a longtime Victoria Business man who has owned and worked in the downtown core for over 25 Years.

I have two items I would like to raise today.

- 1. I strongly appose the application for the Marijuana dispensary in the 500 block of Yates Street. I think all such shops hurt our downtown core and until such a time as our federal government makes it's final judgment on the issue they have no place here.
- 2. I received a letter with regards to this application and was invited to email or attend the council meeting next Thursday to voice my opinion. I followed the instructions on the letter and noted that my information would be part of public record. Note I think that is very wrong in this case. I think if you truly want the opinions from the people impacted in this area to come forward then you should have an anonymous option. I fear that if I included my business and address that there may be repercussions for opposing such an application and my business may be in danger.

Note that I do business in the 500 block of Yates street

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

April 11, 2017

Re: Rezoning Application No. 00530 for 546 Yates Street

Dear Mayor Helps and Council,

The DRA recognizes the City of Victoria's attempts to regulate medical cannabis retail businesses for the stated purpose of providing for those with medical need. However, the DRA has strong concerns regarding the recently enacted Storefront Cannabis Retailer Bylaw and the City of Victoria's ability to manage the consequences of legitimizing a retail activity that is not currently legal or regulated under provincial or federal legislation. As such, the DRA LUC does not support the Rezoning Application No. 00530 for 546 Yates Street.

The Access to Cannabis for Medical Purposes Regulations (ACMPR) is federal legislation which regulates the medicinal use of cannabis and provides for individuals who have been authorized by a health care practitioner to use cannabis for medical purposes, but does not authorize storefronts (i.e., dispensaries) to sell cannabis or marijuana for medical or any other (e.g. recreational) purposes.

Additionally, the DRA strongly recommends that the City prioritise the processing of rezoning and business licence applications for legal uses and businesses over the processing of any kind of application for this illegal and illegitimate activity.

Sincerely,

Ian Sutherland,

Chair Land Use Committee,
Downtown Residents Association

From: Marcel Morris

Sent: Wednesday, April 12, 2017 10:07 AM

To: Public Hearings

Subject: Rezoning for trees dispensary

To the Mayor and Council,

We at Absolute art etching on #9-1988 kaltasin road, believe that those who require medical cannabis should have access to safe and tested medicine. We lend our support to Trees Dispensary on Yates and approve of their application to rezone 546 Yates Street as a medical cannabis dispensary.

Best wishes, Absolute art etching Marcel Morris

Get Outlook for Android

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From: Lorne Milne
Sent: Wednesday, April 12, 2017 4:56 AM

To: Public Hearings

Subject: Trees/546 Yates Street rezoning

Hello. I expect to be present at the public hearing on Thursday but if I don't have an opportunity to speak to Council, I would like to endorse this rezoning. Until we sold this building last year; we were the landlord of this tenant for a considerable period of time and you should know that it was a very positive experience working with Trees. They honoured every obligation that they had under their lease and are a good neighbour and make positive contributions to our community. Thank you for the opportunity to offer my input. Lorne Milne

Lorne Milne Chief Executive Officer GMC Projects Inc.

Suite 370, 425 Carrall Street Vancouver B.C. V6B 6E3



From: Nicole Reinelt - Victoria Branch Assistant Manager, BC SPCA

Sent: Tuesday, April 11, 2017 11:33 PM

To: Public Hearings

Subject: Trees Dispensary Re-zoning Application Comment

Hello,

This email serves to confirm that Trees Dispensary has been an eager and active participant in our community coin box fundraising program. All of their locations host coin boxes that collect money to support animals in need. As well, they kindly donated a kennel and grooming wash basin to the branch. We appreciate their community support.

Thank you,

Nicole Reinelt Assistant Branch Manager BC SPCA Victoria Branch 3150 Napier Lane Victoria BC V8T 4V5

• spca.bc.ca/victoria

OUR MISSION: To protect and enhance the quality of life for domestic, farm and wild animals in British Columbia.

The BC SPCA is a not-for-profit organization reliant on donations from the public. Charitable Tax # BN 11881 9036 RR0001

This message and any attachments or links are for the sole use of the intended recipient(s) and may contain privileged and confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please notify us immediately and destroy the original message. Thank you.

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LORE GENERAL STORE

Mayor and Council City of Victoria, 1 Centennial Square, Victoria, BC, V8W 1P6 c/o publichearings@victoria.ca April 12, 2017

RE: Opposing Medical Cannabis Dispensary Rezoning

Dear Mayor and Council,

I am a small business owner on Government Street and resident of James Bay. I strongly oppose the rezoning for Cannabis Dispensaries for the following reasons:

- Cannabis Dispensaries are illegal businesses. The City of Victoria should not be making up their own rules around this matter.
- Cannabis Dispensaries do not pay taxes to the government like other small businesses in the city.
- Dispensaries are not able to buy from Government approved sources therefore they are buying from illegal sources.
- Under the Law, The City of Victoria would be receiving profits of crime when taking payment for the new business license.
- Regular Small Business owners are being punished for not following the rules, yet the city has turned a blind eye to these illegal businesses.
- Medical Patients have access to Cannabis as they are able to receive Cannabis by Mail from Government approved sources.
- Landlords in the City of Victoria are also receiving Profits of Crime from these illegal businesses.

It is simply not fair; The City of Victoria is deciding to make their own laws when it comes to these kinds of businesses. These businesses are illegal currently in the eyes of the Government of Canada. These business are not paying taxes or employment wages and are mostly cash based businesses. It is wrong to endorse this type of business in our City. Un-Fair to the other small business owners who are struggling to survive and play by the rules.

Sincerely

Stephanie Hartwig Lore General Store

From: Thomas Haas

Sent: Wednesday, April 12, 2017 4:07 PM

To: Public Hearings

Subject: Zoning Bylaw (546 Yates Street) Amendment -- April 13, 2017

Hello City Council,

As a landlord for 560 Yates Street (688429 BC LTD) it concerns us that a storefront cannabis retailer wishes to open up shop several doors from our property.

From a business and investment stand point we feel that this would impact our ability to lease our property and potentially affect its property value in a negative way.

We object to this proposed change for 546 Yates Street.

We do not wish to share our contact information.

Regards,

688429BC LTD

1

NO. 17-024

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-79 Zone, Old Town (Cannabis) District, and to rezone land known as 546 Yates Street from the CA-3C Zone, Old Town District to the CA-79 Zone, Old Town (Cannabis) District.

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

- This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1088)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 6 – CENTRAL AREA ZONES</u> by adding the following words:

"6.93 CA-79 Old Town (Cannabis) District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.92 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 546 Yates Street, legally described as Lot 1 of Lots 175, 176, 186 and 187, Victoria City, Plan 30210 and shown hatched on the attached map, is removed from the CA-3C Zone, Old Town District, and placed in the CA-79 Zone, Old Town (Cannabis) District.

READ A FIRST TIME the	23 rd	day of	March	2017
READ A SECOND TIME the	23 rd	day of	March	2017
Public hearing held on the		day of		2017
READ A THIRD TIME the		day of		2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

PART 6.93 - CA-79 ZONE, OLD TOWN CANNABIS DISTRICT

6.93.1 Permitted Uses in this Zone

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

- a. Uses permitted in the CA-3C Zone, Old Town District;
- b. Storefront cannabis retailer provided that:
 - i. the use does not occupy more than 800m²;
 - ii. the use is restricted to the ground floor; and
 - iii. only one storefront cannabis retailer at a time is operational on the property
- c. Except as provided in this Part 6.93, the regulations in the CA-3C Zone, Old Town District apply in this Zone.

6.93.2 Floor Space Ratio

a. Floor space ratio (maximum)

3:1

6.93.3 Height

a. Principal building height (maximum)

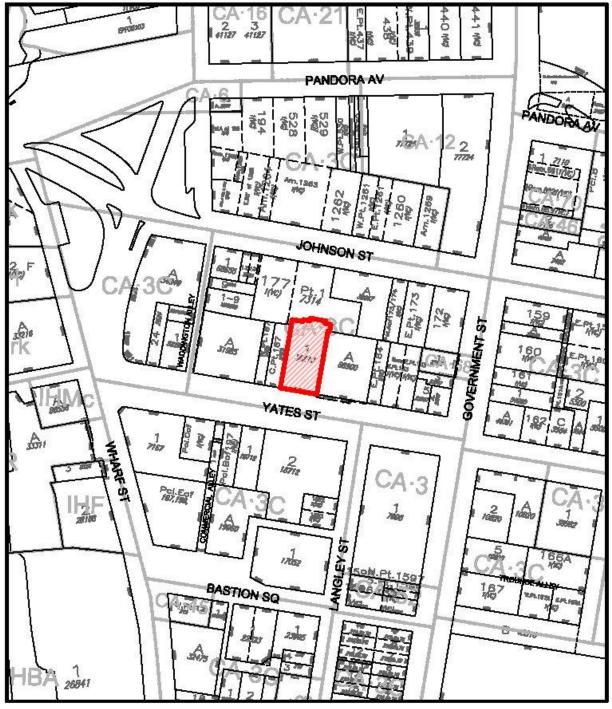
- 15m
- b. For the purpose of this Section, the <u>grade</u> of a <u>building</u> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <u>street boundaries</u> of the <u>lot</u> on which the <u>building</u> is situated.
- c. Any <u>building</u> wall along any street shall be at least 6m in <u>height</u>.

6.93.4 Setbacks

- a. For any <u>corner lot</u>, a <u>building</u> must not be sited within the triangle formed by connecting a point on one street with a point on the other intersecting street, 3m distant from the intersection of the street boundaries.
- b. Except for corner lots, no setbacks are required.
- c. Section 7, Part 6.7 does not apply to any pillar or to any part of a <u>building</u> which is below the elevation of the intersection point or more than 3m above it.

6.93.5 Vehicle Parking

- a. One parking space shall be provided for each 95m² of office, where the office use exceeds 2850m².
- Except as provided in Section 10, Part 6.7, no off-street parking or loading spaces are required.





546 Yates Street Rezoning No.00530



UNFINISHED BUSINESS

2. <u>Victoria Housing Strategy Implementation – Garden Suites</u>

Council received a presentation from the Assistant Director of Community Planning and a report dated February 24, 2017 from the Director of Sustainable Planning and Community Development, providing an update on the Victoria Housing Strategy Implementation of Garden Suites.

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman:

- 1. That Council direct staff to amend the *Official Community Plan* Development Permit Area 15E: Intensive Residential Garden Suites by updating the development permit area guidelines (Garden Suite Policy, 2011) to include additional guidelines to mitigate privacy impacts in response to public feedback provided on this initiative.
- 2. That Council consider consultation with those potentially affected by the OCP amendments under Sections 475(1) and (2) of the *Local Government Act*, and direct staff to undertake the following consultation:
 - a. Post a notice on the City's website identifying the proposed OCP amendments, and such notice will provide the contact information of a Planning staff member to which members of the public may speak and provide input, and the staff member will provide a report on input received to Council prior to the public hearing.
- 3. That Council consider first and second readings of Bylaw No. 17-001, 17-023, and 17-025
- 4. That Bylaw No. 17-001, 17-023, and 17-025 be considered at a Public Hearing;
- 5. That Council consider a new policy for Preservation of Garden Suites as Rentals in Appendix 4 for approval.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Madoff, that the motion be referred back to a Committee of the Whole meeting for further discussion.

Council discussed the following:

- That this initiative is needed within the community and should be moved forward.
- Whether further information is required.

On the amendment:

Defeated

For: Councillors Isitt, Madoff, and Young

Opposed: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, and Thornton-Joe

On the main motion:

Carried

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

Opposed: Councillors Isitt, Madoff, and Young



Council Report For the Meeting of March 9, 2016

To:

Council

Date:

February 24, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Victoria Housing Strategy Implementation – Garden Suites

RECOMMENDATIONS

- 1. That Council direct staff to amend the Official Community Plan Development Permit Area 15E: Intensive Residential - Garden Suites by updating the development permit area guidelines (Garden Suite Policy, 2011) to include additional guidelines to mitigate privacy impacts in response to public feedback provided on this initiative.
- 2. That Council consider consultation with those potentially affected by the OCP amendments under Sections 475(1) and (2) of the Local Government Act, and direct staff to undertake the following consultation:
 - a. Post a notice on the City's website identifying the proposed OCP amendments, and such notice will provide the contact information of a Planning staff member to which members of the public may speak and provide input, and the staff member will provide a report on input received to Council prior to the public hearing.
- 3. That Council consider first and second readings of Bylaw No. 17-001, 17-023, and 17-025
- 4. That Bylaw No. 17-001, 17-023, and 17-025 be considered at a Public Hearing;
- 5. That Council consider a new policy for Preservation of Garden Suites as Rentals in Appendix 4 for approval.

BACKGROUND

This matter came before Council on October 27, 2016 where the following resolutions were approved:

- 1. That Council direct staff to prepare amendments to the following:
 - The Zoning Regulation Bylaw to allow garden suites in single-family residential zones consistent with the Garden Suite Policy and based on the proposed Zoning Regulation Bylaw Schedule M - Garden Suites appended to this report;
 - The Garden Suite Policy to change language pertaining to the requirement for rezoning; and
 - The Land Use Procedures Bylaw to delegate development permit approval authority for garden suites to staff.
- 2. That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input

into the Task Force work.

In accordance with the direction above, attached for Council's initial consideration are copies of bylaws pertaining to garden suites: 1) proposed Bylaw No. 17-001 to amend the *Zoning Regulation Bylaw* (Appendix 1); and 2) Bylaw No. 17-023 to amend the *Land Use Procedures Bylaw* (Appendix 2). A third bylaw is also attached (Appendix 3), proposing to amend the garden suite development permit area guidelines in response to public feedback received on the proposed zoning changes. An update to the Policy requires an amendment to the *Official Community Plan*.

PUBLIC FEEDBACK

Staff sought input on these changes per direction (2.) above, through a stakeholder email. Staff also held an information session specifically for the Community Association Land Use Committees to answer questions on a number of recent Victoria Housing Strategy initiatives which included a discussion on the proposed changes to Garden Suites. A summary of this meeting is included in Appendix 4. Formal feedback received thus far has been divided, with most correspondence indicating either support or opposition to permitting garden suites in zoning. A common theme arising from those opposed was a concern around the impact of garden suites to the privacy of neighbouring properties. As a result of these concerns, changes to the Garden Suite Policy and Guidelines are proposed and detailed below. All written feedback pertaining to garden suites has been included in the public hearing documents.

CHANGES AND CONSIDERATIONS

Removing the rezoning requirement means development permit applications will be approved or declined based on consistency with guidelines and in accordance with zoning. In anticipation of this, staff carefully reviewed the garden suite development permit area guidelines and the zoning regulations to ensure the objectives around garden suites would be realized through permit processes, and added language to strengthen wording where staff, in their experience, felt there could possibly be any opportunity for misinterpretation. To that end and in addition to the Council direction of October 27, 2016, the following has been incorporated into the bylaws that are being introduced, as well as a new policy related to garden suite tenure:

- 1. In response to feedback expressing concern that garden suites may infringe upon the privacy of neighbouring properties, the Garden Suite Policy and Guidelines were amended to create a new Privacy section that outlines tangible ways to preserve privacy through sensitive design. All existing reference to privacy in the Policy and Guidelines was moved to this section and an additional guideline pertaining to overlook on adjacent properties was added. As updates to the Policy and Guidelines require an OCP amendment, an OCP amendment bylaw, along with the updated Policy and Guidelines, is attached in Appendix 5.
- 2. To ensure there is clarity with regards to the treatment of garden suites as purpose-built housing accessory to a single-family dwelling, staff have updated the definition of "Garden Suite" in the Zoning Regulation Bylaw to clarify that a garden suite must be affixed to a foundation. This change will ensure garden suites are permitted in zoning on the basis of them being long-term rental housing units.
- Garden suites are intended as rental housing, and the Garden Suite Policy and Guidelines
 note that strata titling is prohibited. To strengthen policy in order to ensure that garden
 suites remain purpose built rentals, staff created an additional policy to further discourage

the stratification and subdivision of garden suites if a means for doing so were proposed. This policy is attached to this report in Appendix 6.

LEGISLATIVE AUTHORITY

Per Section 475 of the *Local Government Act*, during an amendment of an official community plan, the proposing local government must provide one or more opportunities, as it considers appropriate, for consultation (in addition to the public hearing requirements later on in the process). In addition to the general requirement to consider appropriate consultation with persons, organizations and authorities, the local government must specifically consider whether consultation is required with the following:

- 1. The board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan.
- 2. The board of any regional district that is adjacent to the area covered by the plan.
- 3. The council of any municipality that is adjacent to the area covered by the plan.
- 4. First nations.
- 5. Boards of education, greater boards and improvement district boards.
- 6. The provincial and federal governments and their agencies.

The proposed OCP amendment to insert development permit area guidelines for privacy mitigation does not impact the above entities. Furthermore, the OCP amendment was proposed in response to public feedback received on the related zoning amendments. However, in order to provide an opportunity for the City to consult with the public, and other organizations and authorities who may feel they are affected, staff recommend that Council instruct staff to post a notice on the City's website identifying these proposed OCP amendments, and such notice will provide the contact information of a Planning staff member to which members of the public may speak and provide input, and the staff member will provide a report on input received to Council prior to the public hearing.

Respectfully submitted,

Lindsay Milburn

Senior Planner - Housing Policy

Jonathan Tinney, Director

Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

Date: March 9,2017

Attachments:

Appendix 1 – Bylaw No. 17-001 (Zoning Regulation Amendment Bylaw)

Appendix 2 - Bylaw No. 17-023 (Land Use Procedures Amendment Bylaw)

Appendix 3 – Bylaw No. 17-025 (OCP Amendment Bylaw)

Appendix 4 – Notes from City Presentation with Community Association Land Use Committees

Page 3 of 3

Appendix 5 - Garden Suite Policy and Guidelines, 2017

Appendix 6 - Preservation of Garden Suites as Rentals Policy

NO. 17-001

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating Schedule M – Garden Suite Regulations and adding garden suite as a permitted use accessory to a single family dwelling in the R1-A, R1-B, and R1-G Zones.

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

- This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1081)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>GENERAL REGULATIONS</u> by adding the following words:

"Schedule M – Garden Suite Regulations"

- The Zoning Regulation Bylaw is also amended by adding after Schedule L Small Scale Commercial Urban Food Production Regulations the provisions contained in Schedule 1 of this Bylaw.
- 4 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in Schedule A Definitions by amending the definition of Garden Suite to read as follows:
 - "Garden Suite means a <u>building</u> attached to a foundation, used or designed as a selfcontained <u>dwelling unit</u> located on a <u>lot</u> with a <u>single family dwelling</u> and does not include a strata lot."
 - (b) in Part 1.1 R1-A Zone, Rockland Single Family Dwelling District, by amending section 1.1.1.a by adding garden suite as an accessory use so that the subsection reads as follows:
 - "a. <u>Single family dwelling</u> with no more than one of the following accessory uses:

 <u>Secondary suite</u> subject to the regulations in Schedule "J"; or

 <u>Garden suite</u> subject to the regulations in Schedule "M"; or

 <u>Roomers</u> and/or <u>Boarders</u> up to a maximum of 4"
 - (c) in Part 1.2 R1-B Zone, Single Family Dwelling District, by amending section 1.2.1.a by adding garden suite as an accessory use so that the subsection reads as follows:
 - "a. <u>Single family dwelling</u> with no more than one of the following accessory uses:

 <u>Secondary suite</u> subject to the regulations in Schedule "J"; or

 <u>Garden suite</u> subject to the regulations in Schedule "M"; or

 <u>Roomers</u> and/or <u>Boarders</u> up to a maximum of 4"

- (d) in Part 1.6 R1-G Zone, Gonzales Single Family Dwelling District, by amending section 1.6.1.a by adding garden suite as an accessory use so that the subsection reads as follows:
 - "a. <u>Single family dwelling</u> with no more than one of the following accessory uses:

 <u>Secondary suite</u> subject to the regulations in Schedule "J"; or

 <u>Garden suite</u> subject to the regulations in Schedule "M"; or

 <u>Roomers</u> and/or <u>Boarders</u> up to a maximum of 4"

READ A FIRST TIME the	9 th	day of	March	2017
READ A SECOND TIME the	9 th	day of	March	2017
Public hearing held on the		day of		2017
READ A THIRD TIME the		day of		2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

1 Restrictions

- a. A garden suite is only permitted when the primary building is used for a single family dwelling.
- b. A garden suite is not permitted on a lot when a single family dwelling contains a secondary suite.
- c. No more than one garden suite is permitted on a lot.

2	Sothack	Separation	Snaco	and	Location
	Setback,	Separation	Space	and	Location

a.	Rear yard setback	(minimum		0.6n	n
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- b. Side yard setback from interior lot lines (minimum) 0.6m
- c. Side yard setback on a flanking street for a corner lot (minimum) 3.5m, or the

minimum front yard setback of the adjoining lots whichever is the greater, when the adjoining lots shares a common lot line other than a rear lot

line

2.4m

- d. Separation space between a garden suite and a single family
 - dwelling (minimum)
- d. A garden suite must be located in a rear yard.

3 Rear Yard Site Coverage

- 25% Rear yard site coverage (maximum)
- b. Site coverage (maximum) Subject to site

coverage regulations in the applicable

zone

4 Height, Storeys, Floor Area and Roof Decks

- a. Height (maximum) 3.5m
- b. Number of storeys (maximum) 1
- 37m²c. Floor area (maximum)
- d. Roof deck Not permitted

5 Plus Site - Regulations, Height, Storeys and Floor Area

- a. Properties that meet one or more of the following criteria are considered a "plus site":
 - a corner lot
 - a lot with two street frontages
 - a lot with rear yard laneway access
 - a <u>lot</u> greater than 557m² in total <u>area</u>.
- b. Notwithstanding Section 4, the following restrictions apply to a <u>garden</u> <u>suite</u> on a "plus site":

i. <u>Height</u> (maximum) 5.5m

ii. Number of storeys (maximum) 1.5

iii. Floor <u>area</u> (maximum) 56m²

iv. Roof deck Not permitted

6 Vehicle Parking

a. Vehicle parking for a garden suite

Subject to the regulations in Schedule "C"

No. 17-025

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to add new design guidelines to Development Permit Area 15E: Intensive Residential – Garden Suites to address privacy considerations.

Under its statutory powers, pursuant to section 477 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in public meeting, enacts as follows:

Title

1 This Bylaw may be cited as "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 17)".

Official Community Plan Bylaw

Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Appendix A, DPA 15E: Intensive Residential – Garden Suites, section 5 by deleting

"The Garden Suite Policy (2011)"

and replacing with:

"The Garden Suite Policy and Guidelines (2017)"

Effective Date

3 This Bylaw comes into force on adoption.

READ A FIRST TIME the	9 th	day of	March	2017
READ A SECOND TIME the	9 th	day of	March	2017
Public hearing held on the		day of		2017
READ A THIRD TIME the		day of		2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

No. 17-023

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Land Use Procedures Bylaw to delegate development permit approval authority for garden suites to the Director of Sustainable Planning and Community Development.

Under its statutory powers, including section 154 of the *Community Charter*, the Council of the Corporation of the City of Victoria, in public meeting, enacts as follows:

Title

1 This Bylaw may be cited as "Land Use Procedures Bylaw, Amendment Bylaw (No.4)".

Land Use Procedures Bylaw

Bylaw No. 16-028, the Land Use Procedures Bylaw, 2016, is amended in Schedule D – Delegated Approvals, by inserting the following new area under Column B ("DPAs and HCAs"), for Permit Type "DP for an accessory building or buildings" below "DPA 15D: Intensive Residential – Duplex":

"DPA 15E: Intensive Residential - Garden Suites"

Effective Date

3 This Bylaw comes into force on adoption.

READ A FIRST TIME the	9 th	day of	March	2017
READ A SECOND TIME the	9 th	day of	March	2017
READ A THIRD TIME the	9 th	day of	March	2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

Notes from City presentation with Community Association Land Use Committees

On Monday January 17, 2017, approximately 35 representatives from Community Association Land Use Committees attended a presentation by the City to outline and answer questions about some current zoning initiatives from the Victoria Housing Strategy and changes to off-street parking requirements. Participants were given an opportunity to ask questions about the initiatives, however, they were directed to provide feedback to Council in writing and through the public hearing process.

Here is record of the points of clarification and discussion:

Victoria Housing Strategy Initiatives

<u>Minimum Unit Sizes:</u> Council is considering removing minimum unit sizes outside of downtown (where no minimum unit sizes currently exist).

- The current minimum unit size is 33m² in most zones outside of downtown
- There was discussion around Single Room Occupancy; staff clarified units would have to be selfcontained with this change
- Currently units can be built without a window, however, the requirement of a window allowing
 access to natural light is a proposed change to the regulation
- The issue of short-term vacation rentals is before Council
- Some concern was expressed around research related to who occupies small units and the livability and health for people living in micro-units
- Some participants pointed out that it's important for the City to think about what is offered outside of the units for people to do and the need for a parks master plan
- Some concern was expressed about having too many micro-units in one neighbourhood and whether the neighbourhood planning process could be used to spread the units into different neighbourhoods
- There was discussion about the use of housing agreements.
- · There was discussion about whether this will increase affordable housing

<u>Secondary Suites:</u> Council is considering relaxing zoning restrictions in an effort to encourage the development of legal secondary suites.

- Only one secondary suite per single family home is currently permitted; this will not change with
 this initiative. Council has directed staff to explore on a neighbourhood basis acceptance of
 further relaxations including multiple secondary suites, and garden suites and a secondary suite
 together
- Allowing multiple suites on single properties supports multi-generational living situations
- There was a suggestion that the City should require a business license for secondary suites even
 if the owner lives on site.
- There was discussion and varying viewpoints about the impact to infrastructure
 - o underground utilities
 - parking

<u>Garden Suites:</u> Council is considering removing the rezoning requirement to make it easier to develop secondary suites

- At this time, garden suites are not being considered in conjunction with secondary suites
- Some community members feel that rezoning is a tool for the community to have a say in secondary suites

- Staff clarified that there is no opportunity for an alternative CALUC process if rezoning requirement is lifted and that neighbourhood input will not be required
- Neighbourhood consultation is not required for other types of development, including construction
 of a new home on a lot that does not require a rezoning, or for other types of accessory buildings
- · A suggestion that the City should get feedback from the neighbours of existing garden suites
- Rezoning is expensive and can be friendly or acrimonious various viewpoints were expressed
 of the rezoning experience

Changes to Off-street Parking

The City is updating its off-street parking regulations.

- The overall intent was to provide updated parking requirements based on current/measured parking demand that will also result in a reduction of zoning variances
- For new multi-residential developments, the proposed new regulations introduce reduced parking requirements for smaller units as well as for purpose built rental and non-market affordable housing.
- Staff will explore potential parking requirements for mobility scooters and electric vehicles
- · There was a discussion about front yard parking and the impacts to on-street parking
- The group discussed the trend of a reduction in parking and ways to support active transportation and car shares
- Participants requested the consultants reports be posted on the website

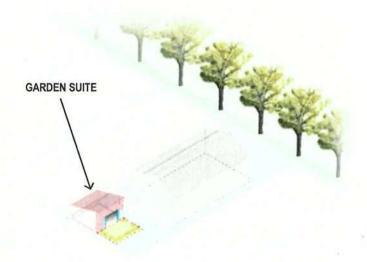
Please be advised that a briefing note summarizing this discussion will be forwarded to Council.

The Garden Suite policy and Guidelines

To be used in consideration of rezoning and development permit applications

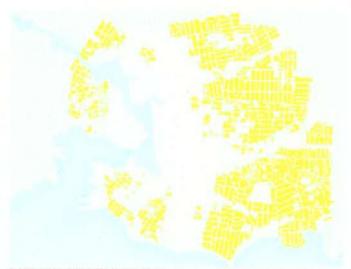
1. What is a Garden Suite?

A Garden Suite is a small, ground-oriented, unit located in the rear yard of a single family detached dwelling.



2. Where can a Garden Suite be located?

Eligible locations for a Garden Suite in Victoria include all properties that contain only a single family detached dwelling and are appropriately zoned. The proposal must meet all requirements of the Garden Suite Policy and should incorporate the design guidelines contained in the Policy. Properties that already have secondary suites are not eligible.



POTENTIAL GARDEN SUITE SITES: The properties shaded in yellow above include sites with the appropriate zoning designation to consider Garden Suites. The graphic is illustrative only.

3. Requirements

The requirements for a Garden Suite to be considered are:

ExistingLandUse	Single Family Dwelling
EXISTING ZONING	R1-A Rockland Single Family Dwelling; R1-B, Single Family Dwelling; R1-G Single Family Dwelling (Gonzales); R-2 Two Family Dwelling; R-J Low Density Attached Dwelling; R-K Medium Density Attached Dwelling
LOCATION	Rear yard only
HEIGHT (MAXIMUM)	3.5 m
SETBACKS(MINIMUM)	0.6 m from all lot lines 2.4 m from existing dwelling
CORNER LOT SETBACK ON FLANKING (SIDE) STREET (MINIMUM)	Equal to the existing setback of the primary structure to the flanking street on the adjacent property
REAR YARD SITE COVERAGE (MAXIMUM)	25% maximum
TOTAL SITE COVERAGE (MAXIMUM)	30-40% maximum, based on existing zoning requirement
MAXIMUM TOTAL FLOOR AREA	37 m ² (approximately 400 ft ²)
BUILDING CODE	All BC Building, Plumbing, and Electrical Code regulations apply for residential uses.
STRATA TITLING	Strata titling of properties with Garden Suites is prohibited.
Access	An unobstructed pathway must be constructed and maintained between the public street and the Garden Suite entrance, with a minimum width of 1 m for private and emergency access.
ROOFTOP PATIOS	Interior or exterior structured access to the Garden Suite rooftop is prohibited for all purposes including patios.
Parking	There are no additional parking requirements for the creation of a Garden Suite but the primary dwelling should have a minimum of 1 parking stall which may not be located in the front yard.
SECONDARYSUITES	Secondary Suites are not permitted on a lot with a Garden Suite.
SERVICING	Servicing to the rear yard must be located underground.

4. Design Guidelines

Character

Quality in design, high quality architectural expression, and unique individual identity of a Garden Suite are encouraged. However, the Garden Suite should relate to the principal building on site in terms of materials, roof form, and general architectural expression. The intent, however, is not to create a "miniature version" of the primary building.

Modular and pre-fabricated housing represents a potential opportunity for homeowners to reduce the construction cost and to reduce construction time and disturbance of neighbours. Therefore, these construction methods are supportable. However, the finished structure must be undifferentiated from on-site and adjacent existing structures in terms of quality of construction and the appearance of permanence in addition to meeting all the BC Building, Plumbing, and Electrical Codes.

Privacy

Windows oriented towards adjacent properties are not permitted to maintain levels of privacy with adjacent neighbours. Exceptions for windows oriented towards adjacent properties may be considered if design features are provided that mitigate privacy concerns, and if permitted by Building Code regulations. For example, windows with opaque glass that permit light into the garden suite but prevent overlook into adjacent yards, or other design solutions may be acceptable.

Rooftop outdoor space is prohibited to protect privacy of neighbours.

Design measures should be taken to mitigate overlook concerns on adjacent properties in the case of garden suites on "plus sites" that have additional floor area or building height.

Minimize Shading

Consideration should be given to minimize shading on adjacent private open space while maximizing contiguous on-site open space. Typically, this means:

- locating the Garden Suite in the southern portion of the rear yard
- locating the highest portion of a pitched or arched roof at the interior of the site, with the roof sloping down towards the nearest lot line
- orienting the ridge so as to minimize shadow on adjacent lots

Siting

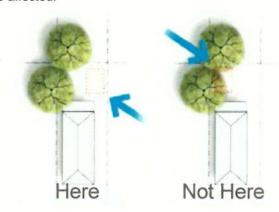
Where possible, the Garden Suite should be located to be at least partially visible from the street.

In the case of corner lots, lots with laneway access or double-fronting lots, the Garden Suites should be directly oriented to the adjacent public right-of-way. This means including front doors that are directly oriented to the street or laneway windows directed towards the street or laneway and landscape that reinforces the location of the entry.

On corner lots, the Garden Suite is sited as close to the side street as possible to create a consistent streetscape pattern.

Respect Mature Landscape Elements

Siting should respect mature trees both on site and on adjacent properties. This means locating the Garden Suite so as to minimize impact on a tree's root system. A certified arborist report may be required as part of the application when a tree on the subject site or a neighbouring lot may be affected.

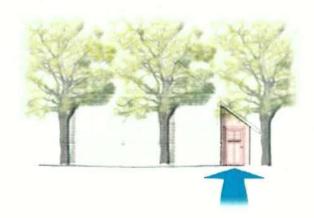


Hierarchy of Siting Considerations

In the event that a Garden Suite cannot be sited without adverse impacts to either mature landscape or shading on adjacent properties, the following hierarchy of policies apply:

- 1. protect mature landscape on adjacent properties
- 2. protect mature landscape on subject property
- 3. minimize shading on adjacent properties.

Care should also be taken to minimize the visual impact on adjacent properties. However, this does not mean that the Garden Suite will not be completely unseen from adjacent lots.



Windows

Windows should be maximized along those façades oriented to the interior of the site. On corner lots, lots with laneway access or double-fronting lots, windows should be oriented to the street or laneway.

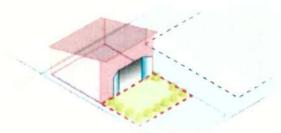
Rooftops

Rooftop outdoor space is prohibited to mitigate privacy concerns of neighbourhoods. Rooftop energy initiatives such as solar panels or solar hot water heating may be considered.

Green roofs are encouraged as benefits include reducing stormwater runoff, improving water quality, reducing urban heat island effect, conserving energy, creating wildlife habitat, and prolonging the life of the roof membrane. An added benefit is that the green roof may soften the appearance of the Garden Suite from neighbouring lots.

Usable Outdoor Space

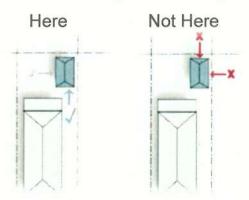
Design and orientation of the Garden Suite should ensure a direct connection with usable outdoor space. A minimum of 15 m² of semi-private outdoor space should be clearly associated with the Garden Suite. This may be achieved through plantings or changes in surface materials. Hard-surfaced areas are supportable but should include permeable pavers, be decorative in nature, and must not be usable as a parking space



Entries and Addressing

Unit entries should be oriented to the street. When this is not practical, a secondary preference would be to locate the entry to the interior portion of the site.

A Garden Suite must be assigned a unique, individual address. This will occur at the building permit stage. An address sign for the Garden Suite must be located at a clearly visible location along the street frontage.



Landscape

Native plant species and drought-tolerant plants are encouraged in side yard areas, particularly within narrow setbacks between the Garden Suite and adjacent lots where access for maintenance and upkeep is limited.

Heritage

The City will request that all properties identified on the Heritage Register will receive Heritage Designation when a Garden Suite is introduced to a property. Where a property may have heritage value but has not been identified or included on the Heritage Register, the City would encourage applicants to consider heritage designation as they pursue approval of a Garden Suite.

In cases where an existing accessory building is heritage designated, a Heritage Alteration Permit is required and the Standards and Guidelines for the Conservation of Historic Places in Canada apply.

In cases where a new Garden Suite is located on a property where the primary structure is protected by heritage designation or is identified on the heritage register, then a Heritage Alteration Permit is not required for construction of the Garden Suite but the Standards and Guidelines for the Conservation of Historic Places in Canada should be considered.

Parking and Driveways

No additional parking is required for the Garden Suites but the primary dwelling should have a minimum of 1 parking stall which may not be located in the front yard. Any proposed changes to the parking layout and driveway should include permeable paving materials.

In situations where an existing parking space is displaced by the creation of the Garden Suite, the new parking location should occur within the existing driveway in order to prevent an increase in paved surface but should be located beyond the front face of the primary building as per general parking requirements.

Garbage and Recycling

The proposed site plan should consider the location of extra garbage and recycling bins and screen these from view. These should not be located near the primary entrance of either residence.

5. Exceptions

The requirements for Garden Suites are intended to be consistently applied to all eligible sites. However, given the variety of lot sizes and configurations in the City, natural site conditions unique to each lot, and the possibility that older, existing accessory buildings may not comply with current accessory building requirements, staff may consider recommending approval of a Garden Suite in the following situations.

Exception #1: Existing Garage Conversions

In situations where an existing garage or accessory building is located on site, a Garden Suite may be located within a structure that exceeds the standard requirements provided that:

- the structure was built with all appropriate permits and has not been altered
- the structure is fully upgraded to meet all Building Code requirements for residential use

In the event that a new structure is required to replace the existing legal non-conforming accessory building, the new structure must not exceed the footprint, height, or roof form as defined by the existing structure. Careful documentation of this should be prepared and submitted to the City prior to demolition in order to ensure an opportunity to verify the scale of the existing structure.

Exception #2: "Plus Sites"

Properties that meet the following criteria are considered "Plus Sites":

- · a corner lot
- · a lot with two street frontages
- · a lot with rear yard laneway access
- lots greater than 557 m² (6,000 ft²) in total area.

On "plus sites", there may be an opportunity to increase the floor area of a Garden Suite up to a maximum of 56 m² (600 ft²). The additional floor area may be considered supportable if it can be demonstrated that it would not have a negative impact on privacy, shading, or overlook of or onto neighbouring properties.

Additional floor area may be achieved either by:

- increasing the floorplate though not to a level exceeding site coverage requirements - to accommodate all floor space on a single level.
- exceeding the height requirement in order to incorporate a loft space with a floor area no greater than 50% of the building footprint, provided that interior floor to ceiling height of the loft space is kept minimal (approximately seven feet) and careful attention is given to prevent excess shading on neighbouring lots.



POTENTIAL GARDEN SUITE "PLUS" SITES: The properties shaded in dark yellow in the graphic above indicate potential Garden Suite "Plus" Sites where an additional floor area may be considered. These properties have the appropriate zoning designation for Garden Suites and are either located on a block corner, between two streets, or between a street and a laneway. The graphic is illustrative only.

Exception #3: Protected Trees

In situations where the siting of a Garden Suite is severely limited by the presence of protected trees as described in the Tree Preservation Bylaw, a height variance may be considered to accommodate a sleeping loft provided that:

- the maximum floor space of the Garden Suite does not exceed typical requirements
- the floor area of the sleeping loft does not exceed 50% of the ground floor area
- design measures are taken to mitigate shading or overlook concerns on adjacent properties.

6. Note to Applicants

- Confirm with City staff what type of development application or permit is required.
- It is advisable to discuss the proposal with your immediate neighbours.
- Applicants are encouraged to review a preliminary proposal with the City's Engineering and Public Works Department to better understand potential servicing costs and with the City's Planning and Development Department to better understand the rezoning requirements and process. The applicant should also consider aspects related to providing utilities to the Garden Suite including phone, cable, and internet.

City of Victoria

Policy regarding Preservation of Garden Suites as Rentals

Authorized by Victoria City Council _____, 2017

1. Policy Reasoning

One of the stated goals related to Housing and Homelessness in the City's Official Community Plan Bylaw, 2012, is to "Continue to maintain policies and regulations that increase rental housing choice such as residential secondary suites, garden suites and forms of shared accommodation" (s.13.31). Furthermore, the Victoria Housing Strategy 2016-2025 notes that renting has traditionally provided a more affordable housing option than ownership, and the Strategy identifies garden suites as a component of the rental market.

Garden suites were conceived as housing that is accessory to single family dwellings, their purpose being to improve affordability for homeowners by adding rental income, and to add to the overall supply of purpose-built rental housing, of which there is an acute shortage in Victoria. Purpose-built rental is an important component of the housing market as it is the most stable form of rental housing, becoming more affordable over time compared to ownership, and because ownership is now out of reach for many even moderate income earners. Currently, approximately 60% of Victoria residents are renters, while the rental vacancy rate is 0.5%. With the population forecast to increase to 100,000 by 2026 and with home ownership severely out of sync with wages, improved affordability for homeowners and an increased supply of purpose-built rental housing is critically needed both now and to support future growth.

2. Applications for Subdivision or Stratification of Garden Suites

The City wishes to protect the availability of garden suites as rentals, and intends that all garden suites remain rental properties. Council, therefore, discourages the public from making applications for the subdivision or stratification of garden suites. This includes:

- applications to subdivide garden suites from the rest of the property;
- applications for approval of bare land strata plans with respect to garden suites; and
- applications to convert garden suites to strata.

REPORTS OF COMMITTEES

2. Committee of the Whole – October 27, 2016

6. Garden Suites

Motion:

It was moved by Councillor Alto, seconded by Councillor Loveday, that Council direct staff to:

- 1. Prepare amendments to the following:
 - a. The *Zoning Regulation Bylaw* to allow garden suites in single-family residential zones consistent with the *Garden Suite Policy* and based on the proposed *Zoning Regulation Bylaw Schedule M Garden Suites* appended to this report;
 - b. The Garden Suite Policy to change language pertaining to the requirement for rezoning; and
 - c. The Land Use Procedures Bylaw to delegate development permit approval authority for garden suites to staff.
- 2. That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input into the Task Force work, and
- 3. Report back to Council 18 months after implementation as to the effectiveness of the new policy approach.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and Thornton-Joe

Opposed: Councillors Madoff & Young

7. STAFF REPORTS

7.1 Garden Suites

Committee received a report dated October 7, 2016 outlining an approach to support the *Victoria Housing Strategy*, 2016-2025 to increase garden suites as a form of housing.

Motion:

It was moved by Mayor Helps, seconded by Councillor Alto, that Council direct staff to:

- 1. Prepare amendments to the following:
 - a. The Zoning Regulation Bylaw to allow garden suites in single-family residential zones consistent with the Garden Suite Policy and based on the proposed Zoning Regulation Bylaw Schedule M Garden Suites appended to this report;
 - b. The *Garden Suite Policy* to change language pertaining to the requirement for rezoning; and
 - c. The Land Use Procedures Bylaw to delegate development permit approval authority for garden suites to staff.
- 2. That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input into the Task Force work.

Councillor Coleman returned to the meeting at 11:23 a.m.

Committee discussed:

- Measuring the impact of garden suites on housing affordability.
- Consultation with the neighbours will be incorporated into the new guidelines.
- Ensuring that the garden suites are not being used for transient accommodations.
- Ensuring that the impacts of garden suites on neighbours are minimal.

Councillor Loveday withdrew from the meeting at 11:39 a.m. and returned at 11:40 a.m.

<u>Amendment:</u> It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that the motion be amended to include:

that Council direct staff to:

- 1. Prepare amendments to the following:
 - a. The Zoning Regulation Bylaw to allow garden suites in single-family residential zones consistent with the Garden Suite Policy and based on the proposed Zoning Regulation Bylaw Schedule M Garden Suites appended to this report;
 - b. The *Garden Suite Policy* to change language pertaining to the requirement for rezoning; and
 - c. The *Land Use Procedures Bylaw* to delegate development permit approval authority for garden suites to staff.
- 2. That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the

Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input into the Task Force work.

3. Report back to Council one year after implementation as to the effectiveness of the new policy approach.

Amendment to the amendment

It was moved by Councillor Loveday, seconded by Mayor Helps, that Council direct staff to:

- 1. Prepare amendments to the following:
 - a. The Zoning Regulation Bylaw to allow garden suites in single-family residential zones consistent with the Garden Suite Policy and based on the proposed Zoning Regulation Bylaw Schedule M Garden Suites appended to this report;
 - b. The *Garden Suite Policy* to change language pertaining to the requirement for rezoning; and
 - c. The *Land Use Procedures Bylaw* to delegate development permit approval authority for garden suites to staff.
- That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input into the Task Force work.
- 3. Report back to Council one year eighteen months after implementation as to the effectiveness of the new policy approach.

On the amendment to the amendment: CARRIED UNANIMOUSLY 16/COTW

On the amendment: CARRIED UNANIMOUSLY 16/COTW

Committee discussed:

- Reviewing the delegation authority at the same time as the effectiveness
- Concerns with removing Council from the approval process.

Councillor Alto withdrew from the meeting at 11:55 a.m.

Main Motion as amended:

that Council direct staff to:

- 1. Prepare amendments to the following:
 - a. The Zoning Regulation Bylaw to allow garden suites in single-family residential zones consistent with the Garden Suite Policy and based on the proposed Zoning Regulation Bylaw Schedule M Garden Suites appended to this report;
 - b. The *Garden Suite Policy* to change language pertaining to the requirement for rezoning; and
 - c. The Land Use Procedures Bylaw to delegate development permit approval authority for garden suites to staff.
- 2. That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the

Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input into the Task Force work; and

3. Report back to Council 18 months after implementation as to the effectiveness of the new policy approach

FOR: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and

Thornton-Joe

AGAINST: Councillors Madoff and Young

CARRIED UNANIMOUSLY 16/COTW



Committee of the Whole Report For the Meeting of October 27, 2016

To:

Committee of the Whole

Date:

October 7, 2016

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Garden Suites

RECOMMENDATION

That Council direct staff to prepare amendments to the following:

- The Zoning Regulation Bylaw to allow garden suites in single-family residential zones consistent with the Garden Suite Policy and based on the proposed Zoning Regulation Bylaw Schedule M – Garden Suites appended to this report;
- The Garden Suite Policy to change language pertaining to the requirement for rezoning; and
- The Land Use Procedures Bylaw to delegate development permit approval authority for garden suites to staff.
- That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input into the Task Force work.

EXECUTIVE SUMMARY

The purpose of this report is to provide information, analysis and recommendations on an approach to increase the uptake of garden suites in the City of Victoria.

Garden suites, also referred to as coach houses, carriage houses, laneway suites, etc., are small, detached, ground-oriented units located in the rear yard of a single-family detached dwelling. Garden suites are encouraged in City policy, but generally not in zoning, requiring rezoning applications to be considered on a case-by-case basis. There has been minimal uptake by the public. Since the City began collecting data in 2004, just 29 applications for new garden suites have been submitted and 18 completed. There are likely a number of reasons for the low level of uptake, with a significant one being that the City's processes around the creation of garden suites may be unduly onerous.

Currently, homeowners wanting to build a garden suite on their property must go through the standard building and development permit processes, and must also apply for rezoning. They may lack the time, funds, expertise, or have other barriers to entering into this process. Combined with the already challenging and expensive task of building purpose-built housing with often little or no development experience or expertise, process challenges related to garden suites may be providing a further disincentive to the development of this form of housing.

In an effort to stimulate the development of garden suites, the *Victoria Housing Strategy, 2016-2025* includes as a 2016 outcome "Permit Garden Suites in Zoning". This action will simplify the process of establishing garden suites in order to encourage their development as an affordable housing option.

Staff recommend the best approach to completing this action is to integrate the *Garden Suite Policy* in zoning. This would entail an amendment to the *Zoning Regulation Bylaw* to permit garden suites within single-family residential zones identified in the *Garden Suite Policy* and the creation of a new zoning schedule that includes eligibility criteria to ensure these rental units are developed in accordance with established policy.

PURPOSE

The purpose of this report is to seek approval from Council on a recommended approach to enacting a supporting action of the *Victoria Housing Strategy*, 2016-2025, "Permit Garden Suites in Zoning". This change has the potential to improve housing affordability in Victoria, and once completed, will signify the fulfilment of a second supporting action of the *Victoria Housing Strategy*.

BACKGROUND

The Victoria Housing Strategy

A key objective in Victoria's Strategic Plan 2015-2018 is to "Make Victoria More Affordable." The Mayor's Task Force on Housing Affordability was assembled to strategize how to achieve that objective, and the end result was the *Victoria Housing Strategy 2016-2025*, which was completed and approved by Council on June 16, 2016.

The Housing Strategy contains three broad Strategic Directions to improve housing affordability:

- 1. Increase Supply of attainable housing for low to moderate income households.
- 2. Encourage Diversity of housing types, tenures, and prices across the city and within neighbourhoods.
- 3. Build Awareness and partnerships for affordable housing through communication, education and advocacy.

This report provides recommendations on how to implement a supporting action of Strategic Direction 1, Increase Supply: "Permit Garden Suites in Zoning". It should be noted that this action will also contribute to Strategic Direction 2, Encourage Diversity of housing types, tenures, and prices across the city and within neighbourhoods.

This direction originated from the Mayor's Task Force on Housing Affordability recommendations. The community was invited to provide feedback and input on the draft recommendations through a workshop held June 1, 2015 co-hosted by the City of Victoria, the Urban Development Institute, and the Together Against Poverty Society. The workshop was also webcast live.

Current Situation

Garden suites, also referred to as coach houses, carriage houses, laneway suites, etc., are small, detached, ground-oriented units located in the rear yard of a single-family detached dwelling. Garden suites increase housing diversity and choice, and can improve housing affordability for

both renters and homeowners; for renters, these private accessory buildings can serve as a unique and autonomous housing option, providing increased privacy over secondary suites or multi-unit housing and potentially added affordability. For homeowners, the addition of a garden suite to the property can produce secure rental income, improving housing affordability on the owner side.

Acceptance of Garden Suites varies across the CRD. For example, the City of Colwood allows garden suites in most zones, and only a secondary suite application, building permit, and in some areas a development permit are required to construct a suite. Meanwhile detached secondary rental suites are not permitted in any form in Saanich or Oak Bay.

The City of Victoria's *Garden Suite Policy* details rules and regulations surrounding the development of garden suites in Victoria (Attachment 1). It is staff's recommendation that the current policy be maintained, but that per the Victoria Housing Strategy's action item, the suites be permitted outright in zoning for reasons outlined below.

Barriers

Garden suites are currently encouraged in Victoria through policy, but not permitted in zoning. Since 2004, only 29 applications have been made and 18 projects approved and completed. In comparison, in the City of Vancouver, where the laneway housing program has been in place since 2009, over 800 permits for laneway houses have been issued and over 500 built across the city. Even when considerations such as differences in population and the system of laneway access that exists in the City of Vancouver and not Victoria are taken into account, it is evident that the uptake of this program in the City of Victoria could be improved.

Garden suites are typically more expensive or otherwise challenging to construct than secondary suites, which may only require the upgrades to electrical, plumbing, or other systems. In addition to this, Victoria's zoning restrictions may be deterring the development of garden suites. Currently homeowners wishing to develop this type of dwelling on their property must not only go through the regular building and development permit processes but they must also have their properties rezoned, which can be costly and take a significant amount of time. It is within the City's control and interest to remove barriers to allow homeowners who wish to add rental housing to their properties.

ISSUES & ANALYSIS

The City has the ability to facilitate a potential increase in supply of garden suites in Victoria by simplifying administrative processes to make it easier and more appealing for homeowners to develop garden suites. One of the first steps the City can undertake is the creation of a separate schedule in zoning for garden suites similar to Schedule J, Secondary Suites.

Staff have created a draft schedule for Council's review: "Zoning Regulation Bylaw Schedule M – Garden Suites", which is appended to this report in Attachment 2. The Schedule draws all regulations from the current Garden Suite Policy (Attachment 1) detailing what is required in terms of rules, regulations, and specifications for homeowners wishing to build a garden suite. Having a separate schedule will clarify and codify all requirements in zoning.

Staff also recommend amending the *Garden Suite Policy* to remove the statement that garden suite properties need to be rezoned. Staff have outlined the options pertaining to this below.

OPTIONS & IMPACTS

Currently, the *Garden Suite Policy* identifies the following zones as appropriate candidates for garden suites:

- R1-A Zone, Rockland Single Family Dwelling District
- R1-B Zone, Single Family Dwelling District
- R1-G Zone, Single Family Dwelling (Gonzales) District
- R-2 Zone, Two Family Dwelling District*
- R-J Zone, Low Density Attached Dwelling District*
- R-K Zone, Medium Density Attached Dwelling District*

(See Attachment 3, Figure 1, for a map of the above zones)

*Garden suites are only permitted in the R-2, R-J and R-K Zones when associated with a single-family detached dwelling which is also permitted in those zones. At this time, garden suites are not permitted for properties with two or more residential units, however this is a future policy consideration identified in the *Victoria Housing Strategy* and will follow this initiative.

In addition to the creation of a new schedule for garden suites, staff have identified options Council may wish to consider that may reduce the barriers to the creation of garden suites.

Option 1 (recommended): Allow garden suites outright in all single-family residential zones. This option will provide homeowners with the least administrative burden, as all applicants with lots that allow this accessory use in zoning and meet the criteria set forth in the zoning schedule will automatically be permitted to build a garden suite. The homeowner would still be required to go through the development permit process, which would provide the City with the opportunity to consider form and character and any zoning variances if any were proposed. This option fully satisfies the objective in the *Victoria Housing Strategy* to 'permit garden suites in zoning.'

Option 2: Allow garden suites outright only on 'plus' sites, and maintain current practice of requiring rezoning for the other garden suite scenarios. 'Plus' sites are identified as lots that meet one of the following criteria:

- a corner lot
- a lot with two street frontages
- a lot with rear yard laneway access
- lots greater than 557m² (6,000ft²) in total area

(See Attachment 3, Figure 2, for a map of plus sites)

This option would permit garden suites throughout Victoria outright in zoning, but to a lesser extent. Applicants with properties that do not meet the 'plus' sites criteria would still be required to go through the current rezoning process. This approach could increase the number of garden suite applications for owners of 'plus site' lots only, and it is presumed the rate of uptake of garden suites in non 'plus' site lots would remain at current levels. Plus sites offer layouts that may provide more site planning flexibility, may therefore have less impact on adjacent neighbours, and could be phased into zoning prior to allowing all scenarios outright.

Should Council choose this Option, the proposed Schedule M (Attachment 2) would need to be adjusted to reflect the plus site criteria noted above. The Garden Suite Policy would also need an amendment to emphasize that regular lots or non-'plus' sites still remain eligible for garden suites going forward, but would need to follow a separate rezoning process.

Additional Recommendation - Delegate Authority

To further reduce barriers and maximize the potential for an increased supply of garden suites, Council could also consider delegating approval authority for development permit applications of garden suites to staff in addition to Option 1 or 2 above. This is provided as an option given the *Garden Suites Policy* contains effective guidelines to control form and character that staff would adhere to in their evaluation of development applications.

Delegating authority has the potential to:

- · significantly expedite the development permit process;
- increase the number of applications by making the process more accessible to homeowners:
- demonstrate the City of Victoria's commitment to minimizing processes that may be a hindrance to allowing an increased supply of affordable housing.

Allowing garden suites outright in zoning and delegating approval to staff would provide the most direct path to increasing supply of this type of housing by reducing barriers to the development of garden suites.

Next Steps

Staff recommend Council direct staff to undertake public engagement, including notifying the Community Association Land Use Committees, on the proposed changes to seek and receive feedback prior to bringing the bylaws forward for readings and a Public Hearing.

Additionally, as this action originated from the Mayor's Task Force on Housing Affordability, staff also recommend Council to direct staff to inform groups who provided input on the Task Force recommendations of these changes to give an opportunity for these stakeholders to comment prior to and at the Public Hearing.

Considering garden suites outright in zoning is the first step identified in the *Victoria Housing Strategy* to remove barriers to this form of rental housing. Following this initiative, staff will also be examining new ways to increase the number of secondary suites and garden suites through new policies or initiatives, and will be reporting back with further policy options.

2015 – 2018 Strategic Plan

As a part of the Victoria Housing Strategy, this supporting action originates from the Strategic Plan 2015-2018 objective 6: "Make Victoria More Affordable".

Impacts to Financial Plan

This action will have no direct impact on the Financial Plan and the bylaw amendments will be prepared using existing staff resources.

Official Community Plan Consistency Statement

This action is directly aligned with the Official Community Plan's policy directives of "Land Management and Development" and "Housing and Homelessness".

CONCLUSIONS

Additional garden suites in the City of Victoria would add to housing diversity and choice for renters, improve housing affordability for homeowners and potentially tenants, and increase rental housing stock overall.

Removing the requirement for rezoning would reduce the administrative burden on homeowners keen on developing this type of housing on their properties, and has the potential to significantly improve uptake of the Garden Suite program, which could be maximized by delegating staff authority for approval of development permits specific to these applications.

Respectfully submitted,

Lindsay Milburn

Senior Planner - Housing Policy

2- about of

Community Planning

Jonathan Tinney

Director,

Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

Date:

ate: Ochvo

List of Attachments

Attachment 1: The Garden Suite Policy

Attachment 2: Draft Zoning Regulation Bylaw Schedule M: Garden Suite Regulations

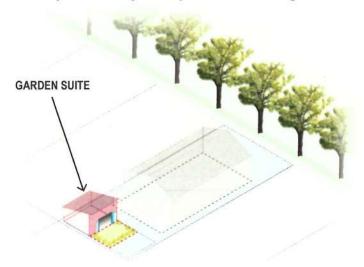
Attachment 3: Maps of Garden Suite appropriate zones and 'Plus Sites'

THE GARDEN SUITE POLICY

to be used in the consideration of rezoning applications

1. What is a Garden Suite?

A Garden Suite is a small, ground-oriented, unit located in the rear yard of a single family detached dwelling.



2. Where can a Garden Suite be located?

Eligible locations for a Garden Suite in Victoria include all properties that contain only a single family detached dwelling and are appropriately zoned. The proposal must meet all requirements of the Garden Suite Policy and should incorporate the design guidelines contained in the Policy. Properties that already have secondary suites are not eligible.



POTENTIAL GARDEN SUITE SITES: The properties shaded in yellow above include sites with the appropriate zoning designation to consider Garden Suites. The graphic is illustrative only.

3. Requirements

The requirements for a Garden Suite to be considered are:

EXISTING LAND USE	Single Family Dwelling		
EXISTING ZONING	R1-A Rockland Single Family Dwelling; R1-B, Single Family Dwelling; R1-G Single Family Dwelling (Gonzales); R-2 Two Family Dwelling; R-J Low Density Attached Dwelling; R-K Medium Density Attached Dwelling		
LOCATION	Rear yard only		
HEIGHT (MAXIMUM)	3.5 m		
SETBACKS (MINIMUM)	0.6 m from all lot lines 2.4 m from existing dwelling		
CORNER LOT SETBACK ON FLANKING (SIDE) STREET (MINIMUM)	Equal to the existing setback of the primary structure to the flanking street on the adjacent property		
REAR YARD SITE COVERAGE (MAXIMUM)	25% maximum		
TOTAL SITE COVERAGE (MAXIMUM)	30-40% maximum, based on existing zoning requirement		
MAXIMUM TOTAL FLOOR AREA	37 m ² (approximately 400 ft ²)		
BUILDING CODE	All BC Building, Plumbing, and Electrical Code regulations apply for residential uses.		
STRATA TITLING	Strata titling of properties with Garden Suites is prohibited.		
Access	An unobstructed pathway must be constructed and maintained between the public street and the Garden Suite entrance, with a minimum width of 1 m for private and emergency access.		
ROOFTOP PATIOS	Interior or exterior structured access the Garden Suite rooftop is prohibited for all purposes including patios.		
Parking	There are no additional parking requirements for the creation of a Garden Suite but the primary dwelling should have a minimum of 1 parking stall which may not be located in the front yard.		
SECONDARY SUITES	Secondary Suites are not permitted on a lot with a Garden Suite.		
SERVICING	Servicing to the rear yard must be located underground.		



4. Design Guidelines

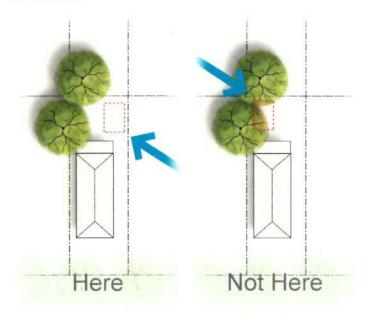
Character

Quality in design, high quality architectural expression, and unique individual identity of a Garden Suite are encouraged. However, the Garden Suite should relate to the principal building on site in terms of materials, roof form, and general architectural expression. The intent, however, is not to create a "miniature version" of the primary building.

Modular and pre-fabricated housing represents a potential opportunity for homeowners to reduce the construction cost and to reduce construction time and disturbance of neighbours. Therefore, these construction methods are supportable. However, the finished structure must be undifferentiated from on-site and adjacent existing structures in terms of quality of construction and the appearance of permanence in addition to meeting all the BC Building, Plumbing, and Electrical Codes.

Respect Mature Landscape Elements

Siting should respect mature trees both on site and on adjacent properties. This means locating the Garden Suite so as to minimize impact on a tree's root system. A certified arborist report may be required as part of the application when a tree on the subject site or a neighbouring lot may be affected.



Minimize Shading

Consideration should be given to minimize shading on adjacent private open space while maximizing contiguous on-site open space. Typically, this means:

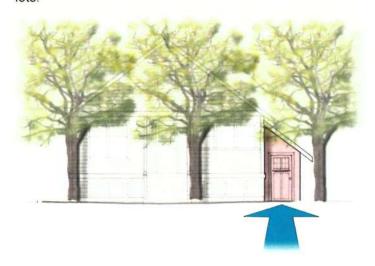
- locating the Garden Suite in the southern portion of the rear yard
- locating the highest portion of a pitched or arched roof at the interior of the site, with the roof sloping down towards the nearest lot line
- orienting the ridge so as to minimize shadow on adjacent lots

Hierarchy of Siting Considerations

In the event that a Garden Suite cannot be sited without adverse impacts to either mature landscape or shading on adjacent properties, the following hierarchy of policies apply:

- 1. protect mature landscape on adjacent properties
- 2. protect mature landscape on subject property
- 3. minimize shading on adjacent properties.

Care should also be taken to minimize the visual impact on adjacent properties. However, this does not mean that the Garden Suite will not be completely unseen from adjacent lots



Siting

Where possible, the Garden Suite should be located to be at least partially visible from the street.

In the case of corner lots, lots with laneway access or double-fronting lots, the Garden Suites should be directly oriented to the adjacent public right-of-way. This means including front doors that are directly oriented to the street or laneway windows directed towards the street or laneway and landscape that reinforces the location of the entry.

On corner lots, the Garden Suite is sited as close to the side street as possible to create a consistent streetscape pattern.

Windows

Windows should be maximized along those façades oriented to the interior of the site. Windows oriented towards adjacent properties are discouraged and, in some cases, may be prohibited by Building Code regulations.

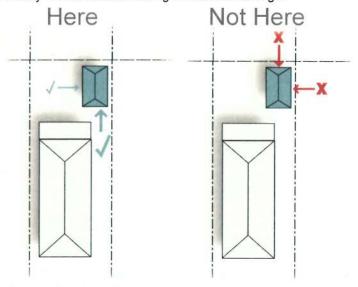
On corner lots, lots with laneway access or double-fronting lots, windows should be oriented to the street or laneway.

Entries and Addressing

Unit entries should be oriented to the street. When this is not practical, a secondary preference would be to locate the entry to the interior portion of the site.

A Garden Suite must be assigned a unique, individual address. This will occur at the building permit stage.

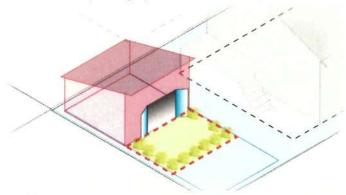
An address sign for the Garden Suite must be located at a clearly visible location along the street frontage.



Usable Outdoor Space

Design and orientation of the Garden Suite should ensure a direct connection with usable outdoor space.

A minimum of 15 m² of semi-private outdoor space should be clearly associated with the Garden Suite. This may be achieved through plantings or changes in surface materials. Hard-surfaced areas are supportable but should include permeable pavers, be decorative in nature, and must not be usable as a parking space



Rooftops

Rooftop outdoor space is prohibited to mitigate privacy concerns of neighbourhoods.

Rooftop energy initiatives such as solar panels or solar hot water heating may be considered.

Landscape

Green roofs are encouraged as benefits include reducing stormwater runoff, improving water quality, reducing urban heat island effect, conserving energy, creating wildlife habitat, and prolonging the life of the roof membrane. An added benefit is that the green roof may soften the appearance of the Garden Suite from neighbouring lots.

Native plant species and drought-tolerant plants are encouraged in side yard areas, particularly within narrow setbacks between the Garden Suite and adjacent lots where access for maintenance and upkeep is limited.

Heritage

The City will request that all properties identified on the Heritage Register will receive Heritage Designation when a Garden Suite is introduced to a property. Where a property may have heritage value but has not been identified or included on the Heritage Register, the City would encourage applicants to consider heritage designation as they pursue approval of a Garden Suite.

In cases where an existing accessory building is heritage designated, a Heritage Alteration Permit is required and the Standards and Guidelines for the Conservation of Historic Places in Canada apply.

In cases where a new Garden Suite is located on a property where the primary structure is protected by heritage designation or is identified on the heritage register, then a Heritage Alteration Permit is not required for construction of the Garden Suite but the Standards and Guidelines for the Conservation of Historic Places in Canada should be considered.

Parking and Driveways

No additional parking is required for the Garden Suites but the primary dwelling should have a minimum of 1 parking stall which may not be located in the front yard. Any proposed changes to the parking layout and driveway should include permeable paving materials.

In situations where an existing parking space is displaced by the creation of the Garden Suite, the new parking location should occur within the existing driveway in order to prevent an increase in paved surface but should be located beyond the front face of the primary building as per general parking requirements.

Garbage and Recycling

The proposed site plan should consider the location of extra garbage and recycling bins and screen these from view. These should not be located near the primary entrance of either residence.

5. Exceptions

The requirements for Garden Suites are intended to be consistently applied to all eligible sites. However, given the variety of lot sizes and configurations in the City, natural site conditions unique to each lot, and the possibility that older, existing accessory buildings may not comply with current accessory building requirements, staff may consider recommending approval of a Garden Suite in the following situations.

Exception #1: Existing Garage Conversions

In situations where an existing garage or accessory building is located on site, a Garden Suite may be located within a structure that exceeds the standard requirements provided that:

- the structure was built with all appropriate permits and has not been altered
- the structure is fully upgraded to meet all Building Code requirements for residential use

In the event that a new structure is required to replace the existing legal non-conforming accessory building, the new structure must not exceed the footprint, height, or roof form as defined by the existing structure. Careful documentation of this should be prepared and submitted to the City prior to demolition in order to ensure an opportunity to verify the scale of the existing structure.

Exception #2: "Plus Sites"

Properties that meet the following criteria are considered "Plus Sites":

- · a corner lot
- · a lot with two street frontages
- · a lot with rear yard laneway access
- · lots greater than 557 m² (6,000 ft²) in total area.

On "plus sites", there may be an opportunity to increase the floor area of a Garden Suite up to a maximum of 56 m² (600 ft²). The additional floor area may be considered supportable if it can be demonstrated that it would not have a negative impact on privacy, shading, or overlook of or onto neighbouring properties.

Additional floor area may be achieved either by:

- increasing the floorplate- though not to a level exceeding site coverage requirements- to accommodate all floor space on a single level.
- exceeding the height requirement in order to incorporate a loft space with a floor area no greater than 50% of the building footprint, provided that interior floor to ceiling height of the loft space is kept minimal (approximately seven feet) and careful attention is given to prevent excess shading on neighbouring lots.

Exception #3: Protected Trees

In situations where the siting of a Garden Suite is severely



POTENTIAL GARDEN SUITE "PLUS" SITES: The properties shaded in dark yellow in the graphic above indicate potential Garden Suite "Plus" Sites where an additional floor area may be considered. These properties have the appropriate zoning designation for Garden Suites and are either located on a block corner, between two streets, or between a street and a laneway. The graphic is illustrative only.

limited by the presence of protected trees as described in the Tree Preservation Bylaw, a height variance may be considered to accommodate a sleeping loft provided that:

- the maximum floor space of the Garden Suite does not exceed typical requirements
- the floor area of the sleeping loft does not exceed 50% of the ground floor area
- design measures are taken to mitigate shading or overlook concerns on adjacent properties.

6. Note to Applicants

- Submission of a complete rezoning application is required.
- It is advisable to discuss the proposal with your immediate neighbours prior to developing detailed plans. Incorporating early input into a proposal may help to address any potential concerns that neighbours may have.
- Applicants are encouraged to review a preliminary proposal with the City's Engineering and Public Works Department to better understand potential servicing costs and with the City's Planning and Development Department to better understand the rezoning requirements and process. The applicant should also consider aspects related to providing utilities to the Garden Suite including phone, cable, and internet.

Schedule 1

DRAFT SCHEDULE M - GARDEN SUITE REGULATIONS

1 Restrictions

- a. Garden suite is only permitted when the primary building is used for a single family dwelling.
- b. <u>Garden suite</u> is not permitted on a lot when a <u>single family dwelling</u> contains a <u>secondary</u> suite.
- c. No more than one garden suite is permitted on a lot.
- d. <u>Garden suite</u> must be for family or rental use; subdividing or strata-titling a <u>lot</u> with a <u>garden</u> <u>suite</u> is not permitted.

2 Setback, Separation Space and Location

a. Rear yard setback (minimum)

0.6m

b. Side yard setback from interior lot lines (minimum)

0.6m

c. Side yard setback on a flanking street for a corner lot (minimum)

3.5m

d. Separation space between a garden suite and a single family dwelling (minimum)

2.4m

e. A garden suite must be located in a rear yard.

3 Rear Yard Site Coverage and Access

a. Rear yard Site Coverage (maximum)

25%

4 Height, Storeys, Floor Area and Roof Decks

a. <u>Height</u> (maximum)

3.5m

b. Number of storeys (maximum)

1

c. Floor area (maximum)

37m²

d. Roof deck

Not permitted

DRAFT SCHEDULE M - GARDEN SUITE REGULATIONS

5 Plus Site - Regulations, Height, Storeys and Floor Area

- a. Properties that meet one or more of the following criteria are considered a plus site:
 - a corner lot
 - a <u>lot</u> with two <u>street frontages</u>
 - a lot with rear yard laneway access
 - a lot greater than 557m2 in total area.

b. Height (maximum)

5.5m

c. Number of storeys (maximum)

1.5

d. Floor area (maximum)

56m²

e. Roof deck

Not permitted

6 Vehicle Parking

Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part

a. Garden Suite

None

Attachment 3 - Maps

Figure 1: Potential Garden Suite Sites



Potential garden suite sites

Figure 2: Plus Sites



Plus Sites, defined as lots that meet one or more of the following criteria: corner lot; a lot with two street frontages; a lot with rear yard laneway access; or a lot greater than 557m² in total area

Site Address	Comments		
Gonzales	Previous failed rezoning app, would like to reapply		
General Inquiry	In application process, wondering if he should hold until rules change		
Finlayson Place	Finished CALUC meeting and wondering whether to hold off on rezoning application		
Grosvenor Road	Read the newspaper article and it wondering about the possibility of converting the existing garage into Garden Suite. Existing Legal Duplex. No follow up required		
General Inquiry	Interested in potential garden suite now that neighbourhood approval may no longer required.		
Government Street	Interested in potential garden suite now that rezoning may not be required		
General Inquiry	Would like more information on changes to Garden Suite regulations		
Balmoral Road	Completed CALUC meeting and wondering whether to hold off on rezoning application.		
Kerrick Street	Considering garden suite now that rezoning may no longer be required		
Linden Avenue	Considering rezoning for garden suite but may hold off now that rules are likely to change.		
St. James Street	Has completed COTW step and is almost ready for Public Hearing (waiting on executed SRW). He would like to put his application on hold pending the outcome of the proposed Zoning changes.		
Richardson Street	Considering conversion of existing garage into a garden suite. Will hold pending outcome of proposed zoning changes.		
Somenos Street	Potential new single family home with garden suite. Will hold off until rezoning no longer required.		
Belmont Avenue	Interested in building a Garden Suite. Will wait until regulation change.		
Newton Street	rton Street Rezoning in progress for new garden suite. Preparing for COTW Interested in more information on potential regulatory changes Considering another Garden suite in Gonzales		
General Inquiry	Interested in timelines for zoning changes		

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Oxford Street	Would like to build a garden suite now that the rules are changing. Interested in receiving updates on the proposed changes.		
James Bay	Interested in building a garden suite now that the rules are changin Would like to know how quickly the new changes will come into effective to the complex of the complex		
General Inquiry	More information on zoning changes. When will the changes cominto effect		
Ryan Street	Wants to convert garage into garden suite to create an accessible suite for her and her disabled husband and so her children and their 3 grandchildren can move in to the main house.		
General Inquiry	Interested in pursing Garden Suite now that rules are changing. Questions about requirements for neighbour consultation in DDP process.		
Graham Street	Would like to build a garden suite now that the rules are changing. Interested in receiving updates on the proposed changes.		
Vancouver Street	Interested in converting garage to garden suite.		
General Inquiry	Aspire Custom Designs, rep clients who are interested in building suites		
Montrose Avenue	Wants to convert existing garage to a garden suite. Likely going to wait and see if zoning changes occur.		
Lillian Road	Would like to build a garden suite on corner lot to accommodate hi elderly mother. Please keep him updated on timelines for potential zoning changes		
General Inquiry	Assisting clients in building a garden suite, wondering if they should wait for changes		
Oaklands	Interested in converting garage to garden suite.		

March 21, 2017

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

Attention: Legislative Services

Re: Elimination of the requirement to rezone to build a Garden Suite in Victoria

I write to support the elimination of the requirement to make a rezoning application in order to build a Garden Suite in Victoria.

Enclosed please find a letter to Mayor and Council in this regard. Please provide the enclosed letter to the Mayor and Council in time for the March 23, 2017 meetings.

My husband, Mr. Brian O'Reilly, wishes to address Mayor and Council concerning this matter. Please add him to the list of speakers before Mayor and Council at the March 23, 2017 meetings.

Sincerely,

Bonnie O'Reilly

Mrs. Bonnie O'Reilly

March 21, 2017

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

Attention: Mayor and Council

Re: Elimination of the requirement to rezone to build a Garden Suite in Victoria

I write to support the elimination of the requirement to make a rezoning application in order to build a Garden Suite in Victoria.

I live with my husband in a home I have owned in James Bay for 26 years. It is a small (740 sq ft) post war cottage at 263 Niagara Street. Our children are grown with families of their own. We now have grandchildren and great grandchildren. We do not have the room to accommodate family visits. This causes significant difficulty as none of our family live on the Island. During the holidays they must stay in hotels when they visit. We want them to be able to stay with us.

In order for our family to do this, we plan on tearing down a dilapidated garage and replacing it with a Garden Suite that will comply with all Building Code Regulations and the existing Garden Suite Policy.

To this end, we attended at City Hall in early October to meet with the Planning Department to find out what we had to do.

After several meetings, with various staff, wherein we were advised of the steps in the rezoning process, costs (approximately \$4,500.00) and estimated time to complete (8 months to a year), we learned, in early November, that Mayor and Council were considering the possibility of eliminating the need to seek rezoning in order to build a Garden Suite in Victoria.

Consequently, we decided to await Council's decision before proceeding with our rezoning application as the potential savings in effort, time and money were significant to us.

Page 2 March 21, 2017 Mayor and City Council

It has now been almost five months since we first learned that the elimination of the rezoning requirement was being considered and yet we do not appear to be any closer to beginning our project.

Prime building season is upon us, our children, grandchildren and great grandchildren are waiting to see if they will have a place to rest their weary little heads when they come to visit, not to mention, we are not getting any younger.

Therefore, we urge Council to approve the elimination of the rezoning requirement as it relates to the building of a Garden Suite in Victoria.

This would be in keeping with the city's stated policy of increasing density; it would eliminate a serious obstacle to the building of Garden Suites, it would not adversely affect the makeup of Victoria's neighbourhoods, as the city's well thought out Garden Suite Policy and strict Building Code are more than up to the task of ensuring any proposed Garden Suite complies with the applicable regulations.

Furthermore, this would also be helpful in preserving smaller family homes that otherwise might be torn down to make way for larger buildings. The cute post war homes add to the character of James Bay amid the mix of apartment buildings and newer houses.

Lastly, the encouragement of Garden Suites would assist many homeowners in maintaining existing homes in the face of rising costs, while providing greatly needed potential rental accommodation.

Please eliminate the rezoning requirement for Garden Suites in Victoria, it is the right thing to do.

Sincerely,

Mrs. Bonnie O'Reilly

Bonnie O'keilly

Homeowner, tax payer and voter

Pamela Martin

From: William Lake
Sent: Thursday, November 24, 2016 4:07 PM

To: Victoria Mayor and Council

Subject: Re: Mayor and Council email re garden suites

Dear Bridget,

It seems to me that the council's agenda for housing does not consider existing property owners. Their approach for dealing with the homeless was/is at the expense/safety/security of existing residents. Council's the desire for development to fund their agenda trumps any consideration for existing owners and residents. What about the existing community plans? Council has decided what they want, not what the existing communities want, and have just changed (fait accompli) the bylaws. This is not the way to represent all the residents of Victoria.

It is apparent that given their agenda: "the Mayor's Task Force on Housing Affordability and is fulfilling a Council objective to improve affordability for homeowners and renters" Council's is willing to meet their goal at the expense of the individual home owners.

In the past I had a concern with the development of a particular property that directly affected our property. So I went to City Hall and discussed it with the appropriate staff person and was told that the development met the existing bylaws so that was that, period. Once the bylaws were met that was it there was not any "Consideration for privacy and impact to neighbours are important and careful consideration has been given in these documents to restrict size, height, siting, window orientation, protection of mature landscaping and reduction of shade cast on neighbouring properties". Now you are saying "trust us", well I am very concerned because individual homeowners will have no recourse. That is why we have property zoning. Now Council is unilaterally changing the zoning, it is not right.

William

From: Victoria Mayor and Council

Sent: Thursday, November 24, 2016 1:58 PM

To:

Subject: RE: Mayor and Council email re garden suites

Dear William,

Thank you for your email regarding allowing garden suite without a rezoning. Your email has been shared with Mayor and Council.

At a recent meeting of Council, Council directed staff to prepare amendments to the Zoning Regulation Bylaw to allow garden suites in single family residential zones consistent with the <u>Garden Suite Policy</u> and <u>to amend the Land Use Procedures Bylaw</u> based on the latest <u>report to Council</u> to delegate development permit approval authority for garden suites to staff. Consultation and a public hearing on this action will occur prior to any amendments being fully approved. A date for the public hearing has not been set and is expected for the new year.

This action was a recommendation by the Mayor's Task Force on Housing Affordability and is fulfilling a Council objective to improve affordability for homeowners and renters throughout what has become highly unaffordable for many residents.

Victoria City Council - 13 Apr 2017

Should the bylaws be approved, homeowners who apply for garden suites will have to demonstrate adherence to strict guidelines in policy and zoning regarding the design and location of the garden suite. Consideration for privacy and impact to neighbours are important and careful consideration has been given in these documents to restrict size, height, siting, window orientation, protection of mature landscaping and reduction of shade cast on neighbouring properties. The <u>Garden Suite Policy</u> covers these points comprehensively.

After implementation, Council has directed staff to report back to Council 18 months after implementation as to the effectiveness of the new policy approach.

If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input, visit the <u>City of Victoria's website</u>, subscribe to the City's <u>bi-weekly email updates</u>, or download the City's <u>ConnectVictoria App</u>.

Sincerely,

Bridget Frewer
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6









----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: Thursday, November 24, 2016 10:40 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Mayor and Council email

From: William Lake Email:

Reference:

Daytime Phone :

I am opposed to the plan to allow garden suites without rezoning applications. In essence council is proposing to rezone every property. Whil this meets council's agenda it fails to consider homeowners. If garden suites were to become a land use entitlement, and not require a rezoning, there would be no opportunity for formal, public input. The decision on whether, or not, to issue the permit would be delegated to staff with no role for Council and, as a result, no formal opportunity, via a public hearing, for neighbours to indicate their support, or lack of support for a project.

Also please restrain you spending.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

Pamela Martin

From: Vince Cullen

Wednesday, February 15, 2017, 2:05 Pl

Sent: Wednesday, February 15, 2017 2:05 PM

To: Community Planning email inquiries; Lindsay Milburn

Subject: Garden Suites

Mayor and Council,

My wife and I have owned a home @ 2541 Graham St since 1994.

We have been blessed with a fantastic group of tenants, which is not to say we haven't had a couple challenges.

In the last few years the turnover has been infrequent and when we have had to interview there seems to be semi-desperation on the part of the younger tenants. Most of the folks have grown up in greater Victoria and seem genuinely disappointed that they cannot find ANY rental accommodations, at almost any price, anywhere near the core. We have a son that has been living in Vancouver for the last years and he is moving back to Victoria shortly with dire rental options.

Home ownership is a whole other story!

We agree with the idea of getting rid of the rezoning step and allowing planning to give the development permits. Projects with variances should be possibly rezoned.....I'm not sure how to move those along. This would make the Garden Suite process easier, streamlines and far less onerous for owners that do not have the development experience.

Thank You, Vince Cullen and Lori Morgan

Pamela Martin

Subject: FW: Proposed Changes to Garden Suites

From: Todd Litman

Sent: Saturday, November 19, 2016 9:22 AM

To: Noraye Fjeldstad < NFjeldstad@victoria.ca>;

Cc: Lindsay Milburn < lmilburn@victoria.ca>
Subject: RE: Proposed Changes to Garden Suites

Dear Noraye and Friends,

Thanks for sharing this information. Yes, I support the proposed changes: they will facilitate secondary suit development. The proposed bylaw does not mention any off-street parking requirement – I hope that this is true since such a requirement is unnecessary (many of those houses will be occupied by students and seniors who own no cars) and would significant increase their development costs.

However, I think it is important to recognize that this policy change can make only a modest contribution to the City's affordable housing needs. Small infill buildings have high construction costs so a typical 50 square-meter garden suite will probably cost \$100,000+ to build, which would require a \$600+ mortgage payment, plus operating expenses and homeowner profit will result in these renting for \$1,000-2,000 per month: not terribly affordable. If enough are built their rents may decline as they age, but the results are likely to be hundreds rather than thousands of additional affordable units, two orders of magnitude less than what we need. My main concern about these and similar proposals is that they give an impression that we are doing a lot to increase housing affordability when, in fact, they only do a little.

For some great research on strategies that can create lots more affordable infill housing I suggest reviewing the City of Portland's Residential Infill Project (http://www.portlandoregon.gov/bps/67728) which will change zoning codes to favor development of multiple smaller units (typically duplexes and triplexes) in existing residential neighborhoods. Here are details: http://www.portlandoregon.gov/bps/article/533961 and "Re-legalizing Midblock Duplexes, Corner Triplexes, and Multiple Accessory Units" http://www.sightline.org/2016/11/15/the-portland-plan-down-with-mcmansions-up-with-abundant-housing-options. I'm not sure if all of these changes are needed in Victoria – it is already common to expand and subdivide houses in residential neighborhoods, so perhaps we are already more permissive than in the U.S. I suggest a review to see whether their proposes apply here.

The Sightline Institute has a great series of columns, "Legalizing Inexpensive Housing" (http://www.sightline.org/series/legalizing-inexpensive-housing) that has many good ideas. Here are some other recent and insightful columns and publications concerning these issues:

Cherise Burda and Mike Collins-Williams (2015), *Make Way For Mid-Rise: How To Build More Homes In Walkable, Transit-Connected Neighbourhoods*, GTA Housing Action Lab (www.naturalstep.ca/gta-housing-action-lab), Pembina Institute (www.pembina.org/reports/make-way-for-mid-rise.pdf.

Alex Cecchini (2015), Barriers to Small Scale Infill Development, Streets MN (http://streets.mn); at http://bit.ly/1CsyjCR.

Victoria City Council - 13 Apr 2017

Alan Durning (2013), *Apartment Blockers: Parking Rules Raise Your Rent*, Sightline Institute (www.sightline.org); at http://daily.sightline.org/2013/08/22/apartment-blockers.

Sanford Ikeda and Emily Washington (2015), *How Land-Use Regulation Undermines Affordable Housing*, Mercatus Center at George Mason University (http://mercatus.org/sites/default/files/Ikeda-Land-Use-Regulation.pdf.

Dan Keshet (2015), *9 Things People Always Say at Zoning Hearings, Illustrated By Cats*, Austin On Your Feet (https://austinonyourfeet.wordpress.com); at http://bit.ly/1PVM6Jn.

Tim Loomans (2015), Five Ways to Add Density Without Building Highrises, Blooming Rock (www.bloomingrock.com); at http://bit.ly/1E8Ft1k.

Sara Maxana (2016), *YIMBY Keynote Speech*, Yes In My Backyard Conference; at www.youtube.com/watch?v=TmHNqdPdxn0.

Missing Middle (www.missingmiddlehousing.com) describes affordable, medium-density housing types, such as fourplexes and small apartment buildings, suitable for infill development.

I think that the there is good news regarding Victoria's housing trends. I see many hundreds of new infill units under construction in the Downtown area. That new supply should drive down housing prices during the next two years. However, most of these are high-rise, which are expensive to construct and operate, so these units will never be truly affordable, and not everybody is suited to downtown high-rise living. Our challenge is to encourage a similar amount of mid-rise (3-6 story) development in residential areas, which tends to be most affordable (see "Increased Use of Wood, Reduced Parking May Reduce Multifamily Construction Costs," http://urbanland.uli.org/economy-markets-trends/increased-use-wood-reduced-parking-may-reduce-multifamily-construction-costs).

One final note. Off-street parking requirements are a major barrier to affordable infill development; they typically cost \$20,000+ and reduce potential development density, and are unnecessary and unfair because many lower-income households are car-free. Not only that, since each driveway displaces one on-street parking space, such requirements often provide no net increase in total parking supply, and they reduce the total number of public parking spaces available in a neighborhood. (A good example is wide and underused garage adjacent to the Hampton Court Apartment building on Cook Street, across from the Beacon Park playground. It can park up to seven cars, generally only contains four, and displaces about six on-street parking spaces. It is also goddarn ugly. Everybody would be better off if this were replaced by more housing, but doing so is illegal under current zoning).

I suggest changing City requirements so off-street parking is only required if doing so adds at least one additional parking space – that is, existing on-street spaces are counted as a parking serving a house, and the loss of that space is considered when evaluating parking supply.

There are much more efficient and equitable ways to address parking problems in residential neighborhoods than mandating abundant off-street parking. In fact, current off-street parking requirements are a perfect example of inefficient and unfair public policy. They create a legal requirement to house cars, forcing residents to spend thousands of dollars in hidden annul subsidies per vehicle, but we have no comparable legal requirement to house people. Reducing off-street parking requirements and more efficiently managing parking could free up land and money to house many more people in our community. It is time to fundamentally rethink urban parking policies.

Т	hank	again	for all	vour	great	work or	this issu	ا م

Sincerely,	
Todd Litman	

Victoria Transport Policy Institute (www.vtpi.org)
Office: 250-360-1560 | Mobile: 1250 Rudlin Street, Victoria, BC, V8V 3R7, CANADA Efficiency - Equity - Clarity

Pamela Martin

From: Bridget Frewer

Sent: Tuesday, February 07, 2017 9:33 AM

To: Victoria Mayor and Council

Subject: FW: Rezoning for Garden Suites

Attachments: v2c_670 Wilson Garden Suite - Sheet - A0-0 - Cover Sheet.pdf; v2c_670 Wilson Garden Suite - Sheet - C01-1 - Site

Plan.pdf

From: Samuel Godfrey

Sent: Friday, January 06, 2017 10:56 AM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor)

<jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor)

<pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor)

<gyoung@victoria.ca>

Subject: Rezoning for Garden Suites

Dear Mayor and Council,

I just wanted to take a moment to thank you for your work and encourage you in one specific area that I have direct and recent experience in.

For the 18 months or so my wife and I have been working towards building a Garden Suite at our property at 670 Wilson St.

We have encountered numerous delays and obstacles.

To be fair, many of these have arisen from our lack of experience with the rezoning process. We are not Developers and have never done a rezoning before. This is the first and only home we own. We are on a tight budget. We both work full time and we have two young kids. I imagine many home-owners considering Garden Suites are in a similar position. I encourage you to develop a process that helps home-owners who want to build a Garden Suite - this is not how I would characterise the current process.

Most of the challenges we have faced come from the complexity in the rezoning process. (The City Planners and Staff we have worked with have been very professional and polite). It is clear to us that the rezoning process and requirements were put together with an eye to much larger/more complex projects that a tiny house.

There are so many steps and stages and costs and rules and requirements that we continually struggle to find the the time and money to keep moving our application forward. It has taken far longer and cost far more than we imagined it would. This is a result of our inexperience, but I think it is more than that. In our opinion, the process could be streamlined and the costs could be reduced given the footprint of Garden Suites (37m2 maximum) and the societal value of increasing housing stock.

Here are two examples of the challenges we are facing:

1. We got conflicting information from staff/Victoria City website about connecting to the storm drain system vs. managing the rainwater on site. We understood the City was encouraging us to do the latter and moved in that direction, hiring an engineer to develop a rock pit and incorporating that into our formal plans. But once

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those plans were complete other staff pushed back on that idea indicating we needed to connect to the city's system. It took quite a while for us to figure out the whole thing and it led to a lot of delays.

2. As we advanced through the rezoning process we were told by our assigned Planner that the he would likely not recommend our plans if we did not agree to give up about half of our front yard to a Statutory Right of Way to increase the road-way. As we live across from a light industrial zone which is already very noisy and we would be turning our back yard into a Garden Suite, the thought of losing so much of front yard and bringing the road very close to our front door was a show-stopper for us.

I could go on but my point in writing is only to encourage you to proceed with the idea of not requiring rezoning for Garden Suites.

We have worked very hard to come up with a plan that meets all the very strict requirements of the Garden Suite Policy and are not requesting any variances. Removing the rezoning requirements would help us enormously in managing the cost, time and complexity of building our garden suite.

I've attached the Site Plan and Cover Sheet for your reference. The entire plan is registered with the City. We are very close to being ready to move forward to the Committee of the Whole stage in the rezoning process. I will be submitting what I think will be the final revisions required by staff next week. However, we are now on hold in the hope that it won't be necessary to complete the entire rezoning process. I hope this will be the case and that this decision will be made soon. This will empower us to get started sooner and make our project costs more do-able.

Warm regards,

Samuel Godfrey and Pamela Hutchison 670 Wilson.



December 7, 2016

Dear Mayor and Council,

RE: Amendments to Garden Suites Regulations

The Land Use Committee and the Board of Directors of North Park Neighbourhood Association have reviewed the proposed changes to the regulations permitting Garden Suites.

The rezoning process is a significant barrier to approvals of Garden Suites in Victoria, both in terms of timing and in terms of the number of approvals. The NPNA believes the oversight provided by Council's review is not warranted, and provides too many opportunities for NIMBY reactions from the community to derail applications that meet the guidelines and intent of the policy.

The design guidelines are detailed and adequate to ensure that Garden Suites will be added to the neighbourhood in a sensitive manner with minimal impact on the privacy of neighbours. The NPNA supports limiting one secondary suite or one Garden Suite per lot.

While this is not recommended by staff, we wish to make clear that future subdivision or strata titling of Garden Suites is not supported by the NPNA.

A new zone schedule and a delegated development permit process provide adequate regulatory control and will accelerate approval times for eligible properties. The NPNA supports the recommendations by staff to permit Garden Suites as of right, and to delegate development permit review to staff. A delegated DP is consistent with other BC communities regulating Garden Suites. We strongly encourage Council to support both the Zoning amendment and delegated DP recommendation as proposed by staff.

We ask that staff continue to monitor the uptake and appropriateness of Secondary Suites and Garden Suites within Victoria neighbourhoods, and provide reporting to Council and recommend refinements to the process as necessary.

Yours truly,

Pam Hartling

Co-Chairs, Land Use Committee

Chris Fleming



North Jubilee Neighbourhood Association 1766 Haultain Street Victoria, BC V8R 2L2

January 25, 2017

Mayor Lisa Helps and City Councillors 1 Centennial Square Victoria, BC V8W 1P6

Re: Proposed Changes to Garden Suite Applications

Dear Mayor Helps and Victoria City Councillors,

The North Jubilee Land Use Committee met November 29th to discuss the City of Victoria's proposal to terminate requirements to go before CALUC for garden suite approvals. While there was general agreement that a garden suite addition may be a positive alternative to demolition and rebuild for which there is no requirement to go before CALUC, there were a number of items associated with garden suite builds that the committee found could only be investigated and ameliorated through community public engagement. The forwarding of these comments was put "on hold" due to the Information Session on Current Housing Strategy initiatives and Off-Street Parking that was held on January 16, 2017.

- 1. Loss of green space and mature trees is a serious issue whether we lose it by demolition/rebuild of bigger homes or whether we lose it by building garden suites or adding secondary suites. Requiring even less public engagement could have serious negative consequences in this regard. How do neighbourhoods control loss of green space? When we lose mature gardens, we also reduce bird and animal habitat. Neighbour's privacy is diminished and paved surfaces replace green space. The North Jubilee neighbourhood has minimum park space.
- 2. As was pointed out in an email addressed to Noraye Fjeldstad on November 15th, 2016, re "Proposed Changes to Garden Suites" and circulated to land use committees, a lot owner may find their lot surrounded on three sides by garden suite additions. This amount of density would be unfair to the homeowner and his/her rights of enjoyment and use of personal property while also leading to a decline in property value.
- 3. Garden suites can have a serious impact on neighbours and thus they should have a voice. A community meeting offers them the opportunity to voice their concerns in a group setting rather than on a one-to-one basis where they might not feel comfortable.
- 4. Using community meetings, neighbours are able to voice their objections, concerns, suggestions, etc. to a proposal. Applicants may then offer to consider changes to achieve a higher degree of 'neighbourliness' both at the meeting and on an individual basis. City Staff are not able to provide this type of platform for mediation. They are only able to enforce legislation which may or may not address an issue specific to each garden suite site.

5. Lack of adequate parking is always one of the major discussions at a CALUC meeting. The reality of the number of automobiles at each household and the number of parking spots envisioned for a proposal never seem to match up. It seems impossible for neighbourhoods and the automobile to be compatible with each other.

These Garden Suite changes will expedite the development permit process and perhaps increase the number of applications, but what does the neighbourhood gain?

Currently, the community does not have any input into the demolition of current houses with neighbourly front porches and gardens that are often replaced by larger single-family homes including a secondary suite, concrete driveways and minimum areas for planting. Developers often do not consider the scale, privacy or shading of these new homes on immediate neighbours and whether they fit in with the current mix of housing which leaves neighbours impacted in ways that are unreasonable.

Neighbours do not have a voice re demolitions or new housing. Therefore, the NJNA Land Use Committee does not support rezoning for Garden Suites where the applicant would not be required to consult with their neighbours and would lose another voice.

Sincerely,

Sheena Bellingham, Co-Chair NJNA Land Use Association yean Johnson, Co-Chair NJNA Land Use Association

Pamela Martin

Subject:

FW: Input on garden suites in Victoria

From: Markus Kellerhals

Sent: Monday, November 28, 2016 1:40 PM

To: Community Planning email inquiries < Community Planning@victoria.ca>

Subject: Input on garden suites in Victoria

To whom it may concern:

I have read the proposals around Garden suites that were attached to the October 27, 2016 CotW meeting agenda and would like to provide the following comments:

- I strongly support allowing garden suites in residential single family zones as outlined in the report. The
 uncertainty and expense of a rezoning application is currently a significant deterrent to the
 construction of garden suites.
- I also support delegating development permit approval to staff as this should help expedite timely approval.
- I support the additional flexibility to build a larger and taller unit on plus sites however I believe that the mandatory 0.6 m setback should be made slightly larger for units that are built to the 5.5 metre height. This will minimize shading concerns on adjacent properties.
- The City should develop a policy for allowing garden suites in conjunction with a secondary suite in certain conditions. This could be a "plus-plus" category that include a larger lot, an additional off-street parking spot, maximum secondary suite size etc.

Thank you for consideration of my input.

Markus Kellerhals 1322 Clover Avenue Victoria, BC

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November 23rd, 2016

RE: November 24th Committee of the Whole - Expansion of secondary suite and garden suite opportunities

Dear Mayor Helps and City of Victoria Council,

I have followed with interest the recent initiatives of the City of Victoria Council to enact the Victoria Housing Strategy. I am Registered Professional Planner with six year's of experience working for municipalities, I am an active Board member of a local affordable housing non-profit housing provider and have worked for the past four years for private developers, affordable housing providers and individual homeowners navigating municipal approval processes. I am from a family of four, was a renter, then a homeowner, and now a renter and house hunter. I have significant personal and professional experience with these issues.

The unfortunate reality is housing in the City of Victoria is slowly, or quickly, becoming unattainable to many Victoria residents and families. I commend the City of Victoria for pursuing initiatives that will help to re-use existing housing stock to address these housing issues. Arguably the City is the local government in the region doing the most. If you follow the staff's recommendations with regard to secondary suites and garden suites you are taking some good first baby steps, but you could, and should, be doing much more. Below are some ideas you should be giving serious consideration to.

Challenging reality

Not only are rental vacancy rates very low, but monthly rents and purchase prices are high. This is true because demand is high and supply is low. Victoria continues to be a desirable place to live, work and retire – climate, parks and ocean, good schools and increasingly vibrant urban scene are strong attractors. And while the City of Victoria has some policies that foster densification, the City's policies continue to make it difficult to build adequate supply.

Developing new housing is extremely costly. Land prices and construction costs are both high. Nonetheless buyers are buying and renters are renting. This means new half duplexes are selling for more than \$1,000,000 in some parts of the City. Likewise for small lot homes. Given these prices and average incomes in the City, it is for this reason that many, if not most, duplexes and small lot homes have illegal suites.

Cost for renting is also very high. It is now difficult to find one-bedroom apartments in the City of Victoria for less than \$1000. If you can, these will be in basement suites or aging rental stock. If you rent in a new building expect your rent for a 600 sq ft one-bedroom unit to be at least \$1200, but likely closer to \$1500.

My conclusion is three-fold:

- For homeownership to be attainable to existing Victoria residents, a mortgage helper e.g. a suite or two is a necessity for most.
- To keep rents attainable (but probably not *affordable*), the more suites that can be integrated into existing building stock the better. In addition, rental stock should be encouraged everywhere to keep a robust supply and moderate rental prices.
- Per unit square footage must do down and the per unit to land ratio must go up. City policies need to catch up to the reality of the high per square foot cost of land and buildings. People and families are willing to live in less space, because they have to. Let's make it easier to make that choice.

Ten more things the City should do:

- 1. **Front yard parking.** The staff report says this might be coming, but Council should implement this as soon as possible. Please do not bundle it into a larger review of Schedule C. It is an impediment to secondary suite conversions. Most Victoria residents already use their front yard for parking anyway. Front yard parking is more water-wise (less paved lot area) and preserves side and rear yards for play, socialising, gardening and food production.
- 2. **Secondary suites and garden suites on one lot**. Two rental incomes will make a wider range of housing more attainable to existing residences and increase rental supply. This is an easy way to leverage existing land (for housing) and street resources (for parking).
- 3. Refine the house conversion regulations reduce parking requirements, allow additions, expand range of buildings where this is allowed and allow more units per square foot of floor area. This will encourage the repurposing of existing housing stock rather than tear-downs. Potentially these more intensive house conversions should be only for rental stock or at least partially for rental.
- 4. **Establish a conversion building inspector**. In addition to the communication materials recommended by staff, the City should create a position where a building inspector can be available to help a homeowner understand what will be necessary to add a secondary suite, convert their garage or do a house conversion. It is usually the specifics of the situation and what the City will actually require in a particular situation that is the challenge do I need to upgrade the foundation? do I need to lift the house? upgrade the heating system? is my drainage system adequate? will I have to redo electrical? do I have to rebuild walls? Knowing where to start and what the City answers are likely to be after spending a few thousand dollars or more on house designers and engineers is what people struggle with.
- 5. **Secondary suite / house conversion revitalization tax credit.** Implement a ten to fifteen year-tax holiday for builds within existing house stock based on a certain percentage of the cost of the improvements or based on certain costly elements (such as house lifts, drainage system upgrades). These are potentially improvements that wouldn't come onto the tax roll anyway.
- 6. **Grants for costly secondary suite or house conversion regulations**. For owner occupiers only, this would be an affordable way for the City to invest in both the new rental supply and attainable housing.
- 7. **Eliminate or revise significantly the clean hands policy.** For owners of illegal units, there is not a stronger disincentive to come and talk to and deal with City Hall than having to sign guarantees about removing non-permitted improvements or uses.
- 8. **Suites in duplexes and small lots.** This is happening anyway because of market conditions. Taking it out of shadows will also allow this to occur in new builds. This will make these unit types more attainable to house purchasers and increase rental supply.
- 9. **Allow duplexes** as a **right in more zones** and **on smaller lots.** First step should be duplexing where existing homes are being retained. This eliminates the risk and cost of rezoning while increasing the attainable housing supply. The current lot size for duplexes almost 6000 square feet which allows 4100 square foot buildings (when you count the basement) leads to large and expensive duplexes.
- 10. Allow secondary flex suites in townhouses. New townhouses are equally unattainable to many. Secondary suites in townhouses can increase the attainability, increase rental supply, and when properly designed, allow for growing or aging families to remain in their existing housing.

I trust you will give these ideas some serious consideration. I encourage you to tackle the housing challenges we are all facing together with diligence, creativity, perseverance and leadership. These are not easy decisions.

Cordially,

lan Scott, MCIP, RPP, LEED ND AP 205 St. Andrews St.

Pamela Martin

From: webforms@victoria.ca

Sent: Saturday, February 18, 2017 9:44 PM

To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Katrina Johnston

Email:

Reference:

Daytime Phone :

Hi,

We understand that council will be discussing the possible changes to zoning requirements for garden suites. We (my husband and I) want to express our support for such a decision. We have a corner lot in Fernwood that has 2 side yards. It is 3 blocks from the RJH. One of the side yards is 55x40 ft (2200sq/ft) and we would like to put a 500sq/ft garden suite on that side yard, but the zoning process is expensive and arduous. If a decision to expedite the process for garden suites is approved in March we would be prepared build a garden suite in time for this September's rental crunch.

We hope our email of support can be shared with council to help support the decision in March.

Sincerely,

Katrina Johnston

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From: webforms@victoria.ca

Sent: Friday, January 20, 2017 9:13 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

Categories: Awaiting Staff Response

From: Jim Lauder

Email

Reference:

Daytime Phone :

Dear Mayor and Council Members

I submitted a petition signed by 17 of my local Fairfield neighbours urging you to keep the existing bylaws in place for Garden Suite development. I writing to add to my email yesterday, and say that you voted 7-2 not to allow the application for 1845 Gonzales to go through. Thank you for that decision! The only reason that decision was flawed was that my surrounding neighbours said it as an affront to their privacy! Now should the applicant resubmit, if this current bylaw is changed, are you going to betray the wishes of us all?

Here is what I presented to council to advocate for my surrounding neighbours:

Presentation to Oppose 1845 Gonzales St. Bylaw Amendment

First off, I would like to thank council for the opportunity to speak and briefly add to the comprehensive letter that I submitted for your review that outlines my opposition to the proposed development.

Moving to Fairfield about a year and a half ago I have encountered wonderful reception from a variety of city staff who have treated me with respect, understanding, and professionalism. They have been good listeners and acted so well on my behalf.

My current view and privacy from my back deck are threatened by this proposed development, but not nearly to the degree that Mr. and Mrs Knight face. They live right beside 1845 Gonzales. In fact, this morning I visited their home, and they allowed me to see their back yard. I was shocked and saddened by what might happen to them. Ted said, "I have lived here for 62 years, and loved looking at my backyard trees, and trees in the distance as well." He added, "now they've changed where the building is going to be located." I could see how upset he was. I saw first hand that the effect of a building smack in front of his lovely deck. It would totally ruin his privacy and the view that he and Lavina have enjoyed for 62 years.

I asked Ted if he could come tonight and speak to you in person about his letter of opposition, but he said, "I am 92 years old, I would like to, but I can't make it because its so hard for me to walk." At that moment, I knew I had to come to this meeting because I was so affected by what I saw.

I had to come tonight and ask you to have compassion, understanding and appreciation for the devastating impact it will have on Ted and Lavina Knight and also on other neighbours that include next door neighbours Denis and Clare.

I would like you to take a moment and imagine how you would feel if that happened to you, or to your elderly parents. Your neighbour decides to put a building that is nearly in your backyard! How would you feel? What would you do?

In closing, I understand the need for affordable rental housing, but in this case, no. In my opinion, the configuration of the lots in this area of the neighbourhood, are not conducive to a garden suite development. If you refer to your map, you can see what I mean.

Also, Ted and Lavina don't deserve this, they deserve to live in their beautiful home and enjoy their lovely views for the remainder of their lives.

Don't you think they deserve at least that?

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Victoria City Council - 13 Apr 2017

I thank you for listening, and I respectfully invite you to act with compassion and caring in this case, and for the sake of our neighbourhood, with its beautiful green space and character.

Jim Lauder

In closing thank you for your listening and hard work in helping keep our community environmentally sound and vital,

Jim Lauder

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From: webforms@victoria.ca

Sent: Thursday, January 19, 2017 5:04 PM

To: Victoria Mayor and Council Subject: Mayor and Council email

Categories: Awaiting Staff Response

From: Jim Lauder

Email:

Reference:

Daytime Phone :

I am writing to you to submit a petition I conducted primarily in Fairfield. I live at 1730 Richardson St, and I asked many neighbours to sign my petition that is entitled "Petition to Keep the Existing Zoning Policy for Garden Suites. Nineteen people signed the petition, and overwhelmingly they stated that their input in the matter must be allowed. Furthermore, everyone poled agreed that the current policy around garden suites does not consider the issue of parking on already crowded streets, given more renters in the area.

Of critical importance is the impact on our Fairfield environment that is already threatened by current development projects. Considering the recent implementation of a tax on impervious surfaces, building a building in a person's backyard increases the burden on our storm water system! As well, signees of my petition agree that more garden suite development is the solution for affordable housing! In fact, a person who builds a brand new, private home for renters will charge the maximum amount of rent for such a dwelling!

Petition to Keep the Existing Zoning Policy for Garden Suites

Dear Neighbour,

The City of Victoria is now considering the proposal to allow single family home owners the outright entitlement to build a garden suite in their backyard without consultation with adjoining neighbours. Currently, neighbours have every opportunity to voice their support or rejection of this type of development, but now, it is up to City Planning Staff to make the decision. Please help preserve the Fairfield character and environment by ensuring that the current zoning policy remains in place that allows for neighbours' input.

We the undersigned request the Victoria City Council retain the current zoning policy and requirements for developing Garden Suites.

/Users/jimlauder/Desktop/FullSizeRender.jpg

/Users/jimlauder/Desktop/FullSizeRender 2.jpg

In closing, thank you for your wise consideration of this critical issue that impacts thousands of people in our community!

Sincerely,

Jim Lauder on behalf of 19 very concerned citizens.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly

prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

Subject:

FW: Proposed changes to Garden Suite Regulations

----Original Message-----

From: Jean Anne Wightman

Sent: Monday, March 06, 2017 8:25 AM

To: Community Planning email inquiries < Community Planning@victoria.ca>

Subject: Proposed changes to Garden Suite Regulations

Please register this e-mail as comment on the matter of changes proposed to how Garden Suite applications are dealt with, and e-mail me directly with avenues I have to provide further input, please.

I understand that garden suites are currently handled as a re-zoning application, and I want this practice to continue for the following reasons.

I attended a meeting of my neighbourhood planning group several weeks ago where a garden suite plan was presented. It was situated right up against the lot line of the adjacent property with minimal set back.

If such a development were propsed beside my property, it would have unacceptable impacts on my lot. I would want stringent monitoring of these applications to continue to avoid these problems.

It is equivalent to having a 20 plus foot fence go up right beside me, blocking light to my extensive garden, including vegetables, which I maintain for the enjoyment of myself and my neighbours.

It would seriously impair the growing capacity of my garden.

It would be a visual eyesore.

Garden suites should be small scale, such that they are not in any way second dwellings capable of housing families, such that privacy would be lost in adjacent properties.

Their construction should impact open space and enjoyment only on the lot on which they are situated, minimizing impacts on adjacent lots.

Lot line vegetation and vegetation on adjacent property must be protected.

Thanks you very much.

Jean Anne Wightman 2713 Avebury Avenue Victoria BC V8R 3W5

From: Bridget Frewer

Sent: Monday, February 06, 2017 9:42 AM

To: Victoria Mayor and Council

Subject: FW: Proposed Changes to Garden Suites Policy

----Original Message-----

From:

Sent: Tuesday, January 31, 2017 2:24 PM

To: Lindsay Milburn </ri>

Cc: Councillors < Councillors @ victoria.ca >

Subject: Proposed Changes to Garden Suites Policy

Thank you for the January 16th information session and opportunity to ask questions about the proposed Garden Suites Policy. A number of important concerns were raised and suggestions made at that meeting and the Hillside-Quadra Neighbourhood Action Committee believes they should be added before the policy is approved.

In previous consultation with some residents of Hillside Quadra, the following issues were mentioned. Please note that this is not a comprehensive list of all the concerns.

When the city's planning department formulated (and Council passed) the Garden Suite Policy in 2011, the policy intentionally included a required re-zoning component. This was to ensure that all applicants follow a proper process that respected the values of the neighbourhood and, particularly the adjacent property owner's privacy, property values, etc. At the time, garden suites (known as laneway homes in Vancouver) were growing in popularity across the Canada and USA, many of which also required a re-zoning process though Vancouver did not (initially in Vancouver, there were many complaints against laneways from neighbours who were not informed until building was underway – this has seemingly subsided now, five plus years later). Vancouver's laneway homes policy did not include a re-zoning requirement (or official neighbour input process) because the bulk of the sites are along laneways. The natural buffer that the lane provided was seen as safeguard for adjacent neighbours (at least immediately behind the property). The main difference in our city is that Victoria does not have many laneways on which to build, so the re-zoning process was originally thought of as a device to protect neighbour privacy and interests.

Adjacent property owners need to be recognized as the ones that a garden suite will impact the most. It is essential that they are allowed to have at least a partial voice in the permitting, orientation, access, placement, etc. of the building. Rezoning is a tool to ensure that adjacent properties have an opportunity to engage and are consulted.

For example, if a builder/developer wanted to flip a house and add value by building a garden suit, neighbours could be shortchanged. If a builder just wanted to move quickly and had no connection to the neighbourhood or no relationship with the adjacent property owners it would be up to city staff to interpret or deduce what neighbour concerns might be. It is hoped that neighbours would consult each other and be open about plans, but without a rezoning process it is only a courtesy, not a requirement.

Some residents recommended that all sites remain under the current policy which requires re-zoning. Re-zoning creates a legal forum for neighbourhoods (and particularly adjacent neighbours) to be engaged and take an active part in forming the look and feel of their neighbourhood.

Sincerely,

Janis La Couvée

Hillside-Quadra Neighbourhood Action Committee Executive Volunteer

Subject:

FW: Proposed Changes to Garden Suites

From: Janet Simpson

Sent: Tuesday, November 15, 2016 3:11 PM **To:** Noraye Fjeldstad < NFjeldstad@victoria.ca>

Cc:

indsay Milburn < Imilburn@victoria.ca>

Subject: Re: Proposed Changes to Garden Suites

The problem with removing the rezoning requirement for "garden suites" is its cumulative effect:

- on a neighbour who ends up with "garden suites" beside his back yard on both sides and behind his back yard
 - on neighbours whose back yards are overlooked by "garden suites" on the higher slopes behind them
 - on a street which loses much of its open space because of an increasing number of "garden suites"
 - in a neighbourhood which sees a significant reduction in its green space and tree canopy

Increasing density has the most serious impact on the immediate neighbours. Denying them a voice in the process flies in the face of citizen engagement and creating "great neighbourhoods."

Janet Simpson

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From: Jane Ramin
Sent: Saturday, November 26, 2016 5:55 PM

To: Victoria Mayor and Council

Subject: Garden suites

I was unable to attend a recent CALUC meeting held to discuss possible revision to the current garden suite policy. I have 2 main concerns with current policy.

- 1) I would like to see it extended to include properties with secondary suites, duplexes and triplexes, as long as other requirements can re met. ReParking. I current live in what the city has grandfathered as a "triplex". I have one vehicle which parks on the street in comparison to my neighbours on either side who park 2-3 vehicles on the street.
- 2) the allowable square footage 400-600 should be increased to make them more viable as infill rental accommodation. I looked at a number of laneway houses proposed in Vancouver and most seem to be between 650 and 900 square feet. Again other restrictions e.g. set backs, lot coverage, should be in place.

 Jane Ramin

1023 Oliphant

Sent from my iPad

From: Heather Hachigian <

Sent: Sunday, February 12, 2017 5:54 PM

To: Lisa Helps (Mayor)

Cc: Jonathan Tinney; Lindsay Milburn

Subject: Re: Significant Concerns with Housing Affordability in Victoria

Dear Mayor Helps,

Thank you for your thoughtful email. I also appreciate the informative reply from your staff.

I am pleased to learn about the initiatives that the City of Victoria has committed to thus far and I hope that the City's efforts are an inspiration for other municipalities in the region. Affordable housing for middle-income families is essential to maintain vibrant, healthy and diverse neighbourhoods and communities.

I look forward to seeing the zoning bylaw amendments to allow for garden suites come forward this spring and to seeing other innovative approaches come forward from the City to address housing affordability in the region.

I look forward to engaging with the City and Councillors on this issue in the future.

Kind Regards, Heather

On Tue, Feb 7, 2017 at 9:40 AM, Lindsay Milburn < lmilburn@victoria.ca> wrote:

Hi Heather,

As the Mayor indicated, the *Victoria Housing Strategy 2016-2025* contains a wide range of actions that originated as recommendations from the Mayor's Task Force on Housing Affordability. Each action is designed to work in concert with the others to improve housing affordability in Victoria. We are actively implementing the strategy according to schedule, though there is some time involved to go from targeted action to implementation, as most initiatives must go through several phases including Council debate/discussion/approval, stakeholder and public consultation, bylaw readings, and public hearing.

Here is where we're at with the current initiatives since the strategy was approved last June:

- Removal of minimum unit sizes: brought to public hearing January 26 but referred back to staff for revisions; will return in modified form shortly
- Allowing garden suites in zoning and delegating approval of development permits to staff: Bylaw readings scheduled for March. Public hearing date to be announced imminently
- An increase and expansion of the Victoria Housing Reserve Fund: brought to Council Nov. 24; currently in active consultation with developers and non-profit housing providers

- Relaxing zoning restrictions and creating a communications campaign to encourage more legal secondary suites: Bylaw readings and public hearing to be scheduled shortly
- Hold a workshop to discuss affordable home ownership options in Victoria: held January 18; will be reported out on this month

Related work that is not part of the strategy has included formal input into the National Housing Strategy, regulating short term vacation rentals, and Council consideration of different taxation options for Victoria with an aim to improve housing affordability. Some of the strategy work scheduled for this year meanwhile includes a rental retention and revitalization study and review of the property maintenance bylaw with an aim to encourage the retention and regeneration of safe and affordable existing rental stock.

You can follow the status of current initiatives by visiting www.victoria.ca/housing, which is updated regularly. You may also consider attending the public hearings when scheduled for each action. If you're interested, I can also add you to a list of individuals who have requested updates on the garden suite initiative, including direct notification of the public hearing date.

If you have any further questions on any of the above or future items in the Housing Strategy please do not hesitate to contact me directly – my number is <u>250-361-0351</u>.

Kind regards,

Lindsay Milburn

Senior Planner – Housing Policy

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

T 250-361-0351 F 250-361-0557









From: Lisa Helps (Mayor)

Sent: Monday, February 6, 2017 1:20 PM

To: Heather Hachigian

Cc: Jonathan Tinney < JTinney@victoria.ca>

Subject: Re: Significant Concerns with Housing Affordability in Victoria

Heather thanks so much for writing. I look forward to welcoming you to Victoria. If you have time once you're settled in, please feel free to come and say hello at one of our Community Drop Ins; the schedule for the year is here: www.victoria.ca/dropin
I share your concern about affordable home ownership. For the first two years of this term we have been focussed on rental housing and have made some great strides getting plans and funding in place in that regard. I attach these plans for your interest.
But there is, as you say, an overlap between rental housing and affordable home ownership. The garden suites and secondary suites recommendations to which you refer came from the Mayor's Task Force on Housing Affordability, which we ran just after the last election. Staff are working on consultation and proposed bylaw changes now and should have them back to Council within the next few months. My sincere hope is that when these recommendations from staff come back to Council that we will have the courage to implement. Garden suites are a great way to increase rental housing AND make home ownership a more realistic outcome. There are about 13,000 single family dwellings in Victoria. If we allow garden suites as a right in zoning that could be a lot of as of right new rental housing and mortgage helpers!
I have copied our Director of Planning on this email. Jonathan, please see below. Can you ask Lindsay (Heather, Lindsay is our housing planner working to implement the Victoria Housing Strategy) to let Heather know as housing agenda items will be coming to Council, or suggest what other way Heather could be kept in touch with the progress of these initiatives.
Heather thanks again for reaching out. I look forward to meeting you and to addressing this very pressing concern.
Take care,
Lisa

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Lisa Helps, Victoria Mayor

www.lisahelpsvictoria.ca

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@ lis	รลท	elps

"When in doubt do the kindest thing possible." - Unknown

On Feb 3, 2017, at 10:29 AM, Heather Hachigian

wrote:

Dear Madam Mayor Helps,

I am writing to express concern about the affordability of housing in Victoria and to request information on how I can participate in initiatives to improve the situation.

My husband and I are moving from Vancouver to Victoria next month. After being significantly outbid beyond purchase price on three offers, and after receiving several rejections from potential rental suites that were full within hours of posting on Craigslist, we have resigned to the fact that we will likely have to look to Langford and beyond to find accommodation.

We make good incomes, and what concerns us is that if we cannot afford to find a reasonable place to live, then families less fortunate than ourselves must really be suffering!

Indeed, after viewing several homes in the Victoria area that advertise 'secondary suites' as 'great mortgage helpers' for prospective buyers, I am shocked and saddened by the state of these suites. There are people living in windowless, moldy, and unsafe basements paying upwards of \$900 a month for 500 sq ft of filth. The worst that I saw was a man with a bed in the kitchen area, as his bedroom was blocked off because mold was growing up the side of the wall, and he pays \$700 /month to live there. The bathroom floor was raised due to water damage, so he cannot even stand in the shower because the ceiling is too low.

It made me sick to my stomach to think that for my husband and I to make it work in Victoria, we would have to participate in renting out such a horrible living space to those less fortunate than ourselves, since we would not be able to both buy and make upgrades to a home at the same time.

We were excited to hear that Victoria's City Council has considered waiving the re-zoning requirement for garden suites last fall. However, after emailing staff to inquire more about this option, we were very disappointed with the lack of information and absence of timelines for these changes to come into effect. The garden suite option would create new housing stock in a city that desperately needs it, providing young families with a mortgage helper that does not require them to exploit those less fortunate than themselves by taking advantage of the almost 0% vacancy rate and renting a disgusting basement suite to make ends meet.

I recognize the complexity of this situation but complexity is not an excuse for inaction. I would very much appreciate if your office could please send me information about housing affordability initiatives in Victoria, and advise of the next Council meeting that will discuss potential solutions to the housing affordability crisis. Thank you for your time.

Yours Sincerely,

Heather Hachigian

Tel

From: George Churcher

Sent: Saturday, November 19, 2016 2:02 PM

To: Victoria Mayor and Council

Subject: Proposed Amended Process for Consideration and Rezoning of Garden Suites

The Fairfield Gonzales Community Association Land Use Committee has advised that feedback is being requested regarding City of Victoria Council's consideration of delegation of the process of approval of garden suites in existing residential areas to City of Victoria Planning Department staff.

The objective seems to be to avoid the requirement of running a public rezoning hearing before City Council.

I believe that delegation of this set of authorities to staff is not appropriate.

I support retention of the existing process which requires a public rezoning hearing before City Council.

I believe that each existing adjacent landowner in City of Victoria has the right to be heard at a properly constituted rezoning hearing with prior notice to all adjacent and affected neighbours when an application is made requesting rezoning to allow construction of a garden suite.

A proposed garden suite on an adjacent property may be detrimental to the interests of an existing property owner – loss of privacy, loss of views and sightlines, loss of open space and access to fresh air, increased noise, air quality deterioration as a result of plumbing and kitchen exhaust ventilation, increased visitor and service vehicles seeking on street parking, etc.

All Victoria property owners should have the ability to address their concerns to City of Victoria Council.

Approval of garden suites is not a process which should be sloughed off to City of Victoria Planning Department staff.

George Churcher 999 Burdett Ave. Victoria



1923 Fernwood Road, Victoria, B.C., V8T 2Y6

250 384-7441 office@thefca.ca

Mayor and Council:

RE: Amendments to Garden Suites Regulations

The Fernwood Land Use Committee (Fernwood LUC), with the approval of the Board of Directors of the Fernwood Community Association, is pleased to submit the following comments concerning the proposed changes to the regulations permitting Garden Suites.

In order to obtain a more complete picture concerning garden suites, we suggest both the neighbours and owners of existing garden suites be interviewed on the issues before any changes to the regulations are enacted. The Fernwood LUC would be pleased to assist the City with this type of review.

The Fernwood LUC questions whether the current rezoning process is a significant barrier to home owners deciding to build a Garden Suite. We agree that it might be one of the factors in the decision, but understand it's the cost of design and construction that presents the greatest barrier when you consider the amount of time it will take a homeowner to recoup their costs from the rent they can charge.

Despite the reservations expressed above, we generally favour improving the process and making it more efficient. However, removing the rezoning process will not allow for a public hearing or opportunity for neighbouring properties to comment; the Fernwood LUC believes this is too big a change. If the City decides to move ahead with only using development permits then a requirement for a CALUC process and input needs to be required even if no variances are being sought. This will provide an opportunity for a normal process of scrutiny and feedback by neighbouring properties. Unlike a secondary suite, where tenants are living within the house's original footprint, a garden suite has people living in the rear-yard. In both cases the number of people living on the lot may be equal; however, a neighbour's experience could be very different depending upon how they use their rear yard, lot configuration, trees, etc.

In most cases, we support a limit of one secondary suite, or one Garden Suite per lot, but there are circumstances where exceptions might be appropriate. An example of this might be a lot with a non-conforming duplex on it where the house is vulnerable to demolition, or the lot is not big enough to accommodate a duplex.

A new zone schedule and a delegated development permit process that has to go through a CALUC process should provide adequate regulatory control. A timely appeal process should be developed for applicants who think they have been treated unfairly.

We encourage the City to consider requiring the owner to occupy either the original house on the property, or the garden suite, and allowing for a second parking spot in the front of the building line.

To actively encourage the development of garden suites, the City may want to develop a web-based tutorial describing the process, and also offer two public sessions a year where staff can provide information and answer questions. This could include information about developing secondary suites.

Thank you for the opportunity to comment on the City's regulations for the development of Garden Suites.

Tony Sprackett
President
Fernwood Community Association
president@thefca.ca

David Maxwell
Chair
Fernwood Community Association Land Use
Committee
landuse@thefca.ca

Geoff Farrell 1700 Chambers Street Victoria BC V8T 3K1

Dec 8, 2016

Dear Mayor and Council,

For the last few months I have been driving to work against the Colwood crawl, going the opposite direction to a highway chock a block with vehicles moving at parking lot speeds from Highlands to Tillicum. When I arrive, workers across the street are blasting and moving rock all day to transform a rock cliff into a suburban neighborhood.

What if some of those people in cars were able to live closer to Victoria where they work? What if there was a way to find more affordable land to build on in the City of Victoria?

Densification is the only answer to sprawl. More supply is the only was to deal with the affordability and availability of rental units. But Victoria has many attractive single-family neighborhoods where the residents have said in their official community plans that they want to retain their existing character. The only solution in these cases is to allow the development of either secondary suites or garden suites. While there are lots of situations where secondary suites are great, garden suites offer the resident "their own house."

I am the proponent of a garden suite that I will be building in Victoria. I have taken the project through the rezone process and am at the point of having passed the COTW meeting and have just the Community meeting and third reading by City Council before I get my rezone. From my perspective now, while the City staff have been universally helpful, the rezone process has added at least 8 months and \$3000 to the project.

I think the complexity of the rezone process is generally intimidating to homeowners and acts as a deterrent to potential suite builders, leading them away from choosing a Garden Suite as an option, even if it might be the best solution for their property. Garden suites provide a nice alternative to a basement suite in a single-family house. If we do want to encourage their construction we should drop the requirement for a rezone.



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Info@vtpi.org

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Bicycle & Pedestrian Planning Victoria Mayor and City Council Victoria City Hall Victoria, BC 2 February 2017 RE: Garden Suite Policy Changes

Dear Mayor and Council,

I am writing to express my support for *Option 1* of the proposed garden suite policy changes, as described in Jonathan Tinney's 27 October 2016 memo. This would allow garden suites in all single-family residential zones, which minimizes administrative burden to homeowners and the City, as all applicants with lots that meet the specified criteria will automatically be permitted to build such a suite.

Garden suites are a good way to increase lower-priced housing supply in urban neighborhoods. Only a modest number are likely to be built, a few dozen a year, in a city that needs thousands of new affordable units, so I urge you to support this change in addition to other reforms to allow more housing types in areas where only single-family homes are currently permitted. These are called *Missing Middle* housing types, illustrated below. Victoria's neighborhoods currently contain many beloved examples of these types, built before zoning codes became more restrictive in the 1960s. I think it is time to allow more and larger multiplexes and livework lofts in residential neighborhoods, and reduce their parking requirements, so car-free households are no longer forced to pay for parking spaces they do not need or want.

Missing Middle Housing Types (http://missingmiddlehousing.com)



My professional research includes affordable housing policy, and I was a member of the Mayor's Housing Affordability Task Force.

Best wishes,

Rodel ditman

From: webforms@victoria.ca

Sent: Thursday, November 24, 2016 5:26 PM

To: Victoria Mayor and Council

Subject: Secondary suites

From: Gail Caryn

Email:

Reference:

Daytime Phone :

Why not reconsider the rule on having a secondary suite and a garden suite? In our case we have ample parking on site and, with a corner lot, plenty of street parking and neighbourhood support. We've got permits to put in a basement suite. But we also have a fabulous little secondary building in our backyard that would make a great garden suite. We would love to be able to have both.

Can you not set out some criteria by which certain properties would be eligible for having both?

Thanks

Gail Caryn.

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Subject: FW: Proposed Changes to Garden Suites

From: David Hutniak

Sent: Tuesday, November 22, 2016 8:43 AM **To:** Noraye Fjeldstad <NFjeldstad@victoria.ca>;

Cc: Lindsay Milburn < lmilburn@victoria.ca>
Subject: RE: Proposed Changes to Garden Suites

Noraye,

It is encouraging to see another proposal from the Mayor's Task Force being implemented. I support the proposed changes.

While secondary suites are integral to the delivery of badly needed supply to the Victoria rental housing market, it is purpose-built rental that will provide the security of tenure and long term affordability that we all wish to see. It is no exaggeration to say that there's never been a better time than right now to leverage private capital for the building of affordable purpose-built rental housing. I encourage the City to aggressively seek collaboration with private sector rental housing developers. I welcome providing any assistance I can in this regard.

Thank you for all your great work!

David Hutniak CEO LandlordBC

Subject: FW: Development Services - City of Victoria Feedback Form

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: Wednesday, November 30, 2016 6:37 PM

To: Development Services email inquiries < DevelopmentServices@victoria.ca

Subject: Development Services - City of Victoria Feedback Form

You have received an email from Craig Fulton via the City of Victoria website feedback form

Name: Craig Fulton

Topic: Development Services

Phone:

Address: 2605 Roseberry

Message: I understand the City of Victoria is looking for community feedback with regard to the garden suite policy. I am a resident of the Oaklands neighborhood and I am in full support of garden suites in my neighbourhood without rezoning requirement. I would like the garden policy to go further to allow basement suites and garden suites on the same property. The only restriction I would like to suggest is that only one of the two suites be rented short-term to protect long-term rental and at the same allow the property owners flexibility. Regards,

Craig Fulton

Date: Wednesday, November 30, 2016 6:36:43 PM

Subject:

FW: proposed changes to Garden Suites

From: Brenda McBain

Sent: Monday, January 30, 2017 7:57 PM

To: Community Planning email inquiries < communityPlanning@victoria.ca

Cc: ED Newhook

Subject: proposed changes to Garden Suites

I am writing in my capacity as President of TAPS (Together Against Poverty Society). We were pleased to have been asked to participate on the Mayor's Housing Affordability Task Force.

As you know, TAPS provides legal advocacy services to residents of Greater Victoria who live in poverty. Many of our clients are tenants in the City of Victoria. As you can well imagine, housing affordability is a huge issue for our clients.

While increases to the minimum wage and income assistance rates, and a federal and provincial commitment to a long term subsidized housing program would be most beneficial to our clients, we know that the City of Victoria cannot address these larger issues. We, at TAPS, are most appreciative of the City's efforts to provide more affordable housing.

Initiatives such this, to streamline the process to build garden suites by reducing costly, and for many homeowners, intimidating rezonings should increase the number of such rental units. TAPS fully supports the recommended Option 1 - to allow garden suites outright in all single family residential zones. We also fully support the recommendation to delegate authority for development permits, to staff.

Although this initiative will likely have little direct benefit to our clients, measures that increase the overall supply of rental housing must be supported and encouraged.

Thank you to the planning staff for your efforts to date. We look forward to the public hearing.

Brenda McBain

President, Together Against Poverty Society

From: Andrea Coulter

Sent: Friday, April 07, 2017 1:57 PM

To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday

(Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young

(Councillor)

Subject: Proposal to consider removing the rezoning requirement for garden suites - feedback

Dear Mayor and Council,

I have been following the proposal to amend the Official Community Plan to consider the removing the rezoning requirement for garden suites. I am pleased to see that a privacy section has been added to the proposed Garden Suite policy based on feedback from the public. I do have one outstanding concern that makes me unable to support the removal of the requirement to rezone. I value the requirement to consult with those who are affected by a proposed development that is part of the rezoning process. I don't feel that what is proposed as a replacement to the rezoning process ensures that those who will be negatively impacted by a garden suite will have a way to voice their concerns.

I recognize the need for greater housing density in Victoria. I also do not have a problem with building garden suites. I do, however, firmly believe that consultation with neighbours who are affected should be a mandatory part of the development process for garden suites. In a perfect world, we could rely on the good will of our neighbours to ensure that this consultation happens, but we don't live in a perfect world. Garden suites have the potential to substantially affect up to five households (the three households that back the lot wishing to build a garden suite and the immediate next-door neighbours). It is important that a mechanism is built into the development process that ensures those five neighbours are consulted with.

I would be able to support the proposal to remove the rezoning requirement for garden suites if the replacement process included a mandatory consultation process with the immediate neighbours. Currently, the replacement process does not include this. I therefore cannot support the proposal to remove the rezoning requirement to build a garden suite.

Thank you, Andrea Coulter

Victoria, BC

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HOUSING MATTERS! City of Victoria's New Garden Suite Policy:

A Tenant's Perspective

2017

HOUSING ADVOCATE, JAMES BAY NEW HORIZONS

Victoria City Council - 13 Apr 2017

A TENANT'S PERSPECTIVE ON THE CITY OF VICTORIA'S PROPOSED GARDEN SUITE POLICY

Why is the City revising its Garden Suite Policy?

To address Victoria's severe housing crunch, near zero vacancy rate, and soaring land values, the City says it is trying to come up with novel ways to improve the quality of housing stock and increase the supply for tenants who represent 60 percent of households.

Sounds like a benevolent gesture on the part of elected officials. But, driving this policy are developers who see an opportunity to cash in on infill redevelopment opportunities in single-family home neighbourhoods. Streamlining the "onerous" (read lengthy and costly) consent process now means rezoning and consulting with neighbours will no longer be necessary. And, staff will be delegated the authority by Council to approve development permits for garden suites.

Housing in Victoria is out of reach for most first-time home-buyers. A growing proportion of renters (students, fixed-income seniors, and moderate-income working people) now spend more than half their monthly income on shelter costs. "Making Victoria More Affordable" remains a pipe dream.

"A Home for Everyone" is **not** the vision of City politicians. No surprise, therefore, that tenants don't count—even though they pay property taxes and face the highest housing burdens. And, face the greatest risk of being displaced by growth and redevelopment. When decent-paying jobs and homeownership prospects evaporate among millennials, the City will offer little to relieve them of a bleak future. The fact of the matter? On a national basis, about 20 to 30 percent of the Canadian population will remain lifelong renters. The message is written on every city wall: **Owners wanted; renters need not apply. Buy or** leave!

Downtown Victoria has been transformed into high-end multiple-storey glass condo towers for affluent baby-boomer retirees; and, absentee real-estate investment speculators using units as income-generating alternative hotels for tourists.

The City is now keen to create real estate investment opportunities through residential property commercialization to single-family homeowners in Victoria's 12 neighbourhoods. Fewer than 30 property owners have built garden suites over the past decade or more. However, the housing situation has changed dramatically since the Great Recession and there's now a gold mine to be exploited in underdeveloped single-family dwelling lots.

The City recently played host to the inaugural Real Estate Investment Network Expo. Why? To sell residents the idea of making money by: commercializing their real estate assets, or adding value to their properties by renting them as Executive Accommodations; luxury holiday houses; seasonal Snowbird nests; and home-stays for students from abroad.

What's Wrong With This Picture?

Garden suites, a.k.a coach houses, carriage houses, laneway homes and granny suites, are compact, self-contained ground-oriented units, often located behind single-family detached dwellings. Such units may increase housing diversity and choice, and/or improve housing affordability for home-owners and high-income renters; but, they are really just business ventures for property owners designed to capitalize on Victoria's "hot" overvalued real estate market.

Before the arrival of the new "home-sharing" business model: Airbnb, HomeAway, FlipKey etc., tourists stayed in hotels and licensed bed-and-breakfasts. Now, with globalization and access to capital via unprecedented low interest rates, rampant real estate speculation is taking place in the most desirable cities. By using peer-to-peer platforms such as Airbnb, tourists are finding cheaper accommodation alternatives in private residences. And property owners are now renting out entire condos, homes and garden suites—untaxed, unlicensed and unregulated to tourists which is more profitable than renting to local longterm tenants.

Victoria is no exception. It's a major tourist hub for cruise ship passengers, and an environmentally-friendly "lifestyle" mecca for outdoor enthusiasts and the mega-yacht crowd. No surprise that Victoria is now being promoted as a premium-priced playground for domestic and foreign visitors, and an exclusive enclave for seasonal homeowners.

Older multi-family housing properties are being demolished. Why? To make way for boutique, mid- and high-rise condos near the water—and within walking distance of a celebrity harbour pathway or an iconic bridge over the Gorge Waterway. In the meantime? Long-term renters by the hundreds are being displaced. Sadly, they have few places to go.

The City provides no guarantee of public land to secure affordable rental spaces for those living on modest incomes. Property owners are not obliged to build affordable rental units for long-term tenants or downtown housing for hospitality industry employees, retail clerks, or homecare workers. The highest return on property investment these days may be converting a residential property into a mini-hotel. Why not garner a return of three or four times what you could charge a local long-term tenant?

The City of Victoria is now streamlining the development process, rewriting its bylaws to reduce parking requirements and size of housing units while increasing housing density to accommodate 20,000 more people over the next three decades. Doesn't this gloss over the fact that it's primarily a monetary mechanism? To reward predominantly homeowners? Increase taxes for the City? Isn't this designed to invite residential property owners to invest in upgrading their homes for higher resale values? And send renters packing who can least afford to pay for living in a carriage suite or a quaint garden cottage? Or is this just a necessary consequence of a one-sided housing strategy?

Why Should You Be Skeptical of this Garden City Fairytale?

The City has devoted no resources to developing a housing inventory. No surprise! When did you last hear that hundreds of homeowners are leaving their homes because they can't afford to live in the neighbourhood? When did you hear about a homeowner obliged to live in her car because she could no longer afford to put a roof over her head? Did any impoverished homeowners join the ranks of last year's homeless population living in Victoria's infamous Tent City?

The City does nothing to protect the safety of tenants living in partially refurbished apartments; does nothing to curb the growth of short-term vacation rentals in gentrified neighbourhoods; does nothing to ensure that owners undertaking renovations also seismically upgrade their rental properties to protect tenants in the event of an earthquake.

You believe the City has your interests at heart? When Council does nothing to ensure appropriate, affordable, and available housing units for the majority of its tenant households? When City Hall won't develop a Tenant Protection and Relocation Policy to mitigate the effects of displacement on tenants as a result of residential redevelopment? Makes you wonder about their commitment to building a diverse, healthy and sustainable City.

Does City Council's care and compassion extend only to supporting the interests of 'vulnerable' Fernwood taxpayers using their homes as short-term vacation rentals to pay their mortgage—at the expense of thousands of potentially displaced renters? Here's another question: When our condos, secondary suites and garden cottages have all been converted into unlicensed and untaxed tourist accommodation, who will be left in the City to provide services to all those vacationers and seasonal homeowners?

Victoria now has the third highest rents of any Canadian city. And, a dubious designation as Canada's 'medically-assisted death' capital. Better not to ask what Victoria can do for you. Better to ask what you can do for Victoria...by leaving—especially if you're a renter, and/or old and frail, ill and impoverished, or a student carrying huge student debt.

By sending the homeless and those living in unsecured rental housing to who knows where, decision-makers will be able to ensure that the doors to Canada's "City of Gardens" remain open only to privileged members of society.

Still think Victoria's City Hall sees you as part of their 21st century vision?

Think again.

From: Steve Bowker

Sent: Tuesday, March 28, 2017 12:50 PM

To: Lindsay Milburn; Community Planning email inquiries

Subject: Feedback to Garden Suites easing

To: lmilburn@victoria.ca communityplanning@victoria.ca

RE: Feedback about easing the rules to encourage Garden Suites

Hello,

On the Victoria Facebook you were asking for comments about removing rezoning/hearing requirements prior to approval of garden suites with the justification of helping with the rental shortage.

https://www.facebook.com/CityofVictoriaPage/posts/10154750365018171:0?_fb_noscript=1

I have a few obvious questions which are not answered in your literature. These questions are my feedback questions.

1. How many of the existing 18 garden suites are rented to Victorians, and how many of them are rented our over AirBNB.COM, VacationRental.Com, etc as illegal bed & breakfasts and as high priced short term rentals??? RSVP.

Your planning department and council need to know this, and be prepared for this before going any further.

- 2. Have you ever read the provincial statutes regarding zoning, variances, and changing density? If so then you will know that you cannot use a variance to change density, and that all changes of density must go through a public hearing process (whether by rezoning or other). If your plan is to remove the need for those wanting to build a garden suite to discuss it with their neighbours and other interested public, then you have entered into a conspiracy to break provincial law.
- 3. The cheapest garden suite is a prefabricated one (factory made, CSA approved). If you allow cheap prefabricated ones, then that includes trailers, mobile homes, doublewides. If you allow those then a person could buy an old travel trailer for \$1,000, put it on blocks, and then pay \$5,000 for plumber, electrician, and permit to hook it up. Voila, for \$6,000 he has a garden suite. I doubt that the neighbours will like it. How are you going to control this?
- 4. Have you ever read the BC Building Code? Under that code an outbuilding suite is not allowed if:
- there is a suite in the main building
- there is a business or home business in the main building How do you intend to enforce this?

Thank you, Steve Bowker 2125 Quimper St, Victoria, BC

From: The Sky is the Limit Design

Sent: Tuesday, March 28, 2017 2:21 PM

To: Lindsay Milburn

Subject: comments on garden suite

Just wanted to say that I am very much for a process that makes the addition of garden suites in Victoria easier and provides a speedier permit process. ©

Personally I would not restrict any rooftop space, but of course glazing towards neighbours depending on the setback distance. I would, however, be concerned about parking solutions.

With warm regards from the desk of

Ines Hanl
THE SKY IS THE LIMIT DESIGN

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From: Shirley MacEachern

Sent: Friday, April 07, 2017 3:41 PM

To: Lindsay Milburn
Subject: Garden suites

I am so pleased that the city is looking at abolishing the rezoning requirement for Garden suites. I am exactly in the middle of this scenario. My son and daughter-in-law have sold their house which was a fiancial burden for them. One perfect housing solution is for them to build a Garden suite on my large property. As a family we want to help support each other while remaining in private space, hence a garden suite is the perfect solution and most affordable. I have considered selling my house because the yard is becoming too onerous for me to handle. I fully support this initiative of the city to provide people with more affordable housing options for our children. tTank you for your consideration.

Shirley MacEachern 3155-Fifth Street Victoria V8X 1E8

From: Robin Bayley
Sent: Thursday, March 23, 2017 1:42 PM

To: Lindsay Milburn
Subject: FW: garden suite policy

I am responding to Tell Us What You Think About the Proposed Garden Suite Policy.

I live in south Fairfield, a neighbourhood that has many lots identified by the City as appropriate for garden suites and some have already been built nearby. Infill is also happening and the two elicit similar concerns.

Residents often have their formal, seldom-used rooms at the front of the house, facing the street. They put their more private living spaces in the back, quite often in more modern extensions with larger windows and private outside space like decks and patios. Garden suites can affect privacy and quiet enjoyment by causing headlights to illuminate those private spaces. Sight lines might currently take advantage of the garden space of one's own backyard plus the yard of neighbours. Significant investment might have been made into rear or side-facing yards, only to have them turn into bunkers from a fence or wall that cuts the aspect in half. I applaud your consideration of privacy in terms of windows, but please also consider placement of driveways and the use of outdoor space. Neighbours of suites may no longer be able to carry on a private conversation outdoors.

Thank you for the opportunity to comment.

Robin Bayley

Attention: Ms Lindsay Milburn, Senior Planner, City of Victoria

RE: Proposed Garden Suite Policy Changes

Dear Ms. Milburn,

Firstly, may I say that I support the inclusion of "garden suites" in the permitted use of the "single-family" zones within the City. I myself had applied for and gone through the rigorous and expensive ordeal of rezoning to allow one on our property in Fairfield. As it turned out, outside reasons kept us from proceeding but I thought I would throw my "two cents" in to the many comments and suggestions I sure you will go through in order to shape a final policy suggestion.

The good thing is that the City is not starting from scratch and has quite a bit of experience in order to be able to tweak the existing guidelines into something quite workable. Also, I suggest, and you may have already done this, that you view many of the Vancouver examples and get feedback from the appropriate Planners involved in that City.

As for me, there are four specific items I would like to comment on: Design Guidelines, Minimum floor area, maximum building height, and second storey living space.

DESIGN Guidelines; In the current garden suite policy under item 4 "Character" it says "Quality in design; high quality architectural expression and unique individual identity of a garden suite are encouraged "PERFECT, but unfortunately it then continues: "However, the garden suite should relate to the principal building on site in terms of materials, roof form, and general architectural expression."

This, in my opinion flies in the face of the first sentence. When one closely examines the as-built neighbourhoods in Victoria the vast examples of single family homes are pretty basic and more driven by trends and cost limitations of that particular time in history. The last thing the legislation should do is perpetuate poor or dated design.

The additional problem is that the enforcement of this statement is so subjective and likely to cause the biggest headache for applicants and planners. It is too subjective and depending on who is deciding can have unfortunate results ..a horse designed by a committee looking like a camel!

MINIMUM FLOOR AREA: Right now any single family house can add a secondary suite within the existing structure and I believe this unit can be up to a maximum of 900 square feet. So if an owner who does not have a secondary suite or does not want one within their single family residence wants to build a free standing "secondary" unit outside the dwelling what is the rational for them being so small? If the goal is to create a decent size living unit that will satisfy need in our neighbourhoods then I suggest the following:

- 1) for lot area up to 6000 sq feet : maximum floor area 400sq feet
- 2) for lot sized 6000 10,000 sq feet and up maximum floor area 600 sq feet
- 3) for lot sizes 10,000 sq ft and up maximum floor area 900 sq feet

When you factor in the high cost of building a new free standing structure with all the servicing, access, and landscaping issues it only makes sense to allow larger living areas. After all adding a suite in a basement is usually a fraction of the cost of a brand new free standing housing unit.so why penalize so much?

MAXIMUM BUILDING HEIGHT: A little history , years ago an accessory buildings could have a height much greater than the current 3.5 m. Unfortunately, perhaps 12-15 years back the change in accessory building roof height was reduced too much to its current 3.5m. (ironically as the City worried that someone would add living accommodation over). If one imagines a dead level lot and only 8 ft interior wall height and a very low slope roof you can just meet a 3.5 m max as long as the building is not too deep as the deeper the building the higher the roof becomes. When these regulations were passed they were only thinking of garages as an accessory building. Now , however, if you are thinking about attractive , interesting living spaces the City needs to be a little more generous on building height.

For example 9 foot walls are much more common in living spaces for single family homes now and the difference between living in a smaller box with low ceilings and a more generous ceiling height can be substantial. So while you say you want "high quality architectural expression and unique individual identity" you cannot obtain that by being over restrictive on height. I'm not suggesting a huge increase but enough to give a little more flexibility in design, perhaps 4.5m?

SECOND STOREY LIVING SPACE: Right now the existing guidelines permit some living space on a second level on "plus lots". The second floor space has to be max 50 % of the main floor and have maximum 7 ft ceilings. While I understand the fear that resulted in this original policy (ie potential impact of height on neighbours) when one tries to have guidelines that fits all applications it just doesn't work. Consider for example someone wanting to make a coach house design...basically a living space over a garage which would be attractive and functional to a number of applicants. Right now the fact that the second floor could only be half of the first floor and the space could only have 7 foot headroom basically rules this type of structure out. How about something like this for dealing with anything over a single level garden suite: "Designs for garden suites where second floor living space is proposed require City Council approval"...not a rezoning but a formal City Council vote.

I believe that single level garden suites will receive little opposition and be readily accepted but second level living space justifies an extra level of scrutiny.

Good luck as this zoning amendment moves forward. I'll be a keen observer of the final regulations.

Regards, Paul Osborne

From: mike washington

Sent: Thursday, April 06, 2017 2:40 PM

To: Lindsay Milburn; Michelle Washington; mike washington

Subject: Re: Garden Suite Policies

Hi Lindsay,

Just a quick note to say I think the City of Victoria (COV) Garden Suite guidelines are solid except that the maximum size (400 sq. ft.) is too small. The size should be expanded to 500 sq. ft. as long as the lot size is sufficient.

OR

400 sq. ft. Garden Suites should be allowed in tandem with existing and/or proposed Basement Suites (for a *total* allowable space that is reasonable).

As a homeowner considering investing in a garden and/or basement suite, I won't risk spending the time and money to build housing that will be subject to a limited market and/or constant unit turnovers.

A 25% larger (500 sq. ft.) rental would cost 10% (est.) more to build as a 400 sq.ft. but it would attract a wider market and encourage long-term tenancies.

The associated time, money, stress, and risk involved with building a 400 sq. rental would be practically the same as a 500 sq. rental. Unfortunately, the 400 sq. will always have a relatively minuscule rental pool. Homeowners considering pre-made or modular structures would still face a limited market and regular unit turnovers.

If the COV officials want homeowners to help alleviate the housing crisis they should rightfully ask themselves if they would personally take on the liabilities and risks for such marginal benefits.

I believe that most homeowners will pass on this 400 sq. ft. option. I urge you to reconsider the size limitations and/or allow tandem Garden and Basement Suites. Please feel free to contact me any time you would like to discuss this matter further.

Respectfully,

Mike Washington Harriet Rd.

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From: Max

Sent: Friday, April 07, 2017 3:30 PM

To: Lindsay Milburn

Subject: Proposed Garden Suite Policy

Morning Ms Milburn,

I wanted to send a quick note about the proposed garden suite changes to urge council to relax the regulations and allow for garden suites to be built more easily in our city.

My family and I currently live in Vancouver, but are in the process of moving home to Victoria where both my wife and I grew up. We have a one year old daughter now and would like nothing more than for her, and hopefully her siblings, to grow up in an amazing city like Victoria. We are a professional couple with above average income and we have found that Victoria has become unaffordable for families like ourselves. Our friends that have remained in Victoria are struggling to find solutions for their growing families as millionaires continue to retire to our city driving the house prices up as they come. With a growing family myself we have decided to purchase a portion of my fathers property and do what can be done to build a garden suite on his property in Fairfield. The home is very small and not large enough for all of us to live in, but the property is large enough to accommodate one of these garden suites and would make a perfect inlay suite for my father as he grows older, with the ability to spend plenty of time with his grandchildren as time goes by.

I hope that council will use this opportunity to relax some of the regulations that are in place currently. In the future I would love to see larger square footage depending on lot size as well as the ability to have a basement suite in addition to a garden suite. There is a serious shortage of rental space in our city, many of my neighbours would love the extra income to be able to more fully enjoy their properties but less financial burden and would welcome these sorts of changes.

Thank you for your role in our community and I look forward to seeing you around our great city,

Madeline, Clare and Max Ryan

From: Matthew Arthur Terence Busby- O'Connor

Sent: Sunday, April 02, 2017 11:10 AM

To: Lindsay Milburn Subject: housing

I think removing barriers to allow for more garden houses is fantastic. As someone who has lived in Vancouver its great seeing how people are making the most of the access space some larger lots provide.

As someone who is concerned about their long term ability to stay in Victoria, I think this would be a fantastic idea as the rental market is pricing me out of anything beyond my current set it. If something were to happen to me here, I'd probably have to leave the city behind.

Thanks

Matthew

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From: mhornel

Sent: Tuesday, March 28, 2017 10:23 AM

To: Lindsay Milburn

Subject: Proposed new garden suite policy

Hi Lindsay,

We met briefly in the crosswalk at Fisgard and Government, introduced in passing by John Reilly. I hope all is going well for you at the City.

I have reviewed the proposed new policy with respect to garden suites and I want to express my whole hearted support. Making garden suites a permitted housing form as of right in zoning is long overdue. I'm encouraged also by the capacity to relax the limitations in "plus site" locations.

I would further support initiatives to permit both garden suites and a secondary suite inside the main house as of right, as is currently permitted in Vancouver. Further I hope to see the City take action to broaden the range of ground oriented attached housing throughout the traditional residential designated areas, where site size and configuration and access conditions are suitable. This is a direction indicated in policy in the OCP and moving forward to establish clear physical standards where such uses would be acceptable would go a great distance towards opening up the largest part of the city to these "missing middle" forms of housing.

Best of luck in moving these initiatives forward.

Sincerely,

Mark Hornell

Sent from my Samsung Galaxy smartphone.

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 From:
 Kim Kennedy

 Sent:
 Tuesday, March 21, 2017 2:24 PM

To: Lindsay Milburn

Subject: Garden suite plan question - How does it apply to portable micro-houses?

Follow Up Flag: Follow up Flag Status: Completed

Hello Lindsay,

I was just reading over the draft garden suite policy and it looks great!

I was left with some questions regarding how the garden suite policy applies or does not apply to portable tiny houses and micro-homes that are growing in popularity right now.

For more information on portable micro-houses see: http://thetinylife.com/what-is-the-tiny-house-movement/ http://www.rewildhomes.com/ https://www.tumbleweedhouses.com/

It would be nice to have a little sidebar with some direction/policy/clarification on:

- •Does a portable micro-house count as a garden suite?
- •Whether a homeowner could opt to host a portable tiny house rather than build a garden suite?
- •If both a garden suite and a portable micro-house would be permitted on the same property?
- •Whether portable micro-houses are exempt and classified more like an RV? (Does the classification of the portable dwelling change if power/sewer hook-up is provided on-site or if effort is made to ensure the dwelling is held stationary for a significant length of time? (i.e. more than two weeks), and if the dwelling looks more like a house than a vehicle)?
- •It might also be good to include some direction on the appropriate "parking spot" on a property for where a portable micro-house should be parked and how many would be allowed per lot, just as there is clear direction for the locating of a garden suite on a property.

As portable micro-houses have many similar characteristics to garden suites. I thought you might want to address them.

I love all forms of garden suites and tiny houses, I hope they can become a more common part of our neighborhoods, and I hope that with good policy we can promote harmony between neighbors.

Thank you for taking the time to consider my questions.

Have a great day! Kim Kennedy

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From: Joanna Sent:

Monday, March 27, 2017 9:35 PM

Lindsay Milburn To: **Subject: Garden Suites**

As a resident/homeowner in the Gonzales neighbourhood I have some strong concerns about Garden Suites. I think neighbour/neighbourhood consultation is a must for each applicant.

We have had the challenges of living next door to a home with 2 illegal suites. The owner then doubled the size of a garage in the backyard, turning part of it into habitable space (without permits) and the City of Victoria has been extremely unresponsive to enforcing their own bylaws. We have be dismayed at the city of Victoria's handling (or rather lack of handling) the issues, and after over 3 plus years, appears to not care, despite complaints from ourselves and another neighbouring property.

If the city won't enforce current bylaws regarding suites, especially illegal ones when there are complaints, it is crazy to me to allow garden suites to be allowed without at minimum neighbourhood consultation. We live in a single family dwelling designated neighbourhood with absolutely no protection from having an illegal garden suite, in addition to 2 illegal suites, next to us.

Sadly our faith in the city to deal with current issues and bylaws is non-existent.

Sincerely, Joanna

Sent from my iPhone with my iThumbs

From: JENNIFER RIECKEN Sent:

Saturday, April 01, 2017 9:32 AM

Lindsay Milburn To:

Subject: Garden Suite policy change feedback

Hello.

I am writing to say that I am in favour of the proposed change to remove rezoning requirement for building a garden suite in Victoria. My sister, brother-in-law and I purchased a little house last year on a "super" lot and are in the process of making plans to build a garden suite for me to live in. Buying a place together was the only way they could manage leaving a basement suite rental (that they had lived in for 11 years with their daughter) and me to own more than a tiny sized condo in this city. We are both excited to have the opportunity to live in a quiet neighborhood, "above ground" and have some green space to enjoy. However, the costs to building the garden suite will be significant for us and stretch our budgets. Therefore, any ways to cut the costs would be appreciated as well as the timeline for planning/building. I think having good parameters in place that must be met in terms of potential impact on neighbors are important and have been considered already in requirements. We are also pleased that we are helping increase the density of the city in a way that doesn't significantly change the appearance of the neighborhood and into the future will potentially provide a quality rental for an individual or couple with green space. Removing any barriers for us and for others to do this is appreciated. Thank you for considering my feedback, Jennifer

Sent from my iPhone

From: James Davison

Sent: Thursday, April 06, 2017 11:22 AM

To: Lindsay Milburn

Subject: Garden suite policy feedback

Ms. Milburn, Mayor and Council,

My name is James Davison. My wife and I own our house at 1637 Amphion St, on a 'plus site' lot. In my professional capacity I'm a land use planner for a CRD municipality, a Registered Professional Planner and a full member of the Canadian Institute of Planners.

While well-intentioned, I think you're going about this garden suite situation the wrong way. I'll outline the reasoning here:

- 1. Rezoning is a terrible tool to regulate garden suites. There are conditions attached to the Garden Suite policy which function as de-facto Development Permit guidelines. I also understand that building plans are required. To require plans or conditions as part of a rezoning is illegal; it runs counter to Section 479(1) of the Local Government Act, which requires that only use, density, siting, size and dimensions can be regulated through zoning. Should someone oppose the requirement to submit building plans or form and character information with their rezoning application, your requirements would not hold up to legal challenge. I feel a more reasonable approach would be to amend the Zoning Bylaw to permit them within the zones of your choice up-front, for reasons to follow.
- 2. Most garden suites will require variances to the requirements of the garden suite regulations, which will provide the neighbour input that the rezoning process desires. My lot is a bog-standard 40' x 120' with a 2400 sq. ft. 1910-ish arts and crafts house. It's about as archetypal as it gets for inner-city housing. I was doing the calculations recently for a deck addition and concluded that with a reasonably-sized deck my site coverage of 40% is already pretty close to being maxed-out, and I probably don't meet the parking requirement either. That means that even with you requiring a rezoning, I then have to go through a variance application on top of that. Do you want to bog your staff with all these applications? All you'll meet is NIMBY objection regardless; it won't provide meaningful feedback. You must be bold and simply move forward. Don't waste time on a meaningless process.
- 3. You're not looking at this from the perspective of a homeowner/investor. Currently there are prohibitive barriers to development: conditional zoning, variances, and the high cost of construction all paint a rather poor investment picture because that's what it is to me. I'm not some altruistic housing provider; I want to see benefit from giving up my back yard, my privacy, my reason for having a detached residence in the first place. I'm a capitalist; I want a net benefit. Why would I saddle myself with a non-titled \$100k dwelling in my rear yard that will take a decade to pay off when I could choose other investments (condo, equities) with much more liquidity than this. You need to make the barrier to developing these things low. It's too high right now, and that's why you're not seeing uptake. Under your current living-in-vehicles proposal I could buy and rent out an RV and park it next to my house with no permissions required. Why wouldn't I do that instead? (Note: I'm not actually going to do this, but people will).
- 4. It's not providing good quality housing. A family can't live in a 400 sq. ft. dwelling. If I build a garden suite, it sterilizes my property for a long time property that could be developed into a duplex, or three row houses, or another form of housing that could suit a family rather than me sitting in my earthquake-prone 110 year old house with a single medical resident in the backyard dying to get out of school and live in a real place. I'd really like to be in a position where I could re-develop my property with a safe,

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Victoria City Council - 13 Apr 2017

solid, new-build for myself and at least one other family that would actually have a fighting chance of surviving an earthquake.

We need quality, family-friendly housing. This garden suite policy is just a band-aid solution designed to save face with the SFH protectionist crowd and will effectively sterilize whole blocks to new development for decades. It will create a two-tiered society instead of an egalitarian one where safer, cleaner, higher-density housing (and the jobs that go with the construction) is provided. You need to be promoting the building of freehold rowhouses, strata townhouses, three bedroom suites and other family-friendly units instead. Please abandon these small initiatives and be bold enough to lift us into a situation where good housing stock is both achievable and realistic. Those who want to live in pastoral splendour can certainly move further out; the city needs city housing.

Thank you for taking the time to listen.

Regards,

James Davison MCIP RPP 1637 Amphion St

From: Gloria Back
Sent: Thursday, April 06, 2017 1:32 PM

To: Lindsay Milburn

Cc:Jonathan Tinney; Leanne TaylorSubject:Proposed Revised Garden Suites Policy

Lindsay,

I am writing in response to your request for community feedback to the City's proposed changes to the Garden Suites Policy and Guidelines. Thank you for your time earlier this week in responding to my questions. I am coing other Senior Planning officials in this email, for their information.

The City has established stringent set-back policies for main residential dwellings, in order to address key issues such as *privacy and noise*. While I understand that the City is trying to expand the provision for Garden Suites to help alleviate our housing shortage, the key issues of privacy and noise concerns for neighbours become even more important given the smaller set-back requirements for Garden Suites.

I believe that privacy and noise are not adequately addressed in the current, as well as the proposed, policies for Garden Suites. Furthermore, your proposal to eliminate the re-zoning process for Garden Suite Applications provides for no formal communication/consultation mechanism with neighbours who will be directly impacted.

Eliminating the Requirement for Re-zoning

I appreciate the onerous requirements of re-zoning and why the City is proposing to do away with this requirement for new Garden Suites. However, if approval is to be delegated to City Staff, the following needs to be in place:

- Clear and detailed guidelines on all elements of building Garden Suites, with a standard of a "blank rear wall" for all Garden Suites
- Clear processes for monitoring compliance at all stages of design and construction
- While neighbourhood consultation is not needed, there should be a clear, documented requirement for consultation with directly impacted neighbour(s), including a mechanism for neighbour concerns to be addressed. The comment "It is advisable to discuss the proposal with your neighbours", as the only communication requirement, is totally inadequate, and is not in the interests of good neighbourly relations.
- As part of the Garden Suites Policy, City Staff should be able to independently hear neighbours concerns and require the Garden Suite applicant to address them where appropriate.
- City staff should be prepared to mediate disputes, working towards a compromise for both parties.

Windows: Privacy and Noise concerns

Since privacy and noise impacts on neighbours should be prime considerations in approval of a Garden Suite, I believe that no windows whatsoever should be allowed on the rear side of a Garden Suite building. The suggestion in the updated draft guidelines to enhance the wording to "strongly discourage" windows does not go nearly far enough.

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- The City suggestion that a window could be opaque as a design measure does address privacy, but this measure does not deal with potential noise.
- A prime concern is noise resulting from any windows on the rear wall. Even windows that are fully closed allow more noise to escape than a solid wall
- If the City wishes to include the possibility of rear windows in the policy (or allow existing structures to retain their windows) the following is recommended:
 - ➤ Windows are to be triple glazed (my research is that this is not significantly more expensive than double glazed)
 - > Windows must be opaque, not clear
 - > Windows must not be openable (i.e., sealed shut)

If neighbours concerns are not addressed with these measures, and the City deems their concerns reasonable, the applicant must take steps to mitigate the concerns (for example, by building a fence higher than the top of the Garden Suite window—bylaw exemptions for fence heights may need to be relaxed but should be warranted in such situations).

Other noise concerns

The policy also does not address potential noise issues emanating from the building infrastructure. While this is a harder issue to measure, it still needs to be addressed in the Garden Suites Policy. Dryer vents, kitchen vents, heating vents, heat pumps can all contribute to noise.

Under normal setbacks for main dwellings, these types of noises tend to be irrelevant or significantly lessened. With the setbacks for Garden Suites, the City policy needs to address this issue by guidelines such as:

- No heat pumps allowed (many are so noisy)
- Venting out of the rear wall should be avoided, and should instead be done through another wall and/or the roof.

Thank you for giving the public an opportunity to comment on the upcoming changes to the Garden Suites Policy and Guidelines.

Gloria Back

 From:
 Gerry S

 Sent:
 Thursday, April 06, 2017 1:38 PM

To: Lindsay Milburn
Subject: Garden suites

I am retired and a condo home owner and would never be living in one of these but I think building them is an excellent idea. Several were built in the Vancouver Kerrisdale neighbourhood where I lived before moving to Victoria and they served to provide much needed living space within the city and were very attractive. I would not restrict rooftop use, however, as having outdoor space is healthful and soul restoring after working all day. If people sign a lease agreeing to behaviour guidelines it should not be a problem. They should agree in the beginning that they automatically forfeit the space if they do not comply.

Just another opinion.

Sincerely

Geraldine Swayze

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From: Colin Grainger
Sent: Tuesday, March 28, 2017 4:59 PM

To: Lindsay Milburn
Subject: Garden suite feedback

I am all-for removing the rezoning requirement for garden suites.

Thanks

Colin

From: Cameron White

Sent: Saturday, March 25, 2017 9:30 AM

To: Lindsay Milburn
Subject: Garden Suite Feedback

Hi Lindsay,

I am a homeowner in the Hillside-Quadra area, and I fully support the proposal to remove the rezoning requirement. In fact, I don't think it goes far enough.

The requirement that garden suites be located in the rear yard is unnecessarily restrictive and unfair. My own home is set quite far back on the lot. I could easily fit a unobtrusive garden suite in my front yard and make it all but invisible to my neighbours and the street with some basic landscaping, but I could never fit one in my rear yard. Even if I could, it would be more intrusive to my neighbours than one located in the front yard, as the houses behind us are also set well back.

Please consider replacing this stipulation with something that takes the location of the main building into account. Perhaps suites could be permitted in the front yard if the distance from the street to house exceeds the distance from the house to rear property line by a defined amount, 50% for example. The same rule could apply in reverse with respect to rear-yard suites.

I wholeheartedly support garden suites as a means of increasing housing supply, but I think that an open-minded review of all the current requirements would be beneficial.

Thanks for considering my input.

Cameron White

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Paul & Britt Terstappen 1464 Begbie Street. Victoria, BC, V8R 1K7 04/11/2017

Mayor and Members of Council City of Victoria 1 Centennial Square Victoria, BC, V8W 1P6

Attn: Support Letter for "Permit Garden Suites in Zoning" for April 13th public Hearing.

Dear Mayor and Members of Council:

First and foremost, we would have preferred to be present at the public hearing to show our support regarding the Garden Suite Zoning changes. Due to other commitments we are currently out of the country, therefore our support for the changes come in the form of this letter.

Both my wife and I work and are heavily involved with the design, development and construction of residential projects in Victoria. Together we have successfully completed numerous projects both personal and for clients who have hired us. During our past work experience we have been through a variety of scenarios regarding both re-zonings and typical permit process of properties. The time and cost of these processes has made building a Garden Suite a daunting task that most people don't want to undertake. A typical Garden suite could physically be built in a little as 2-3 months where the design, engineering, survey, rezoning and permit process can take upwards of 5-6 months. Eliminating the need for the re-zoning for a Garden suite could cut that time in half.

An unfortunate trend we continue to see is that the process of designing and building houses is progressively taking longer and costing more money. It is a great and welcome relief to see the City of Victoria take a pro-active step in stream lining the Garden Suite process and setting clear requirements for both the property and the building. Simplifying this process allows potential rental properties to be designed, permitted and constructed in a timely matter, which in turn helps alleviate some of the housing issues we currently have in Victoria.

In the past years we personally have been discussing and entertaining the idea of building a garden suite on a property we own as a mortgage helper. We have decided to wait on proceeding with our plans until we have confirmation that the proposed changes in the zoning will take place. I don't believe we will proceed with building a garden suite for ourselves if the current zoning requirements don't change. We are a young family with a small child, and the time and costs involved would be too much for us to take on.

Properties with additional income suites makes buying property a possibility to many people that have yet had the opportunity to invest in real estate due to the high housing prices. In addition, these suites create affordable housing options for those in need, which Victoria is really lacking at this time.

We are in full support of the proposed changes to "Permit Garden Suite in Zoning" and applaud the effort by city council to move in a positive direction to simplify the design/build process.

Sincerely,

Paul & Britt Terstappen



500-1112 Fort Street • Victoria, BC • V8V 3K8 • Phone: 250-661-7112 E-Mail: eric@gensqueeze.ca Web: www.gensqueeze.za

April 10th 2017

City of Victoria, Mayor and Council

Re: Garden suites and the broader housing crisis

Dear Mayor and Council,

Generation Squeeze began as a UBC research project examining a multi-faceted "squeeze" affecting Canadians in our 20s, 30s, and 40s, including from high housing costs, child care costs, declining earnings and more precarious work, and mounting debts.

From that research we have built a national organization to speak up for younger Canadians both in the marketplace and the world of politics.

We have recently begun focusing on three communities: Toronto, Metro Vancouver and Victoria (where I myself live and work). It is no coincidence that these communities are also experiencing some of the most problematic housing markets in the country.

This past week, we encouraged our supporters residing in the City of Victoria to contact Council in favour of simplifying the garden suite approval process, as outlined and recommended in the staff report on this topic and by the housing affordability task force.

Our demographic often finds it challenging to participate in local decisions, due to time constraints or other procedural issues. Thus, we utilized a template letter that people could easily review and submit as is, or customize with a bit of their own personal story.

You will have noticed that some of the letters were the basic template letter, while others contained elements of individual stories and circumstances.

Our aim is to make these letters easy to scan and sort, and to provide value in your deliberations. If you have any recommendations about how we could make this type of engagement more useful to you, would be thrilled to take them.

Organizationally, <u>Generation Squeeze fully supports permitting garden suites in zoning</u>, for the reasons outlined in those individual letters. We desperately need more diversity and security of rental supply, and permitting garden suites in zoning is one obvious way to incentivize more units.

In the future, we'd like to go one step further by permitting garden suites on lots that also include a secondary suite, but understand that the current proposal is a logical first step.

Of course, on this issue there are no silver bullets. Rather, it is a "Yes, and" issue. Yes we need more garden suites, and yes we need more multi-unit purpose built rental, and yes our region would benefit from the foreign buyers' tax (in our opinion), and so on.

To help chart a comprehensive path forward, we convened 48 housing sector leaders this past October (including representation from the City of Victoria), to identify whether there was any common ground on first principles. The short answer: an emphatic Yes.

I've attached our report "Code Red: Building Housing Common Ground," which lays out 10 common ground principles for tackling our housing crisis.

Making it easier to build garden suites in our City would fall under the principle of "Encourage Density, Diversity and Efficiency."

If we had to boil it all down, we'd say that first and foremost our housing policies should be grounded in a principle of **Homes First (investments second).** As in, the primary purpose of our housing policies should be to provide homes for people to live in (as renters or owners), and only secondarily to provide a reasonable investment return.

We are in fact seeking endorsement of that Homes First policy principle at all three levels of government, and we may seek to address Council on this topic separately at a later date.

For now, we'd like to reiterate our strong support for permitting garden suites in zoning, and provide you with our Common Ground report in case it's useful in your broader deliberations.

Sincerely,

Eric Swanson, Executive Director

Generation Squeeze



Building Housing Common Ground





CODERED

On Oct 25th 2016, a group of housing sector leaders gathered in Vancouver to take a big picture approach to the affordability crisis affecting many of our communities.

We wanted to see if a diverse array of stakeholders could identify common ground, starting with first principles.

Along the way we tackled some tough questions / elephants in the room. For example, is affordability at odds with home equity expectations?

In the room were:

- Developers
- Home Builders
- Academics & Think Tanks
- Mayors, Councilors & Senior Planners and
- Financial Institutions
- Realtors
- Labour
- Non-Profit Housing Providers & Service Organizations
- Grassroots Organiza-
- Landlords & Property Managers
- And people living

*Full list of participy included on pp. X agge 380 of 551 *Full list of participants is

A Message from the **Session Hosts**

When Generation Squeeze launched the Code Red housing affordability campaign in May, 2016 we didn't want to end up being just another lone voice in what is often a disjointed, reactive housing debate.

Certainly, we have our own specific policy ideas and we'll continue to push those. However, what's more important to us is revealing the common ground principles that tie diverse interests together and finding a way to reform our housing system from there.

Rather than settling for the lowest common denominator, we want to establish the highest principled common ground.

The context for our day-long session was the continuing affordability crisis affecting many of our communities.

And while there are no sharp lines here, we continue to stress that younger Canadians (broadly defined as those in their 20s, 30s and 40s) are being hit particularly hard.

This session was held in B.C., and one of the province's most iconic species - salmon - provides an excellent metaphor for the journey of young people through today's housing market.

As has always been the case, young people should need to work hard and make sacrifices in order to build homes for themselves and their children - much like salmon must swim upstream, against the current, overcome obstacles (waterfalls) and be on alert for all manner of risks (bears).

But the problem today is that it's harder to swim against the current when rivers are polluted by jobs that pay thousands less (after adjusting for inflation). The waterfalls are 2 or 3 times taller because housing prices have increased dramatically. There are many more bears fattening their savings on the hard work of those trying to swim upstream. And for some, especially in Metro Vancouver or the Greater Toronto Area, the route has been entirely dammed off.1

Just as our society strives to restore salmon habitat and ease their passage upstream through interventions like salmon ladders, we need to take bold steps to ease the passage of today's younger Canadians into secure, stable homes (as renters or owners).

The good news, as exemplified by the common ground principles outlined in this report, is that there is broad appetite for bold action, and a great deal of agreement about where we need to go.

The challenge for us is building the necessary political will to enshrine some or all of these principles at all three levels of government.

1 Refer to our report "Code Red: Rethinking Canadian Housing Policy" for statistics and analysis. http://bit.ly/GSCodeRed

In so doing, we'll inevitably bump against entrenched interests: including contradictions within ourselves, our own families and personal networks, and the broader community.

It's our job to face these tensions head on, to get them out in the open, and face them not with hostility or polarizing actions but with evidence, understanding and an unrelenting focus on the opportunity for positive

For our part, we're committed to that process, and look forward to working with session participants and others to ensure more Canadians are able to make their way upstream.

Finally, a big **thank you** to our sponsors and partners (see rear cover) without whom this inspiring day would not have been possible.

Sincerely,

Eric Swanson Executive Director, Generation Squeeze

Milekus

Paul Kershaw Founder, Generation Squeeze

To help spread word about this everification of the please consider sharing this video:

https://vimeo.com/190944612

Apr 2017

Addressing the Crisis

10 Common Ground Principles

The following 10 principles represent areas of alignment achieved by session participants.

Like any synthesis, it is an imperfect reflection of the totality of the discussion. However, in an effort to convey the common ground as accurately as possible we've included keywords and verbatim text ("raw material") from the summary tiles produced by participants.

Policy implications are included for four of the principles. This reflects a greater depth of discussion related to those principles during the session, rather than any judgment on their relative importance. The principles are ordered in such a way as to promote readability and flow.



Support Bold Action

Addressing the housing affordability crisis adequately will require bold action that reflects a cultural shift, components of which are described below. We must all be open to change, some of which will be better than ever, and some of which may require compromise. Bold change will begin by looking inwards, and extend to conversations we have with our families and friends (who may have a vested interest in the status quo). Ultimately, individual and collective compromise is required to achieve better, fairer policy.

Keywords: attitude, culture, fear, opportunity, compromise, openness

Raw Material: Fear based->opportunity-based – Show how healthy housing supply benefits all of society/economy/you – Attitude/culture shift through education/engagement



Personal Responsibility to Adapt

We all have a personal responsibility to adapt to changing housing markets. For some, this will require adjusting our savings and spending patterns, our expectations regarding home size, access to ground/yards and distance from work or school. For others, it may require adapting expectations regarding the evolution of our neighbourhood character, or the personal equity gains derived from the housing market

Keywords: hard work, mirror, adaptation, expectations, equity, density, neighbourhood character

Raw Material: Ask ourselves what can we do? Look in the mirror – Retirement & 'resilience' shouldn't have to rely on gains from property investments



Collective Responsibility to Adapt

While individuals are taking responsibility and adapting their own lives, we have a collective responsibility to ensure all Canadians are able to access a minimum standard of shelter, and to re-couple incomes with housing markets so that suitable homes (as renters or owners) are actually within reach.

Implications:

- Re-coupling incomes with housing markets will require measures that address the commodification of housing, i.e. demand for housing stock from investors.
- Re-coupling will require leadership and coordination from all levels of government.

Keywords: collective, re-coupling, leadership, right, responsibility, coordination, commodification, minimum standard, right-sized

Raw Material: There is a right to a safe, secure, right-sized home that is no more than 30% of income – What stands out: all levels of government involved; provincial and federal government "leadership" (regulations, targets, funding, incentives) – Recoupling incomes and housing markets



Level the Playing Field between Renters and Owners

Given the growing gap between real estate prices and incomes, we should anticipate that renting will become an increasingly common way for Canadians to make homes throughout their lives. Thus, we need to level the playing field – financially and socially – between renters and owners, and make long-term renting more stable and secure.

Implications:

- Policy subsidies for renters should be in proportion to subsidies for homeowners, and public funds should be increasingly used to incentivize the construction of purpose-built rental homes.
- b. Policy adjustments may be required to increase security of tenancy while balancing the needs for reasonable flexibility on the part of landlords.
- There is need to challenge attitudes that treat renters as less desirable community members than homeowners.
- d. Alternative long-term savings & wealth accumulation strategies will be required for renters

Keywords: security, stability, predictability, long-term, culture shift, protection, incentives, tenancy neutrality

Raw Material: Security of tenure. Renter protection – Housing incentives: rental, tax credits etc. (all levels of government) – Level playing field between renters and owners – Paths to accumulating wealth for life-long renters

Victoria City Council -13 Apr 2017







Innovate with New Tenure & Equity Models

We should scale up practices that move beyond traditional renting and ownership options in the real estate market by promoting access to shared equity models of home ownership, rent-to-own options, and innovative models that separate buying/renting buildings from land that remains held in public trust.

Keywords: innovation, public land, bridging, co-ownership, rent-to-own, land banks

Raw Material: Diverse tenure and equity models – New/additional ownership models and options (e.g. bridge between renting and owning) – New models of housing via public and private investment – Financial policy; renters; rent-to-own; tax credits etc., loan products; co-housing – New tools and authorities to ACTION housing plans (to achieve access to land and capital) – Rethinking land as a public asset (e.g. common land bank in exchange for up-zoning)



Channel Private Investment to Public Benefit

We should design policies that channel foreign and domestic investment activity to more beneficial types of housing supply, including more purpose-built rental, diverse multi-family housing, and innovative tenure and equity models. Private investment should be discouraged from single-detached houses, small condominiums, etc. that often result in increasing the average purchase price, reducing the available stock and/or generating less secure rental supply for locals.

Keywords: foreign & domestic investment, channel, harness, public benefit, purpose-built rental

Raw Material: Harness private interests for public gain (mutual benefit) – Channel foreign investment in purpose-built rental and decent return for investor as opposed to individual buyer/selling properties – Public policy should incentivize foreign and domestic investment in purpose-built rental supply, protecting long-tenured renters – Foreign investments in housing should generate public benefits (foreign investment vs. affordability?)

6





Encourage Density, Diversity and Efficiency

Given that supply shortages contribute importantly to rising home prices, density and a diversity of housing types should be encouraged, especially in communities where home prices have rapidly left wages behind. Processes to review and approve development proposals need to be made more efficient and predictable, while continuing to ensure sufficient public benefits.

Implications:

- a. We need to engage and enable a greater diversity of voices during re-zoning consultations: e.g. younger citizens, busy families, people who would like to live in the areas being considered for re-zoning but can't currently afford available supply, etc.
- We should prioritize increasing housing stock in zones already reserved for residential homes (e.g. there are good economic, food security, health and environmental reasons to protect agricultural, green space and industrial lands).
- c. We should prioritize densification plans that build a diversity of housing types, e.g. suitable for residents from a wide range of economic levels, backgrounds, ages, and specific needs, including the needs of families with children.
- d. We should plan and prioritize densification in conjunction with the design of public transit routes and other public spaces, and senior levels of government should require or incentivize such densification as a condition for provincial and federal infrastructure investments.
- e. We should support developers with efficient and predictable processes regarding development cost charges, community amenity contributions and other forms of taxation that balance the need for companies to earn reasonable profits with the need for all levels of government to levy reasonable contributions to public

Keywords: Diversity, density, efficiency, predictability, gentle densification, political will, political cover, empowerment, engagement, participation, NIMBYs and YIMBYs, inequality, incentives

Raw Material: Diversity of supply (rent & own) – Engaging/enabling more diversity of residents e.g. younger folks, renters, diff/diverse cultures, incomes levels – Bring NIMBYS and YIMBYS together to build complete communities – Build political cover for municipal/local governments – Element: real engagement of broad society/ actors – Political will driven by younger people – Build a movement with a shared vision of the future – Political will/leadership/consensus – Senior government gives political will to municipalities – Which elements: leadership; public engagement/ education; political will & public – Full spectrum of housing opportunities and product; affordable housing ←→attainable housing ←→investment – The housing stock should serve the local community; wealth inequality; status quo vs. change; commodity vs. right – Complete neighbourhood planning with housing diversity – Not compromise: Diversity of housing supply for all classes; housing for workforce – Gentle densification through diverse housing options – Incentivize what you want, to balance diversity of housing available (DCC's, CAC's) – Clear municipal costs and processing time

/

Revise Tax Policy

Given that home prices reflect the interaction of supply and demand, and that the benefits/harms of higher home prices have not been spread evenly, we should revise tax policy to achieve more fairness.

Implications:

- Municipal, provincial and/or federal tax policy should discourage demand for housing among foreign and domestic investors when it does not increase the supply of purpose-built rental or below market housing units.
- b. Municipal, provincial and/or federal tax policy should collect revenue in ways that fairly measure residents' ability to pay for health care and other public services in light of both income and wealth, including housing wealth.
- Adaptations to taxing housing wealth should be enacted in tandem with reductions to income taxation, etc.

Keywords: Fairness, winners & losers, housing wealth, structural inequity, commodity, incentives, ability to pay

Raw Material: New/adjusted [system to] tax housing wealth – Home wealth integrated into "ability to pay" tax – Tax housing wealth differently – Sound tax policy that incentivizes investment and the social outcomes – Regulate housing commodity market! – Need to start naming and addressing structural inequities (both in process and acknowledging intergenerational, rural/urban, aboriginal, immigration)



Go Beyond Housing Policy

Housing is inextricably tied to other policy areas such as transportation, child care & family policy, post-secondary education, retirement security, etc. To adequately address the affordability crisis policymakers will need to utilize an integrated, coordinated approach that goes beyond housing policy.

Keywords: integrated, standardized, other major costs, intersections, transit, child care, broader agenda, coordination

Raw Material: Create benefits relationship between density and transportation – Integrated and standardized land use & transportation – Other major costs; intersections with transit, child care; treat holistically – Intersect housing policy with a broader affordability agenda (child care, transit, etc.) involving all levels of government.







1

Mobilize Younger Generations

The enactment of the policy principles above will require diverse interests to continue to come together and incrementally build the necessary political will. The Building Housing Common Ground session, which this report summarizes, benefited from the participation of a wide range of housing sector leaders. The session participants and other interests will be required to continually demonstrate a **breadth** of support behind policy principles such as those summarized here.

However, a - of general public support and engagement is also required. In keeping with the first principle of personal responsibility identified above, the required engagement may fall disproportionately to younger generations for whom high home prices are causing the greatest disruption, and for whom the most urgent adaptations are needed.

Note: This concluding principle formed part of the context for the session itself. Raw material from the session in support of this principle can be found associated with Principles (1), (2) and (7), and (8) where the most frequent example of the need for greater mobilization was in relation to, but not limited to, municipal hearings.

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Participants and Commentary

A complete list of session participants follows. All participants were given the opportunity to provide commentary on the session itself and this report. For those who provided it, we include this commentary below.



Alex McGowan Chairperson — Alliance of BC Students



Senior Vice-President — Wesaroup



Councillor — City of Vancouver



Development Advisor, Impact Real Estate — Vancity/Vancity Community Foundation



Anita Minh

Organizer — Generation Squeeze

President & CEO - Urban

Development Institute



Brad Foster

Project Director, Real Estate & Capital Development — Fraser Health Authority "Many of the principles seems to wade into



Principle 7 does have merit and I think should be further explored. A large part of our regional affordability problem comes from municipal process, which is playing catch-up."



Cassandra Sclauzero Orgasnizer — Generation Squeeze; @DearYVRLandlord

"It was really great to talk to developers who are also concerned with providing quality rental accommodation. It's really nice to see that they have a heart and that they're also aware of the problem and they're trying to do their best to mitigate it."

Transcribed from this post-event video: https:// vimeo.com/190944612



David Ascher Director; Former VP, Product — Great



CODERED

Director — Hollyburn Development



Elisa Campbell Director of Regional Planning — Metro



Northern Way Trust; Mozilla Foundation



David Hulchanski Professor — University of Toronto Factor-Inwentash Faculty of Social Work



David Hutniak CEO — LandlordBC



"The lack of rental units available in the region is a huge hurdle for local businesses, and hinders the growth of our local economy. The development of purpose-built market rental will not alone solve affordability for renters in the region. It will, however, help to alleviate pressure in the rental market, and provide housing options to many who find themselves in housing that doesn't currently meet their needs. With very little purpose-built rental developed in the past several decades, the addition of new rental housing will put downward pressure on existing rentals, and ultimately will contribute to a healthier housing market."



David Ley Professor & Canada Research Chair University of British Columbia, Department of Geography



Vancouver Regional District



Emilie Adin

Deputy Director — Community Services

"There is mounting discordance between the region's flat growth of real wages and a steep rise in the cost of housing. Historically low rental vacancy rates are exacerbating the de-coupling of incomes from housing markets. Government subsidy of home ownership over all other tenure and equity models makes a bad situation worse.

As the affordability gap in the local housing market widens, calls for action are amplifying among planners as well as other futureforward professionals. Planners have a clear responsibility to consider future generations while advising decision-makers. As such, we must speak out for youth and younger cohorts. Registered Professional Planners have an obligation to step out of our comfort zones, and to call for structural changes to the laws, policies and practices that govern development, taxation and financing. We need to own up to our ability to influence public and political discourse on housing policy, and embrace innovation."



Eric Swanson Executive Director — Generation Squeeze

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Erin Robinson VP Corporate Partnerships & Member Benefits — Generation Squeeze



Justin Fung Spokesperson — Housing Action for Local Taxpayers (HALT)



Research Officer — MoveUp



Kathleen Llewellyn-Thomas General Manager of Community Services — City of Vancouver



Janet Austin CEO — YWCA Metro Vancouver



Kishone Roy CEO — BC Non-Profit Housing Association (BCNPHA)



"If we are going to solve the affordable housing crisis in BC, finding common ground is exactly what we need to do. These issues are all connected and collective impact like this is the best way to solve them."



Kristi Rivait Executive Director — Ready to Rent



Lindsay Milburn Senior Housing Planner — City of Victoria



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Juan Solorzano Executive Director, Population Health — Vancouver Coastal Health

Mayor — City of New Westminster

Jonathan Cote



Marc Lee Senior Economist — Canadian Centre for Policy Alternatives BC





Margaret Eberle Senior Housing Planner — Metro Vancouver Regional District



Nazma I ee Organizer — Generation Squeeze



Director of Government Relations — Greater Vancouver Home BUilders Association



Paul Kershaw Associate Professor; Founder — University of British Columbia School of Population & Public Health; Generation Squeeze



Michelle Noble Vice President Communications, Marketing and Media Relations — BILD

"Having decision makers, having builders, having advocacy groups, having lots of different people and different perspectives and hearing one another and having to come up with common solutions...it's the only way you can move forward."

Transcribed from this post-event video: https:// vimeo.com/190944612



Mike Clay Mayor — City of Port Moody

Murray Mollard

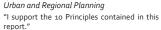
policy change.



Penny Gurstein Professor & Director — University of British Columbia School of

President & CEO — Canadian Centre

for Economic Analysis (Ontario)



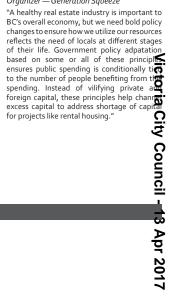


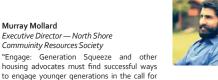


Raza Mirza

Paul Smetanin

Organizer — Generation Squeeze





mobilizing the cohort effectively as agents for All this easier said than done. But do it we must."

change will result in influence.

Mobilize: We need to find ways to convert younger generations' interest in and distress over housing into action. Whatever works social media streams, in person events, art, celebrity endorsement, etc. We need their voice. Influence: Without action on GREAT IDEAS, Great Ideas just remain ideas. Engaging and





Councillor — District of North Vancouver



Associate Professor — University of British Columbia Sauder School of Business



"Our current tax system and zoning policies reward people who bring money to Vancouver to buy luxurious single family homes, but punish renters, employers, and the environment. I enjoyed the opportunity to discuss policies such as allowing the market to build multi-family housing and shifting the tax burden towards pure real estate investment and away from income and sales."



Tristan Johnston

Planning Analyst — City of New Westminster



Steve Saretsky Realtor; Owner — Sutton Group - West Coast Realty; Vancity Condo Guide

Vice President of Development —

Townline Group of Companies

Steve Jedreicich



Victor Raye Regional Director, Key Accounts — Western Canada Manulife Bank of Canada



Thom Armstrong Executive Director — Cooperative Housing Federation of BC

"These ten principles assembled from our day together are quite remarkable. They go far beyond the stereotypes that characterize so much of our discussion of housing issues and options. I was struck by three things in particular:

- The emphasis on how bold we need to be in challenging our own biases and being willing to consider far reaching, substantive changes in housing markets and tenure forms is missing from many analyses, and you have captured it perfectly.
- The scope of the principles cuts across every significant stakeholder group in the housing market and avoids pitting one group against another. Everyone is part of the solution.
- · You have highlighted the importance of moving beyond the traditional divide between renting and individual home ownership to explore alternative forms of equity and tenure. This will challenge legislators, planners and developers to think beyond the narrow constraints of program guidelines and existing marketing schemes, but I believe it's an essential component of any meaningful progress."





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The following social media posts were received in response to a City of Victoria Facebook post regarding the Victoria Housing Strategy Implementation of Garden Suites, with names and profile pictures redacted.

https://www.facebook.com/CityofVictoriaPage/?hc_ref=PAGES_TIMELINE&fref=nf



City of Victoria - Local Government

March 27 at 5:55pm

With a rental vacancy rate of 0.5% the City is looking for ways to increase much needed rental housing. Adding more garden suites is one way to make that happen. Since 2011, only 18 garden suites have been built. We are hoping to change that by removing the requirement to rezone. The rezoning process, which involves consultation with the neighbourhood and going before Council, is costly and takes a long time. Tell us what you think: http://ow.ly/8uqq30acKTn



6,613 people reached 51 likes 3 shares

Comments

wonderful idea

Like · 1 · March 27 at 6:15pm

Like · 1 · March 27 at 6:24pm

Good move, should have happened a couple of years ago though

Like · 1 · March 27 at 7:53pm

Depends on the situation - neighbourhood consultation is valuable.

Like · 3 · March 27 at 8:15pm

Perhaps this could be based on land size. There are alot of gigantic lots in this city with space going to waste... there are also some tiny sections that should never have garden suites squeezed onto them.

Like · 3 · March 27 at 8:21pm

I am curious why? If we don't densify with garden suites, won't we just eventually end up with condos which tend to take up the entire lot? Have two tiny houses squished together is way more tolerable and inviting than having a condo building.

Like · 1 · March 27 at 10:01pm

I'm referring to massive 6000sqft+ lots with a single house. We should definitely put garden suites on the back of them... shoehorning suites onto smaller back yards will lead to some annoyed neighbours. We gotta figure something out... this city needs help!

Like · March 27 at 10:08pm

Neighbourhood consultation is very important.. Will garden suites be allowed for homes with existing suites? Will bylaw actually enforce their own bylaws - that has not been our experience so if there are issues you have no recourse or protection.

Like · 1 · March 27 at 9:48pm · Edited

Garden suites are not permitted in addition to a secondary suite.

Like · 1 · March 27 at 10:38pm

I think that's problematic too. Why not? If a large house has two suites and a carriage house? There's just wasted space that could be used for someone to have a nice home. They should be considered in places with secondary suites. I fear if we don't densify our neighbourhoods, our neighbourhoods will either become bastions of the rich or will end up being forever altered by the intrusion of lots of condo buildings..

Like · March 28 at 1:33pm

We have ongoing issues and no one will address them which is why I feel strongly neighbour /neighbourhood consultation is a must.

Like · March 28 at 4:22pm

Yes please

Like · March 27 at 8:51pm

Parking turns into a nightmare once you add a bunch of those

Like · 2 · March 27 at 8:55pm

My neighbor converted a 1.5 storey garage into a garden suite, and it is right on the property line. They put a window on the second floor, and it stares right into by back yard (and master bedroom). I lost a LOT of privacy from my back yard. And yet...I can only build a 6 ft fence with a foot of lattice on top! Consultation is absolutely necessary!

Like · 2 · March 27 at 9:19pm

My brother experienced something similar in Vancouver. A huge laneway house was built behind the house next door, it now peers into all of their back windows. Also cuts out light.

Like · March 28 at 7:08pm

How about approving less condo towers or placing a caveat that approval is based upon either a specific pro rated investment in a city managed fund for affordable housing or inclusion of a percentage of guaranteed low income/affordable housing units in the building.

Seriously, less condos though.

Like · March 27 at 10:01pm

Like · March 27 at 10:33pm

Get off your and make it happen al you do is talk...and do bike lanes.

Like · 2 · March 28 at 12:14am

I would love this! More should be done in Vancouver. It's quite expensive, I hear. Permits, power, sewer, plans, etc. and if not allowed, all the money you invested goes into city's pockets.

Like · March 28 at 1:01am · Edited

Address parking for those garden suits at the same time.

Like · 1 · March 28 at 7:51am

how about a foreign buyers sales tax like in Vancouver? In just over a year so many of us have been priced out of the rental market. Can't have much of a city if only wealthy people live here, while the rest of us live in crumby basements or on the peripheries of the city.

Like · 1 · March 28 at 7:57am

Yes and the city NEEDS better inclusionary zoning

Like · March 28 at 8:47am

Yes!!!!

Like · March 28 at 10:54am

Maybe less "refugees"... LOL

Like · March 28 at 11:28am

I am totally for this. I would like to see the city densify while still preserving the integrity of our heritage neighbourhoods and keeping land ownership in the hands of working families. New Condos and new builds don't seem to be adding enough to the affordable housing market since they are built for profit. A beautiful old home on Southgate was knocked down (probably valued at about a 1.5 million or more in this runaway market) and six or seven new suites are being built and for sale for just over \$700k each!!! Not exactly what I would call affordable...

Like · 2 · March 28 at 1:36pm

Hooray!!!

Like · March 28 at 7:10pm

From: "Nicole Chaland"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

Thank you for your leadership on affordable housing. My name is Nicole Chaland and I live in the City of Victoria.

I live in a lane-way house (barn converted to living space) which is considered a secondary suite by the City of Victoria. This living arrangement allowed my husband and I to care for my mother-in-law for 7 years as she advanced from early to late stage dementia. Our house is 900 square feet. Living in a backyard house was critical to being able to provide the hands-on daily care that was needed.

I have thought thousands of times that I wish everyone in my peer network could live in a backyard house. It is an affordable entry to home-ownership. It keeps families together. It is an arrangement that can provide essential critical care for children or elders.

I urge you not only to make it easier for people to build garden suites, but also to review the size of garden suites so that two families can live in harmony on one single family lot.

When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely, Nicole Chaland

--

Nicole Chaland V8V 2T6

From: "Nathan Grills" <

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

My name is Nathan Grills and I live in the City of Victoria.

The city desperately needs more affordable housing and garden suites are a good way to do so while also opening up more spots at shelters and transitional housing, and providing financial security to seniors and homeowners.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
- Permitting garden suites in zoning will grow the number of secure, diverse housing options in Victoria, and will provide increased privacy over alternative options like secondary suites or multi-unit housing. I agree that zoning authority should be delegated to city staff.
- This simple move would be an effective way of addressing the housing crisis we face by opening up more rental units to folks who really need it. A garden suite can only be a rental suite, which makes it a really secure form of rental housing. It won't solve the entire crisis, but it's one tool in our toolbox that will actually help make a difference.

When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Nathan Grills V8V 3H7

I

From: "Laura Granger"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

After 2 yrs, it's time to move forward on garden suites Subject:

Dear Mayor and Council,

I was forced to move back to Victoria to receive medical services I wouldn't have been able to receive in the rural town I moved from. While I was lucky to find a reasonably priced community home through friends, I was forced out of my home and required to find a new place a mere three months later due to the house selling. I had to move twice more after this (all within about a two month time span) due to the lack of steady, affordable housing. This caused a lot of stress for me and I know I'm not alone. Please approve garden suites in residential zoning for to avoid this stress for others as well as for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
- Permitting garden suites in zoning will grow the number of secure, diverse housing options in Victoria, and will provide increased privacy over alternative options like secondary suites or multi-unit housing. I agree that zoning authority should be delegated to city staff.
- This simple move would be an effective way of addressing the housing crisis we face by opening up more rental units to folks who really need it. A garden suite can only be a rental suite, which makes it a really secure form of rental housing. It won't solve the entire crisis, but it's one tool in our toolbox that will actually help make a difference.

When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Laura Granger V8V 4J8

From: "Katherine Muncaster"

Sent: Wednesday, April 12, 2017 4:40 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

I am writing to voice my support for permitting garden suites in residential zoning, which I understand you are voting on this week.

By way of background--I am a homeowner in the lovely neighbourhood of Oaklands, a mother of two young children, a volunteer with my community association, and a policy analyst with the provincial government. I moved here from Vancouver where I lived in the dense mixed neighbourhood of Kitsilano. I successfully convinced my mom to buy a house a block away, and my brother rents and works nearby as well. The first thing my husband and I did when we bought our 2000 ft2 house 8 years ago was put in a legal secondary suite, which was a prerequisite for being able to afford our mortgage. We sometimes also rent out a room in our home to visiting guests, which has further helps pay the bills as well as offer a great chance for our kids to meet international travellers. Several of our guests have gone on to living in Victoria permanently, and we've had a chance to witness their astonishingly difficult search for rental housing.

I feel incredibly lucky to have been able to buy a house (any house!) when I did. I have watched with some discomfort as the prices of homes have climbed well past the cost I could have afforded had I been a first-time homebuyer today. I doubt that my kids will ever be able to buy a home. While I am enough of a realist to know that increasing land prices is the way of the world, I am concerned that this trend is exacerbated by existing policies that hinder densification. Like any market, housing prices are determined by supply and demand. If we are serious about tackling affordability, we cannot keep our pristine single-family-dwelling neighbourhoods the way they are. We must make every effort to support density--through secondary suites, coach houses, infill, rezoning. We need apartment buildings and other multi-family dwellings wherever and whenever we can squeeze them in. Density certainly changes the character of a neighbourhood, but I firmly believe that this can be done in a way that enriches rather than detracts from our communities. More residents in my neighbourhood would mean more opportunities for local businesses to thrive, more viable transit, better amenities. Greater diversity in the housing stock would mean people of varying income levels could get access to a wonderful neighbourhood that middle- and higher-income households now get to enjoy exclusively. It would mean that more people could live in Victoria and walk or bike to work, instead of having to move out the west shore where one or two cars is practically a prerequisite.

I feel that too often priority is given to existing homeowners that are interested in freezing the character of their neighbourhood, and protecting the value of their investment. While I can sympathize with their concerns, you as elected decisionmakers need to look beyond these interests to the greater good. I will list my specific suggestions for this week's vote below, but my general advice to you is this: wherever possible, err on the side of density. No less than the vitality of our communities is at stake.

Regarding this week's vote, I urge you to consider these points (which have been kindly provided to me by Generation Squeeze, which I find to be passionate and well-informed on this topic):

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural

process.

- Permitting garden suites in zoning will grow the number of secure, diverse housing options in Victoria, and will provide increased privacy over alternative options like secondary suites or multi-unit housing. I agree that zoning authority should be delegated to city staff.
- This simple move would be an effective way of addressing the housing crisis we face by opening up more rental units to folks who really need it. A garden suite can only be a rental suite, which makes it a really secure form of rental housing. It won't solve the entire crisis, but it's one tool in our toolbox that will actually help make a difference.

When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely, Katherine Muncaster

cc Generation Squeeze

--

Katherine Muncaster V8R 2Z7

From: "Jaclynn Sirkia"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

I'm a working professional in Victoria, BC. Even as a health care worker, it's a struggle to find affordable housing in Victoria. I'm currently living in a basement suite, and my landlord plans to sell the house in the next few years. I can only hope the new owners will agree to keep me on as a tenant, otherwise I will be stuck in the same difficult position as many other Victorians.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely, Jaclynn

Jaclynn Sirkia V8T 4A8

From: "Peter Gibbs"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

I rent. Last week my upstairs neighbours told us they were moving. I had a friend looking for a place and so I texted my landlord, and the place had already been rented in just a matter of hours. The idea of moving is slightly terrifying to me, because prices are so high and places go so quickly.

I've been to a couple of council meetings where garden suites are being considered on a case by case basis. When I realized this was the process I remember thinking how mind-blowingly inefficient this is, and how much of a barrier this process is to building garden suites.

On April 13, please vote to allow garden suites in zoning.

Sincerely,

--

Peter Gibbs V8T 3K6

From: "Paul Fisher"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

Everyone is feeling the pinch and i think that this is a part of the solution. Not the whole solution mind you but definitely a start. As my wife and I will not be able to buy a home in the foreseeable future we rely on renting as our accommodation solution. We apply regularly for co-op housing as a solution for our needs and we know that due to the current market no one will be planning to leave a co-op anytime soon.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Paul Fisher V8V 2K6

From: "Michael Pritchard"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

My name is Michael Pritchard and I live in the City of Victoria.

Langford is booming, look at west hills. They have built a lot of properties that come with carriage suites. It works so well as they're just above the garages. Easy and allows a lot more diversity in such a small place.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Michael Pritchard

--

Michael Pritchard V9a 1p6

From: "Levi Bucsis"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: We need more rentals. We need more garden suites.

Dear Mayor and Council,

I moved here from Saskatchewan in 2012 and since that time housing prices have risen substantially. Many of the people who bring character to the community are being priced out of the market all all of us are bereft in their absence. Also, as a business owner in town it makes it harder to recruit people from outside of the city because of the high cost of living, high barrier of entry into the housing market, and difficulty finding suitable rental housing here.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Levi Bucsis V8V 3G9

From: "Michelle Meier"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: We need more rentals. We need more garden suites.

Dear Mayor and Council,

My name is Michelle Meier and I have lived in Victoria for 24 years. I moved to Victoria in 1993 to get an education and I and clearly remember the struggle it was to find safe, secure and affordable housing.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

--

Michelle Meier V8T 2E9

From: "Stephanie Meier"

Sent: Wednesday, April 12, 2017 8:48 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

My name is Stephanie and I own a house in fernwood in a plus size lot and my husband and I have long considered building a garden suit the process e have heard from others is long and hard. Anything to make this easier would help us move forward and provide a great space for someone to rent and help us move forward in our finances. We really hope you move forward with this. Thank you.

I live in the City of Victoria and just like many of my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Stephanie Meier V8r 3z9

I

From: "Nichole Chamberlin"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

My name is nichole chamberlin and I live in the City of Victoria.

I am a 30 year old professional and I cannot afford to buy a house. With the rental market I can't afford to save for a home. We need more rental suits to increase affordability and variety to improve our great city.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Nichole Chamberlin V8r 4p7

I

From: "Kane Adams"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

This place is becoming unaffordable for people like myself, the only reason I have a decent home is because I've lived in the same spot for 10 years. This city seems like it's trying to push out the lower class and cater only to the people who make over \$60,000 a year....the zoning laws in this city are ridiculously caught up in beaurecratic red tape and it seems like a homeowner can not only not build a carriage house to help pay their skyrocketing home prices but it's like they need a permit to take a piss in their yard. Quit shoving out the working class and realize that this is a city built on tourism and the service industry. If somebody who works at any fine restaurant in this city can't afford to live in this town how do you expect the yuppies to survive? They aren't going to feed themselves...

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincere	ly,
	,

Kane Adams V8v 3r4

From: "Alisha Brown"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

I've lived in Victoria for almost 5 years now, and have found a tremendous challenge with finding a place that I can live affordably and have access to growing my own food.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Alisha Brown V8v 3h7

From: "Gillian Calder"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Can't keep dragging our heels on garden suites Subject:

Dear Mayor and Council,

My name is Gillian Calder and I live in the City of Victoria. I don't ordinarily sign petitions written in other people's words, but I do respect and support the work being done by Generation Squeeze (GenSqueeze) on this issue.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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Sincerely,

Gillian Calder V8R 1M3

From: "Ben Wilson"

Sent: Thursday, April 13, 2017 10:04 AM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

My name is Ben Wilson, a 2016 UVic grad, who has recently entered the job market. I'd really like to continue living in Victoria, but the current cost of living in this city is making it incredibly difficult. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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Sincerely,

Ben Wilson

--

Ben Wilson V8R 1L4

From: "Andrew Lemieux"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

My name is Andrew Lemieux and I live in the City of Victoria.

I have lived in Victoria since 2013 and have studied here and contributed to the local economy.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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Sincerely,

Andrew Lemieux

Andrew Lemieux V8T 3W2

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From: "Lloyd Rushton" <

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

My name is Lloyd Rushton and I live in the City of Victoria.

Given that many of the current generation of young adults in Victoria cannot find nor afford a place to live, Just like my neighbours and peers I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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Sincerely,

--

Lloyd Rushton V8S 3W2

From: "Yvonne Lawson"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

My name is * * ENTER YOUR NAME * * and I live in the City of Victoria.

* * TELL SOME OF YOUR PERSONAL STORY HERE, OR SHARE YOUR SPECIFIC THOUGHTS ON GARDEN SUITES * *

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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Sincerely,

Yvonne Lawson V8v 2Y2

ı

From: "Xavier Walker"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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- This simple move would be an effective way of addressing the housing crisis we face by opening up more rental units to folks who really need it. A garden suite can only be a rental suite, which makes it a really secure form of rental housing. It won't solve the entire crisis, but it's one tool in our toolbox that will actually help make a difference.

When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Xavier Walker V8V 3Z8

ı

From: "Telisha Kuny"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Telisha Kuny V8r 1s4

From: "Sutton Eaves"

Sent: Wednesday, April 12, 2017 4:40 PM

To: Lisa Helps (Mayor)

Subject: We need more rentals. We need more garden suites.

Dear Mayor and Council,

Permitting garden suites in residential zones is an easy choice for improving affordability and access to secure housing in this city. As renters, my husband, daughter and I are want to see decision-makers take steps to ensure that everyone who is unable to buy in an increasingly overpriced housing market has alternative housing options that do not increase consumer debt and undermine community cohesion and equity. As such, I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

--

Sutton Eaves V8S 3H9

From: "Shawn McNicoll"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Shawn McNicoll V8V 0B6

I

"Soren Henrich" From:

Sent: Thursday, April 13, 2017 8:07 AM

Lisa Helps (Mayor) To:

After 2 yrs, it's time to move forward on garden suites Subject:

Dear Mayor and Council,

I live in the City of Victoria and just like many of my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Soren Henrich V8R 2L1

From: "Rose Neary"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Rose Neary

--

Rose Neary V8T 3J3

From: "Pat Kinrade"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: We need more rentals. We need more garden suites.

Dear Mayor and Council,

My name is Pat Kinrade and I live in the City of Victoria.

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely, Pat Kinrade

Pat Kinrade v8v 1h2

From: "Michael Fraser"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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Sincerely,

Michael Fraser V9A 2W5

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From: "Maggie Barrett"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

My name is * * ENTER YOUR NAME * * and I live in the City of Victoria.

* * TELL SOME OF YOUR PERSONAL STORY HERE, OR SHARE YOUR SPECIFIC THOUGHTS ON GARDEN SUITES * *

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Maggie Barrett V8V 1A3

From: "Linda Watkin"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely, Linda

--

Linda Watkin V8W 1N3

From: "Lareina Kostenchuk"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

Housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely, Lareina Kostenchuk

--

Lareina Kostenchuk V8V 3R4

From: "Katherine Maas"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: We need more rentals. We need more garden suites.

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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Sincerely,

Katherine Maas V8V 2M9

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From: "Jenn Neilson"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

My name is * * ENTER YOUR NAME * * and I live in the City of Victoria.

* * TELL SOME OF YOUR PERSONAL STORY HERE, OR SHARE YOUR SPECIFIC THOUGHTS ON GARDEN SUITES * *

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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Sincerely,

Jenn Neilson v8t 2s3

From: "Jeffrey Kydd"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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Sincerely,

Jeffrey Kydd V8S 2A3

I

From: "Heidi Loveridge"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Follow Up Flag: Follow up Flag Status: Flagged

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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Sincerely,

--

Heidi Loveridge V8T 2G4

From: "Eric Mueller"

Sent: Wednesday, April 12, 2017 4:40 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

I live in the City of Victoria and just like many of my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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Sincerely,

--

Eric Mueller V8v 4r2

From: "Danielle Dardengo"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

My name is * * ENTER YOUR NAME * * and I live in the City of Victoria.

* * TELL SOME OF YOUR PERSONAL STORY HERE, OR SHARE YOUR SPECIFIC THOUGHTS ON GARDEN SUITES * *

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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Sincerely,

Danielle Dardengo v8t 2s3

From: "Domenico Paterna"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

My name is * * ENTER YOUR NAME * * and I live in the City of Victoria.

* * TELL SOME OF YOUR PERSONAL STORY HERE, OR SHARE YOUR SPECIFIC THOUGHTS ON GARDEN SUITES * *

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Sincerely,

Domenico Paterna V8S 1J1

From: "Carly Davis"

Sent: Thursday, April 13, 2017 6:56 AM

To: Lisa Helps (Mayor)

Subject: Garden suites are a housing crisis no-brainer

Dear Mayor and Council,

I live in the City of Victoria and just like many of my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

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Sincerely,

--

Carly Davis V8R 4V7

From: "Cherish Dorrington" <
Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
- Permitting garden suites in zoning will grow the number of secure, diverse housing options in Victoria, and will provide increased privacy over alternative options like secondary suites or multi-unit housing. I agree that zoning authority should be delegated to city staff.
- This simple move would be an effective way of addressing the housing crisis we face by opening up more rental units to folks who really need it. A garden suite can only be a rental suite, which makes it a really secure form of rental housing. It won't solve the entire crisis, but it's one tool in our toolbox that will actually help make a difference.

When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Cherish Dorrington V8W 4A3

I

From: "Clare Lannan"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

I have been a resident of Victoria for almost 10 years, and like many individuals here, I have felt the crunch of trying to find affordable and appropriate housing in this city. Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Clare Lannan V8W 1M2

1

From: "Brandon Foreman"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

--

Brandon Foreman V8S 1L3

From: "Alex Slonimer"

Sent: Wednesday, April 12, 2017 3:46 PM

To: Lisa Helps (Mayor)

Subject: Can't keep dragging our heels on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I know that various measures have been proposed, including allowing people to sleep in their vehicles without being ticketed. In addition to that, other actions, like expanding the number of actual livable residences needs to be considered!

I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

--

Alex Slonimer v9a 1p6

From: "Ryan Smith"

Sent: Wednesday, April 12, 2017 3:34 PM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

Just like my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

Ryan Smith V8t 3x6

ı

From: "Ericka Amador"

Sent: Thursday, April 13, 2017 11:25 AM

To: Lisa Helps (Mayor)

Subject: After 2 yrs, it's time to move forward on garden suites

Dear Mayor and Council,

I live in the City of Victoria and just like many of my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely, Ericka Amador

Ericka Amador V8R 2K6

1

From: "Andrea Walker"

Sent: Thursday, April 13, 2017 11:02 AM

To: Lisa Helps (Mayor)

Subject: We need more rentals. We need more garden suites.

Dear Mayor and Council,

I live in the City of Victoria and just like many of my neighbours and peers, I believe housing affordability & security is one of the most critical issues facing our city. I support permitting garden suites in residential zoning for the following reasons:

- Victoria is one of the last municipalities in B.C. that still requires zoning for garden suites and it's holding our city back from intelligent densification. The approval process is lengthy, it's complicated, it is expensive, and you have to make an appeal to city council. All of these things dissuade many people from even trying. Then, lots of applicants can't get necessary buy-in from their neighbours because of fear around rental units in the neighbourhood. If you eliminate the zoning requirement, then intelligent densification becomes a natural process.
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When other municipalities remove red tape around building garden suites, way more tend to get built. In the April 13 city council meeting, please vote to permit garden suites in zoning. It's time to finally move forward recommendations from the Victoria Housing Strategy.

Sincerely,

--

Andrea Walker V8T 1M6 The following social media posts were received in response to a City of Victoria Facebook and Twitter post regarding the Victoria Housing Strategy Implementation of Garden Suites, with names and profile pictures redacted.

https://www.facebook.com/CityofVictoriaPage/?hc ref=PAGES TIMELINE&fref=nf

City of Victoria - Local Government

April 10 at 4:22pm

What do you think about doing away with the rezoning requirement for garden suites? Come and have your say at the public hearing this Thursday (April 13). Council meeting starts at 6:30 p.m.

Garden suites can add much needed rental housing to the city, but only 18 have been built since 2011. We are proposing to change that by removing the requirement to rezone, which is costly and takes a long time.

Come out and tell us what you think!

• • •

9 likes

Comments

Not sure i can care about gardens when there is no affordable housing to be found in Victoria. Even the University kids are subletting their places for the summer so they don't lose their rental for sept. Like · Reply · April 10 at 7:44pm

View previous replies

Is there another way to participate in the public hearing, given the City Hall is inaccessible to some people?

Like · Reply · April 10 at 8:07pm

https://twitter.com/CityOfVictoria?ref src=twsrc%5Etfw&ref url=https%3A%2F%2Fhub.victoria.ca%2F



No. 17-025

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to add new design guidelines to Development Permit Area 15E: Intensive Residential – Garden Suites to address privacy considerations.

Under its statutory powers, pursuant to section 477 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in public meeting, enacts as follows:

Title

1 This Bylaw may be cited as "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 17)".

Official Community Plan Bylaw

Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Appendix A, DPA 15E: Intensive Residential – Garden Suites, section 5 by deleting

"The Garden Suite Policy (2011)"

and replacing with:

"The Garden Suite Policy and Guidelines (2017)"

Effective Date

3 This Bylaw comes into force on adoption.

READ A FIRST TIME the	9 th	day of	March	2017
READ A SECOND TIME the	9 th	day of	March	2017
Public hearing held on the		day of		2017
READ A THIRD TIME the		day of		2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

NO. 17-001

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating Schedule M – Garden Suite Regulations and adding garden suite as a permitted use accessory to a single family dwelling in the R1-A, R1-B, and R1-G Zones.

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

- This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1081)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>GENERAL REGULATIONS</u> by adding the following words:

"Schedule M – Garden Suite Regulations"

- The Zoning Regulation Bylaw is also amended by adding after Schedule L Small Scale Commercial Urban Food Production Regulations the provisions contained in Schedule 1 of this Bylaw.
- 4 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in Schedule A Definitions by amending the definition of Garden Suite to read as follows:
 - "Garden Suite means a <u>building</u> attached to a foundation, used or designed as a selfcontained <u>dwelling unit</u> located on a <u>lot</u> with a <u>single family dwelling</u> and does not include a strata lot."
 - (b) in Part 1.1 R1-A Zone, Rockland Single Family Dwelling District, by amending section 1.1.1.a by adding garden suite as an accessory use so that the subsection reads as follows:
 - "a. <u>Single family dwelling</u> with no more than one of the following accessory uses:

 <u>Secondary suite</u> subject to the regulations in Schedule "J"; or

 <u>Garden suite</u> subject to the regulations in Schedule "M"; or

 <u>Roomers</u> and/or <u>Boarders</u> up to a maximum of 4"
 - (c) in Part 1.2 R1-B Zone, Single Family Dwelling District, by amending section 1.2.1.a by adding garden suite as an accessory use so that the subsection reads as follows:
 - "a. <u>Single family dwelling</u> with no more than one of the following accessory uses:

 <u>Secondary suite</u> subject to the regulations in Schedule "J"; or

 <u>Garden suite</u> subject to the regulations in Schedule "M"; or

 <u>Roomers</u> and/or <u>Boarders</u> up to a maximum of 4"

- (d) in Part 1.6 R1-G Zone, Gonzales Single Family Dwelling District, by amending section 1.6.1.a by adding garden suite as an accessory use so that the subsection reads as follows:
 - "a. <u>Single family dwelling</u> with no more than one of the following accessory uses:

 <u>Secondary suite</u> subject to the regulations in Schedule "J"; or

 <u>Garden suite</u> subject to the regulations in Schedule "M"; or

 <u>Roomers</u> and/or <u>Boarders</u> up to a maximum of 4"

READ A FIRST TIME the	9 th	day of	March	2017
READ A SECOND TIME the	9 th	day of	March	2017
Public hearing held on the		day of		2017
READ A THIRD TIME the		day of		2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

1 Restrictions

- a. A garden suite is only permitted when the primary building is used for a single family dwelling.
- b. A garden suite is not permitted on a lot when a single family dwelling contains a secondary suite.
- c. No more than one garden suite is permitted on a lot.

2	Setback	Separation	Space	and	Location
	Jeinach,	Separation	Space	anu	LUCALIUII

a.	Rear yard setback	(minimum		0.6n	n
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- b. Side yard setback from interior lot lines (minimum) 0.6m
- c. Side yard setback on a flanking street for a corner lot (minimum) 3.5m, or the

minimum front yard setback of the adjoining lots whichever is the greater, when the adjoining lots shares a common lot line other than a rear lot

line

2.4m

- d. Separation space between a garden suite and a single family
 - dwelling (minimum)
- d. A garden suite must be located in a rear yard.

3 Rear Yard Site Coverage

- 25% Rear yard site coverage (maximum)
- b. Site coverage (maximum) Subject to site

coverage regulations in the applicable

zone

4 Height, Storeys, Floor Area and Roof Decks

a. Height (maximum) 3.5m

b. Number of storeys (maximum) 1

37m²c. Floor area (maximum)

d. Roof deck Not permitted

5 Plus Site - Regulations, Height, Storeys and Floor Area

- a. Properties that meet one or more of the following criteria are considered a "plus site":
 - a corner lot
 - a lot with two street frontages
 - a lot with rear yard laneway access
 - a lot greater than 557m² in total area.
- b. Notwithstanding Section 4, the following restrictions apply to a <u>garden</u> <u>suite</u> on a "plus site":

i. <u>Height</u> (maximum)ii. Number of <u>storeys</u> (maximum)1.5

iii. Floor <u>area</u> (maximum) 56m²

iv. Roof deck Not permitted

6 Vehicle Parking

a. Vehicle parking for a garden suite

Subject to the regulations in

regulations in Schedule "C"

No. 17-023

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Land Use Procedures Bylaw to delegate development permit approval authority for garden suites to the Director of Sustainable Planning and Community Development.

Under its statutory powers, including section 154 of the *Community Charter*, the Council of the Corporation of the City of Victoria, in public meeting, enacts as follows:

Title

1 This Bylaw may be cited as "Land Use Procedures Bylaw, Amendment Bylaw (No.4)".

Land Use Procedures Bylaw

Bylaw No. 16-028, the Land Use Procedures Bylaw, 2016, is amended in Schedule D – Delegated Approvals, by inserting the following new area under Column B ("DPAs and HCAs"), for Permit Type "DP for an accessory building or buildings" below "DPA 15D: Intensive Residential – Duplex":

"DPA 15E: Intensive Residential - Garden Suites"

Effective Date

3 This Bylaw comes into force on adoption.

READ A FIRST TIME the	9 th	day of	March	2017
READ A SECOND TIME the	9 th	day of	March	2017
READ A THIRD TIME the	9 th	day of	March	2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

City of Victoria

Policy regarding Preservation of Garden Suites as Rentals

Authorized by Victoria City Council _____, 2017

1. Policy Reasoning

One of the stated goals related to Housing and Homelessness in the City's Official Community Plan Bylaw, 2012, is to "Continue to maintain policies and regulations that increase rental housing choice such as residential secondary suites, garden suites and forms of shared accommodation" (s.13.31). Furthermore, the Victoria Housing Strategy 2016-2025 notes that renting has traditionally provided a more affordable housing option than ownership, and the Strategy identifies garden suites as a component of the rental market.

Garden suites were conceived as housing that is accessory to single family dwellings, their purpose being to improve affordability for homeowners by adding rental income, and to add to the overall supply of purpose-built rental housing, of which there is an acute shortage in Victoria. Purpose-built rental is an important component of the housing market as it is the most stable form of rental housing, becoming more affordable over time compared to ownership, and because ownership is now out of reach for many even moderate income earners. Currently, approximately 60% of Victoria residents are renters, while the rental vacancy rate is 0.5%. With the population forecast to increase to 100,000 by 2026 and with home ownership severely out of sync with wages, improved affordability for homeowners and an increased supply of purpose-built rental housing is critically needed both now and to support future growth.

2. Applications for Subdivision or Stratification of Garden Suites

The City wishes to protect the availability of garden suites as rentals, and intends that all garden suites remain rental properties. Council, therefore, discourages the public from making applications for the subdivision or stratification of garden suites. This includes:

- applications to subdivide garden suites from the rest of the property;
- applications for approval of bare land strata plans with respect to garden suites; and
- applications to convert garden suites to strata.



Minister of Environment and Climate Change

Ottawa, Canada K1A 0H3

MAYOR'S OFFICE

MAR 2 8 2017

VICTORIALBIA

MAR 2 1 2017

Her Worship Lisa Helps Mayor The City of Victoria 1 Centennial Square Victoria BC V8W 1P6

Dear Mayor Helps:

Thank you for your letter of February 6, 2017, expressing the support of the City of Victoria for Private Member's Bill C-323.

As this matter falls under the purview of the Department of Finance, I have taken the liberty of forwarding a copy of your correspondence to the Honourable Bill Morneau, Minister of Finance, for his consideration.

As Minister of Environment and Climate Change and Minister responsible for Parks Canada, I designate places, persons and events of national historic significance on the recommendation of the Historic Sites and Monuments Board of Canada (HSMBC), the body that advises me on historical matters. I also designate Federal Heritage Buildings upon the recommendation of the Federal Heritage Buildings Review Office. Parks Canada and the HSMBC encourage the protection of the historic values of national historic sites and trust that sites will be managed in accordance with sound cultural resource management principles.

Please note that federal financial support is available for heritage conservation. As announced in Budget 2016, Parks Canada is investing \$20 million over 2016-2017 and 2017-2018 in the conservation of non-federally owned national historic sites, heritage lighthouses and heritage railway stations, through its National Cost-Sharing Program for Heritage Places. Creating lasting relationships with community groups that own and operate these heritage treasures will help foster an ethos of stewardship and conservation.

.../2







Canadian Heritage administers the Canada Cultural Spaces Fund, which supports the improvement, renovation and construction of arts and heritage facilities, as well as the acquisition of specialized equipment. As part of Budget 2016, the Government of Canada announced that an additional \$168.2 million will be invested in the Fund over 2016-2017 and 2017-2018.

I trust this information is helpful and appreciate you taking the time to write.

Sincerely,

The Honourable Catherine McKenna, P.C., M.P.

c.c.: The Honourable Bill Morneau, P.C., M.P.

The Honourable Peter Van Loan, P.C., M.P.

Mr. Murray Rankin, Q.C., M.P.



MAYOR'S OFFICE

Ref: 105769

MAR 3 1 2017

VICTORIA, B.C.

March 28, 2017

Her Worship Lisa Helps Mayor, City of Victoria 1 Centennial Square Victoria BC V8W 1P6

Dear Mayor Helps:

Thank you for your letter of March 6, 2017 regarding the future of the building located at 28 Bastion Square in Victoria, British Columbia. I am pleased to have met with you and discussed our shared interest in the future of the site.

As you have duly noted, both the City and Federal Government identify important heritage defining elements of both the interior and exterior of the building. The Province recognizes that the building has significant historic value and that it occupies a unique location in the capital city. With this in mind, my Ministry will be initiating exterior maintenance and repair work as early as summer 2017 to protect the integrity of the building.

Although no immediate government use has been identified for the facility, Ministry of Technology, Innovation and Citizens' Services staff are currently developing options to aid future decision making. The development of options will rely on consultation with key stakeholders, including the City, to frame what is possible for this building.

.../2

I look forward to the continued partnership of the City of Victoria as we move forward with future planning.

Sincerely,

Amrik Virk Minister

pc: Mr. John Jacobson, Deputy Minister

Ministry of Technology, Innovation and Citizens' Services

Mr. Sarf Ahmed, Associate Deputy Minister, Citizens' Services Ministry of Technology, Innovation and Citizens' Services

COMMITTEE OF THE WHOLE REPORT FROM THE MEETING HELD APRIL 6, 2017

For the Council Meeting of April 13, 2017, the Committee recommends the following:

1. Rezoning Application No. 00542 for 141 Cambridge Street - Update on Signage

That Council advance Rezoning Application No. 00542 to first and second reading of the Zoning Regulation Amendment Bylaw and a Public Hearing date be set.

2. <u>Association of Vancouver Island Coastal Communities (AVICC) Attendance</u> Request

That Council authorize the attendance and associated costs for Councillor Loveday to attend the AVICC conference to be held in Campbell River. April 7 to 9, 2017.

The approximate cost for attending is:

Registration: \$340.00

Travel: \$60.00

Accommodation: \$400.00

Meals: \$120.00

Approximate Cost: \$920.00

3. Attendance at the Federation of Canadian Municipalities Annual Conference

That Council authorize the attendance and associated costs for Councillor Thornton-Joe to attend the Federation of Canadian Municipalities Annual Conference to be held in Ottawa, June 1-4, 2017.

The approximate cost for attending is:

Registration \$930.00

Travel \$780.00

Accommodation \$860.00

Meals \$160.00

Approximate Cost \$2,730.00

4. Salish Sea World Heritage Site

THAT Council request that the Mayor write to the federal Minister of Environment, supporting the proposed nomination of the Salish Sea as a UNESCO World Heritage Site.

5. Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place and Associated Official Community Plan Amendment (Rockland)

Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place

- 1. That Council refer the application back to staff to work with the applicant to address the following:
 - a. Massing, height, architectural expression and setbacks of buildings with attention to the look and feel to Buildings A and B from the point of view of Pentrelew Place.
 - b. Siting and design of the five-storey multi-unit residential building and the nearest townhouse building (buildings B and C) to improve the building-to-building relationship, to address liveability concerns and ensure a sensitive transition to the lower density area to the south of the subject site
 - c. Removal of the roof decks on the townhouse units
 - d. Alternate alignment and/or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street.

- e. More breathing room, less wall-like feel, and more design diversity of the townhouses.
- f. Staff report back on the proposal's response to principles in development permit area 7b and the Rockland Neighbourhood Plan.
- 2. That Council direct staff to bring the application back to Committee of the Whole once these issues have been addressed.
- 3. That Council direct staff to work with the applicant to include housing affordability into the project.

<u>Development Permit with Variances Application No. 00035 for 1201 Fort Street</u> and 1050 Pentrelew Place

- 1. That Council refer the application back to staff to work with the applicant to address the following:
 - a. window placement and exterior design of the multi-unit residential buildings (Buildings A and B)
 - b. exterior materials and colour
 - c. the items identified in the concurrent rezoning application where there is overlap with the Development Permit Application.
- 2. That Council direct staff to bring the application back to Committee of the Whole once these issues are addressed.

6. Rezoning Application No. 00523 for 1250 Dallas Road (Fairfield)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00523 for 1250 Dallas Road, 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 of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Housing Agreement Bylaw to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners.
 - b. Section 219 Covenant for the building design, exterior materials and landscaping.

7. Development Permit with Variances Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street (Downtown)

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

"That Council authorize the issuance of Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street in accordance with:

- 1. Plans date stamped March 17, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 3.67.5(2) increase the building height from 30m to 59.7m;
 - b. Section 3.67.5(2) increase the number of storeys from 10 storeys to 21 storeys;
- 3. Preparation of the following documents, signed and executed by the applicant, to the satisfaction of City Staff:
 - Section 219 covenant to ensure the security gates on the through block walkway remain open to the public between 7 a.m. and 10 p.m. to the satisfaction of the City Solicitor;
 - Statutory Right-of-Way of a minimum of 1.22m along the western property line to allow for the expansion of the through-block walkway to the satisfaction of the Director of Planning;

- c. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
- 4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to City staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
- 5. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
- 6. The Development Permit lapsing two years from the date of this resolution."

8. 400 block Belleville Street Complete Streets Project - Update Report

That Council approve the proposed "Complete Street" design of the 400 block Belleville Street, including construction of the retaining walls, sidewalk and plaza, for commencement in October 2017.

9. Motion to Amend Streets and Traffic Bylaw

That Council direct staff to report back at the next quarterly update on implementing bylaw amendments to address potential waivers for sleeping in vehicles offenses and/or deleting Section 84 of the *Streets and Traffic Bylaw* 09-079.

10. Next City Vanguard Conference Attendance Request

That Council approve costs for accommodation, transportation, and incidentals for Councillor Jeremy Loveday to attend Next City Vanguard, in Montreal, May 29th-June 3rd.

COMMITTEE OF THE WHOLE REPORT FROM THE MEETING HELD APRIL 13, 2017

For the Council Meeting of April 13, 2017, the Committee recommends the following:

1. <u>Council Member Motion: Mitigation of Impacts of McLoughlin Point Waste-Water Treatment Plant</u>

BE IT RESOLVED THAT Council requests that the Core Area Waste-Water Treatment Project Board:

- (1) Negotiate a Change Order with Harbour Resource Partners to ensure that enforceable Performance Standards are in place upon completion of the McLoughlin Point wastewater treatment plant to ensure that odour levels do not to exceed 2 Odour Units.
- (2) Report back to the Core Area Liquid Waste Management Committee and the public on the advisability and cost of reducing operating Noise levels when measured at the McLoughlin Point property line to 55 Decibels.
- (3) Continue and improve consultation with James Bay, Victoria West, Fairfield and Downtown residents on mitigation of construction and long-term impacts from conveyancing infrastructure, the McLoughlin Point waste-water treatment and the Clover Point Pump Station.
- (4) Closely monitor geotechnical issues along the Dallas Road waterfront and advise the public and Core Area Liquid Waste Management Committee of any issues that arise and solutions.

AND BE IT FURTHER RESOLVED THAT Council directs staff to forward this resolution to the Core Area Waste-Water Treatment Project Board, the Capital Regional District Board and the Provincial Minister of Environment.

2. Council Member Motion: Green Shores Certification of Clover Point Pump Station

THAT Council requests that the Core Area Waste-Water Treatment Project Board:

5. Seek Green Shores Certification of the Clover Point Pump Station, reflecting (a) proximity of the site to the marine shoreline; (b) opportunities for marine and terrestrial ecological restoration arising from several decades of use of the site and seabed for waste-water conveyancing, and (c) the mandate of the federal land grant to the City of Victoria emphasizing use of the land for parks and greenspace purpose.

AND THAT Council directs staff to pursue Green Shores certification in discussions with the CRD relating to design of the Clover Point Pump Station and associated works.

3. Rezoning Application No. 000543 for 710 Belton Ave (Vic West)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00543 for 710 Belton Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

4. <u>Development Permit with Variances No. 00543 for 710 Belton Ave (Vic West)</u>

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. 00543, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00543 for 710 Belton Avenue in accordance with:

- 1. Plans date stamped February 28, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 1.108, Section 1.108.4(d): reduce the separation space between a garden suite and a single-family dwelling from 2.40m to 2.10m.
- 3. The Development Permit lapsing two year form the date of this resolution."

5. Rezoning Application No. 00563 for 732 Tyee Road (Vic West)

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and subject to the applicant submitting a landscape plan and landscape security deposit to reconstruct the landscape strip as shown on the submitted plans, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00002 for 732 Tyee Road in accordance with:

- 1. Plans date stamped January 31, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. The Temporary Use Permit lapsing three years from the date of this resolution."

That opportunities for public input and notification mirror the process for cannabis dispensary rezoning.

6. <u>Johnson Street Bridge Public Realm Design</u>

- 1. That Council receive the attached Johnson Street Bridge Public Realm Design, dated February 21, 2017 and consider implementation as part of future budget processes.
- 2. That Council direct staff to:
 - a. Prepare an interim design based on the Johnson Street Bridge Public Realm Final Design plans, but of a minimum standard for the former 'S-Curve' lands, Esquimalt and Harbour Road intersection, Triangle Green and work needed to complete the Janion Plaza, and report back to Council;
 - b. Put the design for the Northern Junk Plaza on hold pending the outcome of the Northern Junk rezoning application, following which further design refinements and public engagement will be undertaken to address stakeholder concerns;
 - c. Commission the City of Victoria's Artist in Residence and Indigenous Artist in Residence as the artists for this project, with a project budget of up to \$250,000 currently allocated within the Johnson Street Bridge project budget and direct the Artist in Residence to propose a name for the green.

7. My Great Neighbourhood Grants

That Council amend the My Great Neighbourhood Grant policy as follows:

- 1. In the Definitions section, add a second category of matching funding for up to \$1000 for activities, and
- 2. In the Maintenance section, the policy be amended from "projects will be maintained in perpetuity..." to "projects will be maintained for a mutually agreed upon lifespan not to exceed 5 years in total by the community organization once completed. Activity projects will be maintained for a period of up to six months by the community organization once activated..." and "that the maintenance may be renewed beyond the initial term through mutual agreement of the city and the community organization".
- 3. That Council direct staff to update the Strategic Plan Grant policy to exclude any proposal that fits within the My Great Neighbourhood Grant policy.

8. Revenue and Tax Policy Benchmarking and 2017 Tax Rates

That Council:

- 1. Direct staff to bring forward a monitoring report on benchmarks identified in this report on an annual basis prior to the adoption of the annual property tax rate bylaw.
- 2. Approve 2017 tax rates based on current policy as follows:

Residential 3.6649
Utility 34.8127
Major Industrial 12.4577
Light Industrial 12.4577
Business 12.4577
Rec/Non Profit 7.3998

3. Direct staff to bring forward Tax Bylaw, 2017 for first, second and third readings to the April 13, 2017 Council meeting.

9. Boulevard Tax - Removal Application

That Council approve the removal of the following boulevards from the Taxed Boulevard Program effective for the 2017 tax year:

- 1. 300 Block St. Charles Street (West Side between Brooke Street and Earle Place)
- 2. 1000 Block Burdett Street (North Side)

10. Commemorating Lebanese Immigration to Canada Donation Request

That Council acknowledges the work and advice of the Art in Public Places Committee.

That Council direct staff to find a location for "The Lebanese Emigrant" statue, somewhere in the City of Victoria ideally within the proximity of Victoria Harbour or the City's waterfront and report back to Council with the recommended location.

11. Council Member Motion: Heritage BC Annual Conference

That Committee recommends that Council authorize the attendance and associated costs for Councillor Pamela Madoff to attend the annual Heritage BC conference to be held in Victoria, May 4 – 6, 2017. The conference fee is \$300.00

12. <u>Council Member Motion: Attendance at the Canadian Capital Cities Conference, May 16-19, 2017</u>

That Committee recommends that Council authorize the attendance and associated costs for Councillor Thornton-Joe to attend the Canadian Capital Cities Conference to be held in Victoria, May 16-19, 2017. The conference fee is \$425.00.



Council Member Motion For the Council Meeting of April 27, 2017

Date: April 7, 2017

From: Councillor Ben Isitt and Councillor Jeremy Loveday

Subject: Advocacy to Improve the Refugee Settlement Process

Recommendation:

THAT Council adopt the following resolution:

Resolution: Advocacy to Improve the Refugee Settlement Process

WHEREAS Many citizen sponsors responded positively and in line with Canadian citizenship values to the federal government's call in 2015 for Syrian refugees to come to Canada, building on a strong tradition of welcoming newcomers and providing sanctuary for people fleeing violence, hardship and persecution;

AND WHEREAS Many groups raised money, undertook training, secured housing, and generally prepared to welcome refugee families;

AND WHEREAS Because of a decrease in resources by the federal government, many sponsorship groups and Groups of Five are still waiting for refugee families;

AND WHEREAS A proven and effective approach to integrating refugees into Canadian society is have a group of citizens hosting them;

THEREFORE BE IT RESOLVED THAT Council requests the federal government take action to cease current moratoriums and limits to ensure that refugee families both from Syria and other countries are processed, and travel arrangements made, so sponsorship groups and Groups of Five that are ready to host such refugees can welcome those refugee families;

AND BE IT FURTHER RESOLVED THAT Council requests that the federal government work with local refugee settlement partners, including sponsoring groups and Groups of Five, to improve the overall refugee processing and settlement system in Canadian communities, including Victoria, with adequate and sustained resources and coordination;

AND BE IT FURTHER RESOLVED THAT Council requests that the Mayor write, on behalf of Council, to Prime Minister Justin Trudeau and Minister of Immigration, Refugees and Citizenship Ahmed Hussen, urging them to take prompt and effective action on this matter.

Respectfully submitted,

Councillor Isitt

Councillor Loveday



Council ReportFor the Meeting of April 13, 2017

To:

Council

Date:

April 6, 2017

From:

C. Coates, City Clerk

Subject:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1090) No. 17-028

RECOMMENDATION

That Council consider first and second readings of Bylaw No. 17-028.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 17-028.

The issue came before Council on March 23, 2017 where the following resolution was approved:

Rezoning Application No. 00499 for 968 Walker Street and 722 Pine Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00499 for 968 Walker Street and 722 Pine Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Respectfully submitted,

City Clerk

Report accepted and recommended by the City Manager:

Date:

Thorn wou

NO. 17-028

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to rezone lands known as 968 Walker Street and 722 Pine Street from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling 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. 1090)".

2 The lands known as:

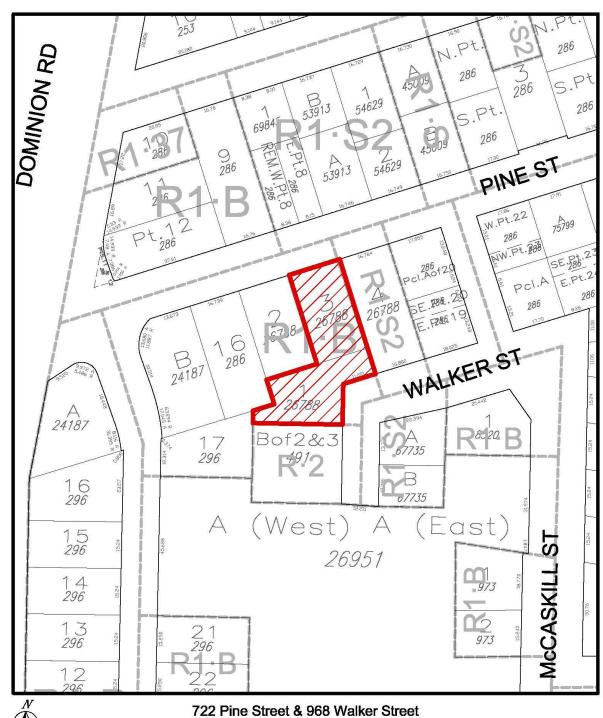
- (a) 968 Walker Street, legally described as Lot 1, Sections 10 and 32, Esquimalt District, Plan 26788 and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District; and
- (b) 722 Pine Street, legally described as Lot 3, Section 10, Esquimalt District, Plan 26788 and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

APPENDIX 1



722 Pine Street & 968 Walker Street Rezoning No.REZ00499 Bylaw No. 17-028





Council Report For the Meeting of April 13, 2017

To:

Council

Date:

April 3, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Victoria Housing Strategy Implementation: Secondary Suites - Part 1 Regulatory

Changes

RECOMMENDATIONS

1. That Council consider first and second readings of Bylaw No. 17-017

2. That Bylaw No. 17-017 be considered at a Public Hearing.

BACKGROUND

Attached for Council's consideration is a copy of proposed Bylaw No. 17-017, to add parking requirements for Secondary Suites to Schedule C – Off-Street Parking, and to delete Schedule J from the *Zoning Regulation Bylaw* in order to reduce restrictions in zoning to encourage the development of secondary suites. This change is the result of an action in the Victoria Housing Strategy to examine ways to increase the number of secondary suites while maintaining livability, safety, and affordability.

This matter came before Council on November 24, 2016 where the following resolution was approved:

"That Council direct staff to:

1. Prepare amendments to the Zoning Regulation Bylaw to:

a. Shift the current parking regulation for secondary suites from Schedule J: Secondary Suites into Schedule C: Off-Street Parking Regulations; and

b. Delete Schedule J: Secondary Suite Regulations"

The attached bylaw is presented for Council's consideration for first and second readings and a public hearing targeted for April 27, 2017.

Respectfully submitted,

Lindsay Milburn

Senior Planner - Housing Policy

For

Jonathan Tinney, Director

Atraca I Hode

Sustainable Planning and Community Development

Victoria	Citv	Council -	13	Apr	2017
1.019,	•,	•••••	. •	, .b.	

Report accepted and recommended by the City Manage	er: _	
Date	e: _	Apr.75,2017

Attachments:

• Appendix 1: Bylaw No. 17-017

 Appendix 2: November 24 2016 Committee of the Whole Report – Secondary Suites – Part 1 Regulatory Changes

No. 17-017

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by moving the parking requirements for Secondary Suites from Schedule J – Secondary Suite Regulations to Schedule C – Off-Street Parking, and by subsequently deleting the remainder of Schedule J in its entirety to reduce restrictions in zoning to the development of secondary suites.

Under its statutory powers, including section 479 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in public meeting, enacts as follows:

Title

1 This Bylaw may be cited as "Zoning Regulation Bylaw, Amendment Bylaw (No.1085)".

Zoning Regulation Bylaw

- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in Schedule C Off-Street Parking, in section 16 under Building Class A (Residential), by adding a new number 15 immediately following number 14 and inserting the following building class and associated number of parking spaces:
 - 15 Secondary Suites

No off-street parking required

(b) by repealing Schedule J – Secondary Suite Regulations in its entirety.

Effective Date

4 This Bylaw comes into force on adoption.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

APPROVED
AS TO CONTENT

Page 473 of 55



Committee of the Whole Report For the Meeting of November 24, 2016

To:

Committee of the Whole

Date:

October 28, 2016

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Secondary Suites - Part I Regulatory Changes

RECOMMENDATION

That Council direct staff to:

1. Prepare amendments to the Zoning Regulation Bylaw to:

- a. Shift the current parking regulation for secondary suites from Schedule J: Secondary Suites into Schedule C: Off-Street Parking Regulations; and
- b. Delete Schedule J: Secondary Suite Regulations.
- 2. "Develop and implement programs and events to assist homeowners who may be interested in adding a new secondary suite or legalizing an existing secondary suite understand the benefits and possibilities associated with secondary suites, and the requirements that must be met to establish them;
- 3. Create a communications plan that includes updates to the Secondary Suite Design Guidelines, Secondary Suites Made Easier, and the website to reflect zoning changes and raise awareness for secondary suite programs and events, and promotional material for mail out and general distribution;
- 4. Undertake public engagement during local area planning to consider secondary suites in additional ground-oriented building forms with future zoning changes to follow.

EXECUTIVE SUMMARY

The purpose of this report is to provide information, analysis and recommendations on increasing livable, safe, and affordable secondary suites in the City of Victoria.

Secondary suites are a critical component of the rental housing market: they are a proven way of adding gentle densification to neighbourhoods, providing affordable rental options for individuals and families throughout single-family residential zones, improving affordability for homeowners by increasing their buying power at time of purchase, and offsetting mortgage costs through the course of ownership. The number of legal suites in Victoria could be increased significantly if the City made it easier for homeowners to build new suites or to bring existing suites into compliance.

Staff have identified two immediate ways in which the City could improve uptake of legal secondary suites. The first is to reduce barriers in zoning by removing Schedule J: Secondary Suite Regulations from the Zoning Regulation Bylaw, and to explore through the local area planning process, the value of allowing secondary suites within other ground-oriented residential building forms (like small lot houses, duplexes, etc.), or on properties with a garden suite. The

second is to increase awareness and assistance to homeowners by creating a communications campaign to promote these changes to the public and key stakeholders such as realtors and mortgage lenders; and to create programs and/or events geared to homeowners considering building a suite or legalizing an existing suite without fear of invoking inspections or fines. Finally, staff have also identified incentive programs as a future consideration that could 'jumpstart' secondary suite development.

PURPOSE

The purpose of this report is to seek approval from Council on a recommended approach to enact a supporting action of the *Victoria Housing Strategy, 2016-2025*, "Examine ways to increase the number of secondary suites while maintaining livability, safety and affordability."

BACKGROUND

The Victoria Housing Strategy

A key objective in Victoria's Strategic Plan 2015-2018 is to "Make Victoria More Affordable." The Mayor's Task Force on Housing Affordability was assembled to strategize how to achieve that objective, and the end result was the *Victoria Housing Strategy 2016-2025*, which was completed and approved by Council on June 16, 2016. This report provides recommendations on how to implement a supporting action of the strategy concerned with increasing the supply of safe, livable and affordable secondary suites in Victoria.

Secondary Suites

Secondary suites are private, self-contained housing units located within single-family dwellings, and provide a critical supply of affordable rental housing. They improve choice for renters by offering units that are not only often more affordable than purpose-built rental apartments, but provide the opportunity for low-to-moderate income earners to reside in residential neighbourhoods throughout the city. Suites with multiple bedrooms are particularly important in providing affordable housing to families that is close to schools, parks, transit and other amenities. Finally, secondary suites are also enormously beneficial to homeowners as a relatively cost-effective way of providing mortgage payment assistance, and if legal, can be factored into mortgage qualification criteria, improving buyers' ability to afford single-family homes in an extremely high-cost housing market.

Zoning History

The Zoning Regulation Bylaw's Schedule J – Secondary Suite Regulations (appended to this report in Attachment 1) regulates how and when secondary suites are permitted. The Schedule outlines minimum required floor area and floor area specifications, exterior changes, and parking.

In June 2007, in recognition of the value of secondary suites to the city, Victoria began taking steps to relax zoning requirements in order to increase their uptake following a pilot program in the Gonzales neighbourhood in 2005. The major changes implemented at that time were removing the parking stall requirement and allowing secondary suites in single-family detached dwellings of any age. An 18-month review following these changes reported a significant increase in the number of permit applications for secondary suites, from 12 permits issued in 2005 and 9 in 2006 to 25 in 2007 and 31 in 2008. However remaining regulations that were initially intended to

ease secondary suites into zoning while respecting the character of neighbourhoods, such as rules prohibiting exterior changes before and after suite installation, and minimum floor size of the main dwelling, are likely still limiting the growth of suites, may be encouraging some house demolitions, and are now in need of reconsideration considering the City's current objectives.

CURRENT SITUATION

There is extraordinary demand for rental housing in Victoria. With a vacancy rate of 0.6%, the City requires much more stock than is currently available, with an especially significant need for family units. Secondary suites have the potential to provide some of this much needed housing supply; therefore it is in the City's interest to allow as many of these rental housing units as possible. In 2015, permits for 35 secondary suites in Victoria were issued. If current restrictions were relaxed further, it is conceivable that this number could considerably increase in coming years, contributing significantly to the rental pool.

ISSUES & ANALYSIS

Schedule J – Secondary Suites

Schedule *J* — Secondary Suite Regulations with the Zoning Regulation Bylaw contains rules on what types of dwellings are eligible for secondary suites, and how and when a secondary suite can be added to a home. The regulations require that exterior changes to a building containing a secondary suite be limited to an addition of no more than 20m² of floor area, raising the building no more than 0.6m in height, and that these changes cannot be made five years before or any time after installing a secondary suite in a building. Other sections of the Schedule pertain to building code and parking. Schedule *J* played an important role during an easing-in approach to secondary suites by assuring neighbourhoods of character and density protection; however these concerns may no longer be as acute, demonstrated by Council's nearly 100% approval rate of variance applications since the Schedule has been in place. Further, it is now prudent to consider allowing this form of housing on as many properties as possible given the City's critical shortage of affordable rental housing supply.

Besides limiting the potential expansion of affordable rental stock, Schedule J may also be facilitating a range of unintended repercussions. One such negative effect of the Schedule is it may be hampering the creation of more livable suites. For example, basements in older homes, where secondary suites are most frequently located, were not initially designed for habitation and are often lower in height than the main living areas. A homeowner who wants to create a more livable unit by raising the house prior to building a suite is prohibited from doing so under the Schedule if the height change is more than 0.6m. Another may be an increased number of unnecessary demolitions, as a homeowner can demolish their existing single-family dwelling and rebuild a new one that contains a suite as a way to bypass restrictions on minimum floor area or exterior changes, because new homes are not subject to these same regulations. Finally, the Schedule is likely inadvertently promoting the continued development of illegal suites, as those whose homes are not eligible for secondary suites but who need the rental income and do not have the means or desire to demolish and rebuild are left with the alternative of building a suite without permits. Illegal suites present significant safety issues, increase liability for homeowners and others involved in the suite's construction, and removes the ability for governments to fairly tax construction, rental income, and improved property value.

After extensive discussion with Development Centre staff, it has been determined that the most efficient way of encouraging more secondary suites would be to remove *Schedule J* in its entirety, as even with its removal, the core elements and intent of the document can be preserved elsewhere in zoning. With regards to character, secondary suites still need to meet other zoning regulations that control overall density, size, height, and siting of the principal building envelope. Other items, specifically maximum floor area and parking, are covered off elsewhere: floor area through the BC Building Code, which will continue to govern the building standards required in the development of secondary suites, and parking through the *Zoning Regulation Bylaw Schedule C – Parking Requirements*.

Schedule C - Parking

To ensure parking regulations for secondary suites remain identified in zoning after the removal of *Schedule J*, it is proposed that these zoning amendments include an additional regulation inserted into Schedule C to ensure it is clear that off-street parking is not required for secondary suites. In addition, work is currently underway on other parking regulations contained in *Schedule C* of the *Zoning Regulation Bylaw*, and proposed amendments to this Schedule will address restrictions that require parking for single-family dwellings to be behind the front of the house. This will assist in instances where interior garages are proposed to be enclosed (or already have been) in order to accommodate secondary suites by removing the need to seek a variance to allow parking in the front yard of a property.

Housing Diversity and Neighbourhood Considerations

The Official Community Plan contains broad growth objectives that directs 50% of future growth in the urban core, 40% within and around town centres and large urban villages, and the remaining 10% spread across the city in traditional residential areas and small urban villages. In considering the city's traditional residential areas, the Mayor's Task Force on Housing Affordability recommended allowing garden suites outright in zoning, reducing the secondary suite restrictions, and allowing garden suites on properties with secondary suites. The intent of this was to remove barriers to a range of housing types as a potential solution to housing affordability, and which also supports the city's growth objectives. Building on this, the *Victoria Housing Strategy* carries forward the recommendations to permit garden suites in zoning and increase the number of secondary suites as a first step, with broader policy considerations around infill and more diversity in housing types and forms to be explored with neighbourhoods during local area planning processes.

The manner in which traditional residential neighbourhoods receive growth needs to be considered in the context of the city's multiple objectives around housing supply, affordability and diversity, neighbourhood character, heritage conservation, liveability, aging in place and others. In discussions on housing matters, Council has raised the suggestion of considering secondary suites in more intensive housing forms like duplexes, essentially resulting in lots with four units. There may be cases, such as heritage conservation areas, where the integration of suites into other types of existing ground-oriented building forms achieve other objectives related to the retention of neighbourhood character in addition to providing more affordable housing through mortgage helpers. There may be other cases where replacement development that provides four units that are more liveable than a basement suite scenario may offer a better solution to infill. For these reasons, staff recommend that infill options be explored with neighbourhoods during local area planning, as solutions may vary from area to area. Ahead of that work, Council is encouraged to articulate to staff what specific objectives Council would like to achieve by broadening allowances for suites (both secondary and garden) to assist staff with exploring this in more detail during local area planning. As the local area planning process is currently underway,

the City is in an ideal position to utilize these conversations to find the best local solutions that achieve affordability and densification goals, while at the same time respecting the particular needs and character of neighbourhoods.

Assistance and Communication

Reducing zoning barriers is the first step in achieving higher numbers of safe and affordable secondary suites in Victoria. In order to make the most impact, a concerted campaign that communicates these changes and provides support and advocacy to homeowners to assist them through the process of planning, developing, or legalizing a secondary suite is required.

For homeowners who may have considered adding a secondary suite but who were discouraged or disqualified by restrictions in *Schedule J*, through the composition of their current lot or home, or for building-savvy individuals, changing the zoning may be enough to encourage them to develop a secondary suite. However, there are many others for whom simply changing the rules will not be enough to prompt them to build a suite or bring an existing suite into compliance. This cohort is diverse and may include individuals not aware their home is eligible for a suite; those who have little or no experience in design, construction, or navigating through city processes; or those who may have a home with an existing illegal suite on whose income they rely to make mortgage payments or pay the bills. For the latter group, the risk of losing rental income may be too great to consider bringing their suite into compliance.

For these reasons, Council could consider directing staff to implement programs or events to provide a safe and welcoming environment for homeowners to ask questions about developing a suite or what would be required to bring an existing suite into compliance without risk of being flagged for inspection. Staff would provide homeowners with information about the benefits of having a legal secondary suite, such as reduced liability and increased resale value, and with the detailed steps required to create a suite in their home or to bring an existing suite into compliance. The programs/events would also assist homeowners in understanding their obligations under the BC Building Code and Residential Tenancy Act. Some homeowners may discover the process of creating or legalizing a suite is less cumbersome or costly than they had considered (particularly if the amendments proposed as part of this initiative are adopted).

Finally, staff recommend a communications plan be developed to alert the public of these developments. This plan would include a revision of the information documents available to the public - Secondary Suite Design Guidelines (Attachment 2), and Secondary Suites Made Easier (Attachment 3) to simplify and streamline instructions and remove information that is no longer relevant (such as reference to the grant program and outdated zoning rules); an update to the Secondary Suites webpage; and information promoting secondary suites included on City mail outs such as utility and property tax bills, and to groups such as realtors and mortgage brokers, who interact daily with homeowners and potential homeowners.

OPTIONS & IMPACTS

Option 1: Immediate Zoning Changes and Consideration of Infill Solutions During Local Area Planning (Recommended)

This option will remove existing regulatory barriers for adding secondary suites and will provide the opportunity to discuss other residential infill options with neighbourhoods to determine the best solutions.

Option 2: Immediate Zoning and Policy Changes (Not Recommended)

Should Council wish to implement residential infill policy changes immediately, Council could direct staff to develop policy changes to the Garden Suites policy to permit consideration for "plus site" properties to have both garden suites and secondary suites, subject to rezoning application consideration. This option would have the benefits of Option 1, and allow Council to consider allowing secondary suites and garden suites on the same property through a rezoning process. However, as staff would recommend public engagement to consider such a change, and are currently having conversations with neighbourhoods on future housing as part of accelerated local area planning, the City is well poised to evaluate these options and solutions for infill housing and accessory suites on a local area basis, and can bring forward future regulatory and policy changes that correspond with the completion of new neighbourhood plans. Therefore, Option 1 is recommended.

Next Steps

The Housing Strategy contains an action to revisit the secondary suite grant program for accessible suites that serve an aging population in 2017-2018, as well as to develop a fiscal strategy that considers relief from fees and permissive tax exemptions. As part of this work, staff will evaluate options for incentive plans for future consideration.

2015 - 2018 Strategic Plan

As a part of the Victoria Housing Strategy, this supporting action originates from the Strategic Plan 2015-2018 objective 6: "Make Victoria More Affordable".

Impacts to Financial Plan

Staff have submitted a supplementary request for \$100,000 in the 2017 budget to cover the cost of implementing action items in the Victoria Housing Strategy, including work resulting from zoning bylaw amendments and communication and engagement expenses. Any costs associated with the communications strategy recommended in this report would utilize this budget and have no further impact to the Financial Plan.

Official Community Plan Consistency Statement

This action is directly aligned with the Official Community Plan's policy directives of "Land Management and Development" and "Housing and Homelessness".

CONCLUSIONS

Reducing current restrictions in zoning would greatly increase the number of properties eligible for secondary suites, which has the potential to significantly increase the supply of affordable rental stock in Victoria, help the city in meeting its affordable housing targets, and assist in homeownership goals, which in turn would free up existing rental stock. These changes could be maximized by communicating them deliberately and effectively, and embarking on a program of assistance and amnesty for homeowners genuinely interested in developing secondary suites or bringing existing suites into safe and legal rental units to assuage concerns around life safety, liability, and fair taxation.

Respectfully submitted,

Lindsay Milburn

Senior Planner - Housing Policy

Community Planning

Jonathan Tinney,

Director.

Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

Date:

November 14,2016

List of Attachments

Attachment 1: Zoning Regulation Bylaw Schedule J – Secondary Suite Regulations

Attachment 2: Secondary Suite Design Guidelines Attachment 3: Secondary Suites Made Easier

No. 17-017

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by moving the parking requirements for Secondary Suites from Schedule J – Secondary Suite Regulations to Schedule C – Off-Street Parking, and by subsequently deleting the remainder of Schedule J in its entirety to reduce restrictions in zoning to the development of secondary suites.

Under its statutory powers, including section 479 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in public meeting, enacts as follows:

Title

1 This Bylaw may be cited as "Zoning Regulation Bylaw, Amendment Bylaw (No.1085)".

Zoning Regulation Bylaw

- **2** Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - in Schedule C Off-Street Parking, in section 16 under Building Class A
 (Residential), by adding a new number 15 immediately following number 14 and inserting the following building class and associated number of parking spaces:
 - 15 Secondary Suites

No off-street parking required

(b) by repealing Schedule J – Secondary Suite Regulations in its entirety.

Effective Date

4 This Bylaw comes into force on adoption.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR



Council Report

For the Meeting of April 13, 2017

To:

Council

Date:

March 13, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Rezoning Application No. 00458 for 149 Montreal Street

RECOMMENDATION

That Council give first and second reading of Bylaw No. 17-015 for Rezoning Application No. 00458 for 149 Montreal Street and a Public Hearing be set.

EXECUTIVE SUMMARY

The purpose of this report is to update Council regarding additional information requested by Council in relation to the Rezoning Application for 149 Montreal Street. In accordance with Council's amended motion of January 26, 2017 (attached) directing staff to "explore with the applicant the possibility of a Section 219 Covenant to restrict the hours and days of operation form Monday to Friday, 7:00 a.m. to 6:00 p.m." the James Bay Child Care Society, in correspondence dated February 28, 2017 (attached), has indicated they are "not interested in agreeing to these limitations at this time."

At this same Council meeting, Council requested that staff ensure "the applicants have accurate information regarding the number of child care facilities in the City of Victoria." To respond to this, staff have prepared a table based on the information presented by the applicant in their original submission with clarified information provided in the shaded cells; in some instances, the City has no formal record of a daycare's existence (e.g. no business license and/or no information on historical building records) so no update has been provided.

CONCLUSIONS

Given that the applicant has satisfied all conditions set to advance to a Public Hearing, staff recommend for Council's consideration that the Bylaw No. 17-015 be given first and second reading and a Public Hearing date be set.

Respectfully submitted,

Alison Meyer, Assistant Director Development Services Division Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager:

Date:

March 23,20#

List of Attachments:

- January 26,17 Council Motion
- Correspondence dated February 28, 2017 from the James Bay Child Care Society
- Childcare Facilities in Victoria Clarified Information

UNFINISHED BUSINESS

3. Rezoning Application No. 00458 for 149 Montreal Street – Application Ready to Proceed to Public Hearing

Council received a report dated January 12, 2017 from the Director of Sustainable Planning and Community Development, providing and update on the application and recommending first and second reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015.

Motion:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council give first and second reading of Zoning Regulation Bylaw Amendment (Bylaw No. 17-015) and direct staff to set a Public Hearing date for Rezoning Application No. 00458 for 149 Montreal Street.

Motion to refer:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the motion be referred back to the next Committee of the Whole meeting for clarification.

On the motion to refer: Carried Unanimously



149 Montreal St. Victoria, BC V8V 1Y9 250.388.9144

To: Alison Meyer Assistant Director Development Services City of Victoria 250.361.0293 ameyer@victoria.ca

February 28, 2017

Dear Ms. Meyer,

I write further to our telephone discussion last week in which you advised me that Council had directed you to inquire with us, the James Bay Child Care Society, (the "Society") whether we would agree to limitations on the hours and days of the week in which we could operate the Infant Plus daycare and other business of the Society. I note you asked us this in the context of a rezoning application we have before Council.

After careful consideration and consultation with our lawyer, we have decided that we would not be interested in agreeing to these limitations at this time. We note that s. 6 of the Victoria nuisance bylaw already includes effective regulations regarding hours of operation, and the Society will certainly respect this. We would like to proceed to a public hearing before Council on our rezoning application. We understand that we are tentatively scheduled to present our plan at a public hearing before Council on April 27, 2017.

On behalf of the Society, thank you for enquiring with us regarding this matter, and we look forward to continued discussions with you and your department, as well as Council, regarding our rezoning application.

Sincerely,

Caitlin Lemiski, President,

James Bay Child Care Society

Caitlin.lemiski@gmail.com

Copy to: Wendy Lowe, Director, Infant Plus Child Care (Operated by the James Bay Child Care Society) infantplus@shaw.ca

Childcare Facilities in Victoria - Clarified Information Provided in Shaded Cells

Childcare Facility Name	Address	Number of Childcare Spaces	Off- Street Parking	Comments	Zoning
Castleview Child Care Centre	1075 Joan Cres	40	0	- existing Nursery School - existing legal non-conforming parking	R1-A
Christ Church Cathedral Childcare	520 Niagara St	n/a	1	- use changed to SFD with secondary suite	R-2
Christ Church Cathedral Childcare	1670 Richardson St	40	7	not included in applicant's submission rezoned from R1-B to R1-36 in 2014 to permit childcare converted from single family dwelling to childcare (kindergarten)	R1-36
Little Hands Child Care	1303 Fairfield Rd	10** unconfirmed	0	- existing Church and Hall - existing legal non-conforming parking	R1-B
Springridge	1222 Gladstone Ave	8-toddler 21-3-5 yr olds 29-TOTAL	3*	- original SFD converted to daycare in 1982 - *required parking permitted to be located on GVSB owned property 30m west of site, as approved by Council	R-2
Rainbow Express	433 Kingston	32	1	- original SFD converted to daycare in 1975 - existing legal non-conforming parking - parking in side service driveway	R-2
Victoria Children's Centre	1515 Blanshard	12	0	- no City records	CA-4
Freedom Childcare Centre	749 View St	42	0	- commercial building, daycare added in 1995 - no parking required per the zone	CA-4
Cridge Child Care Services	1307 Hillside Ave	114-regular care 75-out of school 189-TOTAL	90-site 18-daycare	- part of Cridge Centre for the Family	R1-26
ABC Infant & Toddler	2700 Scott St	20	1*	- property rezoned and original SFD changed to daycare in 1990 - *1 space to be provided in the internal garage - no parking required for daycare per the zone	R1- SDC
Fernwood NRG	1240 Gladstone Ave	8-infant 8-toddler 25-3-5 yr olds 30-out of school 75-TOTAL	0	- part of community association - existing legal non-conforming parking	R-2
Carousel Child Care Centre	301 Richmond Ave	25	0	- original Church - no parking required for daycare per the zone	R1-DC
Ross Bay Pre- school	1620 Earle St	16	1	 not included in applicant's submission original SFD converted to daycare (kindergarten) in 2004 parking variance granted by way of DVP 04-29 	R1-G

NO. 17-015

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw for the R1-8 Zone, Montreal Day Care District, to add as a permitted use a day care that accommodates not more than 32 children and adding regulations relating to floor area, building height, setbacks, site coverage and parking.

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

- This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO.1071)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in Schedule B, Part 1.61 [R1-8 Zone, Montreal Day Care District] as follows:
 - (a) by repealing Sections 1, 2 and 3 and replacing those Sections with the following new Sections in Schedule 1 of this Bylaw:

"Sections 1.61.1 through 1.61.6."

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

8.0m

PART 1.61 - R1-8 ZONE, MONTREAL DAY CARE DISTRICT

1.61.1 Permitted Uses in this Zone

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

- a. All of the uses permitted in the R1-B Zone, Single Family Dwelling District.
- b. A day care that accommodates not more than 32 children

1.61.2 General

If the primary use of a Lot is a use permitted in the R1-B, Single Family Dwelling District,

- a. The regulations in the R1-B Zone, Single Family Dwelling District apply
- b. The regulations set out in Parts 1.61.3-1.61.6 do not apply

1 61 3	Floor Area,	Lot Area	and Lo	t Width
1.01.3	i iooi Alea.	LUL AI Ca	and Lu	t wildti

a. Principal <u>building</u> <u>height</u> (maximum)

 a. Floor <u>area</u>, for the first and second <u>storeys</u> combined (maximum) 	300m ²
b. Floor area, of all floor levels combined (minimum)	70m ²
c. Lot area (minimum)	460m²
d. Lot width (minimum average)	15m

1.61.4 Height, Roof Decks

b.	Roof deck	Not Permitted

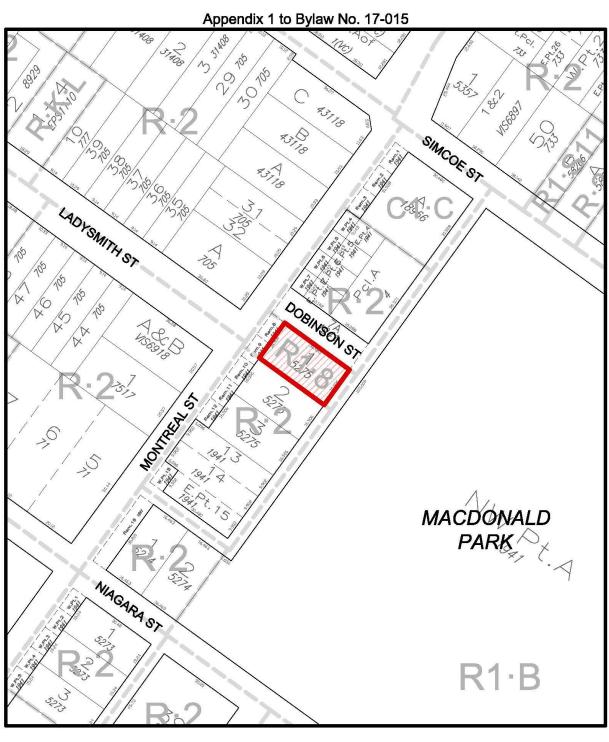
Schedule 1

PART 1.61 – R1-8 ZONE, MONTREAL DAY CARE DISTRICT

1.61.5	Setbacks, Projections	
a.	Front yard setback (minimum)	6.9m
	Except for the following maximum projections into the setback:	
	Steps less than 1.7m in <u>height</u>	2.5m
	• porch	1.6m
b.	Rear yard setback (minimum)	7.6m
C.	Side yard setback from interior lot lines (minimum)	1.65m
d.	Side yard setback on a flanking street for a corner lot (minimum)	1.3m
e.	Eave projections into <u>setback</u> (maximum)	0.75m
1.61.6	Vehicle Parking, Bicycle Parking and Site Coverage	
a.	Vehicle parking for a day care	No parking required
b.	Bicycle parking (minimum)	Subject to the regulations in Schedule "C"

40%

c. Open site space (minimum)





149 Montreal Street Rezoning #00458





Council Report For the Meeting of April 13th, 2017

To:

Council

Date:

April 7, 2017

From:

Susanne Thompson, Director of Finance

Subject:

2017 Business Improvement Area Bylaw

RECOMMENDATION

That Council give first, second, and third readings to "Business Improvement Area Rate Bylaw, 2017".

EXECUTIVE SUMMARY

In 2014, Council passed bylaw 14-062, Business Improvement Area Bylaw, 2015. This bylaw reestablished the Downtown Victoria Business Improvement Area Service (DVBA), authorizing the granting of money to the DVBA and the imposition of taxes for that purpose. The bylaw established the improvement area for the years 2015-2019 inclusive.

Each year, Council must pass a bylaw prescribing the rates to be imposed on properties within the business improvement area. These rates are calculated to recover the amount of the grant authorized in subsection 4(2) of Bylaw 14-062. For 2017, the authorized grant amount is \$1,035,065. The Business Improvement Area Rate Bylaw, 2017 must be passed prior to May 15th, and after the Financial Plan bylaw to be effective for the 2017 tax year.

Pursuant to section 5 and 6 of the Business Improvement Area Bylaw, 2015, the DVBA must present its budget annually to Council. On October 27, 2016 the DVBA's 2017 budget was presented to Committee of the Whole and subsequently received for information at the October 27, 2016 Council meeting.

Respectfully submitted,

Steven Vella

Manager-Revenue

Susanne Thompson Director of Finance

Report accepted and recommended by the City Manager:

Date:

April 7, 2017

NO. 17-036

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to levy taxes on taxable property located in the Downtown Victoria Business Improvement Area.

Under its statutory powers, including sections 215 and 216 of the *Community Charter*, and pursuant to the Business Improvement Area Bylaw, 2015, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. In this Bylaw "taxable property" has the same meaning as under the Business Improvement Area Bylaw, 2015.
- For the purpose of recovering the annual grant authorized by Council for the year 2017 under the Business Improvement Area Bylaw, 2015, and pursuant to subsections 6(1), (3) and (4) of that Bylaw, a tax is imposed on each of the taxable properties described in Schedule A, attached to and forming part of this Bylaw, in the amount shown opposite each such property in Schedule A.
- The taxes must be included in the City's real property tax roll for the year 2017 and is payable to and collected by the City's Collector in the same manner as other rates shown on the real property tax roll.
- 4. This Bylaw may be cited for all purposes as the "BUSINESS IMPROVEMENT AREA RATE BYLAW, 2017".

READ A FIRST TIME THIS	day of	2017
READ A SECOND TIME THIS	day of	2017
READ A THIRD TIME THIS	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

Schedule A - Bylaw No. 17-036

		Schedule A - Bylaw No	. 17-030	
Folio Number		Property Location	Legal Description	2017 Levy
01001154	Α	777 BLANSHARD ST	LOT 1, SECTION 88, VICTORIA, VIS7062	\$105.01
01001155	В	777 BLANSHARD ST	LOT 2, SECTION 88, VICTORIA, VIS7062	\$129.47
01001156	101	777 BLANSHARD ST	LOT 3, SECTION 88, VICTORIA, VIS7062	\$81.94
01001157	102	777 BLANSHARD ST	LOT 4, SECTION 88, VICTORIA, VIS7062	\$81.24
01001158	103	777 BLANSHARD ST	LOT 5, SECTION 88, VICTORIA, VIS7062	\$92.72
01001159	104	777 BLANSHARD ST	LOT 6, SECTION 88, VICTORIA, VIS7062	\$170.06
01001160	105	777 BLANSHARD ST	LOT 7, SECTION 88, VICTORIA, VIS7062	\$81.24
01004001		1019 BLANSHARD ST	VICTORIA LOTS 279 & 280	\$2,469.96
01004023		1009 BLANSHARD ST	THE NORTHERLY 30 FEET OF LOT 261, VICTORIA, CITY	\$358.76
01004024		804 BROUGHTON ST	LOT 1 PLAN 31711 VICTORIA OF LOTS 261 & 262	\$1,484.54
01005023		1107 BLANSHARD ST	LOT 281, VICTORIA CITY	\$2,647.59
01005024		1115 BLANSHARD ST	VICTORIA A OF LOTS 302/3	\$407.68
01005162		1125 BLANSHARD ST	LOT A PLAN VIP73975 VICTORIA OF LOTS 302 & 303	\$1,926.58
01006001		812 VIEW ST	LOT 1, OF LOTS 304, 305, 326, & 327, VICTORIA, PLAN 27731	\$3,406.46
01007019		826 YATES ST	LOT 1 PLAN VIP65118 VICTORIA OF LOTS 368 370 371 372 383 384 385 386 AND 387	\$7,563.63
01007021		1321 BLANSHARD ST	LOT A OF LOTS 368-370, 385-387 VICTORIA, VIP83640	\$53,165.55
01008025		800 JOHNSON ST	LOT 1 OF LOTS 388, 389, 390 & 432, VICTORIA, PLAN 49562	\$11,423.78
01008028	1	834 JOHNSON ST	LOT 1 OF LOTS 392 AND 393, VICTORIA, EPS522	\$206.17
01008029	2	834 JOHNSON ST	LOT 2 OF LOTS 392 AND 393, VICTORIA, EPS522	\$252.76
01008030	3	834 JOHNSON ST	LOT 3 OF LOTS 392 AND 393, VICTORIA, EPS522	\$150.84
01015001		1961 DOUGLAS ST	LOT A OF LOTS 736, 747, 748, 749 & 751, VICTORIA, PLAN 24557	\$2,074.80
01015006		752 CALEDONIA AVE	VICTORIA LOT 740 EXC PT INCL IN PL 29949	\$300.52
01015007		746 CALEDONIA AVE	LOT 739 VICTORIA	\$514.84
01015011		710 CALEDONIA AVE	LOT 1 PLAN 23509 VICTORIA	\$2,097.22
01015013		734 CALEDONIA AVE	LOT 1 OF LOTS 737 & 738, VICTORIA, VIS5569	\$475.82
01015014		736 CALEDONIA AVE	LOT 2 OF LOTS 737 & 738, VICTORIA, VIS5569	\$179.38
01015015		738 CALEDONIA AVE	LOT 3 OF LOTS 737 & 738, VICTORIA, VIS5569	\$345.36
01015016		732 CALEDONIA AVE	LOT 4 OF LOTS 737 & 738, VICTORIA, VIS5569	\$193.94
01016002		1819 DOUGLAS ST	LOT A OF LOTS 730 AND 731 VICTORIA EPP62664	\$737.90
01016013		1813 DOUGLAS ST	VICTORIA LOT 730/731, S PT .	\$663.99
01016025		1803 DOUGLAS ST	LOT A OF LOTS 712-716, 723-729, VICTORIA, VIP86828	\$10,785.47

Schedule A - Bylaw No. 17-036

Schedule A - Bylaw No. 17-036					
Folio Number	Property Location	Legal Description	2017 Levy		
01016026	755 CALEDONIA AVE	LOT A OF LOTS 714, 715, 716, 726 727, 728 AND 729 VICTORIA EPP66100	\$1,425.13		
01016027	785 CALEDONIA AVE	LOT B OF LOTS 723, 724, 725 AND 726 VICTORIA EPP66100	\$149.09		
01017001	1701 DOUGLAS ST	LOT A OF LOTS 692 TO 700 AND OF LOTS 703 TO 711 VICTORIA PLAN 13333	\$2,831.45		
01017004	780 FISGARD ST	LOT 2 OF LOTS 692 TO 696 INCLUSIVE, AND OF LOTS 707 TO 711 INCLUSIVE, VICTORIA, EPP3862	\$1,531.71		
01018010	741 FISGARD ST	LOT 684 VICTORIA	\$2,296.46		
01018016	722 CORMORANT ST	LOT 674 VICTORIA	\$2,277.18		
01018017	1601 DOUGLAS ST	VICTORIA S PT LOTS 672/3	\$562.31		
01018022	101 770 CORMORANT ST	LOT 1 OF LOTS 678, 679 & 680, VICTORIA, VIS1190	\$514.84		
01018074	727 FISGARD ST	LOT A PLAN VIP53962 VICTORIA AM LOTS 677 686 687	\$7,867.64		
01018075	1675 DOUGLAS ST	LOT A OF LOTS 672, 673, 689, 690 & 691, VICTORIA, PLAN 54550	\$12,717.87		
01018076	719 FISGARD ST	LOT 1 OF LOTS 687 AND 688, VICTORIA, PLAN 76202	\$1,018.04		
01019008	1520 BLANSHARD ST	LOT B, DISTRICT LOT 1257, VICTORIA, PLAN 60943	\$6,004.54		
01019009	1515 DOUGLAS ST	LOT 1 OF LOT 1247, 1248 AND 1257 VICTORIA EPP27886	\$14,193.67		
01020003	723 PANDORA AVE	LOT 157 VICTORIA	\$782.16		
01020004	735 PANDORA AVE	LOT 156 VICTORIA	\$519.50		
01020008	769 PANDORA AVE	LOT 151, VICTORIA, CITY	\$924.27		
01020009	785 PANDORA AVE	LOT 150 VICTORIA	\$729.16		
01020010	791 PANDORA AVE	LOT 149 VICTORIA	\$607.37		
01020012	726 JOHNSON ST	LOT 2 PLAN VIP69294 VICTORIA	\$580.07		
01020013	722 JOHNSON ST	LOT 142 VICTORIA	\$3,333.08		
01020014	716 JOHNSON ST	LOT 141	\$720.60		
01020015	1405 DOUGLAS ST	LOT 1 PLAN 21972 VICTORIA OF LOTS 139 & 140 .	\$6,377.86		
01020017	1483 DOUGLAS ST	LOT A PLAN 38222 VICTORIA OF LOTS 139 158 & 163.	\$6,333.60		
01020021	1410 BLANSHARD ST	LOT 1 OF LOTS 147 & 148, VICTORIA, VIS6683	\$750.71		
01020022	1406 BLANSHARD ST	LOT 2 OF LOTS 147 & 148, VICTORIA, VIS6683	\$190.56		
01020023	780 JOHNSON ST	LOT 3 OF LOTS 147 & 148, VICTORIA, VIS6683	\$383.22		
01021001	1313 DOUGLAS ST	LOT 20/37 VICTORIA N PT OF L20 .	\$1,363.40		
01021002	705 JOHNSON ST	VICTORIA LOT 36 AND W PT LOT 35 .	\$371.57		
01021004	721 JOHNSON ST	LOT 34	\$772.26		
01021005	727 JOHNSON ST	LOT 33 VICTORIA	\$748.97		

Schedule A - Bylaw No. 17-036

	Schedule A - Bylaw No. 17-036				
Folio Number	Property Location	Legal Description	2017 Levy		
01021006	731 JOHNSON ST	LOT 32 VICTORIA	\$1,549.18		
01021009	1320 BLANSHARD ST	LOT 1 PLAN 11516 VICTORIA	\$310.42		
01021010	1318 BLANSHARD ST	LOT 2 PLAN 11516 VICTORIA	\$892.82		
01021011	794 YATES ST	LOT 29 & THE SOUTHERLY 22 FEET OF LOT 107, VICTORIA CITY	\$2,677.88		
01021012	784 YATES ST	VICTORIA E PT LOT 572 .	\$550.95		
01021013	760 YATES ST	LOT 1 PLAN 28532 VICTORIA	\$1,078.02		
01021020	702 YATES ST	LOT 20 VICTORIA PARCEL B.	\$3,304.54		
01021023	706 YATES ST	LOT A, VICTORIA, PLAN 46366	\$11,256.63		
01021026	780 YATES ST	LOT 1 PLAN VIP63791 VICTORIA LOTS 30 31 108 AND 572	\$2,578.28		
01021030	726 YATES ST	LOT 1 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$174.72		
01021031	732 YATES ST	LOT 2 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$212.58		
01021032	736 YATES ST	LOT 3 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$152.01		
01021033	740 YATES ST	LOT 4 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$186.37		
01021034	744 YATES ST	LOT 5 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$153.75		
01022001	1225 DOUGLAS ST	LOT 1 PLAN 11443 VICTORIA	\$5,333.62		
01022002	709 YATES ST	VICTORIA PARCEL A, OF LOTS 3/17/18	\$1,918.43		
01022005	727 YATES ST	THE WESTERLY 30 FEET OF LOT 15, VICTORIA, CITY THE EASTERLY 50 FEET OF LOT 13, VICTORIA, EXCEPT THE EASTERLY 16 FEET 4 INC			
01022008	749 YATES ST	SAID LOT	\$815.94		
01022009	753 YATES ST	LOT 13 VICTORIA PORTION E PT	\$355.26		
01022010	759 YATES ST	VICTORIA LOTS 12 & 105 & 106	\$1,254.20		
01022017	716 VIEW ST	LOT 20F4 PLAN 22063 VICTORIA	\$376.23		
01022018	714 VIEW ST	LOT A PLAN 23702 VICTORIA OF LOT 4	\$263.24		
01022019	712 VIEW ST	LOT 4 VICTORIA EXC PTS INCL IN PLANS 22063 & 23702	\$191.67		
01022020	708 VIEW ST	THEREOF	\$768.77		
01022021	1201 DOUGLAS ST	LOT 2/3 VICTORIA	\$6,714.49		
01022031	743 YATES ST	LOT A PLAN VIS4308 VICTORIA OF LOTS 13 14 AND 15 BARE LAND STRATA.	\$10,869.91		
01022032	738 VIEW ST	LOT B PLAN VIS4308 VICTORIA OF LOTS 5 6 AND 7 BARE LAND STRATA.	\$18,746.29		
01023001	1175 DOUGLAS ST	LOT A OF LOTS 44, 45, 403 & 410, VICTORIA, PLAN 22117	\$21,738.08		
01023003	749 VIEW ST	LOT 39, VICTORIA CITY	\$868.94		
01023004	751 VIEW ST	LOT 38 VICTORIA	\$1,320.30		
01023005	1114 BLANSHARD ST	LOT 61, VICTORIA, CITY	\$881.75		

Schedule A - Bylaw No. 17-036

	Schedule A - Bylaw No. 17-036					
Folio Number		Property Location	Legal Description	2017 Levy		
01023006		1106 BLANSHARD ST	LOT 2 OF LOTS 28 & 66, VICTORIA, PLAN 4755	\$1,164.22		
01023007		780 FORT ST	LOT 1 PLAN 4755 VICTORIA DISTRICT LOT 28 & 66.	\$475.82		
01023008		778 FORT ST	VICTORIA N W PT LOT 28.	\$429.58		
01023009		766 FORT ST	VICTORIA N PT LOT 46 RS	\$1,122.87		
01023010		762 FORT ST	VICTORIA N PT LOT 47 RS	\$1,227.70		
01023011		744 FORT ST	VICTORIA LOT 48 & E 1/2 LOT 49 EXC S 8' NOW PT FORT ST.	\$4,712.20		
01023012		738 FORT ST	THE WEST 1/2 OF LOT 49, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET	\$866.61		
01023013		732 FORT ST	THE EASTERLY 30 FEET OF LOT 50, VICTORIA EXCEPT THE SOUTHERLY 8 FEET	\$843.32		
01023014		728 FORT ST	LOT 50 VICTORIA N W PT .	\$792.65		
01023015		724 FORT ST	THE EASTERLY 31.25 FEET OF LOT 51, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	\$586.48		
01023016		716 FORT ST	LOT 51 VICTORIA PORTION N W PT	\$799.05		
01023017		706 FORT ST	LOT 52 VICTORIA N PT RS .	\$510.18		
01023018		1125 DOUGLAS ST	LOT 2, DISTRICT LOT 403, VICTORIA CITY, PLAN 7304	\$3,590.50		
01024005		737 FORT ST	LOT 53 VICTORIA EXCEPT PLAN 30593 33082	\$832.83		
01024009		761 FORT ST	LOT 71/72 VICTORIA E PT 72 EXC PT INCL IN PL 30593.	\$1,712.26		
01024011		783 FORT ST	LOT 2 PLAN 8705 VICTORIA	\$436.22		
01024012		789 FORT ST	LOT 69 VICTORIA EXCEPT PLAN 30593.	\$1,278.95		
01024013		1018 BLANSHARD ST	VICTORIA N 30' OF LOT 68.	\$468.25		
01024014		1002 BLANSHARD ST	THE SOUTHERLY 90 FEET OF LOT 68, VICTORIA CITY	\$1,226.53		
01024015		754 BROUGHTON ST	THE EAST 1/2 OF LOT 67, VICTORIA	\$994.74		
01024016		744 BROUGHTON ST	LOT 67&65 VICTORIA W PT OF LT 67	\$1,149.08		
01024017		740 BROUGHTON ST	THE EASTERLY 50 FEET OF LOT 64, VICTORIA, CITY	\$668.60		
01024019		734 BROUGHTON ST	LOT 63 VICTORIA	\$2,172.93		
01024024		747 FORT ST	LOT A PLAN 30593 VICTORIA OF LOTS 53/64/72/73/74	\$7,302.13		
01024026	BSMT	777 FORT ST	LOT 1 OF LOT 70, VICTORIA, VIS700	\$161.44		
01024027	G-FLR	777 FORT ST	LOT 2 OF LOT 70, VICTORIA, VIS700	\$236.05		
01024028	2-FLR	777 FORT ST	LOT 3 PLAN VIS700 VICTORIA OF L 70	\$310.83		
01024029	3-FLR	777 FORT ST	LOT 4 PLAN VIS700 VICTORIA OF L 70	\$205.82		
01024030	4-FLR	777 FORT ST	LOT 5 PLAN VIS700 VICTORIA OF L 70	\$206.75		
01024032		731 FORT ST	LOT B, DISTRICT LOTS 53 AND 54, VICTORIA, PLAN 33082	\$973.19		
01024034		701 FORT ST	LOT A PLAN 33082 VICTORIA EXCEPT PLAN VIP59410, DISTRICT LOTS 53-56 AND 58	\$11,011.44		

		Schedule A - Bylaw No	o. 17-036	
Folio Number		Property Location	Legal Description	2017 Levy
01024035		720 BROUGHTON ST	LOT A PLAN VIP59410 VICTORIA OF LOTS 57 58 59 AND 60	\$24,458.47
01024036	101	732 BROUGHTON ST	LOT 1 OF LOT 62, VICTORIA, VIS6827	\$98.31
01024037	201	732 BROUGHTON ST	LOT 2 OF LOT 62, VICTORIA, VIS6827	\$1,039.58
01024038	301	732 BROUGHTON ST	LOT 3 OF LOT 62, VICTORIA, VIS6827	\$1,036.09
01025015		905 DOUGLAS ST	LOT A PLAN 1061 VICTORIA LOTS 75/76/77/94	\$1,821.03
01025021		933 DOUGLAS ST	LOT A PLAN 36042 VICTORIA OF LOTS 75 & 94.	\$3,635.92
01025022		980 BLANSHARD ST	LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88 .	\$11,132.58
01025025	Α	711 BROUGHTON ST	LOT 1 PLAN VIS4317 VICTORIA OF LOT 93	\$217.53
01025026	В	711 BROUGHTON ST	LOT 2 OF LOT 93, VICTORIA, VIS4317	\$131.62
01025027	С	711 BROUGHTON ST	LOT 3 OF LOT 93, VICTORIA, VIS4317	\$132.55
01025028	D	711 BROUGHTON ST	LOT 4 OF LOT 93, VICTORIA, VIS4317	\$63.13
01025029	Е	711 BROUGHTON ST	LOT 5 OF LOT 93, VICTORIA, VIS4317	\$723.34
01025032	Н	711 BROUGHTON ST	LOT 8 OF LOT 93, VICTORIA, VIS4317	\$527.65
01026002		727 COURTNEY ST	LOT 103 VICTORIA	\$765.86
01026005		725 COURTNEY ST	LOT 101	\$765.86
01026006		740 BURDETT AVE	LOT A PLAN 26090 SECTION 88 VICTORIA & OF LOT 100	\$5,951.55
01026008		850 BLANSHARD ST	LOT A, SECTION 88, VICTORIA, PLAN 26292	\$1,919.01
01026009		810 BLANSHARD ST	LOT B, SECTION 88, VICTORIA, PLAN 26090	\$5,317.89
01026010		716 BURDETT AVE	LOT 99 VICTORIA	\$1,052.40
01026014		733 COURTNEY ST	LOT 102 VICTORIA WEST PT.	\$401.27
01026015		739 COURTNEY ST	LOT 102 VICTORIA EAST PT .	\$401.27
01026016		759 COURTNEY ST	LOT 1, SECTION 88, VICTORIA, PLAN 74954	\$619.27
01026018		809 DOUGLAS ST	LOT 1 OF LOTS 95-98 AND 104, VICTORIA VIS6797	\$1,772.83
01026019		869 DOUGLAS ST	LOT 2 OF LOTS 95-98 AND 104, VICTORIA VIS6797	\$1,988.31
			LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE,	64.040.00
01027001		780 BLANSHARD ST	VICTORIA, PLAN 35B	\$4,619.60
01028007		728 HUMBOLDT ST	LOT A PLAN VIP71706 VICTORIA OF LOTS 316, 317, 320, 321 & 1627 .	\$7,568.29
01028174		762 HUMBOLDT ST	LOT 165, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VIS5966	\$168.90
01028175		758 HUMBOLDT ST	LOT 165, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VISS966	\$255.09
01028176		754 HUMBOLDT ST	LOT 167, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VISS966	\$513.09
01028177		780 HUMBOLDT ST	LOT 1, CHRIST CHURCH TRUST ESTATE, AND OF LOT 1627, VICTORIA, VIS6102	\$186.72
01028178		792 HUMBOLDT ST	LOT 2, CHRIST CHURCH TRUST ESTATE, AND OF LOT 1627, VICTORIA, VIS6102	\$251.95

Victoria City Council - 13 Apr 2017

Schedule A - Bylaw No. 17-036

	Schedule A - Bylaw No.	17-036	
Folio Number	Property Location	Legal Description	2017 Levy
01029001	777 DOUGLAS ST	LOT 1 OF LOT 352 , PLAN 17151, VICTORIA	\$6,106.17
01030009	749 DOUGLAS ST	LOT 1 PLAN 31886 VICTORIA LEASED PORTION .	\$912.04
01030019	703 DOUGLAS ST	LOT 2 OF LOTS 1269, 1270A, 1270B, SECTION 18, VICTORIA, PLAN 31886	\$1,073.36
01030021	757 DOUGLAS ST	LOT 1 PLAN 31886 VICTORIA LEASED PORTION.	\$950.48
01030027	755 HUMBOLDT ST	LOT 1 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B, VICTORIA, VIS6606	\$571.92
01030110	729 HUMBOLDT ST	LOT 80 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B VICTORIA, VIS6606	\$182.52
01030111	733 HUMBOLDT ST	LOT 81 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B VICTORIA, VIS6606	\$343.03
01030207	725 HUMBOLDT ST	LOT 177 OF LOTS 205, 206, 1627, 1270, 1270A &1270B, VICTORIA, VIS6606	\$177.11
01030208	723 HUMBOLDT ST	LOT 178 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B, VICTORIA, VIS6606	\$325.56
01030224	717 DOUGLAS ST	LOT 2 OF LOTS 1269, 1270A & 1270B, VICTORIA AND SECTION 18, VICTORIA, PLAN 31886	\$156.55
01030225	719 DOUGLAS ST	LOT 2 OF LOTS 1269, 1270A & 1270B, VICTORIA AND SECTION 18, VICTORIA, PLAN 31886	\$256.26
01031001	700 DOUGLAS ST	LOT A PLAN 23703 SECTION 6 VICTORIA OF LTS 171 207 209 210 211 212 213 214 215 228 & 1270-B EMPRESS HOTEL	\$15,139.49
01032002	633 COURTNEY ST	LOT 1 PLAN 26451 VICTORIA OF LOTS 347/8/9/350/1/364/5 & 366	\$10,966.59
01032003	850 DOUGLAS ST	LOT 1 OF LOTS 349, 350, 351, 363 AND 364, VICTORIA, PLAN 16810	\$12,682.34
01032004	818 DOUGLAS ST	LOT 2 PLAN 26451 VICTORIA 349/50/51	\$1,250.41
01032005	805 GORDON ST	LOT A PLAN 17686 VICTORIA	\$1,735.55
01032006	625 COURTNEY ST	LOT 1 PLAN VIS4624 OF LOTS 366 & 367	\$16.48
01032007	625 COURTNEY ST	LOT 2 PLAN VIS4624 OF LOTS 366 & 367	\$251.31
01032008	625 COURTNEY ST	LOT 3 PLAN VIS4624 OF LOTS 366 & 367	\$247.81
01032009	625 COURTNEY ST	LOT 4 PLAN VIS4624 OF LOTS 366 & 367	\$342.74
01032010	625 COURTNEY ST	LOT 5 PLAN VIS4624 OF LOTS 366 & 367	\$1,540.45
01033001	605 COURTNEY ST	LOT 224 VICTORIA METROPOLITAN BUILDING	\$3,272.51
01033002	607 COURTNEY ST	LOT 227 VICTORIA	\$1,055.31
01033003	801 GOVERNMENT ST	LOT A PLAN 27815 VICTORIA OF 225/6	\$13,204.17
01034001	609 BROUGHTON ST	LOT 1267 VICTORIA AND THAT AREA BENEATH THE PUBLIC SIDEWALK WEILER BUILDING	\$7,333.58
01034002	913 GOVERNMENT ST	LOT 1268 VICTORIA PORTION N PT, ROGERS' BLOCK .	\$1,049.48
01034003	911 GOVERNMENT ST	LOT 1268 VICTORIA EXC N 22 FT & EXC S 22 FT .	\$1,284.19
01034004	909 GOVERNMENT ST	LOT 1268 VICTORIA S PT .	\$1,202.66
01034005	907 GOVERNMENT ST	VICTORIA N PT LOT 223.	\$1,033.76
01034006	600 COURTNEY ST	LOT 223 VICTORIA S PT .	\$1,961.52
01035001	617 BROUGHTON ST	LOT A PLAN 14044 VICTORIA OF LOTS 229 230 235 236 237 525 .	\$7,113.43
			25.753

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Schedule A - Bylaw No. 17-036

Schedule A - Bylaw No. 17-036					
Folio Number		Property Location	Legal Description	2017 Levy	
01035006		912 DOUGLAS ST	LOT A, OF LOTS 231 & 232, VICTORIA, VIP87927	\$2,888.70	
01036001		655 FORT ST	LOT 537, VICTORIA CITY	\$2,881.13	
01036002		685 FORT ST	LOT 1, OF LOTS 240 AND 536, VICTORIA CITY, PLAN 16563.	\$10,488.44	
01036003		1000 DOUGLAS ST	PARCEL A (DD 104348I), LOT 240, VICTORIA CITY	\$3,807.15	
01036004		1005 BROAD ST	STREET	\$3,937.61	
01037001		1023 GOVERNMENT ST	PLAN 2671 VICTORIA LOTS 1 AND 20 PLAN 2671.	\$1,486.87	
01037004		637 FORT ST	LOT 238 & 538, VICTORIA, CITY EXCEPT THE EASTERLY STRIP	\$11,762.38	
01037007		1001 GOVERNMENT ST	LOT 7 & 8 PLAN 2671 VICTORIA OF LOT 121A HAMLEY BUILDING.	\$1,571.90	
01037009		1009 GOVERNMENT ST	LOTS 4, 5 AND THE NORTHERLY 24 FEET OF LOT 9 OF LOT 121A, VICTORIA, PLAN 2671	\$1,266.14	
01037010		1017 GOVERNMENT ST	PLAN 2671 DISTRICT LOT 121A VICTORIA LOT 2 & 3.	\$1,868.92	
01037011		1007 GOVERNMENT ST	LOT 6 AND THE SOUTHERLY PART OF LOT 9 OF LOT 121A, VICTORIA, PLAN 2671	\$1,004.64	
01037012		615 FORT ST	LOT A OF LOT 121-A, VICTORIA, VIP87839	\$6,927.07	
01037014	102	608 BROUGHTON ST	LOT 1 OF LOT 121A VICTORIA, EPS1336	\$758.87	
01037015	100	608 BROUGHTON ST	LOT 2 OF LOT 121A VICTORIA, EPS1336	\$261.50	
01037016	200	608 BROUGHTON ST	LOT 3 OF LOT 121A VICTORIA, EPS1336	\$992.41	
01039012		1150 DOUGLAS ST	LOT A (DD EC116724) OF LOTS 121, 169, 169A, 170, 170A, 404-406, 411-415, VICTORIA, PLAN 48135	\$73,223.99	
01040001		631 YATES ST	LOT 1 PLAN 31129 VICTORIA OF LOTS 428 & 429 .	\$4,976.03	
01040002		1222 DOUGLAS ST	VICTORIA S PT LOT 426 & E PT LOT 427 & PCL A OF LOTS 427/428.	\$4,481.57	
01040003		1280 DOUGLAS ST	VICTORIA N PT LOT 426.	\$1,047.74	
01040007		1214 DOUGLAS ST	LOT A PLAN 48444 VICTORIA EXCEPT PLAN VIP64889, OF LOTS 416-419.	\$6,506.57	
01040008		1200 DOUGLAS ST	LOT B OF LOTS 416 - 419, VICTORIA, PLAN 48444	\$2,415.80	
01040009		650 VIEW ST	LOT C PLAN 48444 VICTORIA OF LOTS 416-419.	\$1,791.46	
01040010		1215 BROAD ST	LOT 1 OF LOTS 416 AND 417, VICTORIA, PLAN 64889	\$1,859.60	
01041001		1241 GOVERNMENT ST	LOT A OF LOTS 164, 164A, 165, 165A (DD E36455), VICTORIA, PLAN 10820	\$1,916.10	
01041003		615 YATES ST	LOT 1 OF LOTS 164A & 165A, VICTORIA, PLAN 38582	\$4,464.10	
01041004		1210 BROAD ST	LOT 166A, VICTORIA, CITY	\$1,820.58	
01041007		612 VIEW ST	LOT 167 VICTORIA	\$5,439.03	
01041008		1221 GOVERNMENT ST	LOT 5 PLAN 10820 VICTORIA	\$2,011.03	
01041009		1223 GOVERNMENT ST	LOT 2 PLAN 10820 VICTORIA	\$2,445.50	
01041010		620 VIEW ST	THE EAST HALF OF LOT 167-A, VICTORIA, CITY	\$3,698.24	
01042001		1325 GOVERNMENT ST	LOT 159 VICTORIA N PT EXC PT INCL IN PL 33100.	\$1,391.94	

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Schedule	Δ -	R	daw	No	17-036
Schedule	M -	DV	Idv	IVO.	17-030

	Schedule A - Bylaw No.	17-036	
Folio Number	Property Location	Legal Description	2017 Levy
01042003	1314 BROAD ST	LOT 159A/160A, PORTION E PTS VICTORIA	\$2,321.45
01042004	1312 BROAD ST	LOT 2, DISTRICT LOT 161A, VICTORIA, PLAN 5500	\$412.34
01042006	622 YATES ST	LOT "A" OF LOTS 161-A AND 162-A, VICTORIA, PLAN 3564	\$366.33
01042007	614 YATES ST	LOT C PLAN 3564 VICTORIA	\$662.77
01042008	606 YATES ST	VICTORIA E PT LOT 162.	\$453.28
01042010	1306 BROAD ST	LOT 1 VICTORIA PL VIP5500	\$288.87
01042011	1313 GOVERNMENT ST	THE NORTH 1/2 OF LOT 161, VICTORIA, CITY	\$950.48
01042012	1319 GOVERNMENT ST	LOT 160, VICTORIA	\$2,821.73
01042014	1323 GOVERNMENT ST	LOT A PLAN 33100 DISTRICT LOT 159 VICTORIA	\$645.88
01042015	1301 GOVERNMENT ST	LOT A OF LOTS 161 AND 162, VICTORIA, PLAN 49321, EXCEPT PART IN PLAN 54020	\$2,130.42
01042016	1305 GOVERNMENT ST	LOT 1 PLAN VIP54020 VICTORIA OF LOTS 161 & 162.	\$1,437.95
01043001	1315 BROAD ST	LOTS 424 & 425, VICTORIA, CITY	\$1,064.28
01043003	1328 DOUGLAS ST	VICTORIA PARCEL 1 OF A, OF LOTS 430/431 .	\$722.18
01043007	1300 DOUGLAS ST	LOT 1 PLAN 17635 VICTORIA	\$1,083.26
01043008	648 YATES ST	LOT 421 VICTORIA	\$1,067.54
01043009	644 YATES ST	LOT 7 PLAN 2567	\$333.72
01043010	642 YATES ST	LOT 6 PLAN 2567 VICTORIA	\$313.33
01043011	640 YATES ST	LOT 5 PLAN 2567 VICTORIA	\$298.77
01043012	634 YATES ST	LOT 4 PLAN 2567 VICTORIA	\$617.34
01043013	632 YATES ST	LOT 3, OF LOT 423, VICTORIA, PLAN 2567	\$592.30
01043014	1305 BROAD ST	LOTS 1/2 PLAN 2567 VICTORIA	\$866.03
01043015	645 JOHNSON ST	VICTORIA PARCEL A, OF LOTS 430 AND 431 (DD 74649I) AND E PT LOT 430 AND E PT OF LOT 431 .	\$1,707.01
01043017	1310 DOUGLAS ST	LOT 1 OF LOT 420, VICTORIA, VIS5193	\$507.91
01044003	1416 DOUGLAS ST	LOT A PLAN 12000 VICTORIA	\$1,005.80
01044006	1402 DOUGLAS ST	THE EASTERLY 60 FEET OF LOT 671, VICTORIA	\$1,252.74
01044008	1407 BROAD ST	LOT 665, VICTORIA CITY	\$580.07
01044009	1415 BROAD ST	LOT 666, VICTORIA, CITY	\$1,184.02
01044011	634 JOHNSON ST	LOT A OF LOTS 664 AND 671, VICTORIA, PLAN 34894	\$2,530.53
01044012	1410 DOUGLAS ST	LOT 1 OF LOT 670, VICTORIA, PLAN 23213	\$710.12
01045001	603 PANDORA AVE	LOT 1 PLAN 7110 VICTORIA AND LOT 661 662 663	\$947.56
01045004	613 PANDORA AVE	LOT A OF LOTS 659 AND 660 VICTORIA EPP28096	\$613.85

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Schedule A - Bylaw No. 17-036

	Schedule A - Bylaw No.	17-036	
Folio Number	Property Location	Legal Description	2017 Levy
01045006	618 JOHNSON ST	LOT B PLAN 7492 VICTORIA	\$571.92
01045010	1408 BROAD ST	LOT 1, OF LOT 658, VICTORIA, PLAN 32505	\$455.44
01045011	1414 BROAD ST	LOT 2 PLAN 32505 VICTORIA OF LOTS 658/659 .	\$520.08
01045012	1 1407 GOVERNMENT ST	LOT 1 OF LOTS 656 AND 663, VICTORIA, VIS1633	\$322.65
01045013	2 1407 GOVERNMENT ST	LOT 2 OF LOTS 656 & 663, VICTORIA, VIS1633	\$390.21
01045018	1 1411 GOVERNMENT ST	LOT 1 PLAN VIS4995 VICTORIA OF LOT 663 HERITAGE TX/EX BYLAW SECTION 359(1)(A) LGA 10 YEAR PERIOD EXPIRES 2010	\$108.04
01045019	2 1411 GOVERNMENT ST	LOT 2 PLAN VIS4995 VICTORIA OF LOT 663	\$456.02
01045028	1420 BROAD ST	LGA	\$5,864.19
01046010	1672 DOUGLAS ST	LOT A PLAN 11299 VICTORIA	\$1,343.13
01046021	20 20 CENTENNIAL SQ	LEASED PORTION OF LOT 2 OF LOTS 535, 584-592, 594-601, 1249, 1250-1252, AND CLOSED ROAD ADJOINING, VICTORIA, VIP76432	\$153.75
01046024	1 1689 GOVERNMENT ST	LEASED AREA OF LOT 1, VICTORIA, VIP76432	\$748.38
01047002	613 HERALD ST	LOT 617	\$583.56
01047007	1720 DOUGLAS ST	LOT 611 & 612, VICTORIA, CITY	\$1,861.35
01047008	1708 DOUGLAS ST	THE NORTHERLY 50 FEET OF LOT 609 & LOT 610, VICTORIA, CITY	\$585.54
01047016	618 FISGARD ST	LOT 604	\$619.67
01047017	614 FISGARD ST	PLAN 2779 VICTORIA LOT 13 AND E PT LOT 14.	\$418.75
01047018	612 FISGARD ST	LOT 14 PLAN 2779 VICTORIA W PT .	\$450.20
01047019	1701 GOVERNMENT ST	PLAN 2779 VICTORIA LOTS A & 8 OF LOTS 602 & 603.	\$862.07
01047021	1713 GOVERNMENT ST	LOT 7 PLAN 2779 VICTORIA	\$273.15
01047024	622 FISGARD ST	LOT 605 VICTORIA GEE TUCK TONG BENEVOLENT SOCIETY.	\$892.82
01047025	655 HERALD ST	LOT A PLAN 42094 VICTORIA OF LOTS 614/615/616 PT LOT 606 & W PT 607 .	\$307.51
01047026	638 FISGARD ST	LOT 1 PLAN VIP55957 VICTORIA OF LOTS 607 AND 608.	\$510.76
01047027	646 FISGARD ST	LOT 2 PLAN VIP55957 VICTORIA OF LOTS 609 AND 610.	\$722.76
01047028	1725 GOVERNMENT ST	LOT 1 OF LOTS 618 & 619, VICTORIA, EPS569	\$83.69
01047029	1725 GOVERNMENT ST	LOT 2 OF LOTS 618 & 619, VICTORIA, EPS569	\$188.64
01047057	1717 GOVERNMENT ST	LOT 5 OF LOTS 618 AND 619, VICTORIA, PLAN VIP2779	\$234.71
01048003	611 CHATHAM ST	VICTORIA LOT 634/635.	\$1,210.63
01048004	629 CHATHAM ST	LOT 633	\$583.56
01048005	635 CHATHAM ST	LOT 632	\$583.56
01048006	1850 DOUGLAS ST	LOT A OF LOTS 629, 630 & 631, VICTORIA, PLAN 25475	\$1,336.61

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	Schedule A - Bylaw No.	17-036	
Folio Number	Property Location	Legal Description	2017 Levy
01048010	624 HERALD ST	LOT 624	\$583.56
01048011	618 HERALD ST	LOT 623	\$589.21
01048012	610 HERALD ST	VICTORIA LOTS 620/621/622 .	\$1,992.39
01048013	1802 DOUGLAS ST	LOT 1 PLAN 36720 VICTORIA OF LOTS 627 & 628	\$10,787.21
01048014	1885 GOVERNMENT ST	LOT A PLAN 45681 VICTORIA OF LTS 636 & 637	\$1,351.17
01048016	650 HERALD ST	LOT 1 OF LOT 625, VICTORIA, VIS5362	\$171.23
01048017	652 HERALD ST	LOT 2 PLAN VIS5362 VICTORIA LOT 625	\$99.36
01049002	1900 DOUGLAS ST	LOT 1 PLAN 29369 VICTORIA OF LOTS 638 TO 648	\$2,059.48
01049004	1901 GOVERNMENT ST	LOT B PLAN 2779 VICTORIA OF LOTS 638/639.	\$422.82
01055001	701 BELLEVILLE ST	LOT 30, 31, 32, 33, 34 & 35, DISTRICT LOT 1269, VICTORIA, PLAN 760	\$3,049.74
01057007	1907 STORE ST	LOT A PLAN 45292 VICTORIA OF LOTS 487-491/500/501/506-508	\$1,903.11
01057008	530 CHATHAM ST	LOT B OF LOTS 491-500, VICTORIA, PLAN 45292	\$3,626.02
01058001	515 CHATHAM ST	VICTORIA LOTS 483/4/5/6	\$2,159.54
01058002	533 CHATHAM ST	LOT 481 & 482, VICTORIA	\$1,178.25
01058004	1802 GOVERNMENT ST	VICTORIA LOT 477/478	\$2,546.84
01058005	542 HERALD ST	LOT 476 VICTORIA	\$711.69
01058010	504 HERALD ST	VICTORIA LOTS 469/70/71/72 .	\$2,765.82
01058011	532 HERALD ST	LOT A OF LOTS 473 & 474, VICTORIA, PLAN 68503	\$895.15
01058014	551 CHATHAM ST	LOT 1 OF LOT 479, VICTORIA, VIS5035 LOT A PLAN VIP72416 VICTORIA OF LOTS 475 & 480 HERITAGE TX/EX BYLAW SECTION	\$938.25
01058036	536 HERALD ST	359(1)(A) LGA	\$1,005.80
01059002	517 HERALD ST	LOT 1, VICTORIA, PLAN 14527	\$1,424.26
01059003	523 HERALD ST	LOT 2 PLAN 14527	\$606.28
01059005	541 HERALD ST	LOT 463, VICTORIA, CITY	\$623.98
01059006	543 HERALD ST	LOT 462, VICTORIA, CITY	\$633.07
01059008	1750 GOVERNMENT ST	LOT 460 VICTORIA	\$735.05
01059009	564 FISGARD ST	LOT 459 VICTORIA	\$919.03
01059010	554 FISGARD ST	LOT 2 PLAN 8952 VICTORIA	\$670.34
01059011	546 FISGARD ST	LOT 457 VICTORIA	\$1,290.60
01059012	538 FISGARD ST	LOT 456, VICTORIA, CITY	\$1,486.87
01059013	530 FISGARD ST	LOT 454	\$656.36
01059015	531 HERALD ST	LOT A PLAN VIP68735 VICTORIA OF LOT 464 .	\$952.22

Schedule A - Bylaw No. 17-036

	Schedule A - Bylaw No. 17-036				
Folio Number	Property Location	Legal Description	2017 Levy		
01059017	532 FISGARD ST	LOT C PLAN VIP68735 VICTORIA OF LOT 455.	\$734.41		
01059030	1705 STORE ST	LOT 1 OF LOTS 451, 452, 467, 468, VICTORIA, PLAN 76332	\$1,785.99		
01060004	539 FISGARD ST	VICTORIA LOT 445 AND W PT LOT 444 .	\$992.99		
		THE WESTERLY 1/2 OF LOT 443, VICTORIA CITY AND THE EASTERLY 40 FEET OF LOT 444	5)		
01060005	549 FISGARD ST	VICTORIA, CITY	\$918.44		
01060006	557 FISGARD ST	LOT A PLAN 17268 VICTORIA	\$545.13		
01060007	565 FISGARD ST	LOT B PLAN 17268 VICTORIA	\$1,220.71		
01060009	550 PANDORA AVE	LOT 440 VICTORIA	\$778.61		
01060018	546 PANDORA AVE	LOT 1 PLAN 32936 VICTORIA OF LOT 439 .	\$1,220.71		
01060021	1619 STORE ST	LOT 1 PLAN 41127 VICTORIA OF LOTS 154 434 449 450 .	\$914.37		
01060024	505 FISGARD ST	LOT A PLAN 42419 VICTORIA OF LOTS 449 & 450 .	\$1,337.19		
01060025	506 PANDORA AVE	LOT A PLAN 41127 VICTORIA OF LOTS 154/434/435/450 .	\$1,779.92		
01060038	530 PANDORA AVE	LOT 1 OF LOTS 435, 436, 437, 447, 448 AND 449 VICTORIA, EPS1833	\$447.28		
01060039	524 PANDORA AVE	LOT 2 OF LOTS 435, 436, 437, 447, 448 AND 449, VICTORIA, EPS1833	\$429.81		
01060040	519 PANDORA AVE	LOT 3 OF LOTS 435, 436, 437, 447, 448 AND 449, VICTORIA, EPS1833	\$992.41		
01060174	534 PANDORA AVE	LOT A OF LOTS 437 AND 446 VICTORIA EPP58230	\$387.59		
01061002	560 JOHNSON ST	LOT 194 VICTORIA /PCL A193/528/529/E PT 530/1262/AMD 1263/AMD 1264/E PT 1265/PCL A 1-6/N PT 1265-6 MARKET SQUARE	1265 \$10,270.04		
01061004	529 PANDORA AVE	LT 530 VICTORIA	\$407.10		
01061008	582 JOHNSON ST	AMENDED LOT 1259, (DD 68237-I), VICTORIA, CITY	\$1,242.26		
01061009	572 JOHNSON ST	LOT 1260 VICTORIA	\$881.75		
01061010	566 JOHNSON ST	LOT 1261 VICTORIA	\$1,054.14		
01061020	1 501 PANDORA AVE	LOT 1 PLAN VIS1580 VICTORIA OF LT 193.	\$204.19		
01061025	595 PANDORA AVE	LOT 1 OF LOTS 531, 532 & 533, VICTORIA, PLAN 77724	\$880.59		
01061027	1450 GOVERNMENT ST	LOT 1 OF LOTS 533, 534 AND AMENDED LOT 1258, VICTORIA, VIS6012	\$4,047.10		
01062003	541 JOHNSON ST	LOT 12, 13 & PART OF ALLEY ADJOINING LOT 13 OF LOT 178, VICTORIA, PLAN 2524	\$320.32		
01062008	579 JOHNSON ST	PARCEL A OF LOTS 173 & 174, VICTORIA, CITY	\$553.28		
01062009	585 JOHNSON ST	LOT 173, VICTORIA, EXCEPT THE WESTERLY 14.5 FEET	\$702.08		
01062010	1320 GOVERNMENT ST	LOT 172, VICTORIA CITY	\$2,898.60		
01062013	1308 GOVERNMENT ST	LOT 3 PLAN 23847 VICTORIA OF 182E .	\$439.13		
01062014	578 YATES ST	LOT 4 PLAN 23847 VICTORIA OF 182E .	\$769.35		
01062015	574 YATES ST	LOT 5 PLAN 23847 VICTORIA OF 182E & 183.	\$420.49		

Schedule A - Bylaw No. 17-036

	Schedule A - Bylaw No. 17-036						
Folio Number	Property Location	Legal Description	2017 Levy				
01062017	564 YATES ST	THE EASTERLY PART OF LOT 184, VICTORIA, CITY	\$649.38				
01062020	546 YATES ST	LOT 1 OF LOTS 175, 176, 186, 187, VICTORIA, PLAN 30210	\$3,259.69				
01062022	536 YATES ST	LOT 187 VICTORIA W PT.	\$523.00				
01062026	1321 WADDINGTON ALLEY	LEASED PORTION OF LOT 9, VICTORIA, PLAN 2524	\$27.84				
01062031	565 JOHNSON ST	LOT A PLAN 36667 VICTORIA OF LOTS 174 & 175.	\$1,349.42				
01062034	547 JOHNSON ST	LOT 177, LOT 1 OF LOTS 175 AND 176, VICTORIA, PLAN 7314, EXCEPT PART IN PLANS 28721 AND 30210	\$2,407.06				
01062037	537 JOHNSON ST	LOT 1 PLAN VIP68655 VICTORIA OF LOTS 178 & 179.	\$760.61				
01063006	510 YATES ST	LOT 24 OF LOT 191, VICTORIA, PLAN 2524	\$835.74				
01063010	516 YATES ST	LOT 1 PLAN VIP52204 VICTORIA OF LOT 190 VICTORIA YOUTH HOSTEL	\$760.03				
01063013	101 1310 WADDINGTON ALLEY	LOT 1 OF LOT 190 VICTORIA EPS2086	\$131.62				
01064001	503 YATES ST	LOT 1 PLAN 7167 VICTORIA OF LOTS 197 198 199 200 .	\$2,666.81				
01064002	527 YATES ST	VICTORIA PCL C (DD 53505-I) OF LOTS 197 & 198 EXC PT IN PL 7167.	\$1,484.54				
01064004	533 YATES ST	LOT 197 VICTORIA PARCEL B, PERMISSIVE EXEMPTION SEC 341 LGA.	\$731.49				
01064005	535 YATES ST	LOT 1 PLAN 18712 VICTORIA	\$2,302.23				
01064007	1218 LANGLEY ST	VICTORIA LOT 1622/1623.	\$906.80				
01064009	12 BASTION SQ	LOT A PLAN 19960 VICTORIA	\$3,570.69				
01064010	10 BASTION SQ	VICTORIA PARCEL E, (DD 169756-I) OF LOTS 197/198/200/204 HERITAGE .	\$4,333.64				
01065002	1200 GOVERNMENT ST	LOTS 1595, 1596, 1597 & 1598, VICTORIA, CITY	\$2,921.90				
01065004	1254 GOVERNMENT ST	LOT 1 PLAN 7696 VICTORIA LEASED AREA 6411 SQ FT .	\$2,149.64				
01065005	1230 GOVERNMENT ST	LOT 1, VIP7696 OFFICE SPACE PORTION OF THE 5TH FLR	\$391.37				
01066002	1130 GOVERNMENT ST	LOTS 7, 8, 9,10,11, 12 & NORTH PART OF LOT 13, BLOCK 76, SECTION 18, VICTORIA, PLAN 219	\$1,873.00				
01066003	1116 GOVERNMENT ST	LOT 6 BLOCK 76 PLAN 219 SECTION 18 VICTORIA E A MORRIS BUILDING.	\$872.44				
01066004	1110 GOVERNMENT ST	BLOCK 76 PLAN 219 VICTORIA LOTS 4/5/14/15 & S PT 13.	\$2,708.74				
01066005	1108 GOVERNMENT ST	LOT 1 PLAN 13144 VICTORIA ROYAL BANK BUILDING .	\$2,473.45				
01066006	1102 GOVERNMENT ST	BLOCK 76 PLAN 219 VICTORIA LT 1 & S PT LOTS 17/18 LASCELLES' BLOCK .	\$2,206.13				
01067001	15 BASTION SQ	LOT 12 BLOCK 77 PLAN 219 VICTORIA PORTION W PT, EXCEPT PLAN 49436, WILSON & PROCTOR BUILDING	\$1,233.52				
01067005	45 BASTION SQ	LOT 1 PLAN 23995 SECTION 18 VICTORIA	\$1,515.40				
01067006	1114 LANGLEY ST	LOT 4 BLOCK 77 PLAN 219 VICTORIA	\$385.55				
01067008	520 FORT ST	LOT A PLAN 23498 SECTION 18 VICTORIA	\$965.04				
01067011	500 FORT ST	LOT 18 BLOCK 77 PLAN 219 VICTORIA	\$1,538.70				

		Schedule A - Bylaw No	. 17-036	
Folio Number		Property Location	Legal Description	2017 Levy
01067015		510 FORT ST	LOT 2 PLAN 29564 SECTION 18 VICTORIA PERMISSIVE EXEMPTION SEC 341 LGA	\$518.34
01067016		506 FORT ST	LOT 1, SECTION 18, VICTORIA, PLAN 29564	\$413.50
01067018		31 BASTION SQ	LOT 1 PLAN 22323 SECTION 18 VICTORIA BOARD OF TRADE BUILDING	\$5,058.14
01067019		1107 WHARF ST	LOT A PLAN 32475 VICTORIA RITHET BUILDING	\$4,839.16
01067020		512 FORT ST	LOT A PLAN 47531 SECTION 18 VICTORIA	\$790.90
01067022	101	19 BASTION SQ	LOT 1, SECTION 18, VICTORIA, VIS1861	\$96.79
01067023	102	19 BASTION SQ	LOT 2, SECTION 18, VICTORIA, VIS1861	\$85.79
01067024	201	19 BASTION SQ	LOT 3, SECTION 18, VICTORIA, VIS1861	\$116.77
01067025	202	19 BASTION SQ	LOT 4, SECTION 18, VICTORIA, VIS1861	\$85.21
01067026	301	19 BASTION SQ	LOT 5, SECTION 18, VICTORIA, VIS1861	\$114.44
01067027	302	19 BASTION SQ	LOT 6, SECTION 18, VICTORIA, VIS1861	\$86.43
01067028	401	19 BASTION SQ	LOT 7, SECTION 18, VICTORIA, VIS1861	\$116.71
01067029	402	19 BASTION SQ	LOT 8, SECTION 18, VICTORIA, VIS1861	\$84.39
01068002		517 FORT ST	LOT 5, 6 & 7, BLOCK 74, SECTION 18, VICTORIA, PLAN 219	\$2,416.38
01068003		1010 LANGLEY ST	LOT 4 BLOCK 74 PLAN 219 VICTORIA	\$617.34
01068004		1000 LANGLEY ST	LOT A PLAN 26978 SECTION 18 VICTORIA	\$970.86
01068005		1001 WHARF ST	LOT 13, BLOCK 74, SECTION 18, VICTORIA, PLAN 219	\$1,693.62
01069001		525 FORT ST	LOT 9, BLOCK 75, VICTORIA, PLAN 219	\$922.52
01069003		1012 GOVERNMENT ST	LOT 5 BLOCK 75 PLAN 219 VICTORIA	\$854.96
01069007		1020 GOVERNMENT ST	LOT 6, BLOCK 75, VICTORIA, PLAN 219	\$1,033.18
01069009		1022 GOVERNMENT ST	LOT A PLAN 48819 SECTION 18 VICTORIA BANK OF BC BUILDING	\$5,634.72
01069011		1000 GOVERNMENT ST	PARCEL B (BEING A CONSOLIDATION OF LOTS 1 AND 2, SEE CA3746612) BLOCK 75 VICTORIA DISTRICT PLAN 219	\$2,615.56
01070003		910 GOVERNMENT ST	LOT 1, SECTION 18, VICTORIA, VIS612	\$25,410.11
01072001		816 GOVERNMENT ST	LOTS 1-8, BLOCK 71, SECTION 18, VICTORIA, PLAN 219	\$8,031.30
01073022		1202 WHARF ST	LOT 2 PLAN 28188 VICTORIA OF 200A/200B/203 FINLAYSON BUILDING HERITAGE-UPC 17	\$4,313.25
01073023		WHARF ST	VICTORIA THAT PT SEC 18 OUTLINED IN RED ON PL 893 B L	\$10.48
01073028	В	1218 WHARF ST	LOT 1 PLAN VIS490 VICTORIA OF LOT 203	\$264.58
01073029		1218 WHARF ST	LOT 2 OF LOT 203, VICTORIA, VIS490	\$475.24
01073044	107	1234 WHARF ST	LOT 8 PLAN VIS962 VICTORIA OF LOTS 200-A 200-B 201 203 .	\$96.39

		Schedule A - Bylaw No	D. 17-036	
Folio Number	800	Property Location	Legal Description	2017 Levy
01073102		812 WHARF ST	LOT 1 PLAN 46631 SECTION 18 VICTORIA LEASED PORTION 15,023 SQ FT & PT OF THE BED OF VICTORIA HARBOUR LOT 1, SECTION 18, VICTORIA LEASED PORTION 648 & PART OF THE BED OF VICTORIA	\$2,855.5
01073103	102	812 WHARF ST	HARBOUR	\$540.4
01073104		812 WHARF ST	LOT 1 PLAN 46631 SECTION 18 VICTORIA LEASED PORTION 2412 & PT OF THE BED OF VICTORIA HARBOUR	\$1,350.5
01073105		1004 WHARF ST	LOT 1, VICTORIA, PLAN 46965	\$93.7
01073106		1002 WHARF ST	LOT 2 PLAN 46965 VICTORIA OLD CUSTOMS BUILDING .	\$1,444.9
01073112		812 WHARF ST	LOT 1 PLAN 46631 SECTION 18 VICTORIA LEASED PORTION 80 SQ FT	\$28.4
01073113		812 WHARF ST	LOT 1 PLAN 46631 VICTORIA LEASED PORTION 1293 SQ FT.	\$412.9
01073116		1006 WHARF ST	LOT 1 OF THE BED OF VICTORIA HARBOUR, VICTORIA, PLAN 73553	\$563.7
01073117		1244 WHARF ST	LOT A, LOT 201, VICTORIA, VIP86556	\$1,231.7
01073119		950 WHARF ST	LOT 1 OF THE BED OF VICTORIA HARBOUR VICTORIA EPP41916	\$2,062.2
01074004		1314 WHARF ST	LOT 182F VICTORIA	\$1,084.4
01075004		1630 STORE ST	LOT 126 VICTORIA PARCEL A	\$1,650.5
01075016		STORE ST	VICTORIA LEASE/PERMIT/LICENCE # W10131240, LEASE COMMENCEMENT OCT 1/10 WATER LOT OF S PT 128 & WATER LOT OF LOT 127.	\$364.0
01075024		SWIFT ST	LOT A VICTORIA WATER LOT FRONTING ON PART OF LOT A OF LOTS 125 AND 126 VICTORIA PUBLIC HARBOUR	\$42.8
01075124	100	407 SWIFT ST	LOT 100 OF LOTS 125 & 126, AND PART OF VICTORIA HARBOUR, VICTORIA, VIS4930	\$422.8
01075132		1624 STORE ST	LOT 1 VICTORIA PLAN VIP5617 OF LOT 128, LOT A, PLAN EPP47297, VICTORIA LAND DISTRICT, OF LOT 127, LOT A, PLAN EPP47298, VICTORIA LAND DISTRICT, OF LOT 128.	\$2,789.1
01075141	W01	456 PANDORA AVE	LOT 1 OF LOT 129 VICTORIA & PART OF THE BED OF THE VICTORIA HARBOUR EPS3614	\$306.3
01075142		1620 STORE ST	LOT 2 OF LOT 129 VICTORIA & PART OF THE BED OF THE VICTORIA HARBOUR EPS3614	\$74.4
01075143		490 PANDORA AVE	LOT 3 OF LOT 129 VICTORIA & PART OF THE BED OF THE VICTORIA HARBOUR EPS3614	\$421.0
01075144		480 PANDORA AVE	LOT 4 OF LOT 129 VICTORIA & PART OF THE BED OF THE VICTORIA HARBOUR EPS3614	\$164.2
01075145		470 PANDORA AVE	LOT 5 OF LOT 129 VICTORIA & PART OF THE BED OF THE VICTORIA HARBOUR EPS3614	\$129.0
01075146		460 PANDORA AVE	LOT 6 OF LOT 129 VICTORIA & PART OF THE BED OF THE VICTORIA HARBOUR EPS3614	\$214.3
01076002		1720 STORE ST	LOT A PLAN 18303 VICTORIA OF LTS 122 123 124 & 1271	\$2,821.1
01076007		461 HERALD ST	LOT A PLAN 33307 VICTORIA OF LTS 122 & 123	\$437.3
01076008		450 SWIFT ST	LOT 1 PLAN 36884 VICTORIA	\$2,256.8
01076010		402 SWIFT ST	PLAN 36884 VICTORIA WATER LOT ,LOT 1 PLAN 36884 AND FOOT OF SWIFT ST VICTORIA PUBLIC HARBOUR	\$40.8
01076012		440 SWIFT ST	LOT A, PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP85421	\$605.1

Schedule A - Bylaw No. 17-036

_			Schedule A - Bylaw N	0. 17-036	
F	Folio Number		Property Location	Legal Description	2017 Levy
	01077024		1810 STORE ST	LOT 1 PLAN 40579 VICTORIA OF LOTS 109/110/111 & 112	\$3,561.43
	01077027		1824 STORE ST	LOT 113 VICTORIA	\$1,332.82
	01077035		1808 STORE ST	LOT 1 PLAN 40579, VICTORIA HARBOUR LEASE NO. W0205895	\$81.54
	01077039		STORE ST	LOT A, PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP79899	\$31.92
	01077040		1924 STORE ST	LOT A OF PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP89366	\$370.73
	01077044		1900 STORE ST	LOT 1 OF LOTS 114 & 115 VICTORIA VIP18628 PLAN 27460 VICTORIA LOT 1 OF 563-570/570A/571/575 & 577-583 PL 27460 EXC PT INCL IN PL	\$3,030.23
	01090002		680 MONTREAL ST	28869	\$4,835.67
	01090135		225 BELLEVILLE ST	LOT 122 PLAN VIS259 VICTORIA OF LOTS 563-568/575 & 577-580. LOT 1 VICTORIA PLAN VIP32311 OF LOTS 502A-505A, 539A-543A, 890A-893A & OF THE BED OF THE PUBLIC HARBOUR OF VICTORIA; THAT PART INCLUDED IN HEAD LEASE TO GREATER VICTORIA HARBOUR AUTHORITY EXC THE PART INCLUDED IN SUB-LEASE TO RIVERSIDE MARINE, LOT A, PLAN VIP73166, VICTORIA LAND DISTRICT, OF PART OF THE BED OF THE	\$1,388.44
	01091014		490 BELLEVILLE ST	VICTORIA	\$40.71
	01091020		430 BELLEVILLE ST	PLAN 32311 VICTORIA PART OF LOT 1 PLAN 32311	\$4,943.99
	01091034		490 BELLEVILLE ST	LOT A VICTORIA VIP73166 OF PART OF THE BED OF THE VICTORIA HARBOUR, LOT A, PLAN VIP32311, PT OF LOT 1 PL 32311 AND PT OF FORESHORE FRONTING ON MENZIES ST - LEASED FROM PROVINCIAL CAPITAL COMMISSION.	\$5.94
	01091035		470 BELLEVILLE ST	LOT 1 PLAN VIP32311 5760 SQ FT LEASE FOR EXTRA MILE HOSPITALITY (STEAMSHIP GRILL AND TAPHOUSE).	\$1,047.16
	01091040		254 BELLEVILLE ST	LEASED PORTION OF LOT 1 OF PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP88260 LOT 1 VICTORIA PLAN VIP32311 OF LOTS 502A-505A, 539A-543A, 890A-893A & OF THE BED OF	\$1,291.18
	01091043	300	470 BELLEVILLE ST	THE PUBLIC HARBOUR OF VICTORIA; THAT PART OF THE STEAMSHIP TERMINAL OCCUPIED AS THE ROBERT BATEMAN CENTRE LOT 1 VICTORIA PLAN VIP32311 OF LOTS 502A-505A, 539A-543A, 890A-893A & OF THE BED OF	\$888.74
	01091045	100	470 BELLEVILLE ST	THE PUBLIC HARBOUR OF VICTORIA; LEASE OF STEAMSHIP TERMINAL BUILDING EXC PARTS WITH SUB-TENANT OCCUPANT AGREEMENTS. LOT 1 VICTORIA PLAN VIP32311 OF LOTS 502A-505A, 539A-543A, 890A-893A & OF THE BED OF THE PUBLIC HARBOUR OF VICTORIA; THAT PART OF LEVEL 4 OF THE STEAMSHIP TERMINAL	
	01091046	400	470 BELLEVILLE ST	INCLUDED IN GREATER VICTORIA HARBOUR AUTHORITY SUBLEASE TO RIVERSIDE MARINE BC OPS LTD FOR ADMINISTRATIVE OFFICE LOT 1 VICTORIA PLAN VIP32311 OF LOTS 502A-505A, 539A-543A, 890A-893A & OF THE BED OF THE PUBLIC HARBOUR OF VICTORIA; SUB-TENANT OCCUPATION OF AREAS B1/B2/B3 ON	\$365.16
	01091047		470 BELLEVILLE ST	LEVEL 1 & 318 SQFT ON LEVEL 2 IN THE STEAMSHIP TERMINAL BUILDING.	\$289.45
	01515001		1855 BLANSHARD ST	LOT 1 BLOCK B VICTORIA SUBURBAN LOT 2	\$911.28
	01515026		1815 BLANSHARD ST	LOT 1 OF SUBURBAN LOT 3, VICTORIA, CITY	\$790.32
	01516001		1725 BLANSHARD ST	LOT A (DD 80401W), SUBURBAN LOT 3, VICTORIA, PLAN 24225	\$992.99

Schedule A - Bylaw No. 17-036

Schedule A - Bylaw No. 17-036				
Folio Number		Property Location	Legal Description	2017 Levy
01516028		1703 BLANSHARD ST	LOT 1 PLAN 44563 VICTORIA SUBURBAN LOT 3 & 4	\$1,478.7
01517160		1601 BLANSHARD ST	LOT 53 VICTORIA SUBURBAN LOT 4	\$587.06
01517161		1609 BLANSHARD ST	LOT 1 PLAN VIP72894 VICTORIA SUBURBAN LOT 4	\$1,291.76
02114004		640 MONTREAL ST	VICTORIA .747 OF AN ACRE OF LAND & LAND COVERED BY WATER FRONTING ON LOT A OF PL 35797	\$41.12
02114091		630 MONTREAL ST	LOT 44 PLAN VIS1897 VICTORIA OF LOTS 1276 1277 1280 1281 1282 1296 1298 PHASE 2 . PLAN 47225 VICTORIA PCL OF LAND AND WATER LOT FRONTING LOTS A AND B OF LOTS	\$959.2
02114142		0 KINGSTON ST	1276 1277 1280-1285 1296 1298	\$66.98
02114145		144 KINGSTON ST	LOT B OF LOTS 1282-1285, VICTORIA, VIP65113	\$101.34
02114146		146 KIINGSTON ST	LOT 1 PLAN VIP68049 VICTORIA OF LOTS 1282 1283 1284 1285 AND PART OF THE BED OF THE PUBLIC HARBOUR OF VICTORIA	\$3,782.69
02117020		309 BELLEVILLE ST	LOT A PLAN 33406 VICTORIA OF LOTS 549 550 551 556 557 558 559 560 561 1272 1273	\$3,899.46
02118001		345 QUEBEC ST	LOT A, OF LOTS 926, 927, 928, 929, 930, 945 & 954, VICTORIA, PLAN 24914	\$5,426.80
02119001		205 QUEBEC ST	VICTORIA LOT 940/941	\$654.6
02119006		225 QUEBEC ST	LOT 936 VICTORIA PORTION E PT.	\$513.0
02139016		520 MENZIES ST	LOT A OF LOTS 898, 899, 900, 912, 913 & 914, VICTORIA, PLAN 34995	\$2,017.1
02139017		425 QUEBEC ST	LOT A PLAN 16491 VICTORIA & LOT A OF 903 TO 907 & 916 TO 921 PL 24597	\$5,004.2
02140002		427 BELLEVILLE ST	LOT 1 PLAN 26549 VICTORIA OF 505/39/40/47/48/55	\$2,054.7
02140003		463 BELLEVILLE ST	LOT A PLAN 29722 VICTORIA OF LOTS 502/3/4 & 552/3/4 & 892/3/6/7	\$8,920.3
02140013		404 QUEBEC ST	VICTORIA PARCEL A, PORTION OF LOT 544, OF LOT 544	\$634.83
02140014		412 QUEBEC ST	PLAN 34577 VICTORIA LOT A OF LOTS 544/545/546 PLAN 34577	\$2,180.5
03193065	Р	810 HUMBOLDT ST	LOT 1 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$1,305.16
03193066	AG01	810 HUMBOLDT ST	LOT 2 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$652.2
03193067	AG04	810 HUMBOLDT ST	LOT 3 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$113.4
03193068	AG05	810 HUMBOLDT ST	LOT 4 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$362.2
03193070	BG02	810 HUMBOLDT ST	LOT 6 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$139.6
03193071	BG01	810 HUMBOLDT ST	LOT 7 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$111.7
03193072	A01	810 HUMBOLDT ST	LOT 8 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$99.7
03193073	A02	810 HUMBOLDT ST	LOT 9 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$121.5
03193074	A03	810 HUMBOLDT ST	LOT 10 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$64.1
03193075	A04	810 HUMBOLDT ST	LOT 11 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$103.78
03193076	A05	810 HUMBOLDT ST	LOT 12 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$119.5

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		Schedule A - Bylaw N	lo. 17-036	
Folio Number		Property Location	Legal Description	2017 Levy
03193077		809 FAIRFIELD RD	LOT 13 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$240.53
03193078		805 FAIRFIELD RD	LOT 14 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$279.55
13080153	234	100 HARBOUR RD	LOT 1, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.50
13080154	236	100 HARBOUR RD	LOT 2, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.83
13080155	238	100 HARBOUR RD	LOT 3, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$58.41
13080156	240	100 HARBOUR RD	LOT 4, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.67
13080157	242	100 HARBOUR RD	LOT 5, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.76
13080158	244	100 HARBOUR RD	LOT 6, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.40
13080159	246	100 HARBOUR RD	LOT 7, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.09
13080160	248	100 HARBOUR RD	LOT 8, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.67
13080161	250	100 HARBOUR RD	LOT 9, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.97
13080162	252	100 HARBOUR RD	LOT 10, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.24
13080163	254	100 HARBOUR RD	LOT 11, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.89
13080164	239	100 HARBOUR RD	LOT 12, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.17
13080165	237	100 HARBOUR RD	LOT 13, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.97
13080166	235	100 HARBOUR RD	LOT 14, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.18
13080167	233	100 HARBOUR RD	LOT 15, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.92
13080168	231	100 HARBOUR RD	LOT 16, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.97
13080169	229	100 HARBOUR RD	LOT 17, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.41
13080170	227	100 HARBOUR RD	LOT 18, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.33
13080171	332	100 HARBOUR RD	LOT 19, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.19
13080172	334	100 HARBOUR RD	LOT 20, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.83
13080173	336	100 HARBOUR RD	LOT 21, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$92.89
13080174	340	100 HARBOUR RD	LOT 22, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.32
13080175	342	100 HARBOUR RD	LOT 23, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.35
13080176	344	100 HARBOUR RD	LOT 24, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.91
13080177	346	100 HARBOUR RD	LOT 25, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.59
13080178	348	100 HARBOUR RD	LOT 26, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.67
13080179	352	100 HARBOUR RD	LOT 27, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.26
13080180	352	100 HARBOUR RD	LOT 28, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.24

LOT 29, DISTRICT LOT 119, ESQUIMALT, VIS2360

13080181

354 100 HARBOUR RD

Schedule A - Bylaw No. 17-036

		Schedule A - Bylaw N	Schedule A - Bylaw No. 17-036	
Folio Number		Property Location	Legal Description	2017 Levy
13080182	339	100 HARBOUR RD	LOT 30, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.67
13080183	337	100 HARBOUR RD	LOT 31, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.09
13080184	335	100 HARBOUR RD	LOT 32, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.24
13080185	333	100 HARBOUR RD	LOT 33, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.09
13080186	331	100 HARBOUR RD	LOT 34, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.18
13080187	329	100 HARBOUR RD	LOT 35, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.41
13080188	327	100 HARBOUR RD	LOT 36, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.25
13080189	325	100 HARBOUR RD	LOT 37, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.69
13080190	309	100 HARBOUR RD	LOT 38, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.27
13080191	307	100 HARBOUR RD	LOT 39, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.20
13080192	305	100 HARBOUR RD	LOT 40, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.02
13080193	303	100 HARBOUR RD	LOT 41, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.34
13080194	301	100 HARBOUR RD	LOT 42, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.28
13080195	302	100 HARBOUR RD	LOT 43, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.26
13080196	304	100 HARBOUR RD	LOT 44, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.19
13080197	308	100 HARBOUR RD	LOT 45, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.19
13080198	308	100 HARBOUR RD	LOT 46, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.19
13080199	328	100 HARBOUR RD	LOT 47, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080200	330	100 HARBOUR RD	LOT 48, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080201	432	100 HARBOUR RD	LOT 49, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.59
13080202	434	100 HARBOUR RD	LOT 50, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.34
13080203	436	100 HARBOUR RD	LOT 51, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.58
13080204	438	100 HARBOUR RD	LOT 52, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$53.96
13080205	440	100 HARBOUR RD	LOT 53, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.67
13080206	442	100 HARBOUR RD	LOT 54, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.77
13080207	444	100 HARBOUR RD	LOT 55, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.3
13080208	446	100 HARBOUR RD	LOT 56, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.59
13080209	448	100 HARBOUR RD	LOT 57, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.67
13080210	450	100 HARBOUR RD	LOT 58, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.32
13080211	452	100 HARBOUR RD	LOT 59, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.32
13080212	454	100 HARBOUR RD	LOT 60, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.78

Schedule A - Bylaw No. 17-036

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Folio Number		Property Location	Legal Description	2017 Levy
13080213	439	100 HARBOUR RD	LOT 61, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.99
13080214	437	100 HARBOUR RD	LOT 62, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.09
13080215	435	100 HARBOUR RD	LOT 63, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.24
13080216	433	100 HARBOUR RD	LOT 64, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.09
13080217	431	100 HARBOUR RD	LOT 65, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.18
13080218	429	100 HARBOUR RD	LOT 66, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.18
13080219	427	100 HARBOUR RD	LOT 67, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.10
13080220	425	100 HARBOUR RD	LOT 68, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.75
13080221	423	100 HARBOUR RD	LOT 69, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08
13080222	421	100 HARBOUR RD	LOT 70, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.29
13080223	419	100 HARBOUR RD	LOT 71, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.34
13080224	417	100 HARBOUR RD	LOT 72, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.94
13080225	415	100 HARBOUR RD	LOT 73, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.17
13080226	413	100 HARBOUR RD	LOT 74, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.99
13080227	411	100 HARBOUR RD	LOT 75, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.08
13080228	409	100 HARBOUR RD	LOT 76, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.41
13080229	407	100 HARBOUR RD	LOT 77, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08
13080230	403	100 HARBOUR RD	LOT 78, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.79
13080231	403	100 HARBOUR RD	LOT 79, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.20
13080232	401	100 HARBOUR RD	LOT 80, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.42
13080233	402	100 HARBOUR RD	LOT 81, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.69
13080234	404	100 HARBOUR RD	LOT 82, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.36
13080235	406	100 HARBOUR RD	LOT 83, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.36
13080236	408	100 HARBOUR RD	LOT 84, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.36
13080237	410	100 HARBOUR RD	LOT 85, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.60
13080238	412	100 HARBOUR RD	LOT 86, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.91
13080239	414	100 HARBOUR RD	LOT 87, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.84
13080240	416	100 HARBOUR RD	LOT 88, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.98
13080241	418	100 HARBOUR RD	LOT 89, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.26
13080242	420	100 HARBOUR RD	LOT 90, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$38.41
13080243	422	100 HARBOUR RD	LOT 91, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08

Schedule A - Bylaw No. 17-036

Schedule A - Bylaw No. 17-036				
Folio Number		Property Location	Legal Description	2017 Levy
13080244	424	100 HARBOUR RD	LOT 92, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.02
13080245	426	100 HARBOUR RD	LOT 93, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08
13080246	428	100 HARBOUR RD	LOT 94, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.20
13080247	430	100 HARBOUR RD	LOT 95, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.10
13080248	532	100 HARBOUR RD	LOT 96, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.93
13080249	534	100 HARBOUR RD	LOT 97, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.09
13080250	536	100 HARBOUR RD	LOT 98, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.61
13080251	538	100 HARBOUR RD	LOT 99, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$54.45
13080252	540	100 HARBOUR RD	LOT 100, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.59
13080253	542	100 HARBOUR RD	LOT 101, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.50
13080254	544	100 HARBOUR RD	LOT 102, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.26
13080255	546	100 HARBOUR RD	LOT 103, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.50
13080256	548	100 HARBOUR RD	LOT 104, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.18
13080257	550	100 HARBOUR RD	LOT 105, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.24
13080258	552	100 HARBOUR RD	LOT 106, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.24
13080259	554	100 HARBOUR RD	LOT 107, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.49
13080260	539	100 HARBOUR RD	LOT 108, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.82
13080261	537	100 HARBOUR RD	LOT 109, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.83
13080262	535	100 HARBOUR RD	LOT 110, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.09
13080263	533	100 HARBOUR RD	LOT 111, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.09
13080264	531	100 HARBOUR RD	LOT 112, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.09
13080265	529	100 HARBOUR RD	LOT 113, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.18
13080266	527	100 HARBOUR RD	LOT 114, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.10
13080267	525	100 HARBOUR RD	LOT 115, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.75
13080268	523	100 HARBOUR RD	LOT 116, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08
13080269	521	100 HARBOUR RD	LOT 117, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.94
13080270	519	100 HARBOUR RD	LOT 118, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.02
13080271	517	100 HARBOUR RD	LOT 119, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.02
13080272	513	100 HARBOUR RD	LOT 120, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.26
13080273	513	100 HARBOUR RD	LOT 121, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.26
13080274	511	100 HARBOUR RD	LOT 122, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.08

Schedule A - Bylaw No. 17-036

		Schedule A - Bylaw I	17-030	
Folio Number		Property Location	Legal Description	2017 Levy
13080275	509	100 HARBOUR RD	LOT 123, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.41
13080276	507	100 HARBOUR RD	LOT 124, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.02
13080277	505	100 HARBOUR RD	LOT 125, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.67
13080278	503	100 HARBOUR RD	LOT 126, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.11
13080279	501	100 HARBOUR RD	LOT 127, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.16
13080280	502	100 HARBOUR RD	LOT 128, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.69
13080281	504	100 HARBOUR RD	LOT 129, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.36
13080282	506	100 HARBOUR RD	LOT 130, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.28
13080283	508	100 HARBOUR RD	LOT 131, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.36
13080284	510	100 HARBOUR RD	LOT 132, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.60
13080285	512	100 HARBOUR RD	LOT 133, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.91
13080286	514	100 HARBOUR RD	LOT 134, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.84
13080287	516	100 HARBOUR RD	LOT 135, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.93
13080288	518	100 HARBOUR RD	LOT 136, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.26
13080289	520	100 HARBOUR RD	LOT 137, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$38.47
13080290	522	100 HARBOUR RD	LOT 138, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.20
13080291	524	100 HARBOUR RD	LOT 139, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08
13080292	526	100 HARBOUR RD	LOT 140, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.20
13080293	528	100 HARBOUR RD	LOT 141, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.29
13080294	530	100 HARBOUR RD	LOT 142, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.10
13080295	638	100 HARBOUR RD	LOT 143, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.31
13080296	640	100 HARBOUR RD	LOT 144, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.50
13080297	642	100 HARBOUR RD	LOT 145, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.59
13080298	644	100 HARBOUR RD	LOT 146, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.17
13080299	646	100 HARBOUR RD	LOT 147, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.59
13080300	648	100 HARBOUR RD	LOT 148, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.67
13080301	650	100 HARBOUR RD	LOT 149, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.32
13080302	652	100 HARBOUR RD	LOT 150, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.18
13080303	654	100 HARBOUR RD	LOT 151, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.49
13080304	639	100 HARBOUR RD	LOT 152, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.24
13080305	637	100 HARBOUR RD	LOT 153, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.42

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		Schedule A - Bylaw N	lo. 17-036	
Folio Number	The state of	Property Location	Legal Description	2017 Levy
13080306	635	100 HARBOUR RD	LOT 154, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.68
13080307	633	100 HARBOUR RD	LOT 155, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.68
13080308	631	100 HARBOUR RD	LOT 156, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.68
13080309	629	100 HARBOUR RD	LOT 157, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.68
13080310	627	100 HARBOUR RD	LOT 158, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.84
13080311	625	100 HARBOUR RD	LOT 159, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.75
13080312	623	100 HARBOUR RD	LOT 160, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.20
13080313	621	100 HARBOUR RD	LOT 161, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.94
13080314	619	100 HARBOUR RD	LOT 162, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.02
13080315	617	100 HARBOUR RD	LOT 163, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.79
13080316	615	100 HARBOUR RD	LOT 164, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.26
13080317	613	100 HARBOUR RD	LOT 165, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.99
13080318	611	100 HARBOUR RD	LOT 166, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.08
13080319	609	100 HARBOUR RD	LOT 167, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.27
13080320	607	100 HARBOUR RD	LOT 168, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.94
13080321	605	100 HARBOUR RD	LOT 169, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.67
13080322	603	100 HARBOUR RD	LOT 170, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08
13080323	601	100 HARBOUR RD	LOT 171, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84
13080324	602	100 HARBOUR RD	LOT 172, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.58
13080325	604	100 HARBOUR RD	LOT 173, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.28
13080326	606	100 HARBOUR RD	LOT 174, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.28
13080327	608	100 HARBOUR RD	LOT 175, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.19
13080328	610	100 HARBOUR RD	LOT 176, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.51
13080329	612	100 HARBOUR RD	LOT 177, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.91
13080330	614	100 HARBOUR RD	LOT 178, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.84
13080331	616	100 HARBOUR RD	LOT 179, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.93
13080332	618	100 HARBOUR RD	LOT 180, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.17
13080333	620	100 HARBOUR RD	LOT 181, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$38.41
13080334	622	100 HARBOUR RD	LOT 182, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08
13080335	624	100 HARBOUR RD	LOT 183, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.02
13080336	626	100 HARBOUR RD	LOT 184, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08

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		Schedule A - Bylaw	NO. 17-030	
Folio Number		Property Location	Legal Description	2017 Levy
13080337	628	100 HARBOUR RD	LOT 185, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.20
13080338	630	100 HARBOUR RD	LOT 186, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.93
13080339	738	100 HARBOUR RD	LOT 187, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.00
13080340	740	100 HARBOUR RD	LOT 188, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.92
13080341	742	100 HARBOUR RD	LOT 189, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.42
13080342	744	100 HARBOUR RD	LOT 190, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.02
13080343	746	100 HARBOUR RD	LOT 191, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.36
13080344	748	100 HARBOUR RD	LOT 192, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.08
13080345	750	100 HARBOUR RD	LOT 193, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.77
13080346	752	100 HARBOUR RD	LOT 194, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.77
13080347	754	100 HARBOUR RD	LOT 195, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$38.15
13080348	739	100 HARBOUR RD	LOT 196, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.50
13080349	737	100 HARBOUR RD	LOT 197, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.68
13080350	735	100 HARBOUR RD	LOT 198, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.86
13080351	733	100 HARBOUR RD	LOT 199, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.92
13080352	731	100 HARBOUR RD	LOT 200, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.86
13080353	729	100 HARBOUR RD	LOT 201, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.92
13080354	727	100 HARBOUR RD	LOT 202, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.68
13080355	725	100 HARBOUR RD	LOT 203, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.49
13080356	723	100 HARBOUR RD	LOT 204, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.79
13080357	721	100 HARBOUR RD	LOT 205, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.59
13080358	719	100 HARBOUR RD	LOT 206, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.59
13080359	717	100 HARBOUR RD	LOT 207, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.94
13080360	715	100 HARBOUR RD	LOT 208, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.26
13080361	713	100 HARBOUR RD	LOT 209, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.99
13080362	711	100 HARBOUR RD	LOT 210, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.08
13080363	709	100 HARBOUR RD	LOT 211, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.27
13080364	707	100 HARBOUR RD	LOT 212, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.78
13080365	705	100 HARBOUR RD	LOT 213, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.44
13080366	703	100 HARBOUR RD	LOT 214, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.67
13080367	701	100 HARBOUR RD	LOT 215, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.19

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Folio Number		Property Location	Legal Description	2017 Levy
13080368	704	100 HARBOUR RD	LOT 216, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$47.09
13080369	706	100 HARBOUR RD	LOT 217, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080370	708	100 HARBOUR RD	LOT 218, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.34
13080371	710	100 HARBOUR RD	LOT 219, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.93
13080372	712	100 HARBOUR RD	LOT 220, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.99
13080373	714	100 HARBOUR RD	LOT 221, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.84
13080374	716	100 HARBOUR RD	LOT 222, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.98
13080375	718	100 HARBOUR RD	LOT 223, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.17
13080376	720	100 HARBOUR RD	LOT 224, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$38.15
13080377	722	100 HARBOUR RD	LOT 225, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.79
13080378	724	100 HARBOUR RD	LOT 226, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.79
13080379	726	100 HARBOUR RD	LOT 227, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.79
13080380	728	100 HARBOUR RD	LOT 228, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.76
13080381	823	100 HARBOUR RD	LOT 229, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.69
13080382	821	100 HARBOUR RD	LOT 230, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.29
13080383	819	100 HARBOUR RD	LOT 231, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.37
13080384	817	100 HARBOUR RD	LOT 232, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.20
13080385	815	100 HARBOUR RD	LOT 233, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.49
13080386	813	100 HARBOUR RD	LOT 234, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$112.69
13080387	811	100 HARBOUR RD	LOT 235, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$112.69
13080388	809	100 HARBOUR RD	LOT 236, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.41
13080389	807	100 HARBOUR RD	LOT 237, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.29
13080390	805	100 HARBOUR RD	LOT 238, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.02
13080391	803	100 HARBOUR RD	LOT 239, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.37
13080392	806	100 HARBOUR RD	LOT 240, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.51
13080393	808	100 HARBOUR RD	LOT 241, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.28
13080394	810	100 HARBOUR RD	LOT 242, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.60
13080395	812	100 HARBOUR RD	LOT 243, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.61
13080396	814	100 HARBOUR RD	LOT 244, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$200.64
13080397	818	100 HARBOUR RD	LOT 245, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.84
13080398	820	100 HARBOUR RD	LOT 246, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$35.15

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2017 Levy	Legal Description	Property Location		Folio Number
\$24.20	LOT 247, DISTRICT LOT 119, ESQUIMALT, VIS2360	2 100 HARBOUR RD	822	13080399
\$24.1	LOT 248, DISTRICT LOT 119, ESQUIMALT, VIS2360	4 100 HARBOUR RD	824	13080400
\$24.20	LOT 249, DISTRICT LOT 119, ESQUIMALT, VIS2360	6 100 HARBOUR RD	826	13080401
\$24.29	LOT 250, DISTRICT LOT 119, ESQUIMALT, VIS2360	8 100 HARBOUR RD	828	13080402



Council Report For the Meeting of April 13th, 2017

To:

Council

Date:

April 7, 2017

From:

Susanne Thompson, Director of Finance

Subject:

2017 Boulevard Tax Bylaw

RECOMMENDATION

That Council give first, second, and third readings to "Boulevard Tax Bylaw, 2017".

EXECUTIVE SUMMARY

Each year the City imposes a boulevard tax to help defray the cost of maintenance and upkeep of City boulevards. Pursuant to section 12 of the Victoria City Act, 1920 and section 259 of the Community Charter, this tax is imposed on properties that front and abut upon any boulevard maintained by the City. The tax is proposed to remain at \$2.50 per m². The total budgeted revenue and corresponding expenditure for 2017 is \$540,000. There are approximately 7,000 properties that would be subject to the boulevard tax for 2017.

The boulevard service includes mowing, watering and fertilizing. This service is not mandatory, and property owners have the ability to opt in or out of the program. To opt in or out, a signed petition must be presented to Council on a per-block basis. Such a petition must be signed by registered owners representing two-thirds of the assessed property value and two-thirds of the properties.

This bylaw must be passed prior to May 15th, and after the Financial Plan bylaw to be effective for the 2017 tax year.

Respectfully submitted,

Steven Vella

Manager-Revenue

Susanne Thompson Director of Finance

Report accepted and recommended by the City Manager:

Date:

April 7, 2017

NO. 17-037

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to assess the cost of maintenance of boulevards in the City.

Under its statutory powers, including sections 12(1) and (4) of the *Victoria City Act, 1920* and section 259 of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. This Bylaw may be cited as the "BOULEVARD TAX BYLAW, 2017"
- 2. For the purpose of providing the required sum for the year 2017 to defray the cost of maintenance and upkeep of the boulevards on all streets in the City of Victoria on which boulevards are maintained, the owner or occupier of any real property or any portion of real property which fronts and abuts upon any boulevard maintained by the City must pay an annual rate for 2017 of \$2.50 per m² of boulevard area upon which the real property or portion of real property fronts and abuts.
- 3. The rates imposed under this Bylaw must be imposed and collected with the annual general taxes for 2017 as a "Boulevard Tax," and are due and payable on the same date as the annual general taxes.
- 4. The rates and any interest on them, imposed under this bylaw must be specially charged as taxes on the real property for which the owner or occupier is made chargeable, as provided in section 259 of the *Community Charter*.
- 5. Bylaw No 16-041 the Boulevard Tax Bylaw, 2016, is repealed.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED the	day of	2017

CITY CLERK

MAYOR



Council Report

For the Meeting of April 13, 2017

To: Council Date: April 12, 2017

From: C. Coates, City Clerk

Subject: Vehicles for Hire Bylaw, Amendment Bylaw (No. 17) No. 17-038

RECOMMENDATION

That Council consider first, second, and third readings of Bylaw No. 17-038.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 17-038.

The issue came before Council on March 9, 2017 where the following resolution was approved:

<u>Motorized Sightseeing Vehicle Parking Stands – Management Review Update</u>

That Council direct staff to:

- 1. Amend Schedule D of the *Vehicles for Hire Bylaw* to extend the current Motor Sightseeing Vehicle Parking Stands 1, 2, and 4 allocations to December 31, 2017.
- 2. Conduct a competitive process for the allocation of Motor Sightseeing Vehicle Parking Stand 3 from April 1, 2017 to December 31, 2017 using the current criteria, subject to the condition that Stand 3 be used exclusively by zero tail pipe emissions vehicles.
- 3. Obtain bus operating and technical data from Motor Sightseeing Vehicle Parking Stand users and use this data to assess the relative impact of emissions from the buses using the parking stand on air quality.
- 4. Complete a bus-stand economic assessment to define the value of the parking stands to inform the 2018 management plan and determination of fees.
- Consult with the key stakeholders using the results from the operational and economic assessment, on the development of the new process for allocating the Motor Vehicle Parking Stands that balances the triple bottom line of social responsibility, environmental stewardship and economic prosperity.
- 6. Report in October 2017 with recommendations for a new process for allocating the Motor Sightseeing Vehicle Parking Stands.

Respectfully submitted,

Chris Coates City Clerk Jocelyn Jenkyns Deputy City Clerk

Report accepted and recommended by the City Manager:

Date: April 12, 2017

NO. 17-038

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the *Vehicles for Hire Bylaw* Schedule D to extend the current Motor Sightseeing Vehicle Parking Stands 1, 2, and 4 allocations to December 31, 2017.

Under its statutory powers, including section 35 of the *Community Charter* and Part 16 of the *Local Government Act*, the Council of the Corporation of the City of Victoria in a public meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the "VEHICLES FOR HIRE BYLAW, AMENDMENT BYLAW (NO. 17)".
- Bylaw No. 03-60, Vehicles for Hire Bylaw, is amended by deleting the word "March" and replacing it with the word "December" in the second, third, and fifth row of the table contained in Schedule D: Motor Sightseeing Vehicle Parking Stands.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK MAYOR

NO. 17-039

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to impose tax rates and taxes for the year 2017.

Under its statutory powers, including section 197 of the *Community Charter*, under the *Hospital District Act*, and the *Local Government Act*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. This Bylaw may be cited as the "TAX BYLAW, 2017."
- 2. Taxes are imposed for 2017 by imposing the following rates upon all taxable land and improvements within the City, based on the assessed value, to provide the sums required for each of the following purposes:
 - a) for all general purposes of the City, except Policing, the rates shown in column A of Schedule 1:
 - b) to meet payments of interest and principal of debts incurred by the City for which other provision has not been made, the rates shown in column B of Schedule 1;
 - c) to provide monies for City Policing, the rates shown in column C of Schedule 1;
 - d) to provide monies which, when added to the amount remaining in the Capital Regional District Rate Account for the year 2016, are sufficient for the City's share of the expenses of the Capital Regional District and for the City's share of the debts incurred for regional district purposes according to the requisition submitted to City Council by the Capital Regional District Board, the rates shown in column D of Schedule 1;
 - e) to provide monies which, when added to the amount remaining in the Hospital Rate Account from the year 2016, are sufficient for the City's share of the expenses of the Capital Regional Hospital District and for the City's share of debts incurred for hospital purposes according to the requisition submitted to City Council by the Capital Regional Hospital District Board, the rates shown in column E of Schedule 1;
- 3. The rates and taxes imposed under this Bylaw must be paid to the City Collector's office at City Hall, Victoria, British Columbia, not later than 4:30 o'clock in the afternoon of July 4, 2017.

READ A FIRST TIME the	day of	2017.
READ A SECOND TIME the	day of	2017.
READ A THIRD TIME the	day of	2017.
ADOPTED the	day of	2017.

CITY CLERK MAYOR

Schedule 1 - Bylaw No. 17-039 Tax Rates 2017

(dollars of tax per \$1,000 taxable value)

Class	Assessment
Residential	
General	17,411,209,710
CRHD	17,411,209,710
Utilities	
General	16,117,000
CRHD	63,611,000
Supportive Housing	18
Industrial	
Major	11,222,000
Light	67,623,200
Business	
General	4,760,828,148
CRHD	4,760,828,148
Recreational/Non profit	33,689,900

A	В	С		D	E
General	Debt	Police	Total Municipal	Regional District	Regional Hospital
2.2360	0.1228	1.3061	3.6649	0.2579	0.2595
21.2395	1.1664	12.4068	34.8127	2.4494	0.9084
2.2360	0.1228	1.3061	3.6649	0.2579	0.2595
7.6005 7.6005	0.4174 0.4174	4.4398 4.4398	12.4577 12.4577	0.8765 0.8765	0.8825 0.8825
7.6005	0.4174	4.4398	12.4577	0.8765	0.6359
4.5147	0.2479	2.6372	7.3998	0.5206	0.2595



Council For the Meeting of April 13, 2017

To:

Council

Date:

March 30, 2017

From:

Susanne Thompson, Director of Finance

Subject:

Five Year Financial Plan Bylaw, 2017

RECOMMENDATION

That Council:

1. Amend the Five Year Financial Plan Bylaw, 2017 by replacing the bylaw that was given first reading on November 3, 2017 with the bylaw appended to the Five Year Financial Plan Bylaw, 2017 report, dated March 30, 2017.

EXECUTIVE SUMMARY

The purpose of this report is to outline amendments to the Five Year Financial Plan Bylaw, 2017 that received first reading on November 3, 2017 and recommend second and third readings at today's Council meeting.

During November and December 2016, the City sought input from the public on the draft financial plan. Upon completion of the public consultation and based on the feedback received, Council allocated assessment growth property tax revenue, 2016 surplus and funding from Utility Reserves.

The following allocations are reflected in the amended Five Year Financial Plan Bylaw attached in Appendix A:

1. Ongoing allocation of assessment growth property tax revenue - \$1.195 million

The Draft Financial Plan presented to Council in October 2016 included \$500,000 of the new property tax revenue allocated to the Buildings and Infrastructure Reserve in accordance with the Financial Sustainability Policy.

In November 2016, Council approved reallocating \$250,000 of the \$500,000 to the Accessibility Reserve. In January 2017, Council allocated the remaining \$500,000 based on the estimated new assessment value of \$1 million. Direction was also given regarding the allocation of any amount above the estimate.

BC Assessment has finalized the assessment roll for 2017 enabling the calculation of assessment growth property tax revenue. This revenue has been increased to approximately \$1.195 million from the estimate of \$1 million that Council allocated. The additional \$195,000 increase will allow for ongoing funding for the Tree Care and Greening of the Fleet requests that were originally funded

from the 2016 surplus.

The details are outlined in the following chart:

Ongoing Allocation of Assessment Growth Property Tax	
Buildings and Infrastructure Reserve	\$ 250,000
Accessibility Reserve	250,000
Police Core Budget	277,000
Real Estate Function	135,000
Tree Care	128,000
Arts and Culture Support	25,000
Victoria Heritage Foundation	5,125
Victoria Civic Heritage Trust	2,153
Community Garden Volunteer Coordination	6,000
Distribution of Mulch to Community Garden Operators	6,000
Kings Road - Gymnasium	49,000
Greening of Fleet (Vehicle and Heavy Equipment Reserve)	61,722
Total	\$ 1,195,000

2. One-time allocation of the 2016 surplus - \$4,032,800

The 2016 surplus was originally estimated at \$3 million. Now that the 2016 year end is complete, the final surplus is \$4 million. The main drivers include revenue from parking, permits and inspections, rezoning applications, recreation and unspent contingency. As directed by Council the additional \$1 million will be transferred to the Buildings and Infrastructure Reserve. Further surplus details will be provided in the 2016 Financial Statement report being presented to Council on April 27, 2017.

As outlined above, the ongoing Tree Care and the Greening of the Fleet (Vehicle and Heavy Equipment) requests have shifted funding from the 2016 surplus to the new assessment revenue. This difference of \$195,000 has been added to the Building and Infrastructure Reserve allocation. The Correspondence Function will continue to be funded from the 2016 surplus as there was not sufficient funding from the new assessment revenue.

The following outlines the 2016 surplus allocation:

One-Time Allocation of the 2016 Surplus		-
Correspondence Function	\$	87,000
Canada 150		150,000
Development Services - Temporary Support		42,000
Parks Planning - Temporary Support		103,000
Solid Waste Management Strategy		50,000
Parks Infrastructure	·	158,000
High Risk Tree Removal		150,000

Total	\$ 4,032,800
Police - Support for Vulnerable Population (net of Esquimalt contribution)	 204,891
Buildings and Infrastructure Reserve	1,440,209
Victoria Community Association Network	1,200
City's Truth and Reconcilaition Commission Calls to Action Task Force	50,000
Songhees and First Nations Long House	110,000
Temporary Table Tennis and Chess Tables	11,000
Youth Strategy	30,000
Symbol of the Lekwungen Peoples near City Hall	75,000
Temporary Moveable Child-Friendly Play Feature in Centennial Square	50,000
Fairfield Community Centre (insurance administration)	500
2017 Canadian Capital Cities Organization Annual Conference	20,000
Overnight Sheltering - Support and Clean Up	200,000
Car Free Day (2017, 2018 and 2019)	45,000
South Island Propsperity Project	220,000
Victoria Housing Strategy Implementation	100,000
Accelerate Neighbourhood Planning (2017 and 2018)	500,000
City Studio (2017 and 2018)	50,000
Zoning Updates	30,000
Downtown Core Area Plan Implemenation	55,000
Special Events Traffic Control Support	50,000
Public Works Yard Master Plan	50,000

3. Funding from the Utility Reserve - \$187,000

Funding from the Utility Reserve				
Water Utility:				
Water leak detection	\$	22,000		
Water meter testing		57,000		
Sewer Utility:				
Sewer later repair increase		55,000		
Sewer line rapid assessment program		53,000		
Total	\$	187,000		

4. Capital Project 2016 Carryforwards and Budget for "TBD" Projects

The Capital Project adjustments include both carry forwards for 2016 projects in progress and budgets for the "to be determined" (TBD) projects that have been added to 2017.

The capital projects that were previously labelled "TBD" are the Crystal Pool Replacement (Facilities) at \$69.4 million, Belleville Street (Complete Streets) at \$3 million with \$1 million funding from Tourism Victoria and the Douglas Street Bus Lane Phase 2B (Active Transportation) which is

fully recoverable from BC Transit at \$2.1 million.

The following chart outlines the change in the Capital Project budget from the Draft Financial Plan introduction in October 2016.

2016 Capital Adjustments	
Carryforwards - 2016 Projects in Progress	 -
Active Transportation	\$ 3,676,000
Complete Streets	292,000
Neighbourhoods	27,000
Parks	1,263,000
Street Infrastructure	959,000
Retaining Walls and Railings	135,000
Bridges	12,672,000
Equipment	3,714,000
Facilities	1,150,000
Environmental Remediation	1,058,000
Sanitary Sewers	1,103,000
Stormwater	1,789,000
Waterworks	1,835,000
Total Carryforwards - 2016 Projects in Progress	\$ 29,673,000
Budget Amounts for "TBD" Projects:	
Active Transportation - Douglas Street Bus Lane Phase 2B	2,100,000
Complete Streets - Belleville Street	3,000,000
Facilities - Crystal Pool Replacement	69,400,000
Total Budget Amounts for "TBD" Projects	\$ 74,500,000
Total	\$ 104,173,000

Since the draft financial plan was introduced in October 2016, Council has given approval to a number of initiatives including the introduction of the Community Association Land Use meeting honorarium of \$250 that will be offset through a fee increase, the approval of \$252,000 allocated from the Climate Action Reserve to commit funding for a two year temporary Community Energy Manager position and to fund outlined priorities for 2017, and the reallocation of \$100,000 from the Strategic Plan Grant budget to fund the Greater Victoria Coalition to End Homelessness.

Other adjustments include an increase of \$187,500 in Sustainable Community Development and Planning for additional staffing up to two years that is offset by an equal amount in rezoning fee revenue from Cannabis retailers. As well, an increase of \$60,000 for the Multi Unit Rental Building Retrofit Strategy and \$8,000 to Arboriculture that are both offset from a BC Hydro Grant.

Remaining funding for operating budget projects underway, such as the Gorge Waterway, Waterfront Plan, Downtown Core Public Realm, Downtown Core Area Plan implementation, Downtown Trees and the Cultural Master Plan have been carried forward to the 2017 year in the financial plan.

As part of the ongoing new assessment allocation, Council gave approval for ongoing auxiliary support in Arts and Culture and a full time Real Estate Manager position. Council also approved an additional 0.5 FTE for Public Works seasonal support and 0.33 FTE for garden care in the Horticultural; both funded through existing budgets. The revised total permanent FTE count in the 2017 Financial Plan is 803.10.

The above adjustments do not impact the overall 2.91% residential or the 2.98% business increase for the combined property taxes and utility fees.

Respectfully submitted,

Jo-Ann O'Connor

Manager, Financial Planning

//*William(U_ff)/ff/ff/* Susanne Thompsøn Director of Finance

Report accepted and recommended by the City Manager:

Date:

Apr. 1 5,2017

List of Attachments

Appendix A: Five Year Financial Plan Bylaw, 2017

Appendix A – Five Year Financial Plan Bylaw, 2017

NO. 16-084

A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to adopt the annual financial plan for the year 2017.

Under its statutory powers, including section 165 of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- This Bylaw may be cited as the "FIVE YEAR FINANCIAL PLAN BYLAW, 2017."
- 2. Schedules 1 to 5 attached hereto and forming part of this Bylaw are adopted as the five year Financial Plan of the Corporation of the City of Victoria.
- 3. The Director of Finance is authorized to pay out in accordance with the Bylaws of the City, the sums of money shown in Schedule 2 and Schedule 4 for the year 2017, for the purpose described in each category.
- 4. All cheques drawn on the bank for payment of funds belonging to the City must be signed by the Director of Finance and countersigned by the Mayor before being issued.
- 5. All payments already made from municipal revenues for the current year are ratified and confirmed.
- 6. The Five Year Financial Plan Bylaw No. 15-091 is repealed.

READ A FIRST TIME the	day of	2016
READ A SECOND TIME the	day of	2017.
READ A THIRD TIME the	day of	2017.
ADOPTED the	day of	2017.

CITY CLERK

MAYOR

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Bylaw No.16-084 Schedule 1 - April 13, 2017 City of Victoria

2017 - 2021 Operating Financial Plan

2017	2018	2019	2020	2021
123,716,268	128,336,853	132,425,707	135,983,073	139,597,555
1,195,000	1,344,667	500,000	500,000	500,000
1,405,000	1,415,700	1,426,614	1,437,746	1,449,101
1,351,000	1,365,560	1,380,411	1,395,559	1,411,011
5,984,140	6,103,827	6,225,900	6,350,419	6,477,427
5,214,637	5,306,439	5,400,102	5,495,613	5,593,035
4,516,750	4,520,040	4,523,241	4,526,490	4,529,789
16,042,800	16,278,880	16,536,002	16,798,266	17,065,775
19,323,507	19,905,450	20,215,950	20,690,944	21,180,520
7,085,200	7,085,200	7,085,200	7,140,334	7,388,273
5,044,511	5,641,755	5,933,842	6,235,796	6,445,320
34,191,422	34,513,289	34,808,652	35,259,011	35,723,916
225,070,235	231,817,659	236,461,621	241,813,251	247,361,722
4,032,800	-	-	-	
315,000	135,000	135,000	135,000	135,000
1,861,376	240,000	15,000		_
136,190	-	-	-	
40,000	10,000	_	•	-
202,000	50,000	**		
79,000	•	-	-	
108,000		-	-	
6,774,366	435,000	150,000	135,000	135,000
231,844,601	232,252,659	236,611,621	241,948,251	247,496,722

REVENUES

Property Value Taxes
Property Value Taxes from New Assessments
Parcel Taxes
Special Assessments
Grants in Lieu of Taxes
User Fees and Charges
Permits and Licences
Parking Services
Water Utility Fees and Charges
Sewer Utility Fees and Charges
Stormwater Utility Fees and Charges
Other Sources

TRANSFERS FROM

Accumulated Surplus

Reserves

Art in Public Places
Financial Stability
Tree Replacement Reserve
Archives Equipment Reserve
Climate Action Reserve
Water Utility Reserve
Sewer Utility Reserve

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Bylaw No.16-084 Schedule 2 - April 13, 2017 City of Victoria

2017 - 2021 Operating Financial Plan

	2017	2018	2019	2020	2021
EXPENDITURES					<u> </u>
General Government	36,391,903	35,408,628	35,932,467	20 504 040	07.000.000
Police	52,223,743	53,028,050		36,504,919	37,092,689
Victoria Fire Department			54,618,891	56,257,457	57,945,18 ⁻
Engineering and Public Works	16,647,787	16,969,519	17,382,069	17,804,712	18,237,69
	17,728,168	17,233,080	17,413,139	17,764,821	18,123,90
Sustainable Planning and Community Development	5,951,792	5,277,991	4,876,785	4,973,690	5,072,53
Parks, Recreation and Facilities	20,917,474	20,609,853	21,047,446	21,495,948	21,953,86
Greater Victoria Public Library	4,879,695	5,364,866	5,521,770	5,632,205	5,744,84
Victoria Conference Centre	6,612,859	6,747,062	6,884,077	7,023,967	7,160,169
Water Utility	13,980,507	14,171,450	14,444,951	14,723,944	15,008,521
Sewer Utility	3,669,494	3,625,473	3,690,742	3,757,334	3,825,273
Stormwater Utility	3,358,511	3,425,754	3,494,341	3,564,305	3,635,360
DERT SERVICING	182,361,934	181,861,726	185,306,677	189,503,303	193,800,035
DEBT SERVICING					
Principal and Interest - General	4,185,285	7,827,583	7,827,583	7,827,583	7,827,583
Principal and Interest - Parking Services	845,382	845,382	845,382	845,382	845,382
Principal and Interest - Victoria Conference Centre	340,359	340,359	340,359	340,359	340,359
	5,371,026	9,013,324	9,013,324	9,013,324	9,013,324
TRANSFERS TO					
Capital Funds					
General	10,161,000	10,100,000	10,100,000	10,100,000	10,100,000
Water Utility	3,572,000	3,884,000	3,921,000	4,117,000	4,322,000
Sewer Utility	2,437,000	3,437,000	3,601,000	3,772,000	3,952,000
Stormwater Utility	2,936,000	3,491,000	3,640,000	3,798,000	3,963,000
Reserves				-,,,,	0,000,000
Equipment and Infrastructure					
City Equipment	1,602,500	1,602,500	1,602,500	1,602,500	1,602,500
City Vehicles and Heavy Equipment	1,623,104	1,623,104	1,623,104	1,623,104	1,623,104
City Buildings and Infrastructure	8,085,686	7,643,214	8,138,186	8,633,057	9,127,824
Parking Services Equipment and Infrastructure	1,261,347	1,428,825	1,592,918	1,760,293	1,931,016
Multipurpose Arena Facility Equipment and Infrastructure	117,000	119,340	121,727	124,161	126,645
Gas Tax	3,428,000	3,591,000	3,591,000	3,591,000	3,591,000
Police Vehicles, Equipment and Infrastructure	1,030,000	1,060,900	1,092,727	1,125,509	1,159,274
Water Utility Equipment and Infrastructure	1,850,000	1,850,000	1,850,000	1,850,000	1,850,000
Sewer Utility Equipment and infrastructure	1,875,706	811,727	582,458	400,000	400,000
Stormwater Utility Equipment and Infrastructure	-		100,000	200,000	200,000
Recreation Facilities Equipment and Infrastructure	25,000	25,000	25,000	25,000	25,000
Financial Stability	3,497,298	100,000	100,000	100,000	100,000
Tax Sale Lands	50,000	50,000	50,000	50,000	50,000
Victoria Housing	250,000	250,000	250,000	250,000	250,000
Art in Public Places	135,000	135,000	135,000	135,000	135,000
Climate Action	90,000	90,000	90,000	90,000	•
Artificial Turf	85,000	85,000	85,000	•	90,000
•	44,111,641	41,377,610	42,291,620	85,000 43,431,624	85,000 44,683,363
				<u> </u>	
	231,844,601	232,252,659	236,611,621	241,948,251	247,496,722

Bylaw No.16-084 Schedule 3 - April 13, 2017 City of Victoria 2017 - 2021 Capital Plan

·	2017	2018	2019	2020	2021
REVENUES					
Utility Connection Fees	1,100,000	1,100,000	1,100,000	1,150,000	1,200,000
Grants and Partnerships	70,024,000	2,863,000	-	-	.,
TRANSFERS FROM					
Operating Funds					
General	10,150,000	10,100,000	10,100,000	10,100,000	10,100,000
Water Utility	3,572,000	3,899,000	3,936,000	4,132,000	4,337,000
Sewer Utility	2,437,000	3,437,000	3,601,000	3,772,000	3,952,000
Stormwater Utility	2,936,000	3,491,000	3,640,000	3,798,000	3,963,000
Reserves	2,000,000	0,401,000	3,040,000	3,730,000	3,903,000
Equipment and Infrastructure	1 914 000	4 402 000	4 200 000	4 0 40 000	4 075 000
City Equipment City Vehicles and Heavy Equipment	1,814,000 5,915,000	1,193,000	1,300,000	1,242,000	1,375,000
City Buildings and Infrastructure	24,635,000	4,178,000	115,000	117,000	- 119,000
Accessibility Capital Reserve	60,000	, 170,000 -	113,000	117,000	119,000
Victoria Conference Centre Equipment and Infrastructure	152,000	_	-	_ _	-
Parking Services Equipment and Infrastructure	2,141,000	750,000	255.000	260,000	265,000
Gas Tax	9,590,000	3,172,000	1,034,000	1,055,000	1,076,000
Police Vehicles, Equipment and Infrastructure	1,277,000	1,532,000	1,442,000	1,643,000	1,101,000
Water Utility Reserve	1,835,000	-	· · · -	· · ·	-
Sewer Utility Reserve	1,103,000	2,040,000	2,081,000	2,123,000	2,165,000
Stormwater Utility Reserve	1,138,000	-	-		-
Multipurpose Arena Equipment and Infrastructure	122,000	-	-	-	-
Tax Sale Lands	1,546,000	-	-	-	-
Parks and Greenways Acquisition	500,000	-	-	-	-
Development Cost Charges	55,000	56,000	57,000	59,000	60,000
Financial Stability Reserve	250,000				
DEBT PROCEEDS	12,803,000	-	-	-	-
	155,155,000	37,811,000	28,661,000	29,451,000	29,713,000

Victoria City Council - 13 Apr 2017

Bylaw No.16-084 Schedule 4 - April 13, 2017 City of Victoria 2017 - 2021 Capital Plan

	2017	2018	2019	2020	2021
KPENDITURES					
Capital Equipment	10,327,000	2,313,000	1,910,000	1,857,000	1,970,000
Capital Programs and Projects				• •	
Active Transportation	13,533,000	3,554,000	1,672,000	1,685,000	699,00
Complete Streets	5,840,000	2,560,000	2,407,000	2,456,000	2,505,00
Neighbourhoods	338,000	317,000	219,000	223,000	227,00
Parks	2,049,000	-	-	-	-
Street Infrastructure	3,478,000	896,000	925,000	851,000	867,00
Retaining Walls and Railings	1,085,000	895,000	-	· -	-
Bridges	21,923,000	7,921,000	-	-	-
Facilities	76,972,000	-	-	-	-
Environmental Remediation	1,058,000				
Sanitary Sewers	3,840,000	5,777,000	5,982,000	6,245,000	6,467,00
Stormwater	7,121,000	4,305,000	4,924,000	5,103,000	5,289,00
Waterworks	5,957,000	4,449,000	4,486,000	4,682,000	4,937,00
Contingency	357,000	364,000	371,000	378,000	386,00
Police	1,277,000	1,532,000	1,442,000	1,643,000	1,101,00
Projects to be determined (Facilities, Active Transportation, Parks, Fleet etc.)		2,928,000	4,323,000	4,328,000	5,265,00
	155,155,000	37,811,000	28,661,000	29,451,000	29,713,00

Bylaw No. 16-084 Schedule 5 – April 13, 2017 Financial Plan Objectives and Policies

Revenue and Tax Policy

Purpose

The purpose of the Revenue and Tax Policy is to outline the proportions of revenue sources, the distribution of property taxes among property classes and the use of permissive property tax exemptions.

Objectives

- To provide tax payers with stable, equitable and affordable property taxation while at the same time providing high quality services.
- To support the OCP and other City plans as well as complement the Regional Context Statement.

Policies

1. Revenue Proportions by Funding Sources

Property taxes are the main source of revenue for the City and pay for services such as police and fire protection, bylaw enforcement, and infrastructure maintenance. Property taxes provide a stable and consistent source of revenue for services that are difficult or undesirable to fund on a user pay basis. Therefore, property taxes will continue to be the City's major source of revenue.

However, it is the City's desire to charge user fees where feasible. Some programs, such as recreation, are partially funded by user fees. The City also has several self-financed programs that are fully funded by user fees. These include Water Utility, Sewer Utility, Stormwater Utility, and Garbage Utility.

Policy 1.0

User pay funding will be used for such services that are practical and desirable to fund on a user pay basis.

Services that are undesirable or impractical to fund on a user pay basis will be funded by property taxes.

Policy 1.1

The City will continue to explore alternative revenue sources to diversify its revenue base.

2017 Revenue Proportions by Funding Source

Revenue Source		% Total Revenue
Property Value Taxes	124,911,268	53.88%
Parcel Taxes	1,405,000	0.61%
Special Assessments	1,351,000	0.58%
Grants in Lieu Taxes	5,984,140	2.58%
User Fees and Charges	5,214,637	2.25%
Permits and Licences	4,516,750	1.95%
Parking Services	16,042,800	6.92%
Water and Sewer Utility Fees and Charges	26,408,707	11.39%
Stormwater Utility Fees and Charges	5,044,511	2.18%
Other Sources	40,965,788	17.66%
TOTAL	231,844,601	100.00%

2. Distribution of Property Taxes Among Property Classes

Market value changes that result in uneven assessment changes between property classes result in a tax burden shift to the class experiencing greater market value increases unless tax ratios are modified to mitigate the shift.

Until 2007, it was Council's practice to modify tax ratios to avoid such shifts. This equalization practice provided an effective tax increase that was equal for all classes. It is important to be aware that this practice only avoids shifts *between* property classes. There is still a potential for shifts within a property class where one property has experienced a market value change that is greater than the average for that class.

However, starting in 2007, business and industrial tax ratios have been held constant in recognition of the larger tax burden that has been placed on those classes. This resulted in higher tax increases being passed on to the residential class compared to business and industrial.

The pressure continues across the country to reduce the tax burden on the business and industrial classes. In recognition of this, and the desire to support a healthy business environment, Council's goal is to have a business class tax burden that is equitable.

In 2012, a comprehensive review of the Revenue and Tax Policy was conducted to determine if Council's objective of reducing the tax burden on the business class was appropriate and if so, that the mechanism of achieving the objective (reduction of tax ratio) was the most effective mechanism to achieve the goal. The review concluded that additional relief for the business tax class was warranted. However, the tax ratio was not the best mechanism of achieving that goal. As a result, Council approved the following policy objective: To reduce the business property tax class share of the total property tax levy to 48% over three years (2012-2014). The redistribution excludes impact of new assessment revenue. The total redistribution of the tax levy was \$1.51 million.

In 2015, an update review was completed and based on the findings, policy 2.0 was amended to maintain the current share of taxes among tax classes.

Policy 2.0

Maintain the current share of distribution of property taxes among property classes, excluding the impact of new assessment revenue, by allocating tax increases equally. Business and industrial classes will be grouped as outlined in Policy 2.1.

Policy 2.1

Tax rates for the light and major industrial tax classes will be equal to the business tax rate to support the City's desire to retain industrial businesses.

Policy 2.2

Farm Tax Rates will be set at a rate so taxes paid by properties achieving farm status will be comparable to what the property would have paid if it were assessed as residential.

2017 Distribution of Property Taxes Among Property Classes

Property Class		% Property Value Tax
Residential (1)	63,809,863	51.09%
Utilities (2)	561,076	0.45%
Supportive Housing (3)	0	0.00%
Major Industry (4)	139,800	0.11%
Light Industry (5)	842,428	0.67%
Business (6)	. 59,308,804	47.48%
Recreational (8)	249,297	0.20%
TOTAL	124,911,268	100.00%

3. Use of Permissive Property Tax Exemptions

The City continues to support local non-profit organizations through permissive tax exemptions. Each year, a list of these exemptions is included in the City's Annual Report.

In addition, the City offers a Tax Incentive Program to eligible owners of downtown heritage designated buildings to offset seismic upgrading costs for the purposes of residential conversion of existing upper storeys. The exemptions are for a period up to ten years.

The City encourages redevelopment of lands within the City and the use of environmentally sustainable energy systems for those developments through revitalization property tax exemptions.

Policy 3.0

Permissive property tax exemptions are governed by the City's Permissive Property Tax Exemption Policy, which outlines the criteria for which property tax exemptions may be granted.

Policy 3.1

Heritage property tax exemptions are governed by the City's Heritage Tax Incentive Program.

Policy 3.2

Revitalization property tax exemptions are governed by the City's Revitalization Tax Exemption (Green Power Facilities) bylaw.



March 6, 2017

Honourable Michael de Jong, Q.C. Minister of Finance PO Box 9048 Stn Prov Govt Victoria, BC V8W 9E2

Dear Minister de Jong:

RE: 2017 RESIDENTIAL PROPERTY ASSESSMENTS

I am writing on behalf of the City of White Rock to express concerns regarding the BC Homeowner Grant legislation. While we appreciate the increase in the Homeowner Grant (HOG) limits that the Province very recently approved, we are of the opinion that more needs to be done to make the outcome more equitable.

In White Rock, the 2017 Residential Assessments jumped by 38% over 2016. This resulted in 58% of our single family homes exceeding the previous \$1,2000,000 limit for the HOG. The Province's adjustment to \$1,600,000 improved that situation, but nonetheless, there were still 28% of our households that exceeded that threshold. We do not believe that White Rock is atypical in Metro Vancouver and must therefore assume the situation is not greatly different in Vancouver, Richmond, Delta, the North Shore, and the Tri-Cities. There may be a lesser impact in Surrey, the Langleys, Maple Ridge/Pitt Meadows, Abbotsford and Chilliwack.

Regardless, the point is that the Lower Mainland and the Capital Regional District (CRD) have vastly different assessed values than the rest of the Province, and while the Assessed Value is used as a measure of ability to pay, there really is no direct relationship at all. A teacher in White Rock gets paid roughly the same as a teacher in Cranbrook. An RCMP constable in North Vancouver gets paid the same as a constable in Terrace. A nurse in Coquitlam gets paid the same as a nurse in Smithers. So the question is why would it be assumed that a person living in the Lower Mainland is more financially capable of paying the school tax than a person outside of the Lower Mainland or the CRD, and why would they be less likely to receive the HOG than the rest of BC?

Page 2 2017 Residential Property Assessments

We are of the opinion that since the Provincial Government has already decided that there are two separate areas in the Province with respect to the size of the HOG, ie the Lower Mainland and the CRD vs Rural and Northern BC, it would be a simple matter to have two HOG eligibility limits.

In terms of equity, this would be a far simpler solution than what currently exists. This way, the Provincial Policy which we understood to have been that 95% of households in the Province should be eligible for the HOG could more readily be applied than the present "one size fits all" legislation.

Of course, the situation is exacerbated by the fact that the HOG for the northern and rural areas is \$200 greater for each household then in the Lower Mainland and the CRD. On the other hand, in essence, the differential shows that there already are different rules for different areas. It would not be much of a stretch to create two different thresholds for the HOG in order to alleviate the tax burden on the Lower Mainland and the CRD which currently overcompensate the Province for the beneficial effect of the generous HOG limits for the rest of the Province.

Thank you for your consideration in this matter.

Yours truly

Wayne Baldwin

Mayor

cc: Metro Vancouver (and member municipalities)

Capital Regional District (and member municipalities)

Fraser Valley Regional District (and member municipalities)



Ref: 115270

Her Worship Mayor Lisa Helps Mayor District of Saanich 1 Centennial Square Victoria, BC V8W 1P6 MAYOR'S OFFICE

MAR 1 0 2017

VICTORIA, B.C.

Dear Mayor Helps:

Canada Starts Here: The BC Jobs Plan was launched five years ago to strengthen, diversify and grow our economy and support long-term job creation in our province.

We are now seeing the significant benefits of these efforts. When we launched the BC Jobs Plan, British Columbia (BC) ranked third among provinces in economic growth and ninth in job creation. Today, we are first in both areas, and many economists across the country expect BC to be a leader in economic growth over the next two years.

The 5-Year Update outlines a renewed focus on the key sectors that have made up the backbone of our economic strategy, but also builds on where we see further opportunities for growth. In particular, B.C.'s vibrant technology sector is playing an increasingly integral role. Not only is technology a growing, high-wage sector, but it also directly contributes to the Province's competitiveness by creating new efficiencies, connections, and opportunities across all sectors.

At the core of the BC Jobs Plan, and a priority for government, is the goal to diversify, grow and strengthen the economies of every region in BC. The focus on key sectors, both traditional and emerging, supports economic resilience for the province. Our fiscal discipline and strong economy mean that we have the capacity to invest in our people, the environment, communities and business. These fundamentals help prepare all of BC to compete in a rapidly changing and often uncertain global environment

As a leader in your community, you are also a partner in our province's economic development. You are a major stakeholder in the future of our economy, which is why we are sending you the BC Jobs Plan 5-Year Update. The document can also be found at www.bcjobsplan.ca.

.../2

Her Worship Mayor Helps Page 2

This update highlights significant achievements we have made over the past five years. We engaged with a wide variety of stakeholders, representing a number of industries and sectors from across the province to inform 25 new targets. These new targets will help ensure that our businesses, communities and citizens are well positioned for enduring economic prosperity.

We hope, as you read through the 5-Year Update, you feel confident in our commitment to drive diversity and growth in every region across the province. It is our hope that you will assist in distributing the province's economic development strategy, the BC Jobs Plan 5-year Update, to citizens in your region and community to inform them of the benefits of a diverse and strong economy.

Best wishes for you and your community in 2017.

Sincerely,

Shirley Bond

Minister of Jobs, Tourism and Skills Training and Minister Responsible for Labour

Shuley Bong

Greg Kyllo

Parliamentary Secretary The BC Jobs Plan

Enclosure



MAYOR'S OFFICE

March 28, 2017

Ref: 205291

MAR 3 1 2017 VICTORIA, B.C.

Her Worship Mayor Barbara Desjardins, Chair Capital Regional District 625 Fisgard St PO Box 1000 Victoria BC V8W 2S6

Dear Chair Desjardins:

Thank you for your letter of February 23, 2017, regarding the notification of refusal to accept Bylaw 4017 "Capital Regional District Regional Growth Strategy (RGS) Bylaw No. 1, 2016".

Based on this notification, section 439 (2) of the *Local Government Act* requires me to direct the Capital Regional District (CRD) and other affected local governments (the parties) to engage in a dispute resolution process. After careful consideration, I have selected and support your request for a non-binding dispute resolution process because it will provide the opportunity for all parties to resolve outstanding issues in a collaborative forum.

In accordance with section 439 (3) of the Act, I am specifying that the dispute resolution process begin no later than June 14, 2017. In the interest of a timely resolution, I request that the CRD keep the Ministry of Community, Sport and Cultural Development staff apprised of progress towards resolution.

In accordance with the legislation, the choice of a non-binding resolution process is to be confirmed by agreement between the CRD Board and the affected local governments that refused to accept the RGS. I am confident that the parties will work together in good faith to agree on the process and that this step will be completed expeditiously to begin by no later than June 14, 2017.

I have received the CRD Board's request that I include the Director of the Juan de Fuca Electoral Area in the discussion in a way that allows his participation, as equal as possible given the legislation. Please note that, per section 439 (5) of the Act, any affected local government may participate in a non-binding dispute resolution process. Given that the Juan de Fuca Electoral Area is not an affected local government but part of the CRD, I am unable to make any formal requirements for the direct participation of the Director. However, it is expected that the interests and concerns of the electoral areas would be brought forward by the CRD Board as part of the non-binding process. I would therefore advise the Director to work closely with the CRD Board and vice versa so that his views are taken into account during the non-binding process.

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Her Worship Mayor Barbara Desjardins, Chair Page 2

MAR 3 1 2017

As you are likely aware, per section 439 (6) of the Act, the costs of the dispute resolution process are to be shared between the participating parties, unless you can agree to an alternative cost sharing arrangement. Furthermore, to assist you in reaching agreement on the RGS amendment, I encourage you to consider engaging a neutral third party to facilitate discussions.

One of the underlying principles of the RGS legislation is that the process must conclude. This means that differences must be resolved. While local governments are provided every opportunity to negotiate collaborative solutions, the dispute resolution mechanisms in the legislation ensures that the process will ultimately reach a conclusion. Therefore, if acceptance of the RGS is not reached within 60 days following completion of the non-binding process, I will direct the matter to be settled in a binding dispute resolution process in accordance with section 439 (9) of the Act. I would like to emphasize that the parties may continue to negotiate and come to agreement on a solution at any time during the dispute resolution process.

Please ensure that the parties follow all the requirements set out in the Act and regulations. For reference, I would suggest that all participating parties review the relevant sections of the Act regarding dispute resolution. The Ministry's guide, "Regional Growth Strategies: An Explanatory Guide", may also be helpful:

http://www.cscd.gov.bc.ca/lgd/intergov_relations/library/RGS_Explanatory_Guide_2005.pdf.

Ministry staff are also available to provide you with advice on the next steps of the process as needed. Please contact Kris Nichols, Manager, Intergovernmental Relations and Planning Branch, by telephone at: 778 698-3450; or by email at: Kris.Nichols@gov.bc.ca.

Thank you again for writing.

Sincerely,

Peter Fassbender

Minister

Her Worship Mayor Barbara Desjardins, Chair Page 3

pc:

His Worship Mayor Ryan Windsor, District of Central Saanich

Her Worship Mayor Carol Hamilton, City of Colwood

Township of Esquimalt

His Worship Mayor Ken Williams, District of Highlands

His Worship Mayor Stew Young, City of Langford

His Worship Mayor John Ranns, District of Metchosin

Her Worship Mayor Alice Finall, District of North Saanich

His Worship Mayor Nils Jensen, District of Oak Bay

His Worship Mayor Richard Atwell, District of Saanich

His Worship Mayor Steve Price, Town of Sidney

Her Worship Mayor Maja Tait, District of Sooke

Her Worship Mayor Lisa Helps, City of Victoria

His Worship Mayor David Screech, Town of View Royal

Jon Lefebure, Chair, Cowichan Valley Regional District

Robert Lapham, Chief Administrative Officer, Capital Regional District

Mike Hicks, Director, Juan de Fuca Electoral Area

Meggin Messenger, Executive Director, Intergovernmental Relations and Planning

Kris Nichols, Manager, Intergovernmental Relations and Planning