



UPDATED AMENDED AGENDA - VICTORIA CITY COUNCIL
MEETING OF APRIL 14, 2016, AT 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People




Poetry Reading by Victoria Poet Laureate Yvonne Blomer with
Bruce Rice, creator of the Mayor's Poetry City Challenge and recipient of the
Colleen Thibaudeau Award

A. APPROVAL OF AGENDA


B. READING OF MINUTES

1. Minutes from the Regular Meeting held March 24, 2016
2. Minutes from the Special Meeting held February 18, 2016

C. REQUESTS TO ADDRESS COUNCIL (Maximum 6)

1. Theresa Moylan: Subsidized Housing for Vulnerable Individuals
2. Bart Reed: Bike Lanes
3. Marg Gardiner: Biketoria
-  **Late Item**: Presentation
4. Richard Wise: Urban Food Gardens
5. Stephen Hammond: 24 Hour Police Protection needed in Neighbourhoods around the Occupation
-  **Late Item**: Presentation
6. **Late Item**: David Wales: Tent City
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D. PROCLAMATIONS

1. "World Wish Day" - April 29, 2016
2. "Highland Games Week" - May 17 - May 23, 2016
3. "Earth Day Power Hour" - 11:59 am - 12:59 pm the Friday preceding Earth Day - April 22, 2016
-  **Late Item**: Revised Proclamation
4. "Child Abuse Prevention Month" - April 2016

E. PUBLIC AND STATUTORY HEARINGS

1. Rezoning Application No. 00497 for 755-795 Market Street and 766-770 Hillside Avenue

Council is considering a rezoning application to permit transient accommodation, public buildings, home occupations and all those uses permitted in the C1-N Zone and permit an additional 207m2 floor area

a. Public Hearing

Zoning Regulation Bylaw, Amendment Bylaw (No. 1064) No. 16-032

To rezone the land known as 755-795 Market Street and 766-770 Hillside Avenue from the R3-2 Zone, Multiple Dwelling District and R1-B Zone, Single Family Dwelling District to the C1-HM Zone, Hillside and Market District, to permit transient accommodation, public buildings, home occupations and all those uses permitted in the C1-N Zone and permit an additional 207m2 of floor area

b. Hillside Avenue and Blanshard Street Land Use Contract Discharge Bylaw

The purpose of this Bylaw is to discharge the Land Use Contract as it applies to the land known as 755-795 Market Street and 766-770 Hillside Avenue.

The land use regulations contained within the Land Use Contract will be superseded by the land use regulations enacted by Zoning Regulation Bylaw, Amendment Bylaw (1064) – No. 16-032.

Close of Hearing - Consideration of Approval

c. Bylaw Approval: To consider approval of the application, a motion for Third Reading of the bylaws is in order:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1064) 16-032

Land Use Contract Discharge (755-795 Market Street and 766-770 Hillside Avenue) 16-034

d. Bylaw Approval: To consider final approval of the application, a motion to Adopt the bylaws is in order:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1064) 16-032

Land Use Contract Discharge (755-795 Market Street and 766-770 Hillside Avenue) 16-034

Housing Agreement (755-795 Market Street and 766-770 Hillside Avenue) 16-033

2. Development Permit with Variances Application No. 000404 for 701 Tyee Road

Council is considering authorizing a Development Permit with Variances for the purposes of constructing 144 residential units in three phases and varying requirements in the Zoning Regulation Bylaw

a. CONTINUATION OF HEARING - Development Permit with Variances No. 000404



The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 701 Tyee Road, in Development Permit Area 13: Core Songhees, for the purposes of constructing 144 residential units in three phases and varying the following requirements of the *Zoning Regulation Bylaw* namely:

- increasing the height for buildings in Phase 2 from 24m to 25.49m
- increasing the height for buildings in Phase 3 from 31m to 33m
- reducing the overall parking from 185 stalls to 178 stalls
- reducing the parking from 50 stalls to 49 stalls for Phase 1
- reducing bicycle storage from 40 stalls to 28 stalls for Phase 1
- reducing the north setback (Gaudin Road) from 3.5m to nil
- reducing the south setback from 4m to 3.5m
- reducing the south setback from 4m to nil for Phases 1 and 2

Late Item: Presentation & Correspondence

Close of Hearing - Consideration of Approval

- b. **Development Permit with Variances Approval:** To approve the development permit with variances, the following motion is in order:

That Council authorize the issuance of Development Permit with Variances Application No. 000404 for 701 Tyee Road in accordance with:

1. Plans date stamped February 9 and plans showing the removal of the garbage holding area and additional landscaping date stamped April 8, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. reduce the north setback (Gaudin Road) from 3.5m to nil
 - b. reduce the south setback from 4m to nil for Phases 1 and 2
 - c. reduce the south setback from 4m to 3.5m
 - d. increase the height in DA-H from 24m to 25.49m for Phase 2
 - e. increase the height in DA-J from 31m to 33m for Phase 3
 - f. reduce parking from 50 stalls to 49 stalls for Phase 1
 - g. reduce parking from 185 stalls to 178 stalls
 - h. reduce bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1
3. The Development Permit lapsing two years from the date of this resolution.
4. The amendment to the *Railyards Master Development Agreement* being registered on title, to the satisfaction of staff.
5. Garbage facilities being provided within the building to the satisfaction of staff.
6. That Council authorize staff 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.

3. Heritage Designation Application No. 000152 for 1728 Denman Street

Council is considering designating as protected heritage the property at 1728 Denman Street

a. **Public Hearing - Heritage Designation Application No. 000152**

Under the provisions of the Local Government Act, the City of Victoria intends to designate the exterior and specific interior features (entry hall, dining room and parlour) of the building located at 1728 Denman Street, legally described as the west ½ of Lot 16, Section 76, Victoria District, Plan 2695, as protected heritage property, under Heritage Designation (1728 Denman Street) Bylaw No. 16-037.

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:

Heritage Designation (1728 Denman Street) Bylaw 16-037

c. **Bylaw Approval**: To consider final approval of the application, a motion to Adopt the bylaw is in order:

Heritage Designation (1728 Denman Street) Bylaw 16-037

F. REQUESTS TO ADDRESS COUNCIL

1. **Late Item**: Teri Hustins: Tent City



2. **Late Item**: Suzanne Bradbury: Tent City and Recent Impacts on Fort Street



3. **Late Item**: Paul Nursey: Tent City



4. **Late Item**: Glenys Verhulst: Biketoria



5. **Late Item**: Teri Hustins: Biketoria



6. **Late Item**: Shane Devereaux: Biketoria



7. **Late Item**: Kalen Harris: Biketoria



8. **Late Item**: Claudio Costi: Support for Bike Lanes



G. UNFINISHED BUSINESS

1. Letter dated March 4, 2016 from the Ministry of Finance: Municipal and Regional District Tax (MRDT)

H. REPORTS OF COMMITTEES

1. **Committee of the Whole**

1. Report from the Meeting held April 7, 2016
2. Report from the Meeting held April 14, 2016




Late Item: Report

I. NOTICE OF MOTIONS

J. BYLAWS

1. First Reading

1. Heritage Designation (580 Michigan Street) Bylaw No.16-018
 - a. *A report recommending first and second reading of Bylaws No. 16-018, No. 16-019 and 16-020 for Heritage Designation of 580, 584, and 588 Michigan Street.*
 - b. *A bylaw proposing to designate as protected heritage 580 Michigan Street.*
2. Heritage Designation (584 Michigan Street) Bylaw No.16-019
 - a. *A bylaw proposing to designate as protected heritage 584 Michigan Street.*
3. Heritage Designation (588 Michigan Street) Bylaw No.16-020
 - a. *A bylaw proposing to designate as protected heritage 588 Michigan Street.*
4. Vehicles for Hire Bylaw, Amendment Bylaw (No. 15) No.16-042
 - a. *A report recommending first three readings of Vehicles for Hire Bylaw Amendment Bylaw to bring into effect Council direction from January 28, 2016 and March 24, 2016 relating to the Vehicles for Hire Bylaw.*
 - b. *A bylaw proposing to bring into effect the Vehicles for Hire Bylaw, Amendment Bylaw (No. 15).*
5. Tax Bylaw 2016 No. 16-044 **Late Item**: Bylaw
 
A bylaw to impose tax rates and taxes for the year 2016.
6. Civic Expenditures Bylaw Repeal Bylaw No. 16-039
 - a. *A report recommending first three readings of Civic Expenditures Repeal Bylaw to complete Council's direction upon the approval of the Purchasing Policy that occurred March 24, 2016.*
 - b. *A bylaw proposing to repeal Civic Expenditures Bylaw.*
7. Boulevard Tax Bylaw, 2016 No.16-041
 - a. *A report outlining information regarding the boulevard tax that defrays the cost of maintenance and upkeep of City boulevards.*
 - b. *A bylaw proposing the adoption of Boulevard Tax Bylaw, 2016.*
8. Business Improvement Area Rate Bylaw, 2016 No.16-040
 - a. *A report outlining information regarding the Business Improvement Area Bylaw, that authorizes the granting of money to the Downtown Victoria Business Improvement Area Service.*
 - b. *A bylaw proposing the adoption of Business Improvement Area Rate Bylaw for 2016.*

2. Second Reading

1. **Update Report for Heritage Designation Bylaws for 222 and 226 Dallas Road**
 - a. Motion to rescind adoption, third reading and second reading of Heritage Designation Bylaws for 222 and 226 Dallas Road
 - b. Second Reading for **Amended** Heritage Designation (222 Dallas Road) Bylaw No. 16-021
 - c. Second Reading for **Amended** Heritage Designation (226 Dallas Road)

Bylaw No. 16-022

2. Heritage Designation (580 Michigan Street) Bylaw No.16-018
3. Heritage Designation (584 Michigan Street) Bylaw No.16-019
4. Heritage Designation (588 Michigan Street) Bylaw No.16-020
5. Vehicles for Hire Bylaw, Amendment Bylaw (No. 15) No.16-042
6. Tax Bylaw 2016 No. 16-044
7. Civic Expenditures Bylaw Repeal Bylaw No. 16-039
8. Boulevard Tax Bylaw, 2016 No.16-041
9. Business Improvement Area Rate Bylaw, 2016 No.16-040

3. Third Reading

1. Vehicles for Hire Bylaw, Amendment Bylaw (No. 15) No.16-042
2. Tax Bylaw 2016 No. 16-044
3. Civic Expenditures Bylaw Repeal Bylaw No. 16-039
4. Boulevard Tax Bylaw, 2016 No.16-041
5. Business Improvement Area Rate Bylaw, 2016 No.16-040

4. Adoption

K. CORRESPONDENCE

L. NEW BUSINESS

1. **To Set Public Hearings for the Council Meeting of April 28, 2016**
 1. Heritage Designation Application No. 000145 for 580 Michigan Street
 2. Heritage Designation Application No. 000146 for 588 Michigan Street
 3. Heritage Designation Application No. 000147 for 584 Michigan Street
 4. Development Permit with Variances for 1115 / 1117 Caledonia Avenue
 5. Development Variance Permit No. 00170 for Robleda Crescent
 6. Heritage Alteration Permit Application No. 00213 for 623 Avalon Road
 7. Heritage Designation Application No. 000148 for 226 Dallas Road
 8. Heritage Designation Application No. 000149 for 222 Dallas Road

M. QUESTION PERIOD

N. ADJOURNMENT



MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, MARCH 24, 2016, 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.

STAFF PRESENT: J. Johnson – City Manager; P. Bruce – Fire Chief; C. Coates - City Clerk; K. Hamilton – Director of Citizen Engagement & Strategic Planning; J. Jenkyns - Deputy City Manager; T. Soulliere - Director of Parks, Recreation & Facilities; S. Thompson – Director of Finance; J. Tinney - Director, Sustainable Planning & Community Development; F. Work – Director of Engineering & Public Works; L. Baryluk – Senior Planner; R. Battallas – Senior Planner; C. Havelka - Council Secretary.

APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Motion:
It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that the agenda be approved as amended.
Carried Unanimously

Amendment:
It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that Tom Walker be added to Request to Address Council.
On the amendment:
Carried Unanimously

On the main motion as amended:
Carried Unanimously

READING OF MINUTES

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that the Special Council meeting minutes of February 25, 2016, be approved.
Carried Unanimously

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that the Special Council meeting minutes of March 10, 2016, be approved.
Carried Unanimously

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that the Regular Council meeting minutes of March 10, 2016, be approved.
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. **Ann Collins: Are Our Existing Noise Bylaws Adequate to Protect Residents in Mixed Land Use Areas**
Outlined issues regarding noise from properties adjacent to her residence and how commercial businesses impact their quality of life in the Selkirk neighbourhood. She requested the noise bylaw be reviewed.
2. **Bill Steward: Regulations regarding Medical Marijuana Dispensaries**
Outlined the need for safe consumption sites and expressed support for medical marijuana dispensaries and he outlined options to have recreational spaces for consumption of marijuana.
3. **Jordan Reichert: Phasing out the Horse-Drawn Carriages**
Outlined concerns regarding horse drawn carriages, including safety, health and ethical issues regarding the use of horses for this service.
4. **Corie Kielbiski: Horse-Drawn Carriages**
Outlined concerns regarding the use of horses for the carriage industry and expressed concerns about the health and safety of horses for this use.

5. **David Budd: Horse-Drawn Carriages on City Roads**

Outlined safety issues with respect to the horse-drawn carriage industry which he stated doesn't meet the SPCA's animal welfare standards.

PROCLAMATIONS

It was moved by Councillor Coleman, seconded by Councillor Isitt, that the following Proclamations be endorsed:

1. "National Volunteer Week" – April 10-16, 2016
2. "Canadian Oncology Nursing Day" - April 5, 2016
3. "Project Management Day" – April 15, 2016
4. "Autism Awareness Day" – April 2, 2016
5. "Everyone Matters Day" – April 12, 2016
6. "International Transgender Day of Visibility" – March 31, 2016
7. "Canadian Cancer Society's Daffodil Month" – April 2016
8. "National Day of Mourning" – April 28, 2016

Carried Unanimously

PUBLIC AND STATUTORY HEARINGS

1. **Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 20) No. 16-027**

1. **Public Hearing**

1. **Official Community Plan Bylaw, 2012 (No. 20) 16-027**

The purpose of this bylaw is to amend the Official Community Plan to:

- a. Exempt the construction, placement or alteration of a building or structure that has a total floor area no greater than 9.2m² (100ft²) from requiring development permits in the following areas
 - DPA 4:Town Centres
 - DPA 5:Large Urban Villages
 - DPA 6A:Small Urban Villages
 - DPA 7A:Corridors
 - DPA 10A:Rock Bay
 - DPA 13:Core Songhees
 - DPA 14:Cathedral Hill Precinct
 - DPA 15A:Intensive Residential Small Lot
 - DPA 15B:Intensive Residential Panhandle Lot
 - DPA 15D:Intensive Residential Duplex
 - DPA 16:General Form and Character
- b. Exempt changes to existing landscaping, other than landscaping identified in a development permit for the property from requiring development permits in the following areas:
 - DPA 5:Large Urban Villages
 - DPA 6A:Small Urban Villages
 - DPA 7A:Corridors
 - DPA 10A:Rock Bay
 - DPA 11:James Bay and Outer Harbour
 - DPA 13:Core Songhees
 - DPA 14:Cathedral Hill Precinct
- c. Amend the language in the Overview Section of Appendix A to better clarify when a permit is not required (exemption) versus when a permit is required and to improve the overall user-friendliness of this section.

Robert Battallas (Senior Planner): Outlined information regarding the amendments to the Official Community Plan (OCP) and provided details regarding the background reports and the consultation that occurred.

Mayor Helps opened the public hearing at 7:01 p.m.

Mayor Helps closed the public hearing at 7:02 p.m.

Council discussed with staff the automatic notifications that are being proposed. Council also discussed receiving a report back in six months on the effectiveness of the proposed delegation that is outlined in the report.

2. **Hearing**

1. **Land Use Procedures Bylaw 2016 16-028**

To introduce a revised *Land Use Procedures Bylaw* including these changes to:

- (a) update references to be consistent with the *Official Community Plan, 2012* and recent changes to the *Local Government Act*
- (b) set a time limit for cancellation of applications
- (c) clarify fees for refunds, variance applications, additional fee assessment for revisions, and fees for rezoning applications with concurrent development permits for small lots, duplexes and garden suites
- (d) introduce new procedures to require applicant to be responsible for preparation of signs
- (e) distinguish the types of public input based on types of applications
- (f) specify conditions when delegation of certain permits may occur.

Lucina Baryluk (Senior Planner): Outlined the purpose of the *Land Use Procedures Bylaw* and provided information regarding the purpose of the amendments to this bylaw.

Mayor Helps opened the public hearing at 7:06 p.m.

Mayor Helps closed the public hearing at 7:07 p.m.

Council discussed with staff clarification these amendments will bring to land use applications as well as changes in how public hearing signs are produced.

2. **Bylaw Approval**

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

Official Community Plan Bylaw, 2012 (No. 20) – 16-027

Land Use Procedures Bylaw 2016 16-028

Carried Unanimously

3. **Bylaw Approval**

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

Official Community Plan Bylaw, 2012 (No. 20) – 16-027

Land Use Procedures Bylaw 2016 16-028

Carried Unanimously

2. **Development Permit with Variances Application No. 000404 for 701 Tyee Road**

Hearing

1. **Development Permit with Variance Application**

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 701 Tyee Road, in Development Permit Area 13: Core Songhees, for the purposes of constructing 144 residential units in three phases and varying the following requirements of the *Zoning Regulation Bylaw* namely:

- increasing the height for buildings in Phase 2 from 24m to 25.49m
- increasing the height for buildings in Phase 3 from 31m to 33m
- reducing the overall parking from 185 stalls to 178 stalls
- reducing the parking from 50 stalls to 49 stalls for Phase 1
- reducing bicycle storage from 40 stalls to 28 stalls for Phase 1
- reducing the north setback (Gaudin Road) from 3.5m to nil
- reducing the south setback from 4m to 3.5m
- reducing the south setback from 4m to nil for Phases 1 and 2

Lucina Baryluk (Senior Planner): This Development Permit with Variances for 701 Tyee Road is to construct 144 residential units. Key issues related to the project were outlined, as well as the amendments to the legal agreements that are required to accommodate this final phase of the Railyards development.

Mayor Helps opened the public hearing at 7:18 p.m.

Joost Bakker (Architect for Dialog): Provided a presentation that outlined the landscape and site plan for the development, the variances that are requested, and the architectural elements of the project.

Council discussed with the applicant details regarding the green wall, the boulevard treatment, landscaping, and the garbage handling area for the project.

Jim (Resident): Spoke in support of the proposal, but expressed concerns about a requested variance setback as it relates to bike storage, garbage bins and parking.

Darwin (Central Spur): Expressed concerns regarding Gaudin Street in terms of the proposed garbage disposal location, and issues with parking in the area.

Ralph Meyer (Resident of Central Spur): Expressed concerns about traffic, vehicle parking and bike parking.

Lena Smith (Resident of Railyards): Spoke about issues related to the parkade wall, the boulevards trees and landscaping standards, and noted support for the overall development.

Jeff Loenen (771 Central Spur): Expressed concerns regarding traffic, sidewalks, greenspace and garbage pick-up, as well as potential impacts on daylight.

Mayor Helps closed the public hearing at 7:54 p.m.

Council discussed:

- *The timeline when the park will be built and options for a pathway through the lot. This issue of having a pathway through a site under construction.*
- *Details regarding access, the fence, gate, and landscaping for the garbage area, noting that the applicant worked with engineering staff to find the optimum garbage handling solution.*
- *The process to ensure the landscaping is completed as proposed. Details regarding the landscaping bonds required for work on public land.*
- *Details regarding the parking requirements for the development.*

2. Development Permit with Variance Approval

It was moved by Councillor Lucas, seconded by Mayor Helps, that Council authorize the issuance of Development Permit with Variances Application No. 000404 for 701 Tyee Road in accordance with:

1. Plans date stamped February 9, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. reduce the north setback (Gaudin Road) from 3.5m to nil;
 - b. reduce the south setback from 4m to nil for Phases 1 and 2;
 - c. reduce the south setback from 4m to 3.5m;
 - d. increase the height in DA-H from 24m to 25.49m for Phase 2;
 - e. increase the height in DA-J from 31m to 33m for Phase 3;
 - f. reduce parking from 50 stalls to 49 stalls for Phase 1;
 - g. reduce parking from 185 stalls to 178 stalls;
 - h. reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.
3. The Development Permit lapsing two years from the date of this resolution.
4. The amendment to the Railyards Master Development Agreement being registered on title, to the satisfaction of staff.
5. That Council authorize staff 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.

Council discussed the motion:

- *Concerns regarding the setbacks, particularly on Gaudin Road where the garbage system is located.*
- *Noting that staff have advised that landscaping will cover the garbage bins.*
- *Concerns regarding the lack support from the neighbours regarding this setback and that there is little information on how it will look.*
- *Noting that the proposal will reduce the noise from garbage trucks.*

Council asked staff if the variance to the north could be changed. Staff advised this would require a major rework of the proposal.

Council expressed a desire for additional drawings to help with understanding what is proposed for the garbage area that necessitates this setback.

Council asked about the time permitted for the applicant to reapply should Council not approve the application. Staff advised there is a one year waiting period that Council could waive.

Council asked about postponing final consideration of the application and what the process would be should additional information be provided. Staff advised that a 10-day notification period is required to continue the hearing and the notices can be posted and distributed for the April 14 meeting.

Motion to Postpone:

It was moved by Mayor Helps, seconded by Councillor Isitt, that consideration of the application be postponed until April 14, 2016, and that a hearing be set for that date.

Carried

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

REQUESTS TO ADDRESS COUNCIL

Motion:

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

1. Bart Reed: Bike Lanes

Provided information to correct misinformation regarding bike lanes and parking stalls on Cook Street and advised Vancouver Street would be a better option.

2. Joanne Murray: Making 1921-23 Fernwood Road a City Facility

Outlined concerns regarding making 1921-1923 Fernwood Road a City facility, as well as the mandate of the Fernwood Community Association and asked that the designation of this property not be changed.

3. **Deane Strongitharm: Speed Avenue and Frances Street Application – Community Amenity Contribution**
Spoke regarding the land use application for Speed Avenue and Frances Street, and requested that the application be considered concurrent with the report on the amenity contribution for timeliness.
4. **Steve Craik: Pedicabs**
Requested support for the new pedicab licences that are coming forward, and described the positive impact pedicabs have on tourism in Victoria.
5. **Morgan McCarthy: Horse-Drawn Carriages**
Outlined concerns regarding public safety as it relates to horse-drawn carriage accidents and noted that many cities have banned this business on city streets.
6. **James Kyles: Sewage Processing Facility Location**
Outlined concerns regarding the proposed east side sewage location, noted possible issues with this site and suggested an alternative location.
7. **Brian Lepine: Clover Point Sewage Plant Proposal**
Outlined concerns regarding the proposal to use Clover Point as a site for a sewage plant and how it will impact the users of this park.
8. **Emily Lavender: Horse-Drawn Carriages**
Requested that horse-drawn carriages be banned and outlined issues associated with horses using downtown streets.
9. **Kari Sloane: Horse-Drawn Carriages on Victoria Streets**
Spoke in support of banning horses on city streets and outlined issues with horses on city streets.
10. **Katerina Gallagher: Horse-Drawn Carriages**
Provided information regarding how they care for the horses in the horse-drawn carriage industry, noting the industry is supported in the city and requested they be permitted to continue with this service.

UNFINISHED BUSINESS

1. **Update Report for Rezoning Application No. 00485 for 2330 Richmond Road**
Council received a report dated March 15, 2016 that provided information regarding the Housing Agreement that Council requested at its March 10, 2016 meeting.

Motion:
It was moved by Councillor Thornton-Joe, 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. 00485 for 2330 Richmond Road by rezoning the subject parcel from the R1-B Zone, Single Family Dwelling District, to a site specific zone, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
a) Should sewage attenuation be required, a legal agreement to the satisfaction of staff would be required prior to Public Hearing.
b) That a Housing Agreement be registered on title securing the rental of seven units for a period of no less than ten years.

Carried Unanimously
2. **Correspondence dated March 2, 2016 from the Office of the Prime Minister: Affordable Rental Housing**
Motion:
It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the correspondence dated March 2, 2016 from the Office of the Prime Minister regarding Affordable Rental Housing be received for information.

Carried Unanimously
3. **Correspondence dated March 6, 2016 from the Minister of Finance: Local Wastewater Facilities**
Motion:
It was moved by Councillor Alto, seconded by Councillor Coleman, that the correspondence dated March 6, 2016 from the Minister of Finance regarding Local Wastewater Facilities be received for information.

Carried Unanimously
4. **Correspondence dated March 8, 2016 from the Ministry of Community, Sport and Cultural Development and Minister Responsible for TransLink: Capital Integrated Services and Governance Initiative**
Motion:
It was moved by Councillor Loveday, seconded by Councillor Alto, that the correspondence dated March 8, 2016 from the Ministry of Community, Sport and Cultural Development and Minister Responsible for TransLink regarding the Draft Framework for the Capital Integrated Services and Governance Initiative be received for information.

Carried Unanimously

Motion:

It was moved by Councillor Young, seconded by Councillor Coleman, that the Mayor respond to the Minister by expressing the concern that the “Framework” does not adequately represent the view of the majority of the voters of Victoria that the number of municipalities in our region should be reduced, and indicating that the City is able to support a revised Framework only if it requires the consultant to respect the views of voters throughout the region as expressed in non-binding referenda in several municipalities.

Amendment:

It was moved by Councillor Alto, seconded by Councillor Young, that the motion be amended:

...the City is able to support a revised Framework only if it requires the consultant to **consider** ~~respect~~ the views of voters....

On the amendment:
Carried Unanimously

Amendment:

It was moved by Councillor Alto, seconded by Councillor Isitt, that the motion be amended:

....the “Framework” does not **include the opportunity to consider the concept of amalgamation and indicating that the City requests the Minister include the topic of amalgamation in the Framework.** ~~adequately represent the view of the majority of the voters of Victoria that the number of municipalities in our region should be reduced, and indicating that the City is able to support a revised Framework only if it requires the consultant to respect the views of voters throughout the region as expressed in non-binding referenda in several~~

On the amendment:
Carried Unanimously

Amendment:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the motion be amended:

.....the topic of amalgamation in the **process.** ~~Framework.~~

On the amendment:
Carried Unanimously

Main motion:

That the Mayor respond to the Minister by expressing the concern that the “Framework” does not include the opportunity to consider the concept of amalgamation and indicating that the City requests the Minister include the topic of amalgamation in the process.

On the main motion as amended
Carried

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

Against: Councillors Isitt and Madoff

5. Rise and Report from Closed Meetings for Information

a. From the Closed Council Meeting held March 24, 2016

Lease Extension Request from B.C. Housing for 1240 Yates Street

1. That Council indicate its support to BC Housing for an extension to the lease at 1240 Yates Street, under its current operating model, to September 30, 2016, subject to comments from Central Middle School, its PAC, School District 61, and the Neighbourhood Associations, and upon hearing results of the April 11, 2016 community meeting.
2. That the City of Victoria urges BC Housing to extend the closing dates for all other seasonal shelters being currently provided.

b. From the Closed Council Meeting of January 14, 2010

That Council approve a rise and report on the January 14, 2010 Closed meeting resolution concerning a rezoning application on City owned land to the North East of the Northern Junk Buildings:

January 14, 2010 Resolution:

That Council:

1. Grant permission for the developer to submit a rezoning application for the City-owned land as shown on Map 1, attached to the report dated December 17, 2009, recognizing this would not fetter their discretion on considering the rezoning and that Council’s expectation is that any rezoning proposal would:
 - a. Be consistent with the height regulations contained in the CA-3C Zone (Old Town District).
 - b. Be consistent with the *Old Town Design Guidelines*.
 - c. Include a pathway connecting the bridge and Wharf Street, the design of which acknowledges the public importance of this space and link.
2. Enter into an agreement of purchase and sale for the above noted property, at fair market value, once any *Official Community Plan* and zoning amendments are complete and necessary development controls have been established.

REPORTS OF THE COMMITTEES**1. Committee of the Whole – March 17, 2016****1. BikeBC Funding Program – Authorization for Grant Application Submission**

It was moved by Councillor Loveday, seconded by Councillor Alto, that Council authorize:

1. The Director of Engineering and Public Works to submit a grant application to the Province of British Columbia under the BikeBC funding program, for the proposed Pandora Avenue protected bike lane project.
2. The Mayor and the Corporate Administrator to execute a grant agreement under the BikeBC funding program, if successful.

Carried Unanimously

2. Appointment of Bylaw Officer

It was moved by Councillor Loveday, seconded by Councillor Alto, that Council approve the appointment of Nancy Johnston:

1. as a Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061);
2. as a Business License Inspector for the City of Victoria; and,
3. as a Building Inspector for the purposes of Section 57 of the Community Charter

Carried Unanimously

3. Application for a Permanent Change to Extend the Hours of Sale in Relation to a Food Primary Liquor Licence, for Saint Franks, 1320 Broad Street, Liquor Licence #305859

It was moved by Councillor Loveday, seconded by Councillor Alto, that Council, after conducting a review with respect to noise and community impacts regarding the application to amend the food primary liquor licence of Saint Franks, located at 1320 Broad Street, and subject to the willingness of the applicant to enter into a Good Neighbour Agreement, supports:

1. The application of Saint Franks to amend its food primary liquor licence to allow an increase in operating hours to include 9:00am to 2:00am daily.
2. The Council provides the following comments on the prescribed considerations:
 - a) While this request represents a change in operating hours outside of those normally supported for food primary liquor licensed businesses, and is contrary to a 2007 resolution of Council (outlined in this report), there is expected to be minimal impact on the neighbourhood as the number of licensed seats makes this a small establishment.
 - b) The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of Saint Franks and a notice posted at the establishment. The City received 30 letters in support of the application and three letters opposed to the application.

Staff advised that the applicant is willing to enter into a good neighbour agreement.

Carried

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

4. Development Application for a Permanent Change to Amend a Food Primary Liquor Licence to Add a Patron Participation Endorsement at The Guild Freehouse, located at 1250 Wharf Street, Liquor Licence #030056

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that Council, after conducting a review with respect to noise and community impacts regarding the application to add a patron participation entertainment endorsement for the food primary liquor licence of The Guild Freehouse, liquor license No. 030056, located at 1250 Wharf Street, supports the application to:

1. Amend its food primary liquor licence to add a patron participation entertainment endorsement;
2. The Council provides the following comments on the prescribed considerations:
 - (a) The location is in the Inner Harbour McQuades District which allows for licensed premises and restaurants. The food primary liquor licensed business is compatible with the neighbouring land uses and is within the Intermediate Noise District, which allows for a higher noise threshold.
 - (b) These licence amendments are expected to have a minor impact on the neighbourhood, since the restaurant is currently open until 12:00am on Friday and Saturday nights. The restaurant's occupant capacity is 220. The restaurant's location on a main arterial road in the downtown core is expected to mitigate the noise impact. The City has not received any bylaw complaints with respect to noise for this restaurant.
 - (c) The views of adjacent residents and businesses were solicited via a mailed notice to neighbouring property owners and occupiers within 50 metres of the restaurant and a notice was posted at the restaurant entrance. The City received one letter in support of the application and one letter opposed to the application.
3. And that this motion be forwarded to the Council meeting of Thursday March 24, 2016.

Carried Unanimously

5. Development Supervised Consumption Services Project Update:

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

1. That Council confirms Mayor Helps and Councillor Alto as Council liaisons to the Supervised Consumption Services project.
2. That Council receives this report for information.
3. That Council liaisons report monthly to Council.

Carried Unanimously**2. Committee of the Whole – March 24, 2016****1. 2016 Budget Implications of Urban Tree Planting Plan**

It was moved by Councillor Loveday, seconded by Councillor Alto, THAT Council direct staff to include \$150,000 in the 2016-2020 Financial Plan for tree planting in the downtown area, with funding from the City's Tree Replacement Reserve.

Carried Unanimously**2. CRD Climate Action and Adaptation Service Establishment Bylaw Amendment**

It was moved by Councillor Loveday, seconded by Councillor Coleman, that Council consent to the adoption of CRD Climate Action and Adaptation Service Establishment Amendment Bylaw No. 4058.

Carried Unanimously**3. Allocation of Motorized Sightseeing Vehicle Parking Stand 3**

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council direct staff to bring forward amendments to Schedule E of the Vehicles for Hire Bylaw that will allocate Motorized Sightseeing Vehicle Parking Stand 3 to Hippo Tours Inc. for the period from May 1, 2016 to March 31, 2017.

Carried

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

Against: Councillor Isitt

4. Work Without Permit, Illegal Use/Suite – 821 Princess Avenue / Bylaw File #2889

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the Council direct the City Clerk to file a notice in the Land Title Office in relation to the property located at 821 Princess Avenue, legally described as Lot 19 Block 1 Section 3 Victoria District Plan 62 indicating that a resolution relating to this property has been made under the authority delegated pursuant to Section 57(3) of the *Community Charter* and the provisions of the *Property Maintenance Delegation Bylaw*, and advise that further information regarding this resolution may be inspected at the Legislative & Regulatory Services Department in Victoria City Hall.

Carried Unanimously**5. CRD Sewage Treatment**

1. It was moved by Councillor Alto, seconded by Councillor Lucas, that Council consent to participate cooperatively with the Capital Regional District on the community engagement process for the proposed sewage facility at Clover Point.
2. That staff be directed to engage consultants necessary to carry out this engagement process and advise the Capital Regional District on the funding required to undertake the community engagement for the proposed facility at Clover Point. This funding is to be provided from the Core Area Liquid Waste Management Phase 2 planning process budget.
3. That the Mayor, on behalf of Council, write a letter to the CRD confirming Council's willingness to cooperate in the engagement process and indicate that the City will provide budget details for the engagement at the earliest convenience.
4. Council acknowledges that this cooperation doesn't equal consent or support for this proposed sewage treatment location and that this step is only a means for engaging Victoria residents meaningfully and effectively regarding the proposal.
5. That all of the above is subject to land use approval by City Council.
6. That staff be directed to report back to Council with a public engagement plan.

Carried

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

Against: Councillor Young

6. McPherson Playhouse Local Service

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

1. Direct staff to complete the transfer of ownership of the McPherson Playhouse property to the Capital Regional District for the McPherson Playhouse Local Service, subject to the facility returning to the City for a nominal fee, if the City remains the sole funder of the service in the long term, and subject to the financial participation of other municipal partners based on current CRD municipal funding formulas.
2. Forward correspondence to the Royal and McPherson Theatres Society requesting the consideration of Board of Directors to support increased participation in the McPherson Local Service from Saanich and Oak Bay municipalities at a level consistent with the funding formula for the Royal Theatre.
3. Request the Capital Regional District to engage in broader consultation with CRD municipalities to consider opportunities to increase the number of participants in the McPherson Playhouse Local Service.
4. Request that CRD staff work with City staff and Royal McPherson Theatres Society Staff on the consultation.

Amendment:

It was moved by Councillor Young, seconded by Councillor Coleman, that the motion be amended by moving the comma in # 1:

...subject to the facility returning to the City for a nominal fee, if the City remains the sole funder in the long term, ...

On the amendment:
Carried Unanimously

Main Motion:

That Council:

1. Direct staff to complete the transfer of ownership of the McPherson Playhouse property to the Capital Regional District for the McPherson Playhouse Local Service, subject to the facility returning to the City for a nominal fee if the City remains the sole funder of the service in the long term, and subject to the financial participation of other municipal partners based on current CRD municipal funding formulas.
2. Forward correspondence to the Royal and McPherson Theatres Society requesting the consideration of Board of Directors to support increased participation in the McPherson Local Service from Saanich and Oak Bay municipalities at a level consistent with the funding formula for the Royal Theatre.
3. Request the Capital Regional District to engage in broader consultation with CRD municipalities to consider opportunities to increase the number of participants in the McPherson Playhouse Local Service.
4. Request that CRD staff work with City staff and Royal McPherson Theatres Society Staff on the consultation.

On the main motion as amended
Carried Unanimously

7. Victoria Police Department's Quarterly Report to the City of Victoria

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that Council receive the Victoria Police Department's Quarterly Report for information.

Carried Unanimously

8. 2015 Fourth Quarter Report and 2016 Work Plan

It was moved by Councillor Mayor Helps, seconded by Councillor Thornton-Joe, that Council receive this report for Information.

Carried Unanimously

9. Crosswalk Evaluation Process / Priority Ranking System

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

1. Direct staff to implement this new crosswalk prioritization methodology as a priority; and
2. Direct staff to bring forward the necessary amendments to the Financial Plan to incorporate these crosswalk priorities within the allocated funding amount;
3. Defer proposed rehabilitation work on Cook Street between Pandora Avenue and Caledonia Avenue from 2016-2017, and amend the 2016-2020 Financial Plan to incorporate other major road rehabilitation priority projects in 2016, as identified in this report.
4. Except that work planned for Vancouver Street between Southgate and Fairfield be postponed pending finalization of the Biketoria route for the area, and be substituted with a project between Quadra Street and Vancouver Street.
5. That the Capital Plan be amended to include building a crosswalk at Cook Street and North Park Street in either 2016 or 2017 once the Biketoria route plan has been finalized.

Carried Unanimously

10. Purchasing Policy

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

1. Approve the Purchasing Policy (Appendix A)
2. Authorize the Mayor and the City Clerk to execute the Corporate Supply Arrangement Access Agreement with the Province of British Columbia (Appendix B)
3. Repeal the Expenditure Bylaw #09-054 after approval of the Purchasing Policy

Carried Unanimously

11. Support for Cumberland's AVICC Motion Re: Social Procurement

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council approve the following motion:

Be it resolved that Victoria City Council supports the District of Cumberland's AVICC Motion:

WHEREAS fostering the social wellbeing of the community is identified as a municipal purpose by the Community Charter and a regional district purpose by the Local Government Act;

AND WHEREAS the widespread adoption of social procurement practices by all local governments in BC will diversify the vendor pool and further leverage tax dollars to better align with community values;

THEREFORE BE IT RESOLVED that AVICC and UBCM advance the use of social procurement practices by local governments;

AND BE IT FURTHER RESOLVED that UBCM urge the provincial government to consider the inclusion of social procurement into Part 6 (Financial Management) of the Community Charter and Part 11 (Regional District- Financial Management) of the Local Government Act.

Carried

For:
Against:

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

12. Letter to Munro's Bookstore

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that Council send a letter of congratulations to Munroe's Bookstore for their acknowledgement by National Geographic as the number three bookstore in the world.

Amendment:

It was moved by Councillor Madoff, seconded by Councillor Coleman, that the name 'Munro' be spelled correctly.

On the amendment:
Carried Unanimously

Main Motion:

That Council send a letter of congratulations to Munro's Bookstore for their acknowledgement by National Geographic as the number three bookstore in the world.

On the main motion as amended:
Carried Unanimously

NOTICE OF MOTIONS

1. Saving Lives Through Organ Donation

Council received a report dated March 10, 2016 from Councillors Isitt and Loveday regarding saving lives through organ donation.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council **reaffirm its support for organ donation**, endorses the following resolution for consideration at the Union of BC Municipalities 2016 annual conference, and direct staff to forward a copy to UBCM and to member local governments, requesting favourable consideration and resolutions of support:
Saving Lives Through Organ Donation

WHEREAS organ donation saves lives;

AND WHEREAS organ donation is the best available option for many people in our communities with serious medical conditions and diseases to live well and contribute fully to their family and their community;

AND WHEREAS BC has one of the lowest organ donor registration rates in Canada;

AND WHEREAS local governments can demonstrate leadership and resolve to encourage citizens in BC communities to register as organ donors,

THEREFORE BE IT RESOLVED that the Union of BC Municipalities calls upon all local government elected officials to accept the challenge to Save Lives Through Organ Donation and work with community partners to increase the number of people registered as organ donors in our communities.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Coleman, that the motion be amended:

...that Council **reaffirm its support for organ donation**, endorses the following resolution for consideration at the Union of BC Municipalities....

On the amendment:
Carried Unanimously

Main Motion:

That Council reaffirm its support for organ donation, endorses the following resolution for consideration at the Union of BC Municipalities 2016 annual conference, and direct staff to forward a copy to UBCM and to member local governments, requesting favourable consideration and resolutions of support:
Saving Lives Through Organ Donation

WHEREAS organ donation saves lives;

AND WHEREAS organ donation is the best available option for many people in our communities with serious medical conditions and diseases to live well and contribute fully to their family and their community;

AND WHEREAS BC has one of the lowest organ donor registration rates in Canada;

AND WHEREAS local governments can demonstrate leadership and resolve to encourage citizens in BC communities to register as organ donors,

THEREFORE BE IT RESOLVED that the Union of BC Municipalities calls upon all local government elected officials to accept the challenge to Save Lives Through Organ Donation and work with community partners to increase the number of people registered as organ donors in our communities.

On the main motion as amended:

Carried Unanimously

2. AVICC Respect for Local Government Authority

Council received a report dated March 22, 2016 from Councillors Isitt and Loveday regarding a resolution for the AVICC encouraging the Province to respect local government land use authority relating to the disposal of contaminated soils.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council endorse the following resolution for consideration as an emergency resolution at the 2016 annual conference of the Association of Vancouver Island and Coastal Communities:

Respect for Local Government Authority Relating to Contaminated Soil Disposal

WHEREAS the BC Supreme Court upheld local government land use authority with respect to the disposal of contaminated soils in the case of *Cowichan Valley (Regional District) v. Cobble Hill Holdings Ltd., 2016 BCSC 489*;

AND WHEREAS the risks remains that local government land use regulations relating to disposal of contaminated soils may be overridden by Provincial Order-in-Council;

THEREFORE BE IT RESOLVED THAT the Association of Vancouver Island and Coastal Communities calls on the Province of British Columbia to respect local government land use authority and provide for thorough and appropriate consideration of local government input and land use regulations in the contaminated soils permitting process.

Carried Unanimously

BYLAWS

1. FIRST READING

Motion:

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

- a. *Heritage Designation (1728 Denman Street) Bylaw 16-037*
- b. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1064) 16-032*

Carried Unanimously

2. SECOND READING

Motion:

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

- a. *Heritage Designation (1728 Denman Street) Bylaw 16-037*
- b. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1064) 16-032*

Carried Unanimously

Councillor Lucas withdrew from the meeting at 10:15 p.m. due to a potential pecuniary conflict of interest as the owner of the hotel where she is employed is also the owner of 755-795 Market Street.

1. FIRST READING

Motion:

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

- c. *Land Use Contract Discharge (755-795 Market Street and 766-770 Hillside Avenue 16-034*
- d. *Housing Agreement (755-795 Market Street and 766-770 Hillside Avenue) 16-033*

Carried Unanimously

2. SECOND READING

Motion:

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

- c. *Land Use Contract Discharge (755-795 Market Street and 766-770 Hillside Avenue 16-034*
- d. *Housing Agreement (755-795 Market Street and 766-770 Hillside Avenue) 16-033*

Carried Unanimously

3. THIRD READING

Motion:

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

- Housing Agreement (755-795 Market Street and 766-770 Hillside Avenue) 16-033*

Carried Unanimously

Councillor Lucas returned to the meeting at 10:17 p.m.

5. ADOPTION

Motion:

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following bylaw **be Adopted:**
Board of Variance Bylaw, Amendment Bylaw (No. 1) 16-036

Carried Unanimously

NEW BUSINESS

To Set Public Hearings for the Meeting of Thursday, April 14, 2016:

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, APRIL 14, 2016, at 6:30 p.m.:**

1. Heritage Designation Application No. 000152 for 1728 Denman Street
2. Development Permit with Variances Application No. 000404 for 701 Tyee Road

Carried Unanimously

Councillor Lucas withdrew from the meeting at 10:19 p.m. due to a potential pecuniary conflict of interest as the owner of the hotel where she is employed is also the owner of 755-795 Market Street.

To Set Public Hearings for the Meeting of Thursday, April 14, 2016:

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, APRIL 14, 2016, at 6:30 p.m.:**

Rezoning Application No. 00497 for 755-795 Market Street and 766-770 Hillside Avenue

Carried Unanimously

Councillor Lucas returned to the meeting at 10:19 p.m.

QUESTION PERIOD

A question period was held.

ADJOURNMENT

It was moved by Councillor Alto, seconded by Councillor Coleman, that the Council meeting adjourn.
Time: 10:20 p.m.

Carried Unanimously

CERTIFIED CORRECT:

CITY CLERK

MAYOR OF THE CITY OF VICTORIA



MINUTES – SPECIAL VICTORIA CITY COUNCIL

MEETING OF THURSDAY, FEBRUARY 18, 2016, AT 3:34 P.M.

<u>PLACE OF MEETING:</u>	Council Chambers, City Hall
<u>PRESENT:</u>	Mayor Helps (Chair); Councillors Coleman, Lucas, Madoff, Thornton-Joe, and Young
<u>ABSENT:</u>	Councillors Alto, Isitt and Loveday
<u>STAFF PRESENT:</u>	J. Johnson – City Manager; J. Jenkyns – Deputy City Manager; J. Tinney – Director, Sustainable Planning & Community Development; F. Work – Director, Engineering & Public Works; T. Soulliere – Director, Parks, Recreation & Facilities; S. Thompson – Director, Finance; K. Hamilton, Director of Citizen Engagement & Strategic Planning; C. Coates – City Clerk; P. Rantucci – Manager of Real Estate; C. Mycroft – Executive Assistant to the City Manager; A. Ferguson – Recording Secretary

Mayor Helps suggested moving the items from the agenda to that of the following week, so that all members are present to discuss the items.

ADJOURNMENT

Motion:
It was moved by Councillor Coleman, seconded by Councillor Lucas, that the Special Closed Victoria City Council meeting of February 18, 2016, be adjourned at 3:35 p.m.

Carried Unanimously

CERTIFIED CORRECT:

CITY CLERK

MAYOR OF THE CITY OF VICTORIA

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Theresa Moylan

Date: March 24,
2016

Address: 156 Olive Street, Victoria BC V8S 3H3

I wish to appear at the following Council meeting: April 14, 2016

I
represent: self

Topic: home options for the disabled i.e. adults with disabilities are left to their own devices with income of only \$906 a month. of that amount \$375 is allotted for rent. CLBC offers nothing permanent for my special needs son and the sons and daughters of many parents in Victoria. I find dead ends when it comes to subsidized housing or any other form of assistance for my son. Victoria seems to be very concerned about the "homeless" and the refugees coming in - but nothing is said about the potential "homelessness" of these most vulnerable individuals.

Action you wish Council to take:

I would like Victoria to look at some financial options - considering that parents and family groups are more than willing to do the work, put together the supports for their young people, find the locations etc 1) a tax break to apartment building owners / home owners that results in a rental reduction for disabled individuals 2) a rental voucher to supplement for the average rent amount for an individual in Victoria. other options ?

CONTACT INFO:

Contact Name: Theresa Moylan
Contact Address: 156 Olive Street
Contact Phone Number:
Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Bart Reed **Date:** March 29, 2016

Address: 310 King George Tce

I wish to appear at the following Council meeting: April 14, 2016

I represent: Cook St Village Business Association

Topic: bike lanes

Action you wish Council to take:
5 minute speech

CONTACT INFO:

Contact Name: Bart Reed

Contact Address: 310 King George Tce, Victoria BC, V8S 2K2

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: marg gardiner **Date:** April 01, 2016

Address: James Bay

I wish to appear at the following Council meeting: April 14, 2016

I represent: JBNA

Topic: Biketoria

Action you wish Council to take:

Take a step-back Consult with neighborhoods (CALUC groups)

CONTACT INFO:

Contact Name: marg gardiner

Contact Address:

Contact Phone Number:

Contact Email:



TAXI



TAXI



TAXI

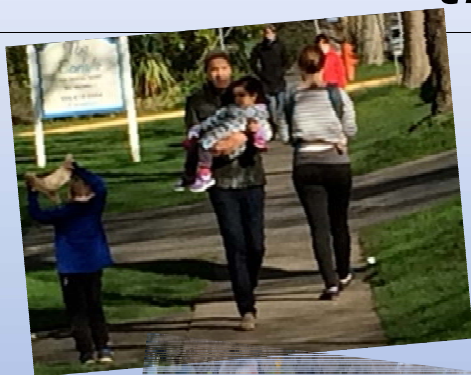


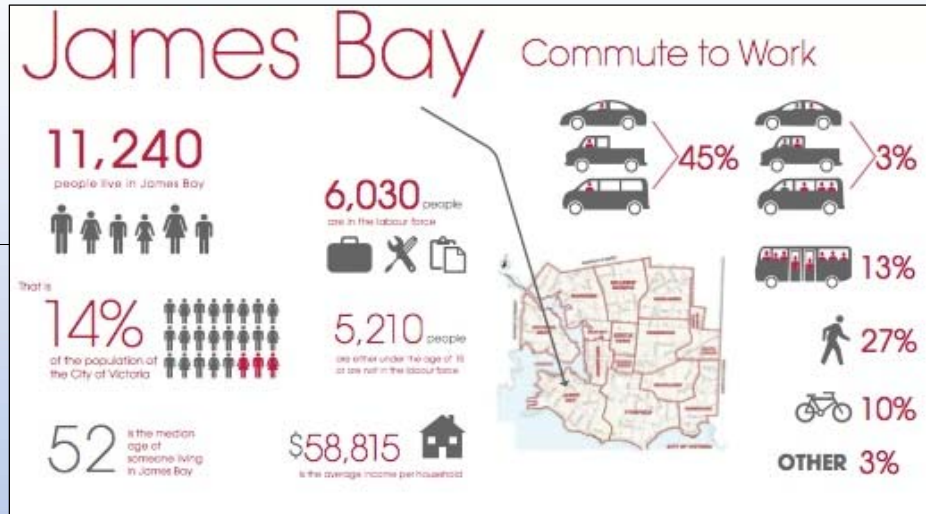
TAXI



JB resident needs . . . and realities

the roadways become our sidewalks





Mark Crisp: Stantec
commissioned by GVHA

JB 37% > 60yrs

Age Distribution - 2011 Census

JB 29% > 65yrs

AREA AGE	James Bay	Victoria Including James Bay	Victoria Excluding James Bay	British Columbia	Canada
0 - 14	7.02%	8.80%	9.08%	14.49%	15.73%
15 - 29	17.75%	25.38%	26.61%	23.93%	24.44%
30 - 44	17.84%	21.02%	21.53%	18.62%	18.68%
45 - 59	20.45%	20.10%	20.05%	22.00%	21.53%
60 - 74	19.93%	14.73%	13.89%	14.17%	13.26%
75 +	17.01%	9.97%	8.84%	6.78%	6.37%

James Bay: resident transportation interests

11,240 = population (2011)

labour force age < 15 and > 65
6,030 5,210

commute to work

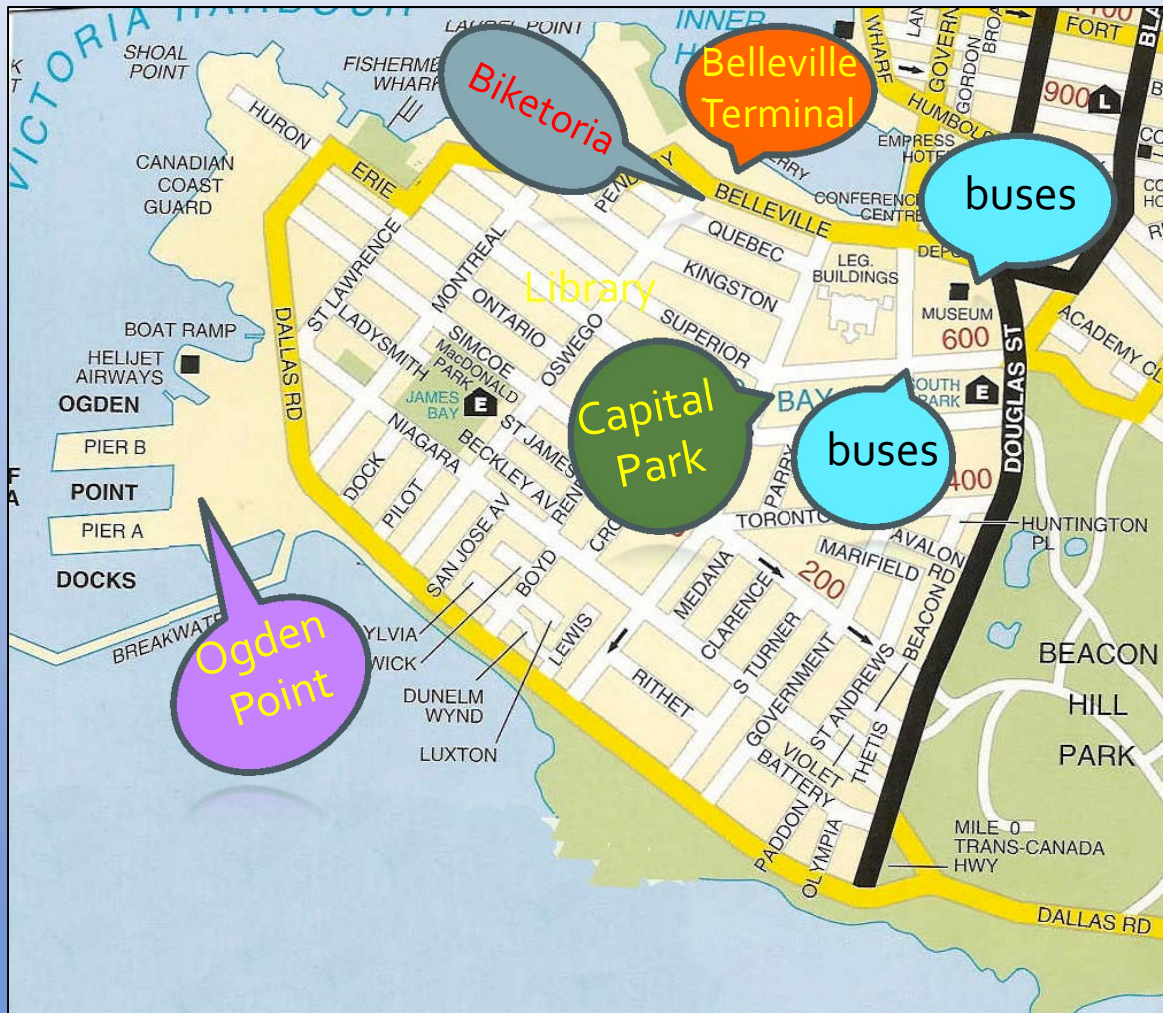
45% drive
3% share drive
13% transit
27% walk
10% cycle
3% other

50% {

school
school
school
school



James Bay: competing transportation interests



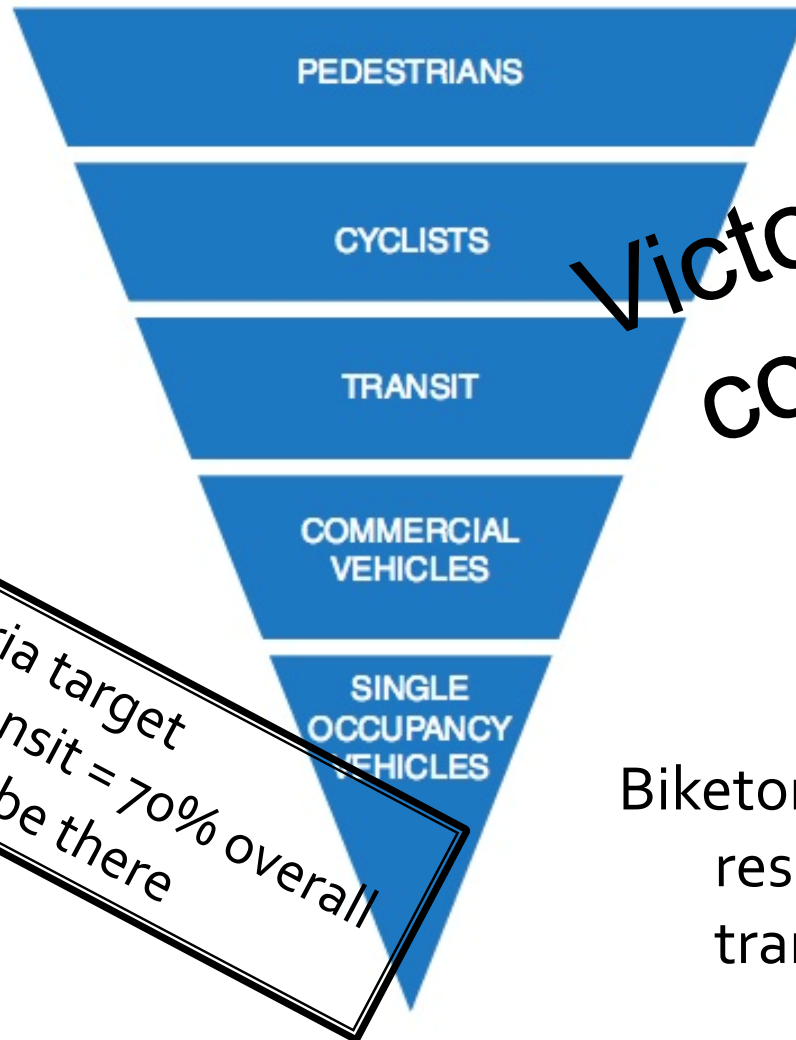
Residents
schools & parks
BC Transit
Biketoria
Cruise-bus
(50% ↑)
Belleville
Terminal
Capital Park
Tourists
Special Events

Slide 5

M3

Marg, 12/12/2014

Figure 10: Hierarchy of Transportation and Mobility Priorities



Victoria's OCP
commitment

City of Victoria target
walk/cycle/transit = 70% overall
JB may already be there

Biketoria "afterthoughts":
residents, walking, other
transportation users

#BIKETORIA

Interim Community Engagement Report



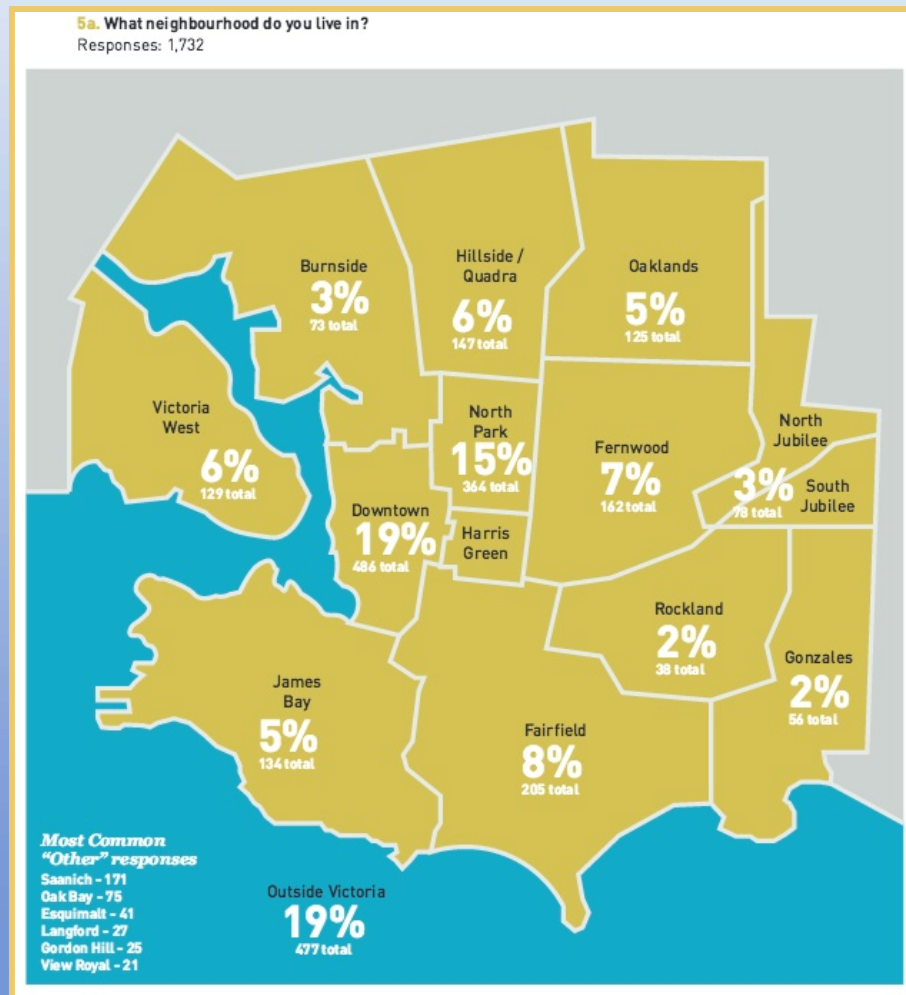
Downtown: 2,740 3.4% 19%

North Park: 3,450 4.3%
15%

Fairfield: 11,650 14.6% 8%

James Bay: 11,240 14.0% 5%

34% responses from 8% pop
13% responses from 29% pop



February 22 pre-meeting

JBNA Board – K&K

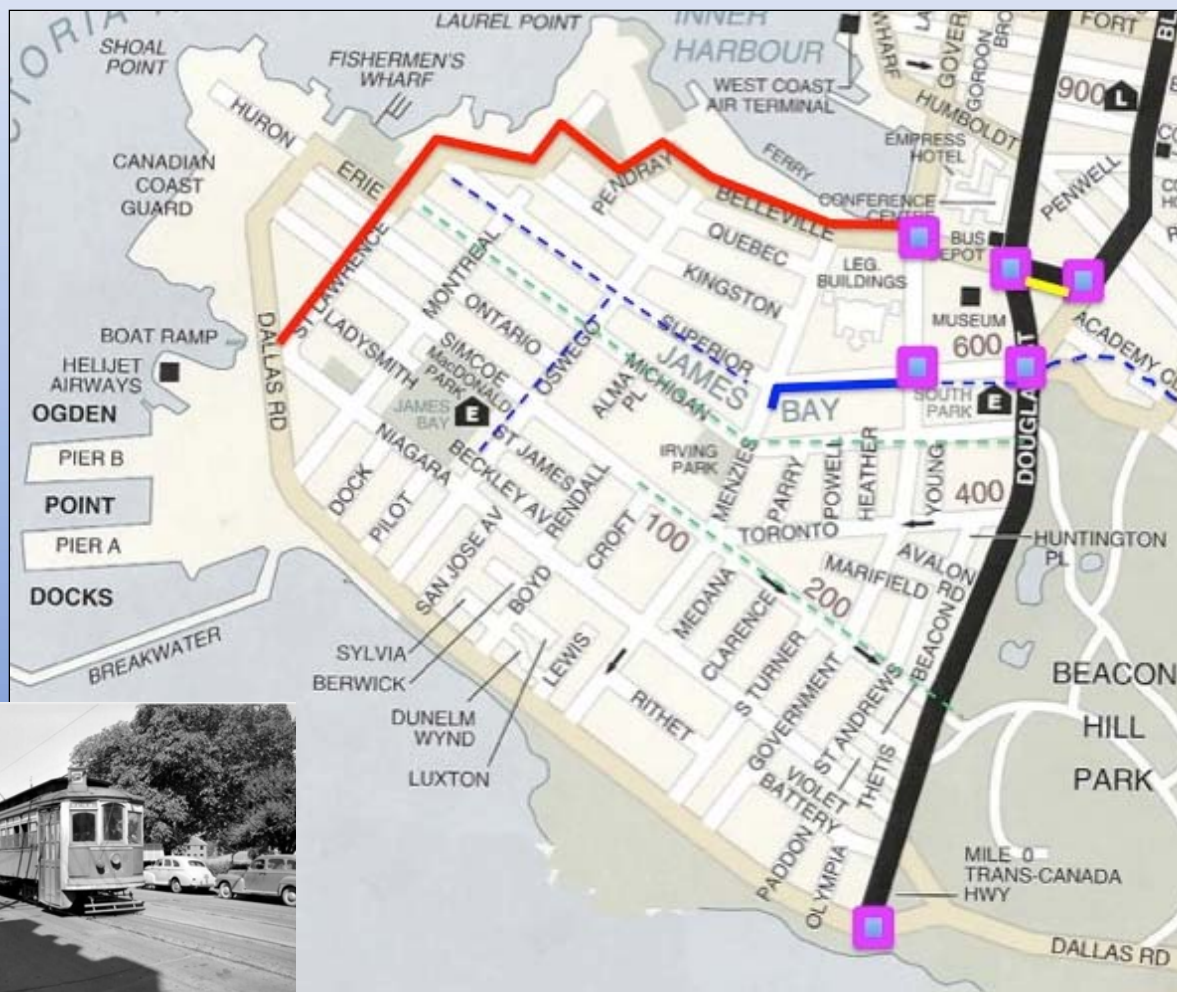
meeting

- ~ green transport (walk/cycle) desired – poor process = poor concept
 - ~ Biketoria routes mislead residents (**Harbour Rd and Wharf St**)
 - ~ no assessment of resident needs (JB residents)
 - ~ key objective, linking communities not met
 - ~ key objective, commuting to employment area not met
 - ~ **Capital Park link missing – Gov't St from Belleville to Superior**
 - ~ JB priority is walking, walkers (mechanical), and scooters
 - ~ Superior may better for dedicated lane
 - ~ proposed route does not match the Biketoria interim report data
 - ~ the proposed route does NOT serve the 2 schools
 - ~ JB Complete Streets pilot project could go west to Beacon Hill Park
 - ~ James Bay and Victoria are NOT Copenhagen
-

THOUGHTS

Andreas Røhl (Copenhagen)

1) consultation 2) Government St 3) Victoria walking



residents
schools

5 –corners retail

Capital Park & Q-lot
Employment
1300-2500
missing link

Legislative Bldg

Menzies/Belleville
horses hotels
ferries
cargo

Communications vs Consultation : broken links

March 9/16 *“at what point will you start to listen”*

- ~ targeted special interest group – presented as valid community consultation – as of March – residents/businesses not informed
 - ~ TAC was no more “technical” than any group of people
 - ~ neighbourhood expertise and knowledge side-stepped
 - ~ social media & pop-ups not a valid substitute for consultation
 - ~ March 9 JBNA General Meeting - comments to be forwarded
 - ~ JBNA sought consultation - early November through to present
-

FILTERS – WALLS – DISMISSALS

- ~ resolved during further conceptual design work, detailed design
- ~ Council to receive comments with report

REQUEST of COUNCIL - alter course – direct *real* consultation

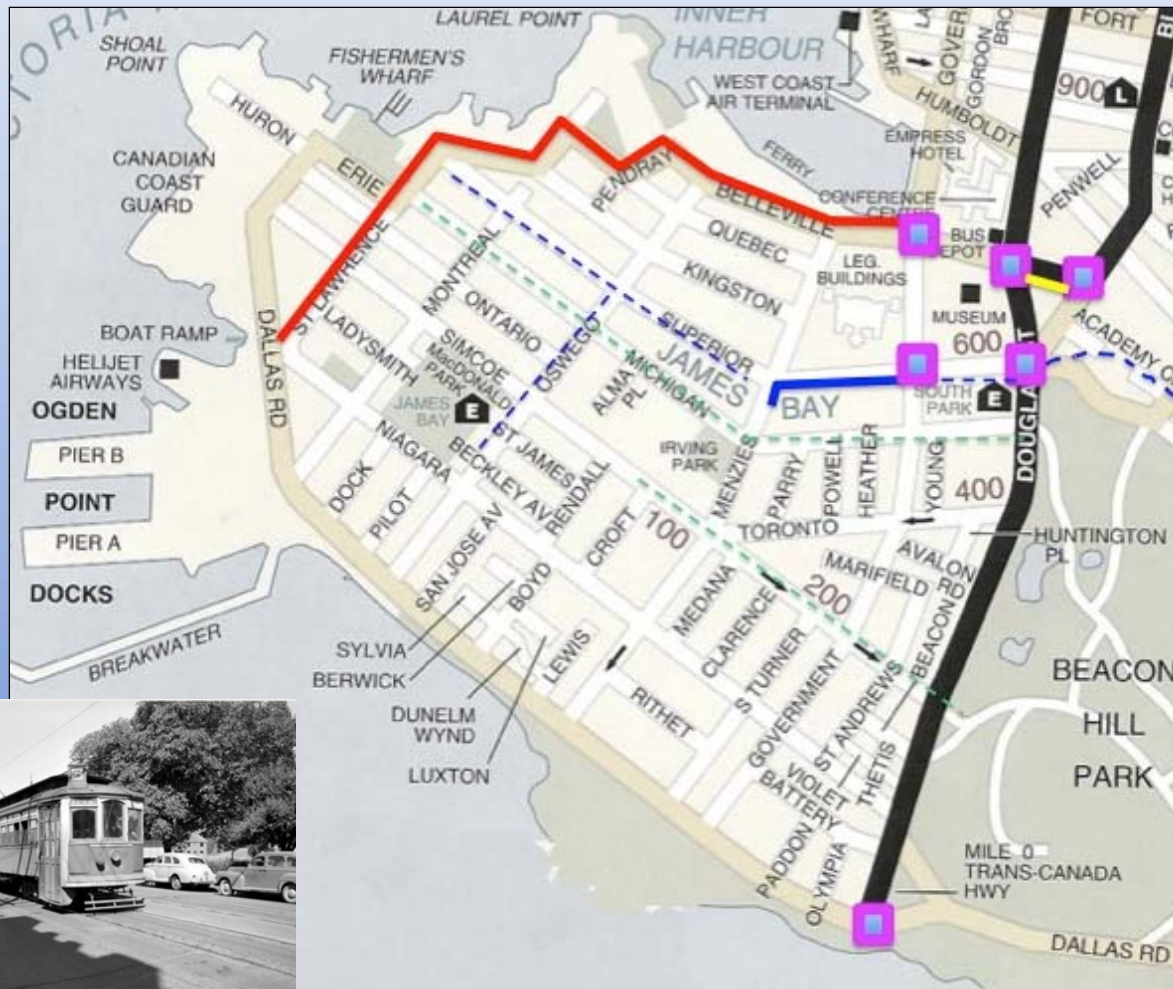
- ~ process, workplan, timeline, and analysis discussions
 - ~ then - notification of neighbours of (lanes), followed by design
-

need to get it right . . .

needs assessment of neighbourhood . . .

need metrics . . .

need consultation



residents
schools

5 –corners retail

Capital Park & Q-lot
Employment
1300-2500
missing link

Legislative Bldg

Menzies/Belleville
horses hotels
ferries
cargo



Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Richard Wise **Date:** April 05, 2016

Address: 1524 Bywood Place

I wish to appear at the following Council meeting: April 14, 2016

I represent: Self

Topic: Urban food gardens

Action you wish Council to take:

I ask council to please change the current rule of front yard fence height from 4 feet to a more deer appropriate height of 6/8 feet in Rockland around urban food gardens. I also ask that a resident can have rental accommodation and urban agriculture as a home profession under Rockland zoning. Thank you,

CONTACT INFO:

Contact Name: Richard Wise
Contact Address: 1524 Bywood Place
Contact Phone Number:
Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Stephen Hammond **Date:** April 08, 2016

Address:

I wish to appear at the following Council meeting: April 14, 2016

I represent: Mad as Hell Victoria

Topic: 24 Hour police protection needed in neighbourhoods around the occupation

Action you wish Council to take:

Due to the Chief Justice's decision to allow the encampment at the courthouse, it means the residents in and around that area are terrorized, harassed and vandalized with property stolen every day. While this occupation is allowed to happen, the City of Victoria needs to immediately give 24 hour police protection to that neighbourhood. It is NOT adequate that these people are worried about entering and leaving their homes, with the only response having 9-1-1 on speed dial. This is not fair to these taxpayers to live like they are in Zimbabwe. It is not enough to have the City and the Province pointing fingers at one another, waiting for one of you to blink. It is not fair to these people who have built their lives in this neighbourhood to live under these preposterous conditions. I want action, not words to support this neighbourhood. Stephen Hammond

CONTACT INFO:

Contact Name: Stephen Hammond

Contact Address:

Contact Phone Number:

Contact Email:

Mad as hell Victoria

Website: Madashellvictoria.com

Facebook: search mad as hell - victoria

Email: MadAsHell@telus.net

Twitter: @MadAsHellvic

Instagram: #madashellvictoria

Phone: 778-430-8007

Have you:

- Had items stolen
- Had your home broken into
- Had an attempted break in
- Been threatened
- Been harassed
- Been assaulted
- Had a gun pointed at you
- Had a knife pulled on you
- Been woken at night due to noise or altercations
- Been negatively affected by the smoke
- Had needles littered on your property
- Had human feces on your property
- Witnessed people shooting up in plain view
- Felt unsafe going outside your property
- Changed your normal routine, such as where you walk

















Calling about camper parked illegally

"Hello, Parking Services..." "Yeah, we've notified the police about it...yeah, we're aware of it...something going on with the tent city for sure...our ambassadors don't feel super comfortable going over there and I agree with that, so we're kind of letting the police deal with that one. That won't hurt, perhaps an extra call to the police. If I have staff that aren't comfortable...And you know what? A couple parking tickets on that van won't make a difference...I've left a message with the sergeant of traffic...I'm hoping they'll take a look at it."

(transcript of audio recording...parking services person only)





Mad as hell Victoria

Website: Madashellvictoria.com

Facebook: search mad as hell - victoria

Email: MadAsHell@telus.net

Twitter: [@MadAsHellvic](https://twitter.com/MadAsHellvic)

Instagram: [#madashellvictoria](https://www.instagram.com/madashellvictoria)

Phone: 778-430-8007

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: David Wales **Date:** April 11, 2016

Address: 24 853 Burdett Avenue

I wish to appear at the following Council meeting: April 14, 2016

I represent: self

Topic: Tent City

Action you wish Council to take:

pressure on all officials to get together and do something about the lawlessness that this camp represents.

CONTACT INFO:

Contact Name: David Wales

Contact Address: 24 853 Burdett Avenue

Contact Phone Number:

Contact Email:

“WORLD WISH DAY®”

WHEREAS *Make-A-Wish BC & Yukon is part of the largest wish granting organization in the world, making dreams and wishes come true for more than 330,000 children since 1980; and*

WHEREAS *every child living with a life-threatening medical condition deserves to have their one true wish granted; and*

WHEREAS *World Wish Day® – a global celebration of wish granting. Make-A-Wish BC & Yukon will increase awareness and raise funds to grant the magical wishes of children living throughout our region who have been diagnosed with life-threatening medical conditions; and*

WHEREAS *it is through the dedication and hard work of volunteers, as well as donors, partners and supporters of all kinds, that Make-A-Wish BC & Yukon can continue its tradition of never having denied an eligible child his or her wish; and*

WHEREAS *Wednesday, April 29th is World Wish Day®, celebrating the day seven year-old Chris Greicius received his wish to be a police officer for the day, inspiring the creation of Make-A-Wish and the organizations wish-granting movement.*

NOW, THEREFORE *I do hereby proclaim Friday, April 29, 2016 as “WORLD WISH DAY®” in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA, the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS.*

IN WITNESS WHEREOF, *I hereunto set my hand this 14th day of April, Two Thousand and Sixteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Simone Conner
Vancouver Island Coordinator
Make-A-Wish® BC & Yukon

“HIGHLAND GAMES WEEK”

WHEREAS *the Victoria Highland Games and Celtic Festival is held in the City of Victoria; and*

WHEREAS *the Games and Festival will feature a series of colourful and exciting events honouring Canadians of Scottish and Celtic ancestry and recognizing the contributions they have made to our city and country; and*

WHEREAS *the 153rd Victoria Highland Games and Celtic Festival will be held at Topaz Park, May 21st – 23rd, 2016; and*

WHEREAS *Victoria is pleased and honoured to host these prestigious events celebrating Scottish and Celtic heritage and culture.*

NOW, THEREFORE *I do hereby proclaim May 17th to 23rd, 2016 as*
“HIGHLAND GAMES WEEK” in the CITY OF VICTORIA,
CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA,
the TRADITIONAL TERRITORIES of the ESQUIMALT
AND SONGHEES FIRST NATIONS.

IN WITNESS WHEREOF, *I hereunto set my hand this 14th day of April, Two Thousand and Sixteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Jim Maxwell
President
Victoria Highland Games Association

“EARTH DAY POWER HOUR”

- WHEREAS** *in 1970 the first Earth Day was proclaimed as April 22nd; and*
- WHEREAS** *within the last 30 years Canada has played a part in making this event a global-wide celebration of the environment and striving for sustainable communities; and*
- WHEREAS** *Earth Day was founded to encourage global citizens to take action to protect and preserve the environment. It is an opportunity for all to participate and make a difference; and*
- WHEREAS** *the Earth Day Power Hour is one-hour of dedicated action amongst all citizens to protect our local ecosystems; and*
- WHEREAS** *this event encourages citizens and businesses to participate by collecting and counting pieces of garbage on a stretch of beach, parkland or the property surrounding their business. This is a fun and meaningful way for all CRD citizens to engage and make a difference, given we have the great fortune to live surrounded by natural beauty. The collective effort of our citizens, in just one hour, once a year, can create a healthier ecosystem for all; and*
- WHEREAS** *Victoria’s Earth Day Power Hour celebrates Earth Day with action.*

NOW, THEREFORE *I do hereby proclaim that from 11:59am-12:59pm on the day preceding Earth Day (April 22nd) as “**EARTH DAY POWER HOUR**” in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**, the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS**.*

IN WITNESS WHEREOF, *I hereunto set my hand this 14th day of April, Two Thousand and Sixteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by
ViSTA: Victoria Sustainable
Tourism Alliance

'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** *Child abuse is defined as any physical, sexual, or emotional mistreatment or neglect of a child, and is a criminal offence, regardless of gender, cultural background and socio-economic status; 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 2016 as "**CHILD ABUSE PREVENTION MONTH**" in the **CITY OF VICTORIA, BRITISH COLUMBIA**, the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS**.

IN WITNESS WHEREOF, I hereunto set my hand this 14th day of April, Two Thousand and Sixteen.

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Bev Moore David
Miles for Smiles Foundation

REPORTS OF THE COMMITTEE

2. Planning and Land Use Committee – January 28, 2016

Councillor Lucas withdrew from the meeting at 8:36 p.m. due to a potential pecuniary conflict of interest with the following item, as the subject property and the Hotel Rialto are owned by her employer.

3. Rezoning Application No. 00497 for 755 – 795 Market Street and 766 – 770 Hillside Avenue

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

- instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment and Land Use Contract Discharge Bylaws that would authorize the proposed development outlined in Rezoning Application No. 00497 for 755-795 Market Street and 766-770 Hillside Avenue;
- consider giving first and second reading of the Zoning Regulation Bylaw Amendment and Land Use Contract Discharge Bylaws;
- set a Public Hearing date once a Housing Agreement has been registered on title for the life of the building to secure the rental tenure of apartments used for permanent residents when not used as transient accommodation.

Carried Unanimously

Councillor Lucas returned to the meeting at 8:37 p.m.

10.2 Rezoning Application No. 00497 for 755-795 Market Street and 766-770 Hillside Avenue

Councillor Lucas withdrew from the meeting at 9:15 a.m. due to a potential pecuniary conflict of interest with the following item, as the subject property and the Hotel Rialto are owned by her employer.

Committee received a report dated January 14, 2016, regarding an application to authorize rezoning of the property to remove a land use contract and replace it with a site specific zone.

- Action:** It was moved by Councillor Young, seconded by Councillor Coleman, that Council:
- instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment and Land Use Contract Discharge Bylaws that would authorize the proposed development outlined in Rezoning Application No. 00497 for 755-795 Market Street and 766-770 Hillside Avenue;
 - consider giving first and second reading of the Zoning Regulation Bylaw Amendment and Land Use Contract Discharge Bylaws;
 - set a Public Hearing date once a Housing Agreement has been registered on title for the life of the building to secure the rental tenure of apartments used for permanent residents when not used as transient accommodation.

CARRIED UNANIMOUSLY 16/PLUC046

Councillor Lucas returned to the meeting at 9:17 a.m.



Planning and Land Use Committee Report

For the Meeting of January 28, 2016

To: Planning and Land Use Committee **Date:** January 14, 2016

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

Subject: Rezoning Application No. 00497 for 755-795 Market Street and 766-770 Hillside Avenue

RECOMMENDATION

That Council:

- instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment and Land Use Contract Discharge Bylaws that would authorize the proposed development outlined in Rezoning Application No. 00497 for 755-795 Market Street and 766-770 Hillside Avenue;
- consider giving first and second reading of the Zoning Regulation Bylaw Amendment and Land Use Contract Discharge Bylaws;
- set a Public Hearing date once a Housing Agreement has been registered on title for the life of the building to secure the rental tenure of apartments used for permanent residents when not used as transient accommodation.

LEGISLATIVE AUTHORITY

In accordance with Sections 479-481 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.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

In accordance with Section 546 of the *Local Government Act*, Council may discharge a Land Use Contract by bylaw with the agreement of the owner.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the property located at 755-795 Market Street and 766-770 Hillside Avenue. The proposal is to rezone the property from the R1-B Zone, Single Family Dwelling District, and the R3-2 Zone, Multiple Dwelling District, to a new zone and to discharge an existing Land Use Contract. The new zone would accommodate the existing mixed commercial/residential development, which includes a small amount of additional floor space added in 1994. No additions are proposed, however, interior renovations are underway to accommodate new office tenants.

The following points were considered in assessing this Application:

- the proposal is consistent with the Large Urban Village Urban Place Designation in the *Official Community Plan, 2012* and the Major Commercial designation in the *Burnside Neighbourhood Plan, Revised 2012*
- a Housing Agreement to require that 87 apartments in the building remain rental for the life of the building is proposed and is a positive feature of this Application when not used for transient accommodation
- with the phasing out of Land Use Contracts by the Province, the proposal to discharge the Land Use Contract and rezone the building now will be of benefit as this will be required of the City by 2022

A site specific zone with a Housing Agreement ensuring the existing apartments remain rental for the life of the building when not used as transient accommodation is preferable to the existing Land Use Contract, which will have to be discharged in six years' time. Therefore, staff recommend for Committee's consideration that the Application advance to Public Hearing.

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R1-B Zone, Single Family Dwelling District, and the R3-2 Zone, Multiple Dwelling District, to a new zone and to discharge an existing Land Use Contract. The new zone would accommodate the existing mixed commercial/residential development, which includes a small amount of additional floor space added in 1994. No additions are proposed, however, interior renovations are underway to accommodate new office tenants.

Specific details include:

- the four-storey building is currently comprised of 1503m² of ground floor commercial space, 87 rental apartments on the upper floors and underground parking is provided for 162 vehicles
- the building was built under a Land Use Contract approved by Council in 1976 with an amendment in 1986 to permit transient accommodation.

The following differences from the C1-N Zone, Neighbourhood Commercial District, which is a common zone in this area, are being proposed and would be accommodated in the new zone:

- floor space ratio of 1.47:1 rather than 1.4:1
- transient accommodation added to permitted uses.

Affordable Housing Impacts

A Housing Agreement is proposed which would ensure that the apartment units remain rental for the life of the building when not used as transient accommodation.

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 building is on the northwest corner of the busy Blanshard Street and Hillside Avenue intersection. The area is characterized by a mix of commercial and residential uses.

Immediately adjacent land uses include:

- North (across Market St.) – The Wellesley Seniors Residence
- South (across Hillside Ave.) – commercial uses including a restaurant and a liquor store
- East (across Blanshard St.) – S.J. Willis school grounds
- West (across Nanaimo St.) – retail music store.

Existing Site Development and Development Potential

The site covers the whole block, which is split zoned with the R3-2 Zone, Multiple Dwelling District, on the south and the R1-B Zone, Single Family Dwelling District, on the north. The Land Use Contract supersedes the regulations in these zones. The Land Use Contract permits the existing mixed commercial/residential development comprised of 87 apartment units with 1296m² of ground floor commercial space and 162 underground parking stalls. At the request of the owner, the Land Use Contract was amended by Council on March 27, 1986, to permit transient accommodation. However, transient accommodation has not been undertaken.

Note: The existing Land Use Contract is in effect for a period of 50 years, concluding in 2026. However, under recent Provincial legislation, all Land Use Contracts will be automatically terminated by June 2024 with municipalities required to adopt zoning bylaws for properties subject to Land Use Contracts by June 30, 2022.

Data Table

The following data table compares the proposal with the C1-N Zone, Neighbourhood Shopping District. An asterisk is used to identify where the proposal is less stringent than the C1-N Zone.

Zoning Criteria	Proposal	Zone Standard C1-N Zone
Site area (m ²) - minimum	5800	N/A
Additional Uses	Transient accommodation*	Not permitted
Density (Floor Space Ratio) - maximum	1.47*	1.4
Total floor area (m ²) - maximum	8542.00*	8120.00
Height (m) - maximum	13.22	21.50
Storeys - maximum	4	N/A
Site coverage % - maximum	98.50 (due to parkade)	N/A
Open site space % - minimum	51.4	N/A
Setbacks (m) - minimum		
Front (Hillside Ave.)	3.97	3.00
Rear (Market St.)	4.03 to bldg./1.50* to parkade	3.00
Side (Nanaimo St)	6.06 to bldg./0.10* to parkade	3.00
Side (Blanshard St)	1.40*	3.00
Parking - minimum	162	147
Visitor parking (minimum) included in the overall units	13	13
Bicycle parking stalls (minimum)	4	N/A (for existing building)

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Burnside Gorge Community Association. Due to the nature of this Application, the CALUC advised staff in an email dated November 15, 2015 (attached) that it had waived the requirement for a Community Meeting.

ANALYSIS

The proposal is consistent with the Large Urban Village Urban Place Designation in the *Official Community Plan, 2012* as well as the Major Commercial Land Use designation in the *Burnside Neighbourhood Plan, Revised 2012*.

The existing building is generally in keeping with the regulations of the C1-N Zone, Neighbourhood Shopping District, which is a common zone in the area, however, a site-specific zone will be required for a slightly higher floor space ratio and the addition of transient accommodation use.

No further additions are proposed and the applicant indicates there is no intention to strata-title the existing apartments or change the occupancy to transient accommodation. A Housing Agreement is proposed which would ensure that the apartments remain rental for the life of the building when not used as transient accommodation.

Rezoning the existing development and discharging the Land Use Contract will be of benefit as this will be required of the City by 2022, with the phasing out of Land Use Contracts by the Province.

CONCLUSIONS


The proposal is consistent with the City's land use policies and the existing building is in keeping with the C1-N Zone, Neighbourhood Commercial District, in this area. A site-specific zone with a slight increase in density and the inclusion of transient accommodation (currently permitted under the Land Use Contract) along with a Housing Agreement ensuring the existing apartments remain rental for the life of the building when not used as transient accommodation is preferable to the existing Land Use Contract. Therefore, staff recommend for Committee's consideration that the Application advance to Public Hearing.

ALTERNATIVE MOTION


That Council decline Rezoning Application No. 00497 for the property located at 755-795 Market Street and 766-770 Hillside Avenue.

Respectfully submitted,


 Brian Sikstrom
 Senior Planner
 Development Services Division


 Jonathan Tinney, Director
 Sustainable Planning and Community
 Development Department

Report accepted and recommended by the City Manager:

Date: 
 Jan. 17, 2016

List of Attachments

- Zoning map
- Aerial photo
- Letter from the applicant dated November 6, 2015
- Email from the Burnside Gorge CALUC dated November 15, 2015
- Plans for Rezoning Application No. 00497





755-795 Market Street & 766-770 Hillside Avenue
Rezoning No.00497
Bylaw No.

Anita Walper

From: Brian Sikstrom
Sent: Friday, Dec 4, 2015 2:03 PM
To: Anita Walper
Subject: FW: 765 Market Street

Here it is.

From: Carolyn Gisborne [mailto:landuse@burnsidegorge.ca]
Sent: Sunday, November 15, 2015 8:29 PM
To: John Keay
Cc: Eric Donald; Brian Sikstrom
Subject: Re: 765 Market Street

Hi John,

Thanks for providing the attached letter and drawings. I am writing to confirm that, as per section 3 (a) of the Land Use Procedures Bylaw,

3. A Community Meeting in relation to an application is not required if the requirement for it has been waived by

a) the Community Association Land Use Committee in the area in which the proposed development is located;

As discussed at the November 9 Land Use Committee meeting, we find it appropriate to waive the community meeting for 765 Market Street, given that this is an existing building and that no substantive changes to the building or its use are contemplated.

Please let me know if you require further information or documentation from the Burnside Gorge Land Use Committee.

Best regards,
Carolyn Gisborne

On Sat, Nov 14, 2015 at 11:59 AM, John Keay <john@kcarchitecture.ca> wrote:

Hi Carolyn,

I enclose a letter outlining the proposed rezoning, and a set of drawings in pdf format. Give me a call if you have any questions.

thanks

John

From: Carolyn Gisborne landuse@burnsidegorge.ca
Subject: Re: 765 Market Street
Date: November 15, 2015 at 8:29 PM
To: John Keay john@kcarchitecture.ca
Cc: Eric Donald ericdonald@telus.net, Brian Sikstrom bsikstrom@victoria.ca

Hi John,

Thanks for providing the attached letter and drawings. I am writing to confirm that, as per section 3 (a) of the Land Use Bylaw,

3. A Community Meeting in relation to an application is not required if the requirement for it has been waived by

a) the Community Association Land Use Committee in the area in which the proposed development is located;

As discussed at the November 9 Land Use Committee meeting, we find it appropriate to waive the community meeting for 765 Market Street, given that this is an existing building and that no substantive changes to the building or its use are contemplated.

Please let me know if you require further information or documentation from the Burnside Gorge Land Use Committee.

Best regards,
Carolyn Gisborne

On Sat, Nov 14, 2015 at 11:59 AM, John Keay <john@kcarchitecture.ca> wrote:

Hi Carolyn,

I enclose a letter outlining the proposed rezoning, and a set of drawings in pdf format. Give me a call if you have any questions.

thanks

John

On Nov 10, 2015, at 6:12 PM, Carolyn Gisborne <landuse@burnsidegorge.ca> wrote:

> Hi John,

>

> Nice to meet you last night - thanks for the overview of both properties. I just wanted to follow up on 765 Market Street. If you can send me the pertinent details in a letter, I will confirm whether a community meeting can be waived.

>

> Cheers,

> Carolyn

KEAY CECCO ARCHITECTURE LT

1124 FORT STREET, VICTORIA, V8V 3K8
Tel: 250 382 3523
email: info@keaycecco.ca

COMMENTS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REZONING		
2	PARKING AND CURBVIEW	DEC 11/15	

GENERAL NOTES

Use of these drawings is limited to that identified
in the accompanying permits.
Do not construct from these drawings unless
marked "Issued for construction".



765 Market St.

Project Data

Civic Address

765 Market St., Victoria, BC

Legal Description

LOT 1, SECTION 4, VICTORIA, PLAN 30215

Zoning

R3-2, Multiple Dwelling District

Site Area

5,800 sq.m (62,436 sq. ft.)

Site Coverage

(2757 / 5,800) *100 = 47.5%

Parking (per existing)

162 spaces

Total Floor Area

Original: 8,335 sq.m (89,717 sq. ft.)

Additions: 207 sq.m (2,228 sq.ft.)

Total: 8,542 sq.m (91,913 sq. ft.)

FSR Calculation

Lower Level Original area:

1915.5 sq.m (20,618sqft)

Lower Level Additions area:

207.0 sq.m (2,228sqft)

Level 1 area:

1844.5 sq.m (20,531sqft)

Level 2 area:

2169.5 sq.m (23,352sqft)

Level 3 area:

2305.5 sq.m (24,784sqft)

Total: 8,542 sq.m.

Lot Area: 5,800

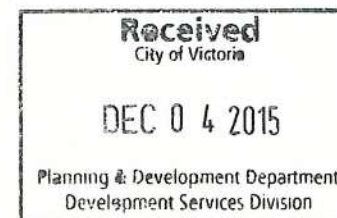
8,542 / 5,800

FSR: 1.47:1

Number of Storeys

4

1 CONTEXT PLAN
NTS



PROJECT

REZONING

765 MARKET STREET
VICTORIA, B.C.

SHEET TITLE

TITLE SHEET/
PROJECT DATA

SCALE

AS SHOWN

NOT TO SCALE

1124 - 1523

DATE PLOTTED

DECEMBER 2, 2015

DRAWN BY

DZJK

A-1.0

Victoria City Council - 14 Apr 2016

KEYE CECCO ARCHITECTURE LT

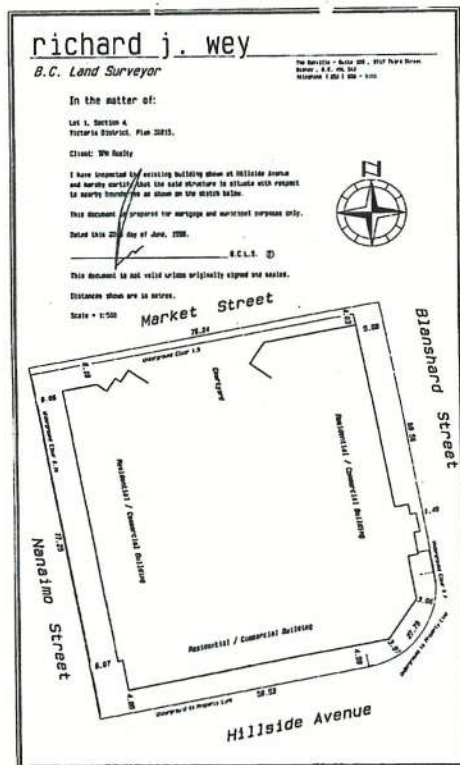
1124 FORT STREET, VICTORIA, V8V 3K5
Tel: 250 382 3823
email: info@keyceccoarchitecture.ca

COMMENTS

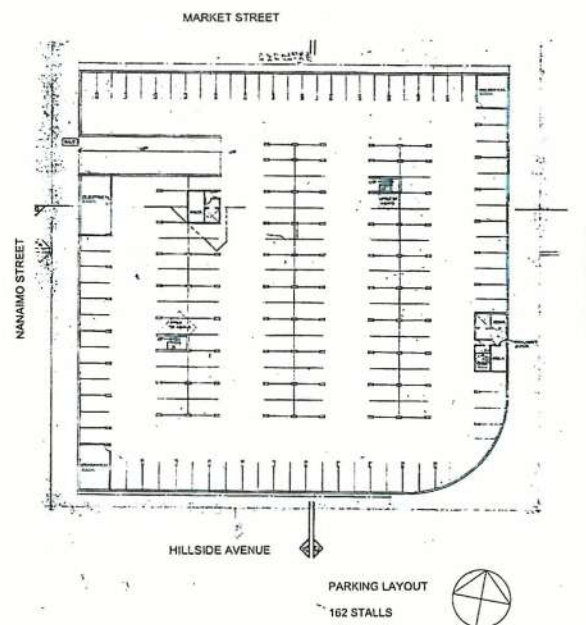
No.	Comments	Date
1	ISSUED FOR REZONING	February 2015
2	PARKING AND SURVEY	March 2015

GENERAL NOTES

Use of these drawings is limited to their intended purpose.
Do not construct from these drawings unless marked "Issued for Construction".



SURVEY



Received
City of Victoria
DEC 04 2015
Planning & Development Department
Development Services Division

REZONING

765 MARKET STREET
VICTORIA, B.C.

SHEET TITLE

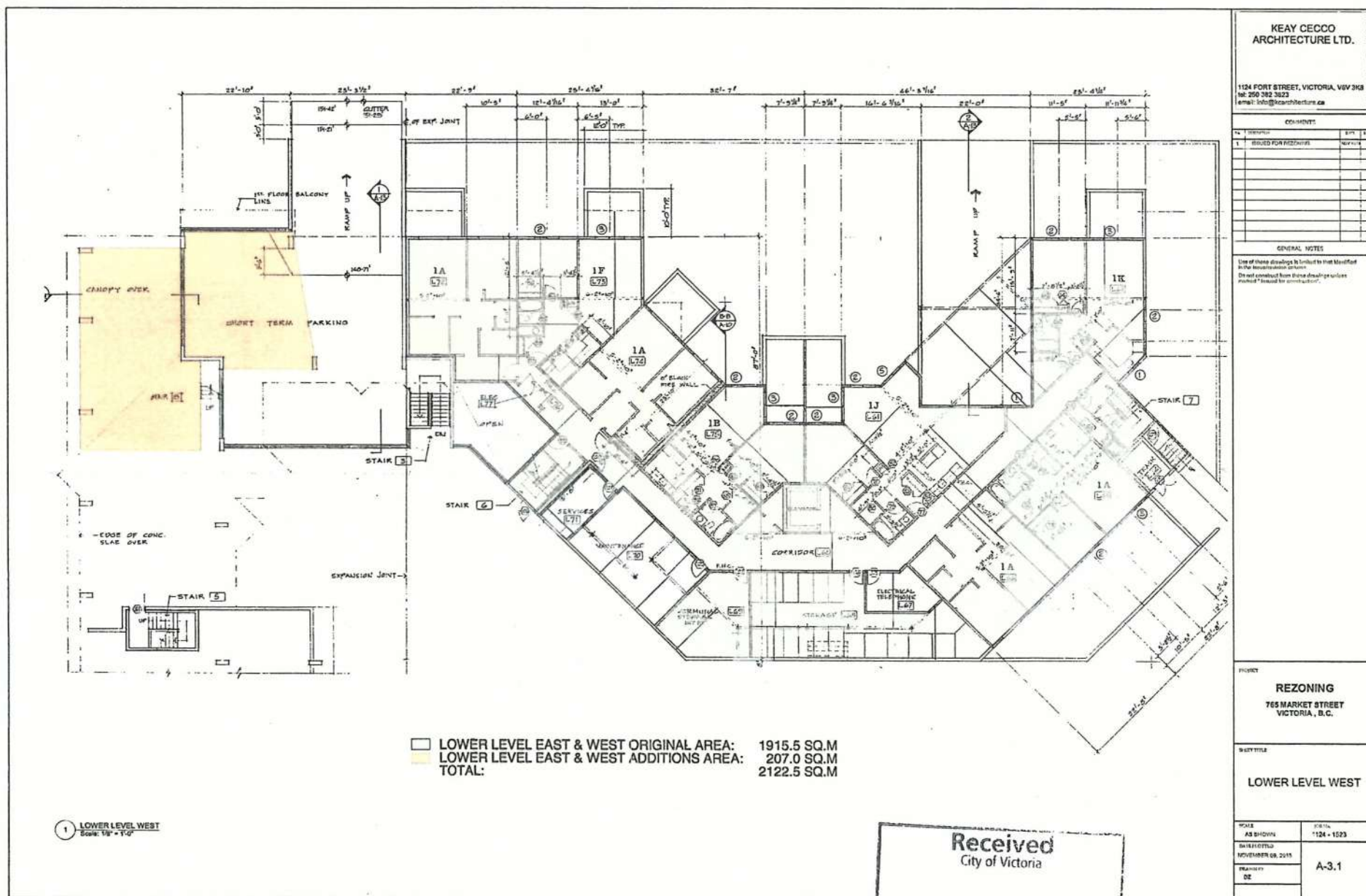
PARKING LAYOUT
AND SURVEY

SCALE	KEY NO.
AS SHOWN	1124 - 1523
DRAWN BY	DECEMBER 2, 2015
DESIGNED BY	DECEMBER 2, 2015

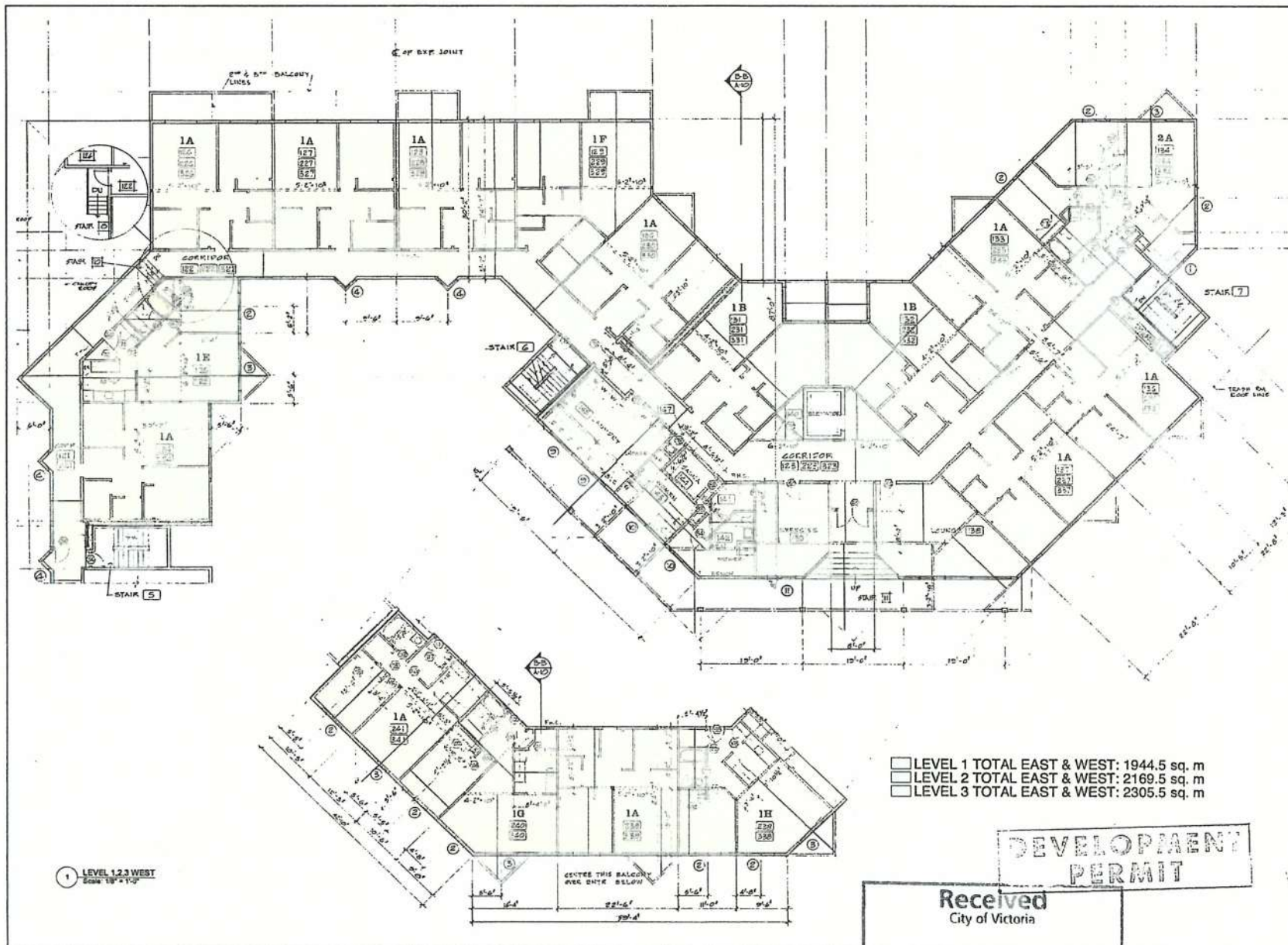
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Victoria City Council - 14 Apr 2016









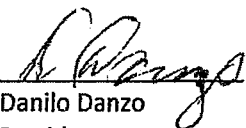
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REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED FOR PERMITTING</td> <td>NOV 2015</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	REVISED FOR PERMITTING	NOV 2015																								
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1	REVISED FOR PERMITTING	NOV 2015																													
GENERAL NOTES Use of these drawings is limited to that intended in the accompanying contract. Do not construct from these drawings unless marked "Issued for construction".																															
REZONING 765 MARKET STREET VICTORIA, B.C.																															
PROJECT TITLE LEVEL 1,2,3 WEST																															
SCALE AS SHOWN	DATE 11/24 - 11/23																														
DATE PREPARED NOVEMBER 04, 2015	PROJECT NO. A-3.3																														
DESIGNED BY DE																															

CONSENT TO DISCHARGE LAND USE CONTRACT

I, Danilo Danzo, being the president of Blenheim Ventures Ltd. the registered owner (the "Owner") in fee simple of the lands and premises described as:

Parcel Identifier: 001-287-672
Legal Description: Lot 1, Section 4, Victoria District, Plan 30215
(the "Lands")

do hereby confirm the Owner's consent and agreement to discharge of the Land Use Contract between The Corporation of the City of Victoria and the Owner and registered against the title to the Lands in the Victoria Land Title Office under number F12252, as modified by EC61019.

Blenheim Ventures Ltd.)
by its authorized signatory)
)
)
)
Danilo Danzo)
President)

NO. 16-032

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-HM Zone, Hillside and Market District, and to rezone land known as 766-770 Hillside Avenue and 755-795 Market Street from the R3-2 Zone, Multiple Dwelling District and R1-B Zone, Single Family Dwelling District to the C1-HM Zone, Hillside and Market 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. 1064)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.80 C1-HM, Hillside and Market District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.79 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 766-770 Hillside Avenue and 755-795 Market Street legally described as Lot 1, Section 4, Victoria District, Plan 30215 and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R3-2 Zone, Multiple Dwelling District Zone and the R1-B Zone, Single Family Dwelling District, and placed in the C1-HM Zone, Hillside and Market District.

READ A FIRST TIME the **24th** day of **March** 2016

READ A SECOND TIME the **24th** day of **March** 2016

Public hearing held on the day of 2016

READ A THIRD TIME the day of 2016

ADOPTED on the day of 2016

CORPORATE ADMINISTRATOR

MAYOR

PART 4.80 – C1-HM ZONE, HILLSIDE AND MARKET DISTRICT**4.80.1 Permitted Uses in this Zone**

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

- a. All of the uses permitted in the C1-N Zone, Neighbourhood Shopping District,
- b. Transient accommodation
- c. Public building
- d. Home occupation subject to the regulations in Schedule “D”

4.80.2 General Regulations

Except as provided in this part, the regulations set out in the C1-N Zone, Part 4.3 of the Zoning Regulation Bylaw apply in this Zone.

4.80.3 Site Area, Floor Space Ratio

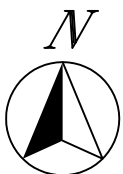
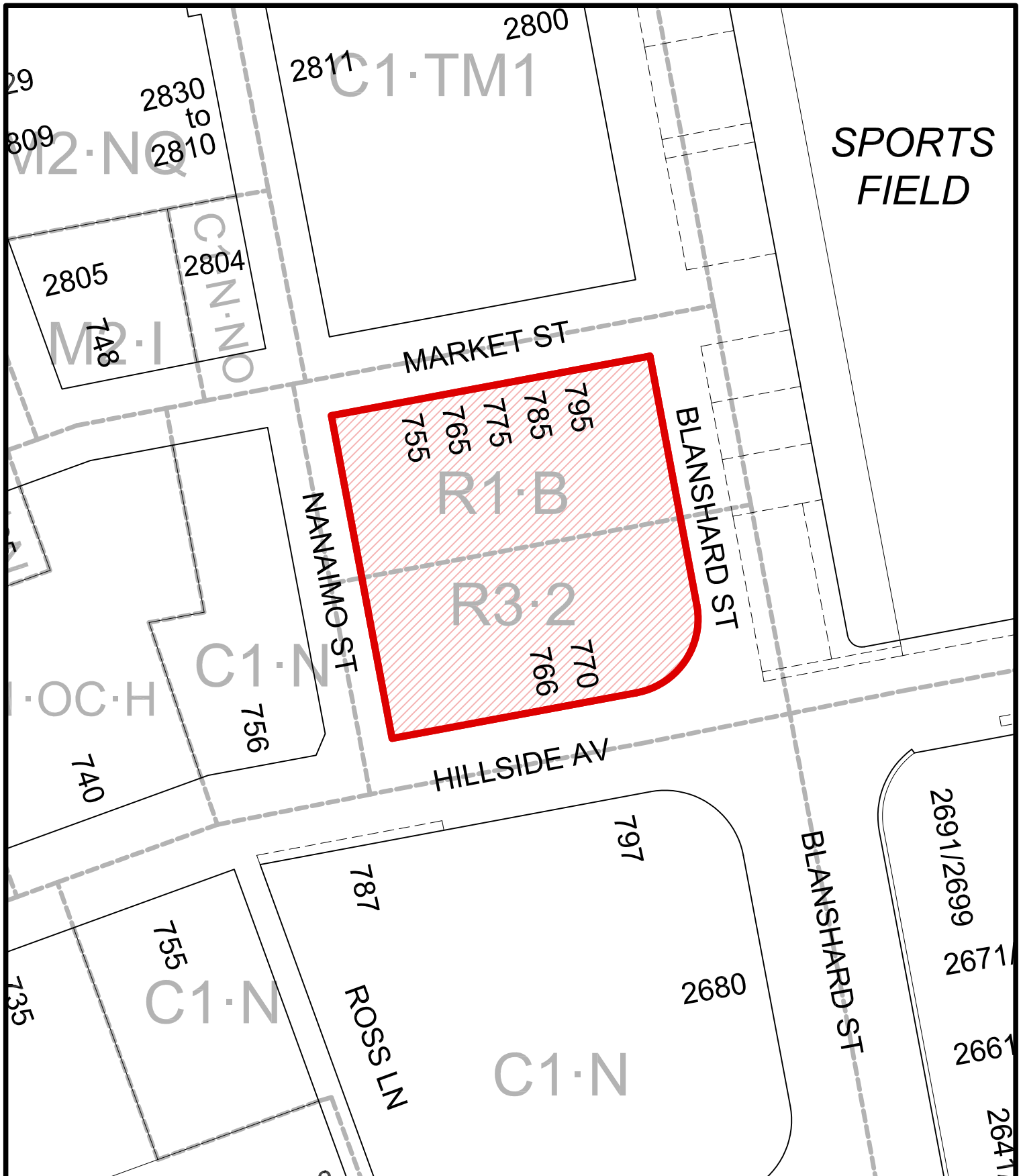
- a. Site area (minimum) 5800m²
- b. Floor space ratio (maximum) 1.48:1

4.80.4 Setbacks

- a. Front yard setback (Hillside Ave) (minimum) 3.90m
- b. Rear yard setback (Market St.) (minimum) 4.00m to building and 1.50m to parkade
- c. West Side yard setback (Nanaimo St.) (minimum) 6.00m to building and 0.10 to parkade
- d. East Side yard setback (Blanshard St.) (minimum) 1.40m

4.80.5 Vehicle and Bicycle Parking

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



755-795 Market Street & 766-770 Hillside Avenue
Rezoning No.00497

NO. 16-034

**LAND USE CONTRACT DISCHARGE (755-795 MARKET STREET
AND 766-770 HILLSIDE AVENUE) BYLAW**

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize the discharge of a Land Use Contract for 755-795 Market Street and 766-770 Hillside Avenue consequential to a rezoning bylaw.

Under its statutory powers, including Section 546(2)(a) of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Contents

- 1 Title**
- 2 Definitions**
- 3 Discharge of Land Use Contract**

Title

- 1** This Bylaw may be cited as the “LAND USE CONTRACT DISCHARGE (755-795 MARKET STREET AND 766-770 HILLSIDE AVENUE) BYLAW”.

Definitions

- 2** In this Bylaw, “Lands” means the land civically known as 755-795 Market Street and 766-770 Hillside Avenue, legally described as Lot 1, Section 4, Victoria District, Plan 30215.

Discharge of Land Use Contract

- 3** The Land Use Contract filed in the Victoria Land Title Office under number F12252, and modified by EC61019, against the Lands is discharged.
- 4** The Mayor and City Clerk are authorized to execute all documents necessary for the discharge of the Land Use Contract referred to in section 3 of this Bylaw.

READ A FIRST TIME the	24th	day of	March	2016
READ A SECOND TIME the	24th	day of	March	2016
Public Hearing held on the		day of		2016
READ A THIRD TIME the		day of		2016
ADOPTED on the		day of		2016

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:

BLenheim VENTURES LTD. (Inc. # 183,053)
c/o 401 707 Fort Street
Victoria, B.C. V8W 3G3T

(the "**Owner**")

OF THE SECOND PART

AND:

BANK OF MONTREAL
1225 Douglas St.
Victoria, B.C.
V8W 2E3

(as to priority)

ON THE THIRD 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 75-795 Market Street and 766-770 Hillside Avenue, Victoria, B.C. and legally described as:

- 2 -

Parcel Identifier: 001-287-672

LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 30215

(the "**Lands**");

- C. The Owner has applied to the City to rezone the Lands to permit existing 87 apartment units, ground floor commercial space and 162 underground parking stalls and to cancel the Land Use Contract F12252 as amended by EC61019.
- 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:

"Development" means the development and use of the Lands as 87 apartment units, ground floor commercial space and 162 underground parking stalls building.

"Dwelling Units" means the 87 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 other than the Owner who occupies a Dwelling Unit for residential purposes.

"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 5.3.

"Subdivision" means the division of land into two (2) or more parcels, whether by plan, strata plan, or otherwise, and includes subdivision under the Strata Property Act, and **"Subdivide"** has the corresponding meaning.

"Tenancy Agreement" has the same meaning as under the *Residential Tenancy Act*.

1.2 In this Agreement:

- (a) 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, provided the Development remains on the Lands and is not condemned or demolished, each Dwelling Units located within the Development shall, when not used for transient accommodation, only be used as rental housing and for that purpose shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner and the Non-owner 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 while the rental uses set out in section 2.1 apply.

3.0 Reporting

3.1 The Owner covenants and agrees that upon the written request of the City, to provide to the City's Director of Sustainable Planning and 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 Priority Agreements

- 4.1 Bank of Montreal, the registered holder of a charge by way of a Mortgage and Assignment of Rents of Land against the within described property which said charge is registered in the Land Title Office at Victoria, British Columbia, under numbers EN56135, EN56136, CA1598346, CA1598347, CA1598348, CA1598349 for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act* (the "Notice"), this Agreement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if Notice had been filed prior to the said charge.

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 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.

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:

c/o 402 – 707 Fort Street
Victoria, B.C. V8W 3G3

Attention: Danilo Danzo
Fax- 250-360-2979

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,

- (a) 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.

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 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) relieves 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.
- 7.16 This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties have hereunto 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 the ___ day of _____, 20__

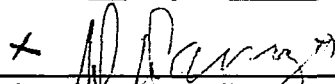
Mayor Lisa Helps

City Clerk

Blenheim Ventures Ltd.

by its authorized signatories:

On the 3 day of March, 2016



Print Name: Danilo Danzo

Print Name:

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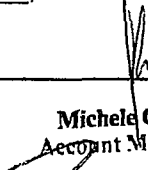
- 9 -

Bank of Montreal

by its authorized signatories:

On the 10th day of March, 2016.

Print Name:


Michela Chen
Account Manager

Print Name:


MARK TOWER
ACCOUNT MANAGER



Council Update Report

For the Meeting of April 14, 2016

To: Council **Date:** April 8, 2016

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

Subject: Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards) - Update

EXECUTIVE SUMMARY

The purpose of this report is to respond to Council's request of March 24, 2016, that the applicant provide additional details relating to the proposed garbage holding area and exposed parkade wall adjacent to Gaudin Road.

The applicant has provided detailed colour elevations and renderings of these elements of the proposal and, in response to concerns raised at the meeting of Council held on March 24, 2016, the applicant has proposed the following design revisions:

- removal of the garbage holding area
- additional landscaping at the corner of Gaudin Road and Central Spur Road
- additional boulevard landscaping.

The staff recommendation, for Council's consideration, has been amended to reflect the submission of the revised plans and is included below.

RECOMMENDATION

That Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000404 for 701 Tyee Road in accordance with:

1. Plans date stamped February 9 and plans showing the removal of the garbage holding area and additional landscaping date stamped April 8, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. reduce the north setback (Gaudin Road) from 3.5m to nil
 - b. reduce the south setback from 4m to nil for Phases 1 and 2
 - c. reduce the south setback from 4m to 3.5m
 - d. increase the height in DA-H from 24m to 25.49m for Phase 2
 - e. increase the height in DA-J from 31m to 33m for Phase 3
 - f. reduce parking from 50 stalls to 49 stalls for Phase 1
 - g. reduce parking from 185 stalls to 178 stalls
 - h. reduce bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1
3. The Development Permit lapsing two years from the date of this resolution.

4. The amendment to the *Railyards Master Development Agreement* being registered on title, to the satisfaction of staff.
5. Garbage facilities being provided within the building to the satisfaction of staff.
6. That Council authorize staff 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."

Respectfully submitted,


Jim Handy, Senior Planner
Development Agreements
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: April 8, 2016

List of Attachments

- Correspondence from applicant dated April 8, 2015
- Revised plans dated April 8, 2016

Jim Handy

From: Joost Bakker [REDACTED] >
Sent: Friday, Apr 8, 2016 10:11 AM
To: Jim Handy
Cc: Stephane Laroye
Subject: Raiyards - Lot H&J
Attachments: Raiyards-PublicHearing2_20160407_sm.pdf

Jim,

Attached please find our text and revised drawings.

The text describes the variances requested and previously presented to council. We have revised item 2a only based on concerns raised at the public hearing on March 24, 2016.

The drawings illustrate the changes which we have made:

- removal of garbage holding area
- reduction in length of lower wall on Gaudin
- removal of curb crossing.
- introduction of more landscaping at corner of Gaudin and Central Spur.
- more median landscape

It should be noted that the bulk of the building is within the required 3.5 m setback.

We have provided you renderings to illustrate that this north facade of the development will contribute to a dynamic and beautiful entry to the Raiyards project.

Variances:

2a Reduce the north setback (Gaudin Road) from 3.5 m to nil

The north elevation of the project is layered with landscaping, from the street trees and landscaped boulevard to the green screened wall to the glass guard and courtyard beyond providing a green gateway to the Raiyards Development. The buildings are set back 3.5m and only the parkade wall setback is reduced. The average grade along the setback will expose an average of 5' of wall which will be layered with green screen planting, street trees and a landscaped boulevard. The standby garbage enclosure has been removed from the north elevation.

2b Reduce the south setback from 4m to nil for Phases 1 and 2

We have requested the setback be relaxed to allow for the single building to be built in two phases.

2c Reduce the south setback from 4m to 3.5m

We have requested a small corner setback for only the corner of the building to better create the gateway to VicWest.

2d increase height in DA-H from 24m to 25.49m for Phase 2

We have requested a height relaxation to create the unique gateway architecture; the relaxation is only for the parapets.

2e Increase height in DA-J from 31m to 33m for Phase 3

We have requested a height relaxation to allow for an angled architectural expression in the parapets.

2f Reduce parking from 50 stalls to 49 stalls for Phase 1
The request is to allow for phasing.

2g Reduce parking from 185 stalls to 178 stalls
We are providing more than the required 185 stalls but many are in a tandem formation which are not counted in the bylaw.

2h Reduce bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1
The request is to allow for phasing but bike parking will be more than adequate in phase 2 with more direct, convenient access to Tyee Road.

If you have further questions please contact us.
We will provide you with our slide presentation shortly.

Regards,

Joost

Joost Bakker BA BArch Architect AIBC AAA OAA SAA FRAIC RCA
PRINCIPAL

MAIN [REDACTED]
DIRECT [REDACTED]
406 - 611 Alexander Street Vancouver, BC V6A 1E1

DIALOG

dialogdesign.ca

A	28 JAN/15	DEVELOPMENT PERMIT
B	14 AUG/15	DEVELOPMENT PERMIT REVISIONS
C	09 DEC/15	DEVELOPMENT PERMIT REVISIONS

JAN/15	DEVELOPMENT PERMIT
AUG/15	DEVELOPMENT PERMIT REVISION
DEC/15	DEVELOPMENT PERMIT REVISION

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- Page 105 of 445

ISSUED FOR

- A 28 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG BC ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING INC.
406 - 611 ALEXANDER STREET
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1160 Fax: (604) 255-1790
design@designdialog.ca

OWNER:

LEFEVRE AND COMPANY
530 HERALD STREET
VICTORIA BC V8W 1S6
Tel: (250) 380-4900

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

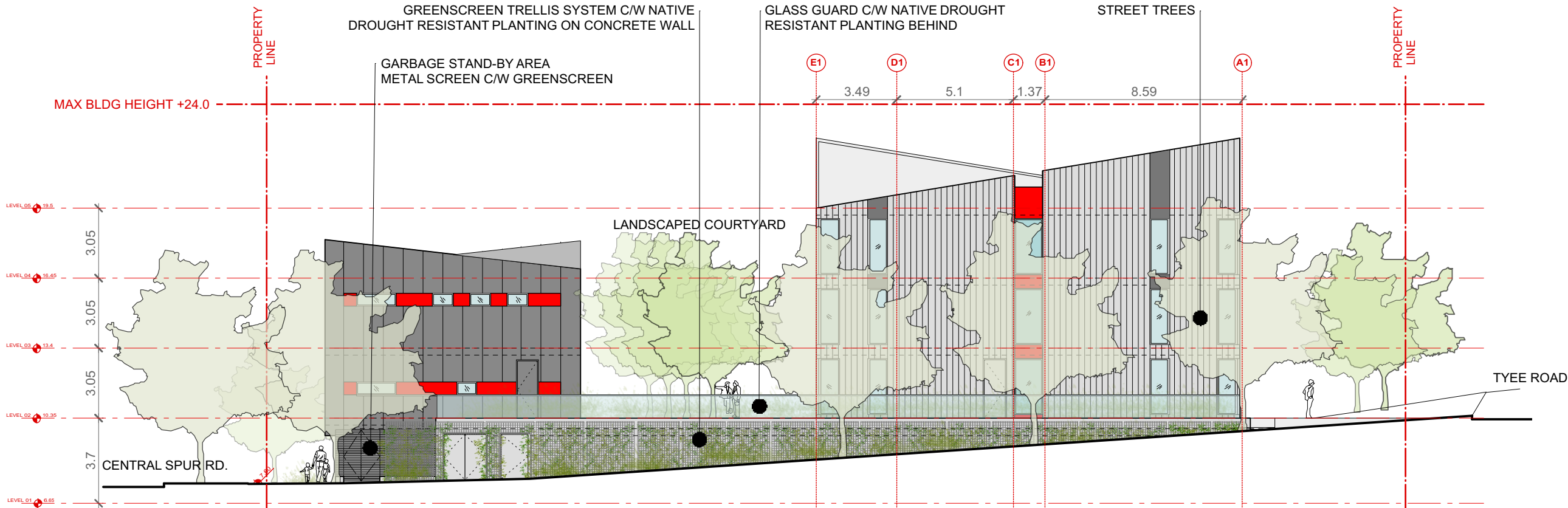
NORTH ELEVATION

BLDG 1

DRAWN: AG
PLOT DATE: 16-4-6

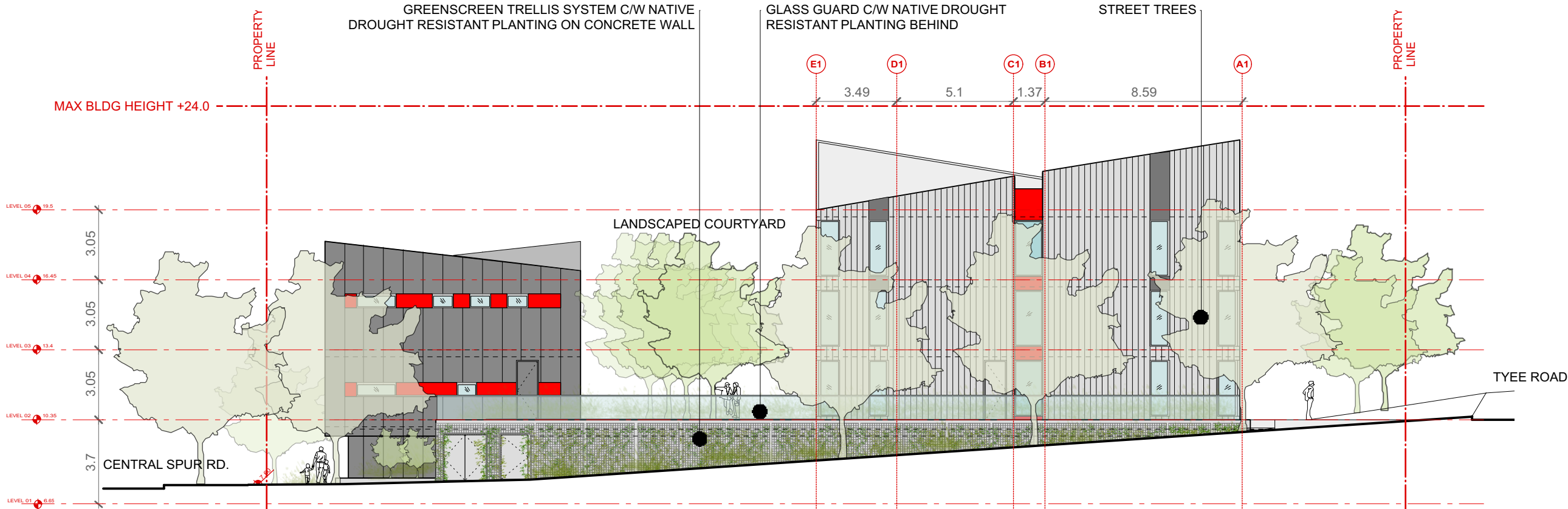
CHECKED: MC

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ELEVATION ALONG GAUDIN ROAD - BEFORE

1



ELEVATION ALONG GAUDIN ROAD - AFTER

2

- 1 - Removed screened standby garbage enclosure
2 - Extended the green screen around the electrical room
3 - Added additional planting at the corner

ISSUED FOR

- A 28 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISION

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NOT FOR CONSTRUCTION

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DIALOG BC ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING INC.
406 - 611 ALEXANDER STREET
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax: (604) 255-1790
design@designdialog.ca

OWNER:

LEFEVRE AND COMPANY
530 HERALD STREET
VICTORIA BC V8W 1S6
Tel: (250) 380-4900

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

BLDG 1

DRAWN: AG
PLOT DATE: 16-4-7

CHECKED: MC

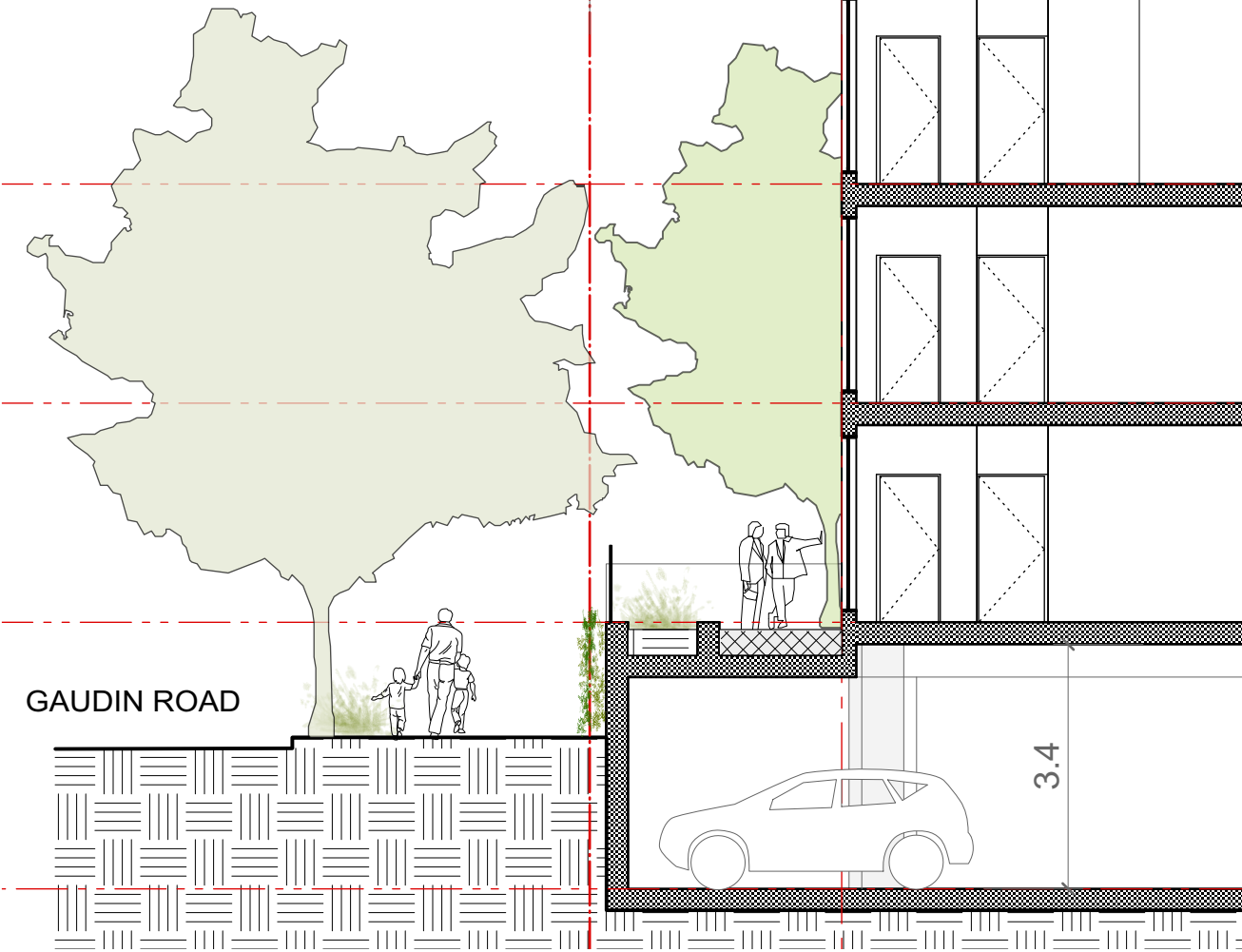
A3.05b

01

PROPERTY
LINE

3.5

setback



BUILDING SECTION AT GAUDIN ROAD

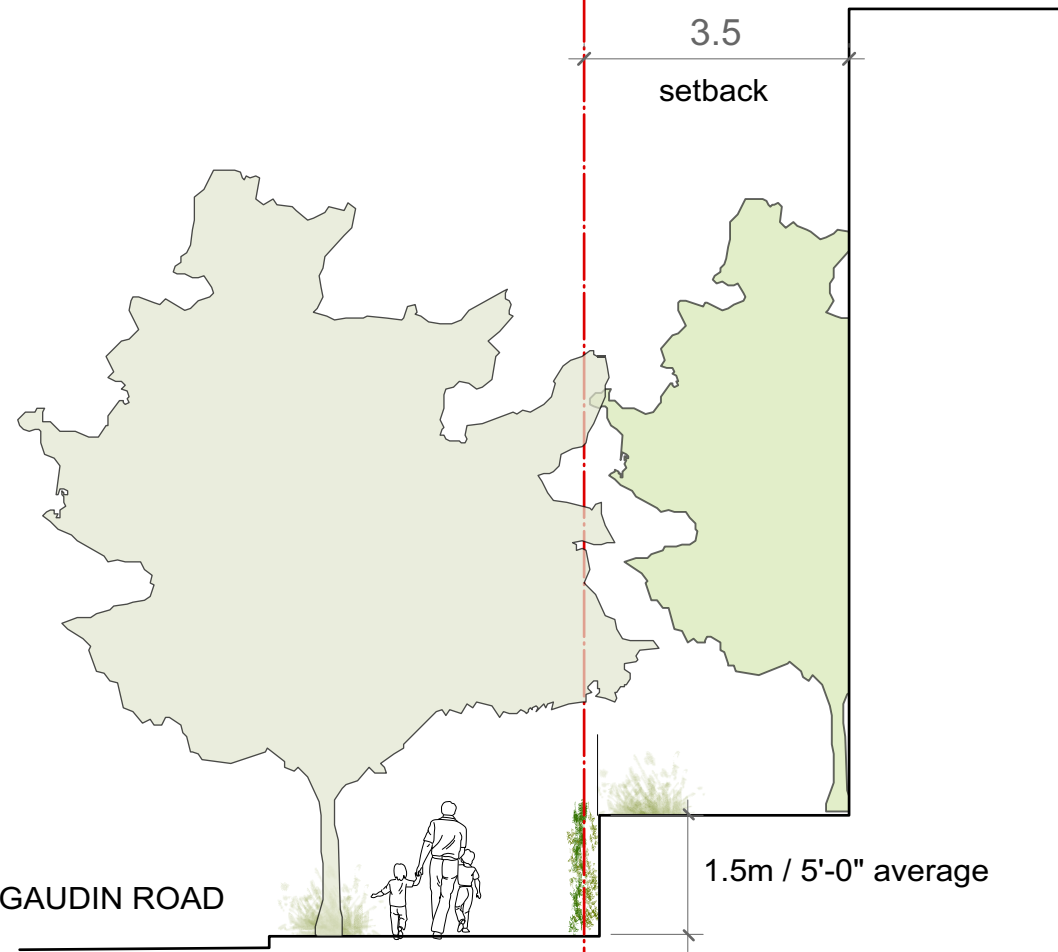
SCALE: 1:100

1

PROPERTY
LINE

3.5

setback



BUILDING PROFILE AT GAUDIN ROAD

SCALE: 1:100

2

GAUDIN ROAD

GAUDIN ROAD

3.4

1.5m / 5'-0" average



ISSUED FOR

- A 28 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISION

METRIC

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OWNER:

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VICTORIA BC V8W 1S6
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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

BLDG 1

DRAWN: AG
PLOT DATE: 16-4-7

CHECKED: MC

A3.05c

VIEW DOWN GAUDIN ROAD

1



VIEW DOWN GAUDIN ROAD 1

ISSUED FOR	
A	28 JAN/15 DEVELOPMENT PERMIT
B	14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C	09 DEC/15 DEVELOPMENT PERMIT REVISION

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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

BLDG 1

DRAWN: AG PLOT DATE: 16-4-7 CHECKED: MC

A3.05d

UNFINISHED BUSINESS

1. Development Permit with Variances Application No. 000404 for 701 Tyee Road

Council received a report dated February 25, 2016 that provided information on revised plans and the pre-conditions required for Development Permit with Variances Application No. 000404 for 701 Tyee Road.

Motion:

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment, Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000404 for 701 Tyee Road in accordance with:

1. Plans date stamped February 9, 2016.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the north setback (Gaudin Road) from 3.5m to nil;
 - b. reduce the south setback from 4m to nil for Phases 1 and 2;
 - c. reduce the south setback from 4m to 3.5m;
 - d. increase the height in DA-H from 24m to 25.49m for Phase 2;
 - e. increase the height in DA-J from 31m to 33m for Phase 3;
 - f. reduce parking from 50 stalls to 49 stalls for Phase 1;
 - g. reduce parking from 185 stalls to 178 stalls;
 - h. reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.
3. The Development Permit lapsing two years from the date of this resolution.
4. The amendment to the Railyards Master Development Agreement being registered on title, to the satisfaction of staff.
5. That Council authorize staff 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."

Carried Unanimously



Council Report

For the Meeting of March 10, 2016

To: Council **Date:** February 25, 2016

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

Subject: Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards)

RECOMMENDATION

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

"That Council authorize the issuance of Development Permit with Variances Application No. 000404 for 701 Tyee Road in accordance with:

1. Plans date stamped February 9, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. reduce the north setback (Gaudin Road) from 3.5m to nil;
 - b. reduce the south setback from 4m to nil for Phases 1 and 2;
 - c. reduce the south setback from 4m to 3.5m;
 - d. increase the height in DA-H from 24m to 25.49m for Phase 2;
 - e. increase the height in DA-J from 31m to 33m for Phase 3;
 - f. reduce parking from 50 stalls to 49 stalls for Phase 1;
 - g. reduce parking from 185 stalls to 178 stalls;
 - h. reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.
3. The Development Permit lapsing two years from the date of this resolution.
4. The amendment to the Railyards Master Development Agreement being registered on title, to the satisfaction of staff.
5. That Council authorize staff 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."

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of October 1, 2015, the Application has been referred to the Advisory Design Panel (ADP) and the applicant has provided revised plans in response to the ADP recommendations. The applicant has also addressed the pre-conditions recommended in the staff report to the Planning and Land Use Committee (PLUC) dated October 1, 2015. The PLUC report along with the meeting minutes are attached.

This report also responds to the Council direction that staff investigate “the feasibility of retaining the provision in the Master Development Agreement of the City acquiring ownership title to the public access from Tyee Road to Central Spur Road, including the legal mechanism and pros and cons”.

Referral to Advisory Design Panel

The Application was referred to the Advisory Design Panel meeting on October 28, 2015. A copy of the Panel minutes and the applicants’ response to the Panel recommendations (letter dated December 11, 2015) are attached to this report and can be summarized as follows:

- the southern termination of Central Spur Road has been designed to maximize space allocated to “Bridges Park and Tot Lot”, provide a safer environment adjacent to the Park and provide better access to the Park and connection to the Galloping Goose Trail for pedestrians and cyclists
- the applicant has proposed interim tree planting along the southern edge of Phases 1 and 2 to soften the appearance of the development prior to the commencement of construction on the subsequent Phase
- to reduce the potential risk of conflict between an operational Park and childrens play area with a major construction site, the applicant proposes that the “Bridges Park and Tot Lot” be constructed with Phase 3 of the development
- the building entrances on Tyee Road have been designed to collaborate with the landscaping proposed as part of the “Victoria West Entry Park” to create the atmosphere of a “City in the Park”.

Revised Plans

As required by the Council motion dated October 1, 2015, revised plans have been submitted that:

- screen the proposed garbage enclosure adjacent to Gaudin Road
- provide details of the proposed grass pave finish
- provide comprehensive details relating to landscaping for Phases 1 and 2
- reduce annual landscaping maintenance costs within Bridges Park and along Tyee Road (see section relating to Resource Impacts below).

Amendment to Master Development Agreement

A draft amendment to the Railyards Master Development Agreement (MDA) has been prepared and, based on the remaining development proceeding in three phases, the key revisions to the existing Agreement are as follows:

- the northerly section of the “Victoria West Entry Park” will be constructed as part of Phase 1
- the area defined as “Bridge Dedication and Landscaping” will be dedicated to the City with the deposit of the phased strata plan for Phase 1
- the “Bridges Park and Tot Lot”, southerly section of the “Victoria West Entry Park”, public pathway from Tyee Road to Central Spur Road and landscaping of the bridge dedication area must be completed before any building associated with Phase 3 is occupied
- public parking in conjunction with “Bridges Park and Tot Lot” is no longer required

- the Developer will provide the City with a security equivalent to 120% of the total cost of constructing an amenity before obtaining a Building Permit for the Phase of development in which the amenity occurs
- a Statutory Right-of-Way (SRW) will be registered over the lands for the accommodation of the public pathways from Tyee Road to Central Spur Road and associated with the "Victoria West Entry Park" with the deposit of the phased strata plan for Phase 1.

Staff recommend that, after giving notice and allowing an opportunity for public comment, Council consider issuing the Development Permit with Variances Application subject to the amendment to the MDA being first registered on title, to the satisfaction of staff.

Public Footpath from Tyee Road to Central Spur Road

Under the terms of the MDA, the Developer is required to construct a public pathway through the site connecting Tyee Road with Central Spur Road and dedicate this land as City Park. The applicant is proposing a pathway design that is consistent with this MDA requirement, however, the Application proposes an underground parkade structure under the land earmarked for this pathway. Due to liability and maintenance concerns resulting from the underground parkade being located directly under the pathway, staff have recommended that Council consider securing public access along this corridor by means of an SRW.

One underground parkade, serving all three phases of the proposed residential development is considered to be a preferable design solution for the project. If Phase 3 of the development were to have a self-contained underground parkade allowing for a strip of land not encumbered with an underground structure, then it would be necessary to construct an additional parkade entrance and, critically, Central Spur Road would have to be extended to provide vehicular access to the parkade potentially impacting the size and design of Bridges Park. In addition, an extended Central Spur Road may conflict with pedestrian movements from the new pathway to Bridges Park (the current design shows the pathway connecting directly to Bridges Park and the Galloping Goose Trail).

Acquisition of the land by the City and dedication of the pathway as a park would make the arrangements for the parkade underneath unnecessarily complicated as it would require complex legal agreements and would still leave the City potentially exposed to liability in relation to the underground parkade. On the other hand, the same public rights of access could be easily secured through a SRW in favour of the City with the strata retaining ownership of the property. Subject to Council's directions, the SRW could make the City responsible for all surface operations and maintenance, while the strata would be responsible for the underground structure only. The strata would have no ability to limit public use or access to the pathway except where reasonably required for construction or maintenance of the underground structure. Rather, the pathway would be subject to City regulations under the *Parks Regulation Bylaw*. Thus, for all practical purposes, the pathway would be the same as a City Park, notwithstanding that the ownership of it would remain with the strata. A properly drafted SRW offers all the advantages, without most of the disadvantages, of actually acquiring the property.

Resource Impacts

There are resource impacts anticipated with this proposal. As per the MDA, several public amenities will be provided as part of the of the Railyards development. Once completed, the maintenance of Bridges Park, the Tot Lot as well as the Tyee Road improvements will rest with the Parks Division. Based on the plans presented to Council on October 1, 2015, it was estimated that the annual maintenance of the landscaping and play structures would add

approximately \$60,000.00 in annual maintenance costs. In an effort to reduce annual maintenance costs, staff recommended that Council consider requesting that the applicant provide revised plans that will reduce the annual maintenance costs. The applicant responded and new plans have reduced the estimated annual maintenance costs by \$18,050.00 (revised annual cost of \$41,950.00). This estimate is based on 2015 rates and the operational impact is expected in 2018. The ongoing cost of this amenity equals a 0.03% tax increase. The breakdown is as follows:

- shrub beds: \$18,750.00 (weed, mulch, fertilize and prune)
- new trees: \$5,000.00 (fertilize and prune)
- turf areas: \$6,000.00 (mow, trim and fertilize)
- irrigation infrastructure: \$1,200.00 (water meter fees, spring/winter maintenance)
- playground maintenance: \$ 6,700.00 (repairs and fiber surface grading)
- garbage pickup: \$4,300.00.

Additional capital implications are that the playground will require replacement in 15 years at an estimated cost of \$150,000.00 (plus inflation) and a full time employee (FTE) of 0.75 will be required to maintain this additional inventory. This capital implication equals a 0.12% tax increase.

Conclusion

Staff recommend that, after giving notice and allowing an opportunity for public comment, Council consider issuing the Development Permit with Variances Application subject to the amendment to the MDA being first registered on title, to the satisfaction of staff.

Respectfully submitted,

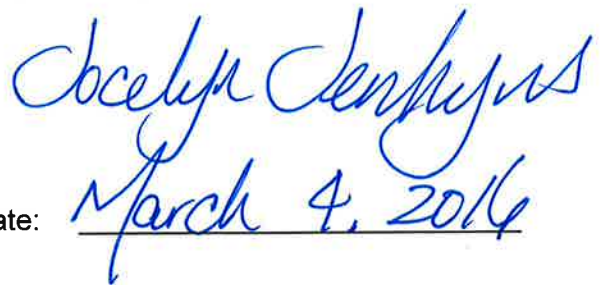


Jim Handy, Senior Planner –
Development Agreements
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

March 4, 2016

List of Attachments

- PLUC Report dated October 1, 2015
- PLUC Minutes dated October 1, 2015
- Council Minutes dated October 1, 2015
- Advisory Design Panel Minutes dated October 28, 2015
- Letters from applicant dated December 11, 2015
- Revised plans dated February 9, 2016
- Draft Amendment to Master Development Agreement.



Planning and Land Use Committee Report

For the Meeting of October 1, 2015

To: Planning and Land Use Committee **Date:** September 17, 2015

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

Subject: Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards)

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000404 for 701 Tyee Road, in accordance with:

1. Plans date stamped August 24, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the north setback (Gaudin Road) from 3.5m to nil;
 - ii. reduce the south setback from 4m to nil for Phases 1 and 2;
 - iii. reduce the south setback from 4m to 3.5m;
 - iv. increase the height in DA-H from 24m to 25.49m for Phase 2;
 - v. increase the height in DA-J from 31m to 33m for Phase 3;
 - vi. reduce parking from 50 stalls to 49 stalls for Phase 1;
 - vii. reduce parking from 185 stalls to 178 stalls;
 - viii. reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.
3. The Development Permit lapsing two years from the date of this resolution.
4. Revised plans to the satisfaction of staff that:
 - i. either enclose or screen the proposed garbage enclosure adjacent to Gaudin Road;
 - ii. provide further details of the proposed grass pave finish;
 - iii. provide comprehensive details relating to landscaping for Phases 1 and 2;
 - iv. provide reduced annual landscaping maintenance costs within Bridges Park and along Tyee Road.
5. Referral to the Advisory Design Panel for a comprehensive review and with particular attention to the following issues:
 - i. the design of building entrances facing Tyee Road;
 - ii. the design and appearance of the "Sky Home" end units;
 - iii. the treatment of parkade walls that project above grade.

6. An amendment to the Railyards Master Development Agreement, to the satisfaction of staff, to:
 - i. address proposed revisions to the public parking required in conjunction with Bridges Park and the path from Tyee Road to Central Spur Road;
 - ii. secure cost estimates for all required on-site services, off-site services and public amenities prior to any building in proposed Phase 1 being occupied.
7. A Public Access Easement registered on title, to the satisfaction of staff, to secure public access through the site from Tyee Road to Central Spur Road.
8. A Statutory Right-of-Way registered on title, to the satisfaction of staff, to secure public access to the Victoria West Entry Park and public pathways located on private land adjacent to Tyee Road.
9. That Council authorize staff 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.

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan, 2012*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 920(8) 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, siting, form, exterior design and finish of buildings and other structures.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of commercial, industrial and multi-family residential development, a Development Permit may include requirements respecting the character of the development including landscaping, 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 with Variances Application for the property located at 701 Tyee Road. The proposal is to construct 144 residential units in three phases on Lots H and J (the undeveloped portions) of the Railyards development.

The Application proposes the following variances from the *Zoning Regulation Bylaw*:

- reducing the north setback (Gaudin Road) from 3.5m to nil
- reducing the south setback from 4m to nil for Phases 1 and 2; this setback variance will be 3.5m on completion of the development
- increasing the maximum allowable building height in DA-H from 24m to 25.49m for Phase 2
- increasing the maximum allowable building height in DA-J from 31m to 33.01m for Phase 3
- reducing the bicycle storage (class 1) from 40 stalls to 28 stalls for Phase 1; the number of bicycle stalls will exceed the number required by the *Zoning Regulation Bylaw* for the entire project following the completion of Phase 2

- reducing parking from 50 stalls to 49 stalls for Phase 1
- reducing parking for the completed project from 185 stalls to 178 stalls.

The following points were considered in assessing this Application:

- The applicant wishes to develop the site in three phases and, as each phase must be reviewed against the *Zoning Regulation Bylaw*, this results in some variances that will not exist, or will not exist to the extent proposed, at the completion of the project.
- The proposal is generally consistent with the *Railyards Development Guidelines*, however, staff recommend that some minor revisions are made to the plans to address issues relating to garbage areas and landscaping.
- An amendment to the Railyards Master Development Agreement (MDA) is required to address proposed revisions to the required public amenities, namely the public parking associated with Bridges Park and the path from Tyee Road to Central Spur Road. The MDA should also be amended to ensure that any necessary cost estimates and security is provided before the proposed Phase 1 building is occupied.
- The Application proposes 195 parking stalls, however, 17 of the stalls are either small car stalls or tandem stalls and do not meet the requirements of Schedule C of the *Zoning Regulation Bylaw*. The parking requirement for this project is 185 stalls, therefore, the proposal would result in a seven stall parking variance.

BACKGROUND

Description of Proposal

The proposal is for 144 residential units on the undeveloped portions of the Railyards development. Specific details include:

- The development would be constructed in three phases. Phase 1 would be located at the corner of Gaudin Road and Central Spur Road and would consist of 40 residential units. Phase 2 would be located immediately to the south of Phase 1 and would consist of 38 residential units. The final Phase would be located immediately to the north of the Point Ellice Bridge and would consist of 66 units.
- The tallest buildings would be located on Tyee Road with the building heights ranging from three to seven storeys. Building elements fronting Central Spur Road would range from two to three storeys in height.
- The proposed 144 units would be in the form of apartments units ranging from studios with a floor area of 36.7m² to two bedroom plus den units with a floor area of 130.4m².
- The development would have the appearance of several individual buildings above a shared underground parkade.
- Access to the underground parkade would be provided in two locations directly off Central Spur Road.
- The proposed finishing materials include corrugated metal cladding and fiber cement panels
- As required by the Railyards MDA, the plans indicate that the land located immediately to the north of the Point Ellice Bridge will be dedicated to the City for future bridge improvements/expansion
- The proposal includes the construction of a Park and Tot Lot between Central Spur Road and the Galloping Goose Trail. A "parkette" and neighbourhood signage will be provided at the corner of Bay Street and Tyee Road.

The proposed variances are as follows:

- reducing the north setback (Gaudin Road) from 3.5m to nil as a result of the underground parkade projecting above grade
- reducing the south setback from 4m to nil for Phases 1 and 2; this setback variance will be 3.5m on completion of the development
- increasing the maximum allowable building height in Development Area H from 24m to 25.49m
- increasing the maximum allowable building height in Development Area J from 31m to 33.01m
- reducing the bicycle storage (class 1) from 40 stalls to 28 stalls for Phase 1; the number of bicycle stalls will exceed the number required by the *Zoning Regulation Bylaw* for the entire project by 15 stalls following the completion of Phase 2
- reducing parking from 50 stalls to 49 stalls for Phase 1
- reducing parking for the completed project from 185 stalls to 178 stalls (7 stall variance).

Sustainability Features

As indicated in the applicant's letter dated August 20, 2015, the following sustainability features are associated with this Application:

- energy efficiency through orientation of windows
- reduced water use through xeriscaping in the plant selection and low-flush/dual-flush toilets with low-flow features
- installation of energy-star appliances
- provisions for future electrical charging station
- motion sensor lighting within parkade and corridor locations
- energy saving lighting in public space locations.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 159 Class 1 (secure storage) bicycle stalls
- 18 Class 2 bicycle racks
- new public footpath from Tyee Road to Central Spur Road
- new public footpath (which can accommodate bicycles) from Central Spur Road to the Galloping Goose Trail.

Public Realm Improvements

The following public realm improvements are proposed and are required by the Railyards MDA:

- the construction of a Park and Tot Lot between Central Spur Road and the Galloping Goose Trail
- the construction of a "parkette," public footpaths and neighbourhood signage at the corner of Bay Street and Tyee Road.

In addition to the above, the applicant will also be constructing a new bus stop on Tyee Road.

Existing Site Development and Development Potential

The Application site is located within Development Areas H and J of the CD-5 Zone, Railyards Residential Commercial District, which permits apartments, live/work and park uses with a maximum floor space ratio (FSR) of 2.25:1 in Development Area H and 2.35:1 in Development Area J.

Data Table

The data table is attached as Appendix 1 and compares each phase of the proposal with the regulations for Development Areas H and J in the existing C-5 Zone, Railyards Residential Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 25, 2015, the Application was referred for a 30-day comment period to the Victoria West CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 13: Core Songhees. The applicable Design Guidelines are the Railyards Development Guidelines. The proposal is consistent with these Guidelines as follows:

- the proposed design reflects the industrial nature of the site and is complimentary to the completed phases of the Railyards development
- the proposal contributes to the public park system in the Victoria West Neighbourhood by providing a park, children's play area and several public footpaths through and adjacent to the site
- the buildings with the highest residential density are located adjacent to the Point Ellice Bridge
- the development includes a variety of expressive roof forms
- architectural features such as balconies and recesses have been used to articulate the proposed buildings
- strong colours are proposed to add visual interest to the buildings
- the use of corrugated metal and fiber cement panels is consistent with the recommended wall cladding materials listed in the Design Guidelines
- a mix and range of unit types are proposed with the floor area of individual units ranging from 36.7m² to 130.4m².

Notwithstanding the above, staff recommend that Council consider referring the Application to the Advisory Design Panel for a comprehensive review with particular attention being made to the following issues:

- the design of building entrances facing Tyee Road
- the design and appearance of the "Sky Home" end units
- the treatment of parkade walls that project above grade.

Proposed Variances

Parking

The Application proposes a total of 195 parking stalls within an underground parkade. However, 17 of these stalls are either identified as small car stalls or tandem stalls and do not meet the requirements outlined in Schedule C of the *Zoning Regulation Bylaw*. As the proposal requires 185 parking stalls and only 178 stalls meet the Schedule C requirements, the Application technically results in a seven stall parking variance. The total breakdown of parking stalls is outlined in the table below and an asterisk marks where a variance occurs:

PROPOSED PARKING														
Phase 1					Phase 1 & 2					Phase 1, 2 & 3				
Regular Stalls	Zone Standard	Small Stalls	Tandem Stalls	Total	Regular Stalls	Zone Standard	Small Stalls	Tandem Stalls	Total	Regular Stalls	Zone Standard	Small Stalls	Tandem Stalls	Total
49*	50	5	3	57	100	99	8	5	113	178*	185	12	5	195

Notwithstanding the above, the proposal would result in parking ratio of approximately 1.2 parking spaces per dwelling unit which is considered appropriate to address parking demand for an apartment development in this location. In addition, the small car and tandem stalls will still be available for use by residents.

Height

The Application seeks a height variance in Development Area H from 24m to 25.49m and in Development Area J from 31m to 33.01m. The building elements exceeding the maximum allowable building heights are solely parapet roof elements on the tallest feature buildings situated adjacent to Tyee Road. These parapet features have been included to address the Railyards Development Guidelines that recommends that buildings are designed with expressive roof forms.

Bike Parking

The applicant proposes to provide the majority of the bicycle storage in Phase 2 of the development. Therefore, at the completion of Phase 1 a 12 stall Class 1 bicycle parking variance is proposed. When the entire project is complete, the bike storage provided will exceed the *Zoning Regulation Bylaw* requirements by providing storage for 159 bicycles.

North Setback

The main north-facing building elevation is setback 3.5m from Gaudin Road. However, the underground parkade wall projects over 2m above grade and is located immediately adjacent to the property line. The plans indicate that the exposed wall would have a "green wall" treatment. Staff recommend that Council consider referring the application to the ADP to review, amongst other elements of proposal, the treatment of the exposed parkade walls that are clearly visible from public vantage points.

South Setback

Both Phases 1 and 2 would be constructed up to the proposed phasing line but the subsequent phase of development would occur immediately to the south of the preceding phase. The CD-5 Zone requires a 4.5m south setback, however, the completed project would be setback 3.5m from the property line. This is a result of the land immediately to the south of the development being dedicated to the City for the purpose of future improvement to the Point Ellice Bridge.

Recommended Plan Revisions

Garbage Area

Initial plans submitted by the applicant indicated a garbage pickup location on Central Spur Road. However, to accommodate garbage truck manoeuvres, a turning head would likely have been required that would have had a significant impact on the proposed Bridges Park. As such, the plans now indicate that a garbage pick-up area will be provided immediately adjacent to Gaudin Road. The Railyards Development Guidelines state that recycling and garbage areas should be fully enclosed within buildings, rather than in an open air location. Therefore, it is recommended that Council consider requesting revised plans that enclose the garbage area or satisfactorily screen it from public views.

Surface Treatment and Landscaping

The Application proposes extensive areas of grass pave surface treatment to accommodate emergency fire truck access adjacent to Tyee Road. Staff recommend that Council consider requesting that the applicant provide further details of the grass pave treatment to ensure it is both visually acceptable and has long term durability.

In addition, the revised plans should include all landscaping elements associated with each phase of the project regardless of whether that landscaping is temporary in nature. The plans submitted do not comprehensively illustrate this level of landscaping detail.

With particular regard to Bridges Park and along Tyee Road, in an effort to reduce annual maintenance costs, staff recommend that Council consider requesting that the applicant provide revised plans that will reduce the annual maintenance costs. This can be achieved by reducing the shrub bed areas and revising the plant palette.

Railyards Master Development Agreement

The Railyards MDA requires that the following public amenities be constructed in conjunction with Lots H & J:

- Bridges Park and Tot Lot

- Public Parking (Bridges Park – 6 stalls)
- Bridge Dedication Landscaping
- Victoria West Entry Park (Tyee & Bay)
- Path from Tyee Road to Central Spur Road.

The Application responds to the above as follows:

Bridges Park and Tot Lot

The Bridges Park and Tot Lot would be constructed at the southern end of the site, adjacent to the Galloping Goose Trail, consistent with the MDA requirements and the Railyards Development Guidelines.

Public Parking (Bridges Park)

The applicant is no longer proposing parking spaces specifically for Bridges Park. Instead the Application proposes to use this space for additional park area which allows for a public footpath link to the Galloping Goose Trail with a gradient of less than 5% making it accessible to cyclists. Staff recommend that Council consider supporting this solution as it encourages modes of active transportation and, given the location of the park, visitors are likely to cycle or walk to it.

Bridge Dedication Landscaping

The applicant proposes to dedicate a landscaped area immediately to the north of the Point Ellice Bridge to the City, consistent with the MDA.

Victoria West Entry Park

The Victoria West Entry Park is proposed on the corner of Tyee Road and Bay Street and would consist of a small "parkette" with seating, pedestrian pathways, an improved transit stop and a new neighbourhood sign. The design and layout of these features are considered to be generally consistent with the Railyards Development Guidelines, however, the "parkette" and some of the pathways are located on private land and public access to these must be secured by a Statutory Right-of-Way.

Path from Tyee Road to Central Spur Road

A public pathway is proposed between Tyee Road and Central Spur Road consistent with the MDA. The MDA requires that the pathway be dedicated as Park, however, due to liability and maintenance concerns resulting from the underground parkade being located directly under the pathway, staff recommend that Council consider securing public access along this corridor by means of a Public Access Easement.

MDA Amendments

In light of the above, staff recommend that Council consider that the proposed design solution for the required public amenities are acceptable and that the MDA be amended to address the changes relating to the public parking for Bridges Park and the path from Tyee Road to Central Spur Road.

In addition, the MDA envisaged that the cost estimates and securities for required on-site services, off-site services and public amenities be linked to subdivision approval. As the Application now proposes a different approach to site subdivision, staff recommend that the MDA be amended to secure the necessary cost estimates and securities before the proposed Phase 1 building is occupied.

Encroachment Agreement

With any project of this scale that has significant excavation adjacent the road Right-of-Way, construction methods often require a form of underpinning which can result in material being left in the public Right-of-Way. The resulting material (typically rock anchors) present no concerns to the public interest, however, an Encroachment Agreement between the City and the developer is required. The staff recommendation that is provided for Council's consideration includes direction to allow staff to enter into an agreement, if the Development Permit Application is approved by Council and if underpinning is deemed necessary to facilitate the construction.

Community Garden

When considering an earlier phase (Lot E) of the Railyards development, Council made the following motion:

That staff be directed to explore with the applicant and the Victoria West Community Association the possibility of including a community garden with the phasing of Lots H and J.

In discussions with the applicant, it is apparent that the provision of a community garden is not feasible for the following reasons:

- The developer is required to complete Bridges Park and Tot Lot, Victoria West Entry Park, the final sections of Central Spur Road and dedicate land to the City adjacent to the Point Ellice Bridge in conjunction with Lots H and J.
- There is a substantial grade change from the east to west property boundary.
- The most logical location for a community garden, on the land least affected by the change in grade, would be where the Bridges Park and Tot Lot is proposed. Converting part of this area to a community garden would likely compromise the ability to provide a satisfactory footpath link from Central Spur Road to the Galloping Goose Trail or would result in the loss of the Tot Lot.

It should be noted that neither the MDA, the applicable CD-5 Zone nor the Railyards Design Guidelines identify the need for, or require that the Developer provide, a community garden at this location.

Resource Impacts

There are resource impacts anticipated with this proposal. As per the MDA, several public amenities will be provided as part of the of the Railyards development. Once completed, the maintenance of Bridges Park, the Tot Lot as well as the Tyee Road improvements will rest with the Parks Division. It is estimated that the annual maintenance of the landscaping and play structures will add approximately \$60,000.00 in annual maintenance costs. This estimate is based on 2015 rates and the operational impact is expected in 2018. The breakdown is as follows:

- shrub beds: \$37,000.00 (weed, mulch, fertilize and prune)
- new trees: \$5,000.00 (fertilize and prune)
- turf areas: \$4,000.00 (mow, trim and fertilize)
- irrigation infrastructure: \$2,000.00 (water meter fees, spring/winter maintenance)
- playground maintenance: \$7,000.00 (repairs and fiber surface grading)
- garbage pickup: \$5,000.00.

Additional capital implications are that the playground will require replacement in 15 years at an estimated cost of \$150,000.00 (plus inflation) and a full time employee (FTE) of 0.75 will be required to maintain this additional inventory.

The landscape areas in Bridges Park and along Tyee Rd are extensive. In an effort to reduce annual maintenance costs, staff recommend that Council consider requesting that the applicant provide revised plans that will reduce the annual maintenance costs.

CONCLUSIONS

The proposal to construct 144 residential units on the undeveloped portions of the Railyards development is considered generally consistent with the Railyards Development Guidelines. However, it is recommended that Council consider referring the Application to the ADP for a comprehensive design review.

The applicant wishes to develop the site in three phases and, as each phase must be reviewed against the *Zoning Regulation Bylaw*, this results in some variances that will not exist, or will not exist to the extent proposed, at the completion of the project.


An amendment to the MDA is required to address proposed revisions to the required public amenities, namely the public parking associated with Bridges Park and the path from Tyee Road to Central Spur Road. The MDA should also be amended to ensure that any necessary cost estimates and security is provided before the proposed Phase 1 building is occupied.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000404 for the property located at 701 Tyee Road.


Respectfully submitted,


Jim Handy, Senior Planner – Development
Agreements, Development Services
Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


Sept. 25/15

List of Attachments

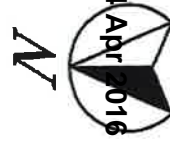
- Appendix A – Data Table
- Aerial plan
- Zoning plan
- Letter from Architect dated August 16, 2015
- Letter from applicant dated August 20, 2015
- Plans dated August 24, 2015.

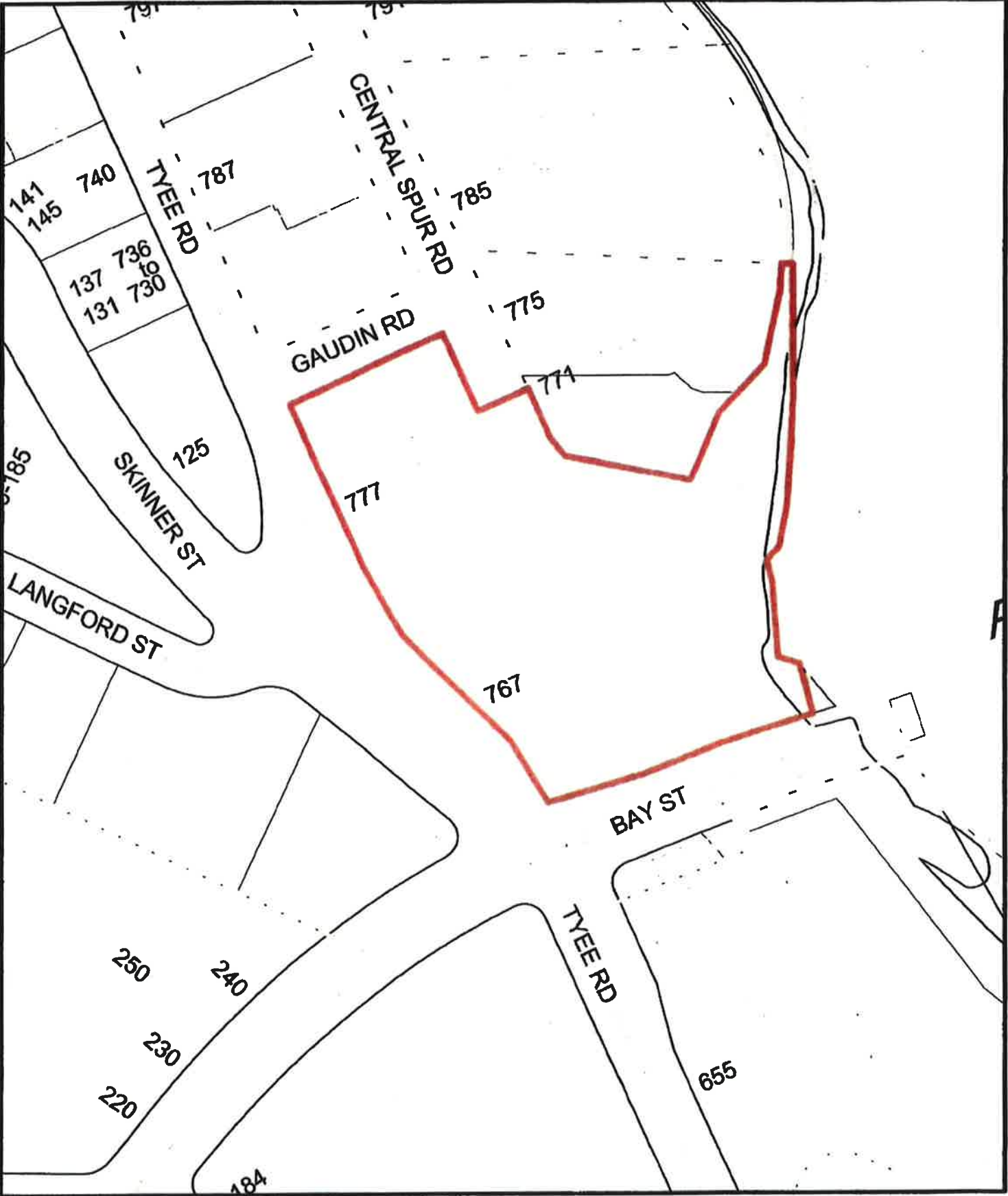
Appendix 1: Data Table

Zoning Criteria	Phase 1 (DA-H)	Phases 1 & 2 (DA-H)	Zone Standard (DA-H)	Phase 3 (DA-J)	Zone Standard (DA-J)	Total Project (Phases 1, 2 and 3)
Site Area (m ²)	2366.83	4372.59	n/a	2395.14	n/a	6767.73
Total Floor Area (m ²) – max.	2771.15	5683.02	9855.85	5067.42	n/a	10750.44
Density (Floor Space Ratio) – max.	1.17	1.3	2.25	2.12	2.35	1.59
Geodetic Height (m) – max.	22.55	25.29*	24	33.01*	31	n/a
Storeys	3	4	n/a	7	n/a	n/a
Site coverage (%)	47	45	n/a	43	n/a	43
Open site space (%)	53	55	n/a	57	n/a	57
Setbacks (m) – min. Front (Tyee Road) Rear (Central Spur Road) Side (Gaudin Road) Side (Bay Street)	7.25 3.5 Nil* Nil*	11 3.5 Nil* Nil*	2 3.5 3.5 4	7.25 3.5 Nil* 3.5*	2 3.5 4 4	n/a
Parking provided	49*	100		78*		178 (does not include the proposed 17 small car and tandem stalls)
Parking required – min.	50	99	99	86	86	185

Appendix 1: Data Table

Visitor parking provided	6	17		2		19
Visitor parking required – min.	6	10	10	9	9	19
Bicycle Storage (Class 1) provided	28*	159		0		159
Bicycle Storage (Class 1) required – min.	40	89	89	53	53	144
Bicycle Rack (Class 2) provided	6	18		0		18
Bicycle Rack (Class 2) required – min.	6	12	12	6	6	18





701 Tyee Road
Development Permit #000404

**1000 - 2 Bloor Street East
Toronto, Ontario, M4W 1A8
TEL 416.966.0220**

Attention: Jim Handy, MCIP RPP Senior Planner

Mr. Jim Handy
City of Victoria
August 16, 2015
Page 2 of 2

DIALOG

We trust that this response, including all attachments, will satisfy the prior-to conditions and requested clarifications for this project. We look forward to the timely issuance of the approved application.

Yours truly,

DIALOG BC Architecture Engineering Interior Design Planning Inc.

A handwritten signature in black ink, appearing to read 'J. Bakker', with a small dot at the end.

Joost Bakker, Architect AIBC, AAA, SAA, OAA, FRAIC, RCA
Principal, DIALOG

c.c.	Chris Le Fevre,	The Railyards Development Ltd.
	Michael Cheung,	DIALOG
	Matthew Thomson,	DIALOG



PROPERTY AGENTS LTD.

Aug 20th, 2015

Mayor Lisa Helps
Members of Council

RE: RAILYARDS FINAL DEVELOPMENT PERMIT APPLICATION AREAS H & J

The development of these areas will see to the perfection of the Railyards.

The application honours the principals of the original M.D.A without variance and similarly respects all original design guidelines endowed for the project.

The matrix of units that will be realized in this DP application before you will be as follows:

Phase I

- 3 storey wood frame apartment building
- 40 suites
- 57 parking

Phase I + II

- 4 storey wood frame apartment building
- 78 suites
- 113 parking

Phase I + II + III

- 4 storey wood frame and 7 storey concrete frame apartment buildings
 - 144 suites
 - 190 parking
-

The Railyards project is a major contribution to Victoria's overall community sustainability.

The redevelopment of this industrial site into a compact and vibrant community is trend setting. These last phases of development on parcels H&J will contribute an array of green building features including the following:

Transit friendly development

- convenient access and proximity to transit
- car sharing parking opportunity
- major bike storage zones

Energy efficiency

- with the utilization of focussed window locations, the project will provide a high performance building envelope

Reduced Water Use

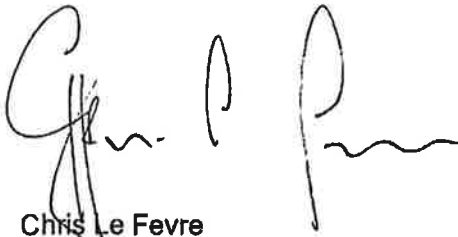
- xeriscaping in the plant selection to reduce water utilization
- low-flush / dual-flush toilets low flow fixtures

Electrical efficiency

- CFL lighting at public space locations
- motion sensor lighting within parkade and corridor locations
- Energy-star appliances
- provisions for future electrical charging station

Respectfully submitted.

Yours,

A handwritten signature in black ink, appearing to read 'Chris Le Fevre', with a stylized, cursive script.

Chris Le Fevre
President & CEO
Le Fevre & Company Property Agents Ltd.

[illegible]

SUITE TYPES				
TYPE	RANGE	COUNTS	AVG	STDEV
SUITE	295 - 400 \$/ (39.7 - 53.2 \$/sq)	12	343	50
1 BEDROOM	120 - 154 \$/ (48.3 - 53.5 \$/sq)	27	137	15
2 BEDROOM	750 - 868 \$/ (79.1 - 90.6 \$/sq)	30	222	22
3 BEDROOMS/2 BATH	812 - 922 \$/ (76.4 - 82.9 \$/sq)	15	118	16
GARDEN & SKY HOMES	1120 - 1404 \$/ (104.1 - 130.4 \$/sq)	1	1262	100
TOTAL		86	220	25

BUILDING INFORMATION (METRIC)						
POOR	RESIDENTIAL	MATERIAL				
		STUDIES	STUD	STUD	STUD	STUD
001	1.13	0	0	0	0	0
002	1.20	0	0	0	0	0
003	2.50	0	0	0	0	0
004	1.197	0	0	0	0	0
005	0.60	0	0	0	0	0
006	0.60	0	0	0	0	0
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ISSUED FOR:
 A. 28 JANUARY: DEVELOPMENT PERMIT
 B. 14 AUGUST: DEVELOPMENT PERMIT REFUTMENT
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METRIC
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ARCHITECT & PRIME CONSULTANT
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OWNER
 VICTORIA HARBOUR
 1000 GASTRO STREET
 VICTORIA, BC V8T 1A1
 TEL: 250.363.4444

SCALE

RAILYARDS, LOT H & J

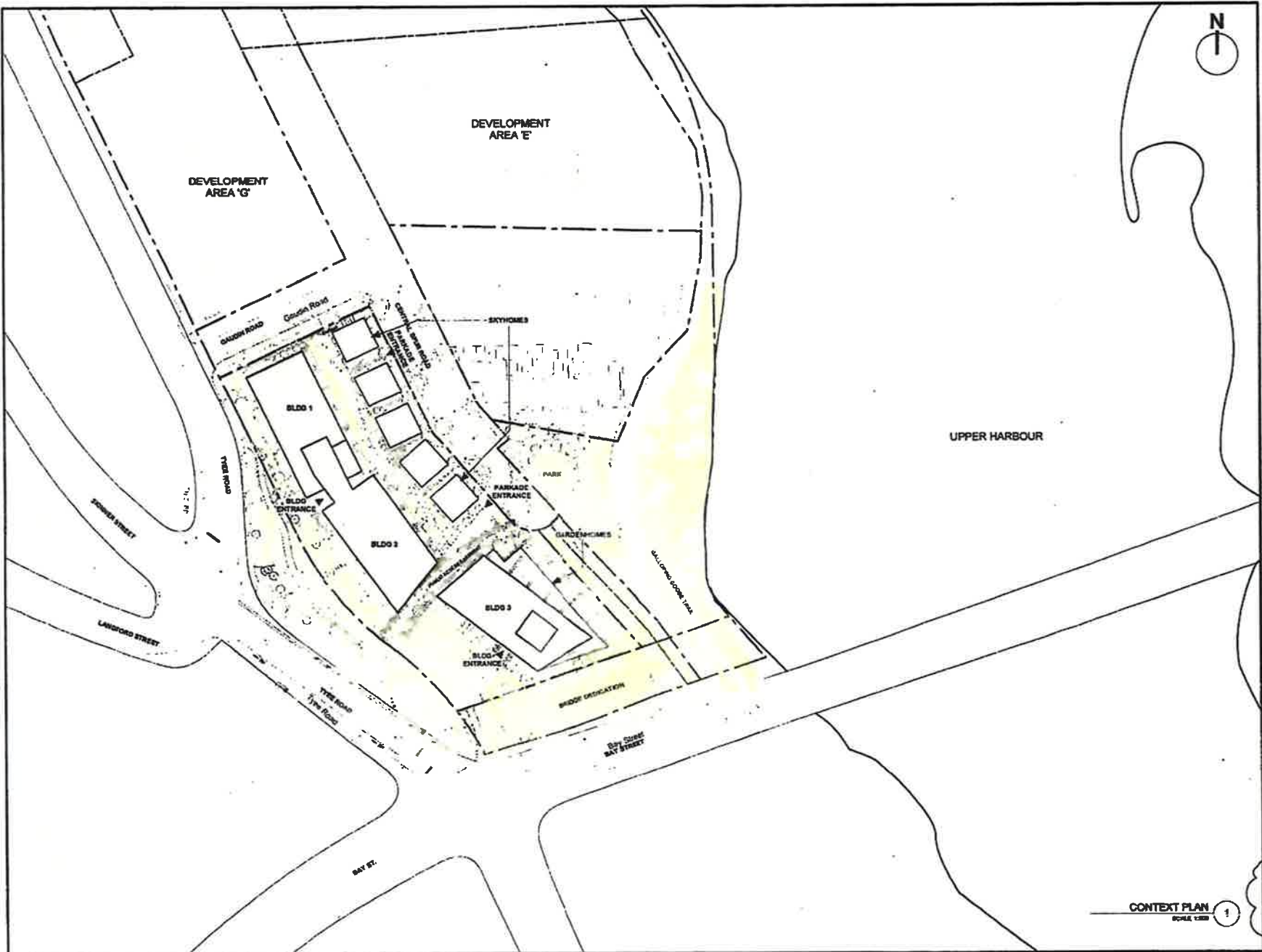
VICTORIA, BC

CONTEXT PLAN

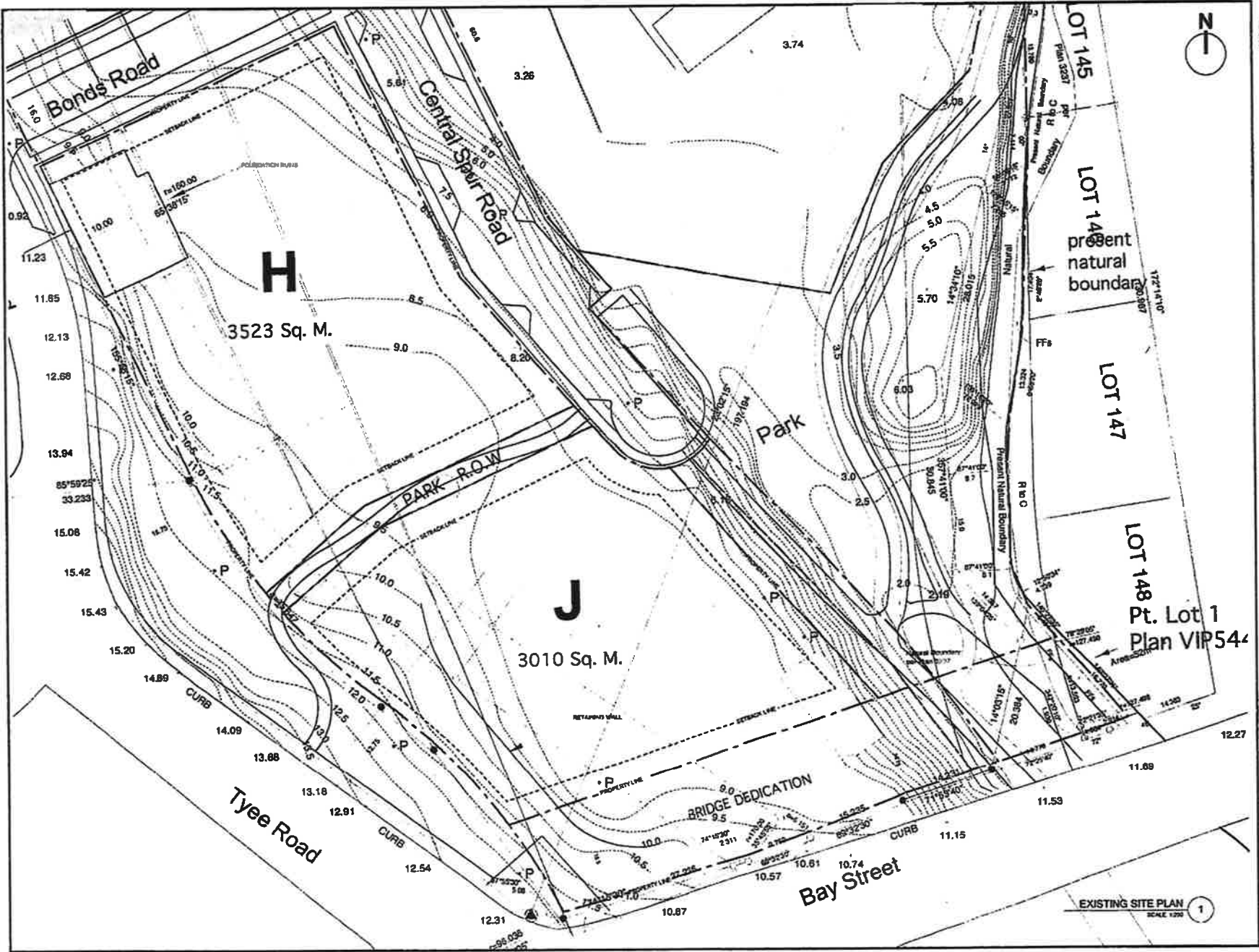
DATE: 28 JAN 2016

A0.02

Victoria City Council - 14 Apr 2016



CONTEXT PLAN
 SCALE 1:500



REVISION FOR

A 25 JANUARY DEVELOPMENT PLAN
 B 14 AUGUST DEVELOPMENT PLAN REVISIONS

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METRIC
 This drawing is a metric drawing and all measurements are in metric units. All dimensions are in millimeters unless otherwise specified. All dimensions are to the center of the line unless otherwise specified. All dimensions are to the center of the line unless otherwise specified. All dimensions are to the center of the line unless otherwise specified.

ARCHITECT & PRIME CONSULTANT
 DESIGN BY ARCHITECTURAL PARTNERS
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1A1
 TEL: 604-255-1700

OWNER
 VICTORIA CITY COUNCIL
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1A1
 TEL: 604-255-1700

RAILYARDS, LOT H & J

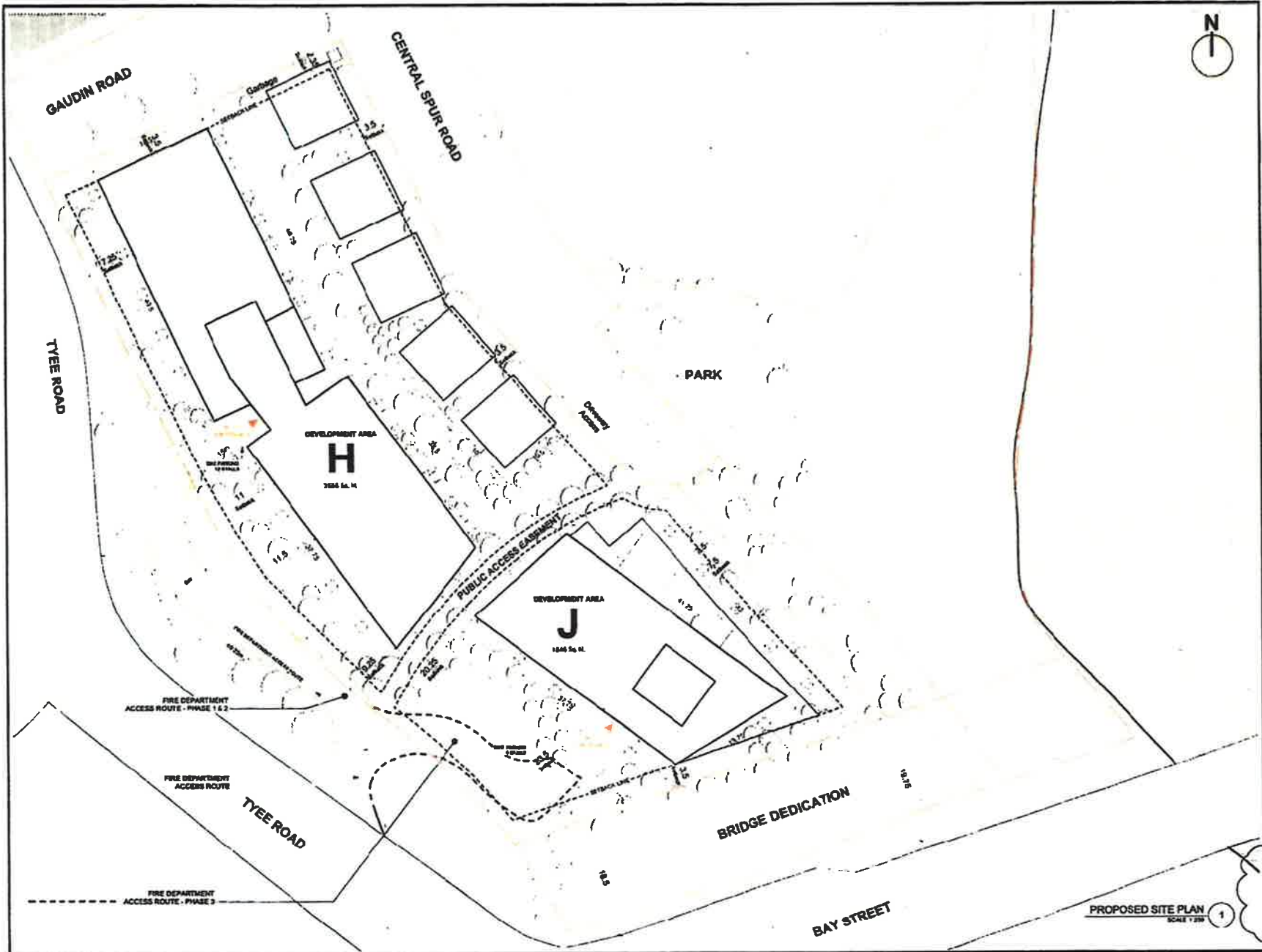
VICTORIA, BC

EXISTING SITE PLAN

OWNER
 VICTORIA CITY COUNCIL
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1A1
 TEL: 604-255-1700

A0.03

EXISTING SITE PLAN
 SCALE 1:200



DESIGNED FOR
 A. 28 JANUARY DEVELOPMENT PERMIT
 B. 14 AUGUST DEVELOPMENT PERMIT REVISIONS
 FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER.
 4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER.
 5. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER.

ARCHITECT & PRIME CONSULTANT
 DIALOG ARCHITECTURE
 1000 BAY STREET
 VICTORIA, BC V8W 2E1
 TEL: 250-383-1111 FAX: 250-383-1112

OWNER
 VICTORIA CITY COUNCIL
 1000 BAY STREET
 VICTORIA, BC V8W 2E1
 TEL: 250-383-1111 FAX: 250-383-1112

SCALE

RAILYARDS, LCT H & J

VICTORIA, BC

PROPOSED SITE PLAN

DESIGN
 PLT DATE 2016
 CHECKED

A0.04

PROPOSED SITE PLAN
 SCALE 1:250

20 JAN 75 DEVELOPMENT PERIOD
14 AUG 75 DEVELOPMENT PERIOD

ALL INFORMATION ON THIS INSTRUMENT IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW/STP

REPORT DISCREPANCIES AND CHANGES TO THE OFFICIAL
FOR CLAIMING AND/OR FILING CONDITIONS WITH THE STATE

SEVENTH-FRONTIER CONTRACT GOVERNMENT OFFICE
SEVENTH-FRONTIER, FROM THE INFORMATION AND SUBJECT TO
... OF THE ... OF THE ...

ARCHITECT & PRIME CONSULTANT
SHAW-WALKER ARCHITECTS INC. (SHELTER)
 1000 UNIVERSITY AVENUE, SUITE 100
 NEW YORK, NY 10005-1000
 TEL: (212) 317-1000 FAX: (212) 317-1000

OWNER:
LEVERAGE AND COMPANY
DANVILLE, OHIO 43819
419/326-1100
Fax: 419/326-1100

1

RAILYARDS, LOT H & J ON

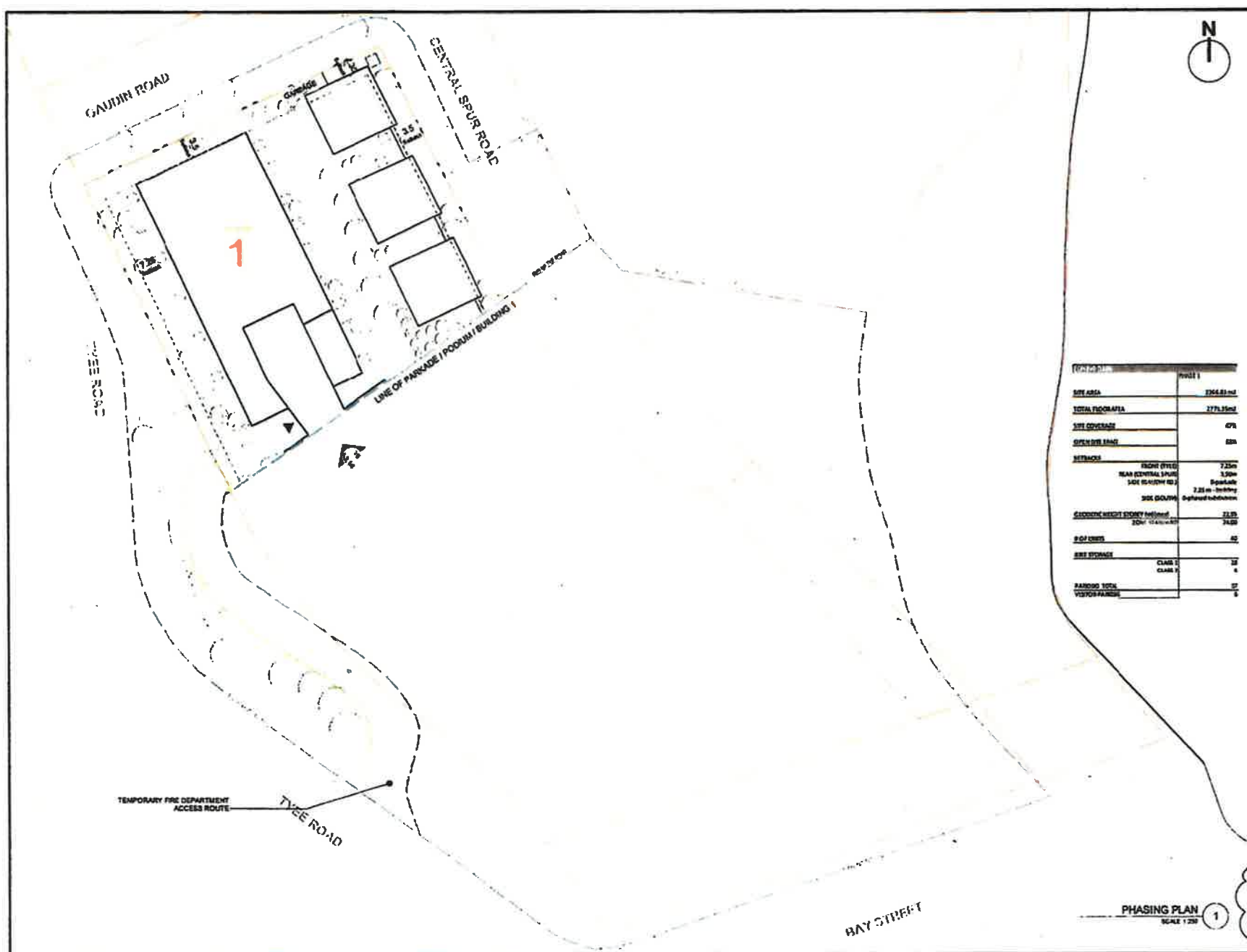
VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1

DEADLINE
PLOT DATE 8/20/15

A0.05A

Victoria City Council - 14 Apr 2016



METRIC

The following is a summary of the results of the study. The results are presented in the form of a table. The table shows the results of the study for each of the four groups. The results are presented in the form of a table. The table shows the results of the study for each of the four groups.

ARCHITECT & PRIME CONSULTANT
SINCE 1972 ARCHITECTURE ENGINEERING
INTERIOR DESIGN & PLANNING INC.
402 - 5TH AVE. S.W. 4TH STREET
MINNEAPOLIS, MN 55401
TEL 612-338-1111 FAX 612-338-1111
WWW.SINCE1972.COM

OWNER:
OFFICE MANAGEMENT
SPECIALISTS
10000 W. 10TH AVE.
DENVER, CO 80202

11

RAILYARDS, LOT H & J

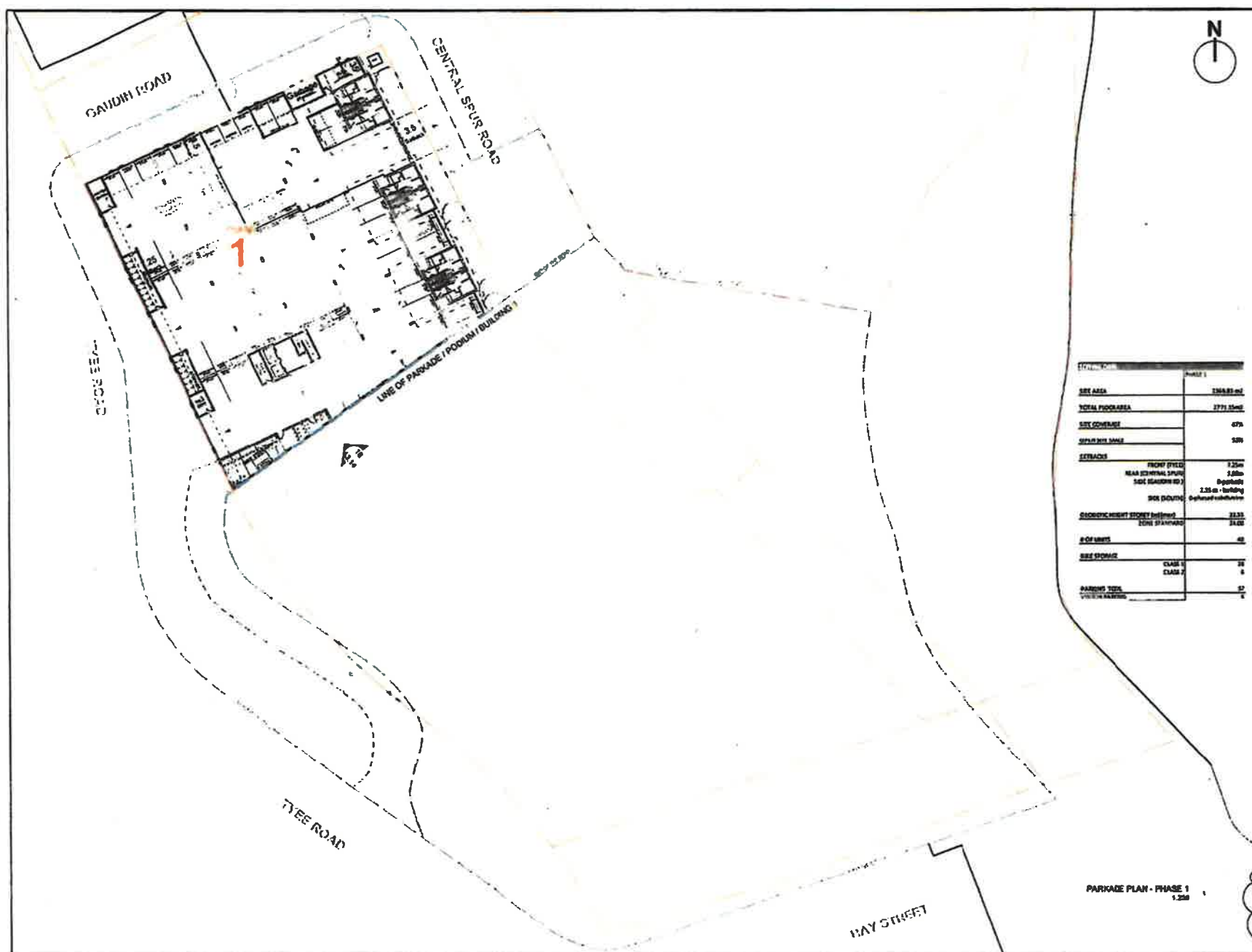
VICTORIA BC

PHASING PLAN
PARKADE PLAN
PHASE 1

DEWENT
PLOT DATE 8/27/15

A0.05B

Victoria City Council - 14 Apr 2016



A 28 JAN 15 DEVELOPMENT PERMIT
B 14 AUG 15 DEVELOPMENT PERMIT REVISIONS
FOR AN ORE MINE ONLY
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[illegible]

OWNER:
 carrying approximately
 100,000 sq ft of
 warehouse for storing
 the glass and more

一、

RAILYARDS, LOT H & J

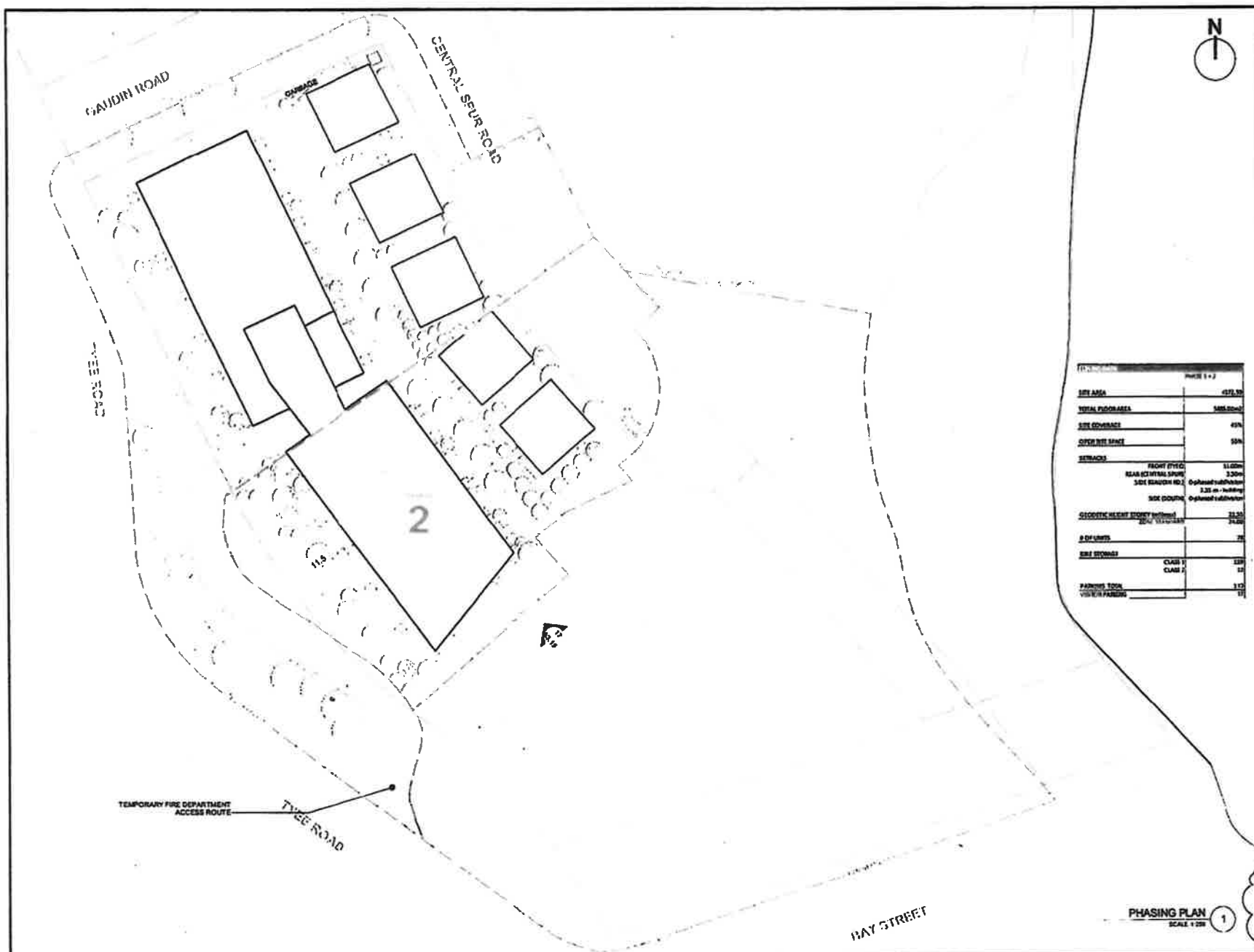
VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1 + 2

DATE PAID \$0.00

A0.06A

Victoria City Council - 14 Apr 2016



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[illegible]

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BURNS & MCDONNELL ARCHITECTURE
INTERNATIONAL CORPORATION
P.O. BOX 900000
CHICAGO, IL 60690-0000
Tel: 312/876-1000 Fax: 312/876-1000

OWNER
ADDRESS AND PHONE
 (City, State or Zip)
 *4 Gray Mail Mail

RAILYARDS, LOT H & J **ia**

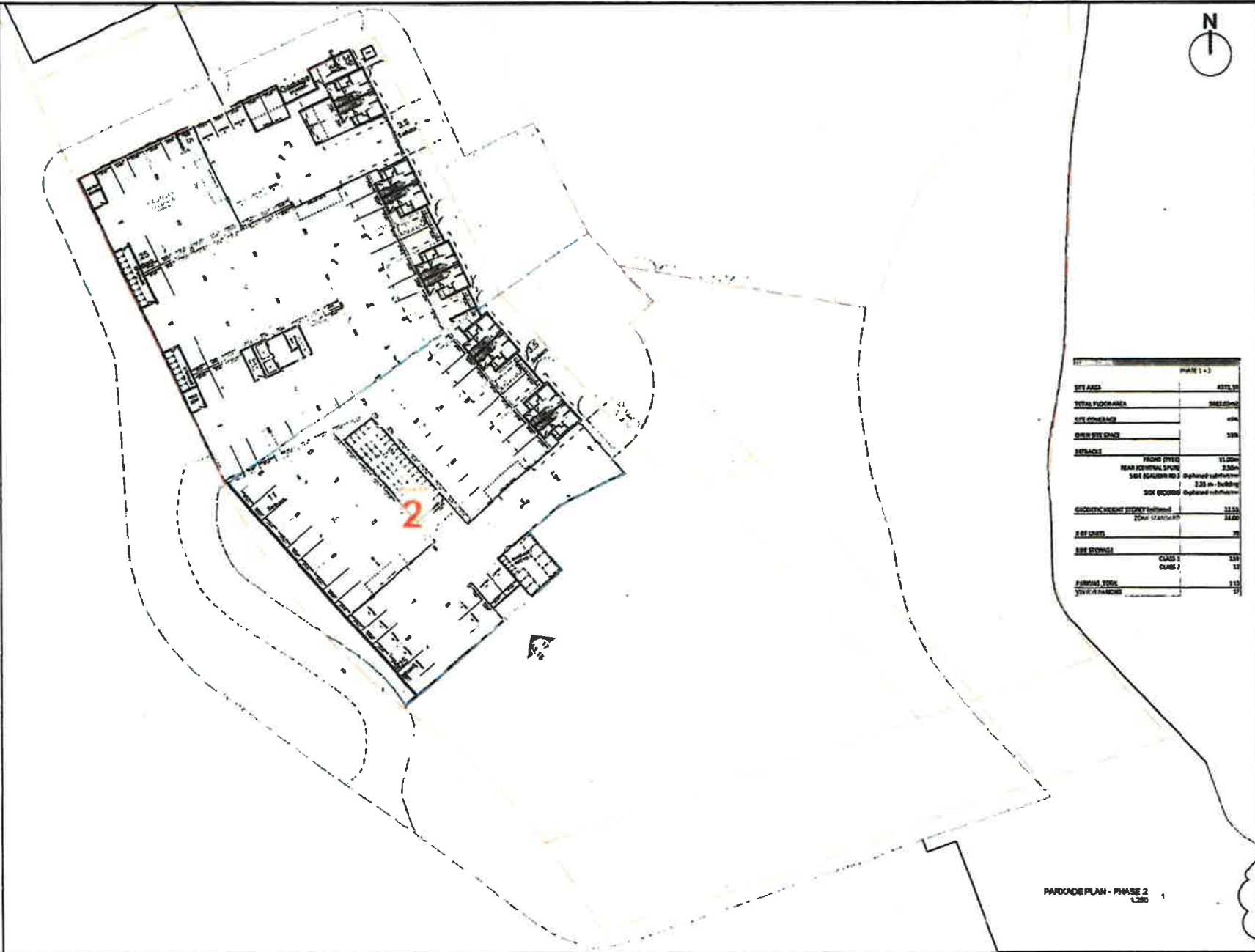
VICTORIA, BC

PHASING PLAN
PARKADE PLAN
PHASE 1 + 2

PLAT DATE 8/20/75

A0.06B 1-1

Victoria City Council - 14 Apr 2016





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DENVER, CO 80202-2670
TEL: 303.733.1100 FAX: 303.733.1101

CONCLUSIONS

CONTACT:
NORMAN ANDERSON
STANDARD-ARMY
CORPORATION
15, 200, 200

SEAL

RAILYARDS, LOT H & J

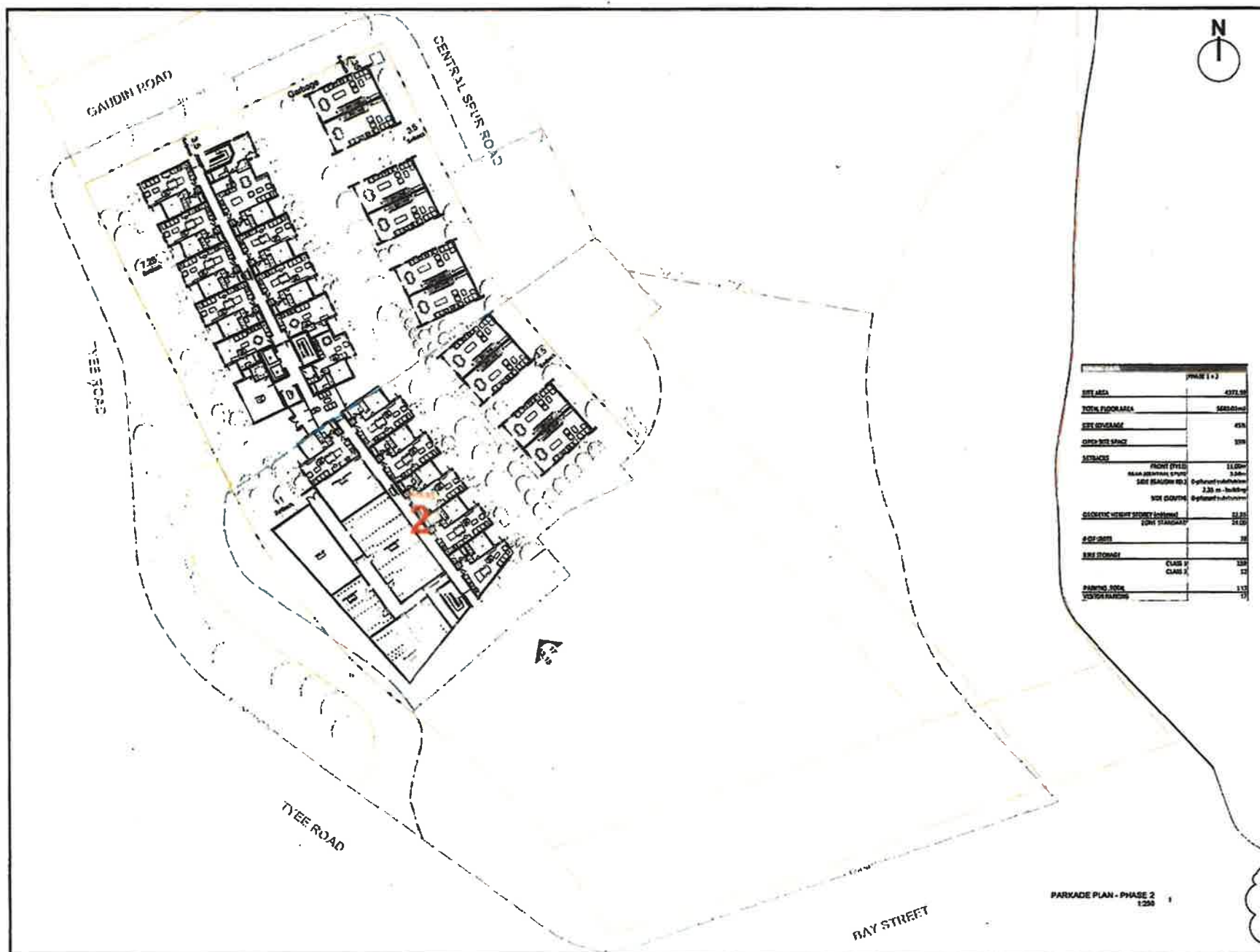
VICTORIA, BC

**PHASING PLAN
PARKADE PLAN
PHASE 1 + 2**

DEPT. OF THE ARMY
FORT SALT LAKE, UTAH

A0.06C

Victoria City Council - 14 Apr 2016



A 25 JANUARY DEVELOPMENT PERIOD
 B 14 AUGUST DEVELOPMENT PERIOD ADVISORY
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**DEVELOPMENT OF A NEW TYPE OF
STRUCTURAL STEEL JOIST**

CHAPTER

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RAILYARDS, LOT H & J

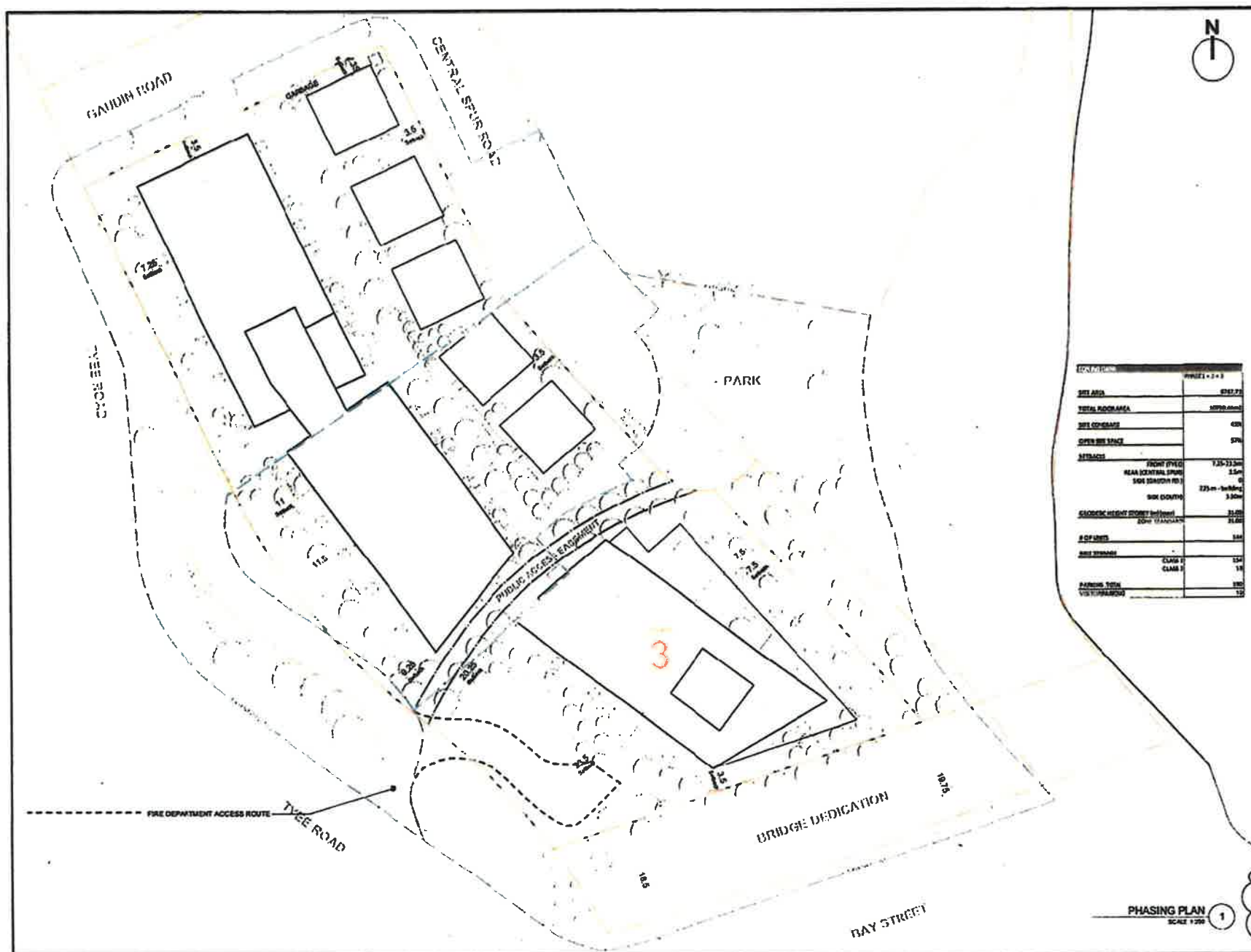
VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1 + 2 + 3

PLDT DATE 8/2/75

A0.07A

Victoria City Council - 14 Apr 2016



Victoria City Council - 14 Apr 2016

VIEW NORTH FROM CORNER OF BAY ST. & TYEE RD.



RENDERING OF PROJECT
VIEW SOUTH ALONG CENTRAL SPUR ROAD

ISSUED FOR

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 - B 14 AUG 13 DEVELOPMENT PERMIT REVIEW
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Victoria, BC V8W 2E1
Tel: 250-383-1100 Fax: 250-383-1101
info@dialog.ca

OWNER

OWNER: RAILYARDS
100-1100 14th Avenue, Suite 100
Victoria, BC V8W 2E1
Tel: 250-383-1100 Fax: 250-383-1101
info@dialog.ca

REDA

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

DATE: 2013

A0.09

[illegible]

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— 174 —

VICTORIA, BC

RENDERING

DATE DATE DATE

A0.10

Victoria City Council - 14 Apr 2016

RENDERING OF PROJECT

VIEW WEST BAY STREET BRIDGE

20 JANUARY: DEVELOPMENT PERMIT
15 MARCH: DEVELOPMENT PERMIT REVISIONS
FOR NEW QUANTITIES ONLY
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[illegible]

RAILYARDS, LOT H & J

VICTORIA.BC

OVERALL PARKADE PLAIN
LEVEL P1

A2.01

ISSUED FOR

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B 24 AUGUSTS DEVELOPMENT PERMIT REVISIONS

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OWNER

OWNERS:
LEIFUNG AND EDWARD
GRANVILLE STREET
VICTORIA BC V8M 1M6
TEL 251 18 88

RAILYARDS, LOT H & J

VICTORIA, BC

OVERALL PARKADE PLAN
LEVEL P2

ENDING ADJAC
PLOT DATE 01/01/11

A2.02

WILSON, JAMES

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[illegible]

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DAVID M. MONTGOMERY (1926-2004)
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 #100 - 101 AUDUBON STREET
 WASHINGTON, DC 20001-1001
 Tel: 202-233-7000 Fax: 202-233-7700
 dm@montgomerydc.org

OWNER:

6-11-68
10-11-68
12-11-68
1-11-69

REAL

RAILYARDS, LOT H & J

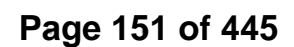
VICTORIA, BC

**PARKADE PLAN - LEVEL 1
PHASE 1 & 2**

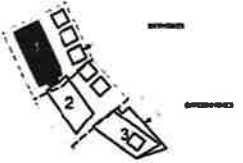
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A2.03

WORLDWIDE



DIALOG



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100-1000 100-1000
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RAILYARDS, LOT H & J

VICTORIA, BC

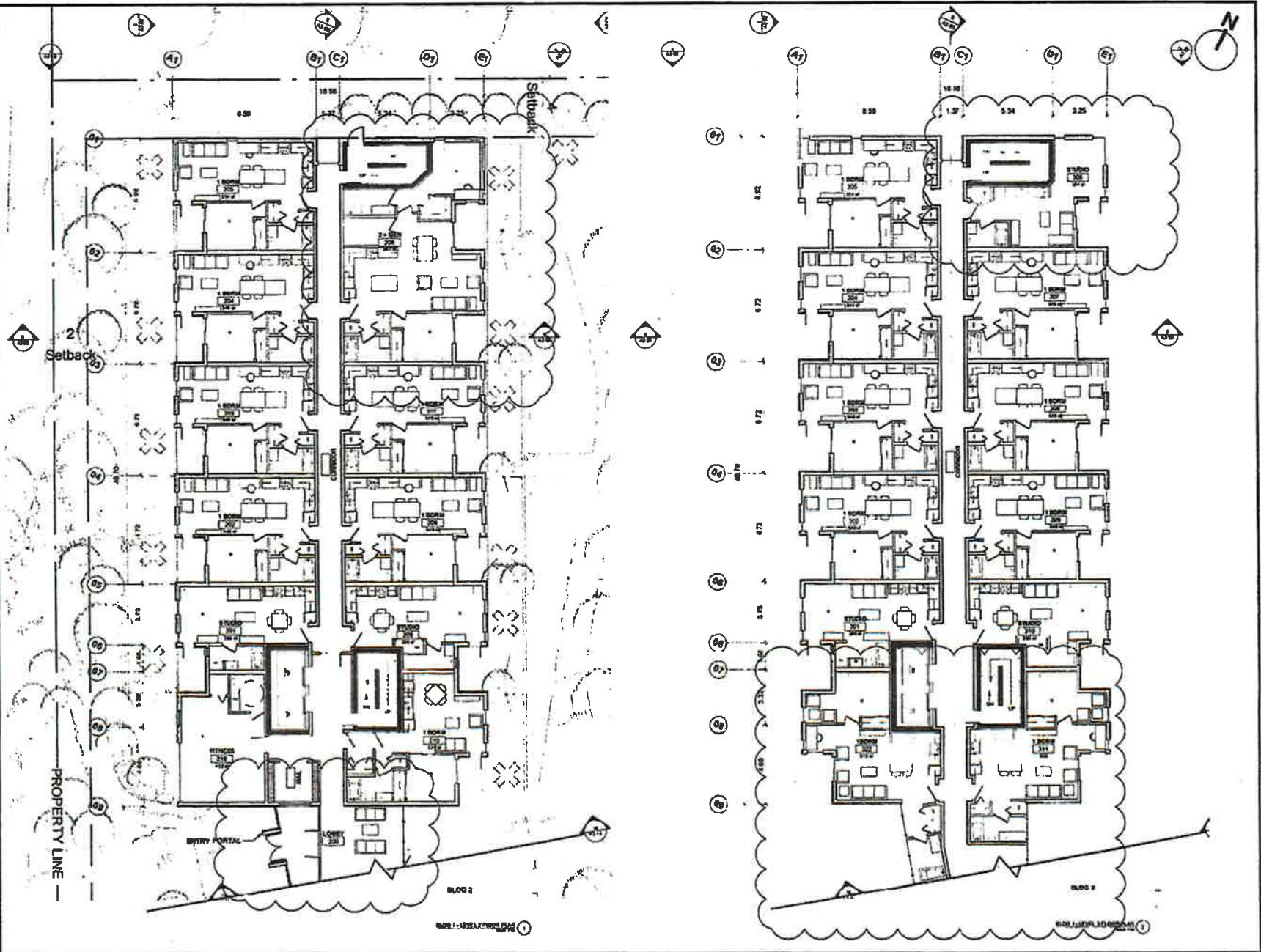
**BLDG 1 - LEVELS 2 & 3
FLOOR PLANS**

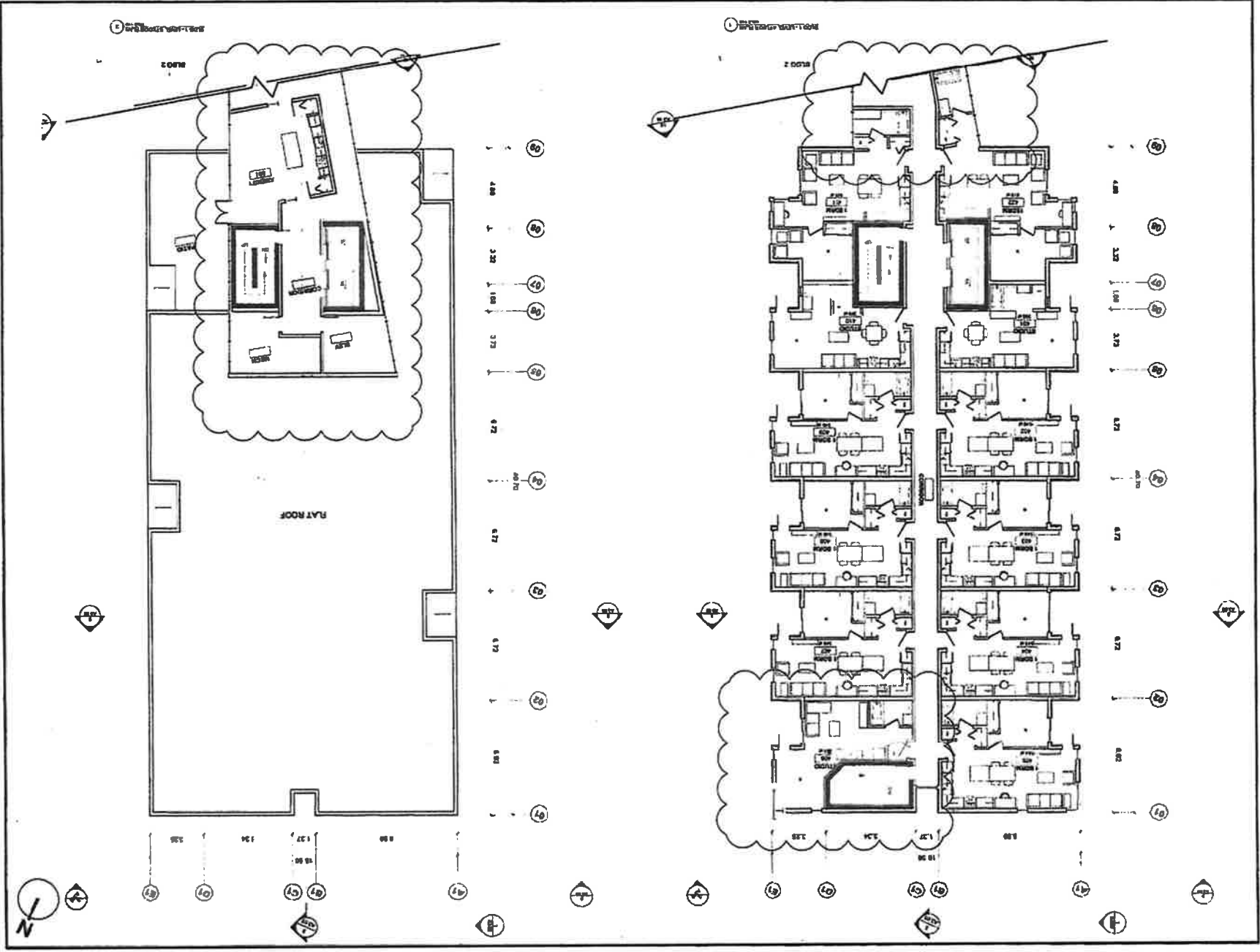
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100-1000 100-1000

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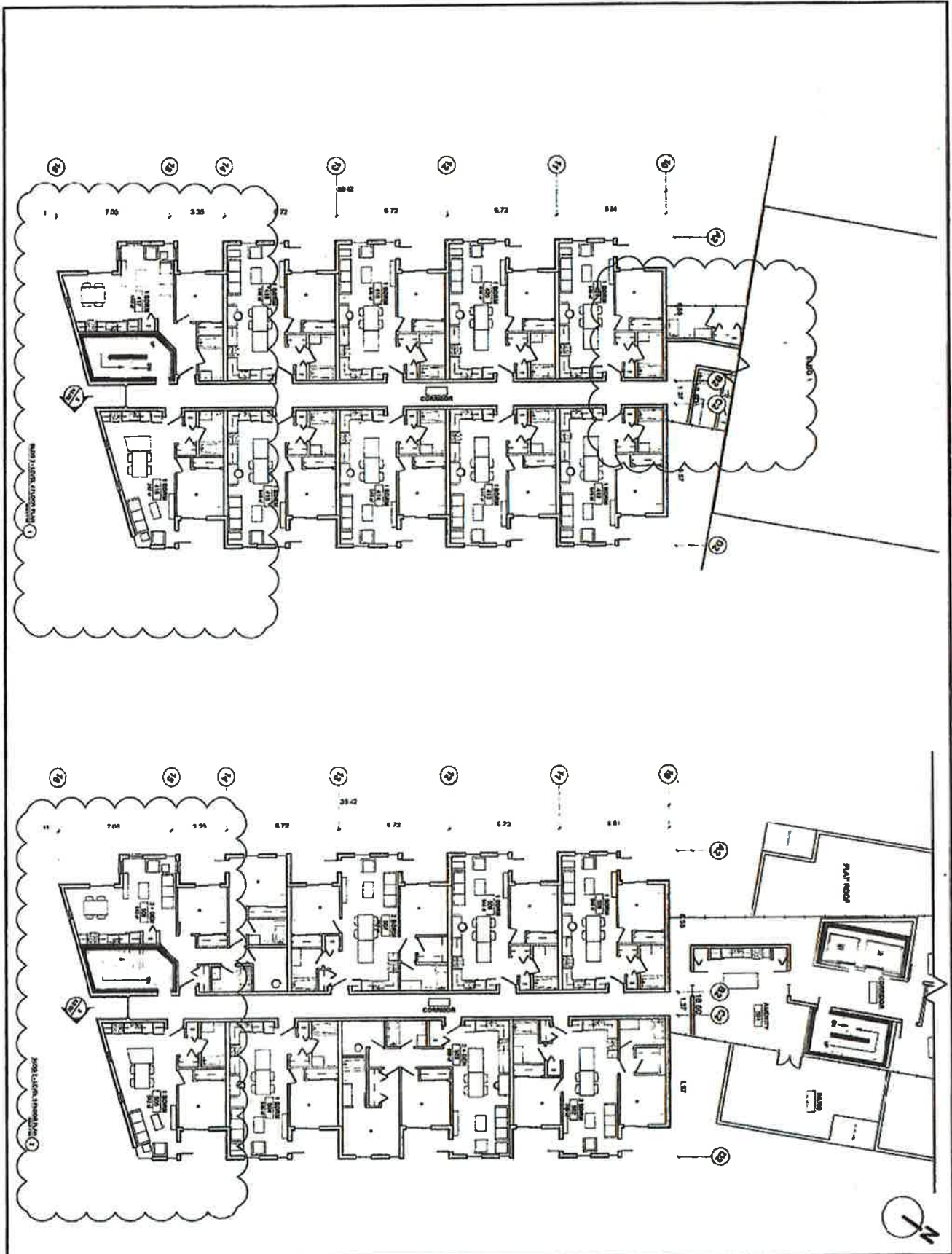
A2.11

100-1000 100-1000









DIALOG

Page 155 of 445

A 25 YEARS OF CONTEMPORARY ART
B 100 YEARS OF CONTEMPORARY ART
C 100 YEARS OF CONTEMPORARY ART
D 100 YEARS OF CONTEMPORARY ART

METRIC

As a result of the new program, the number of new projects has increased by 100 percent, and the number of projects completed has increased by 200 percent. The program has also resulted in a 100 percent increase in the number of projects completed on time and within budget.

ARCHITECT & PM CONSULTANT

The project was completed by the Architect & PM Consultant, who was responsible for the design, construction, and operation of the project. The project was completed on time and within budget, and the client was very satisfied with the results.

OWNER

The project was completed by the Owner, who was responsible for the design, construction, and operation of the project. The project was completed on time and within budget, and the client was very satisfied with the results.

支

RAIL YARDS, LOT H & J

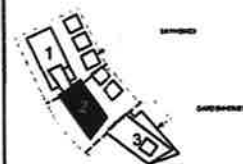
NOTES:

**BLDG 2 - LEVELS 4 & 5
FLOOR PLANS**

ORDER
CASH AND
FULL BAL. 6/14/73

A2.22

with the implementation of a program



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A 30-DAY DEVELOPMENT PERMIT
B 14-DAY DEVELOPMENT PERMIT REVISIONS

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[illegible]

SEA

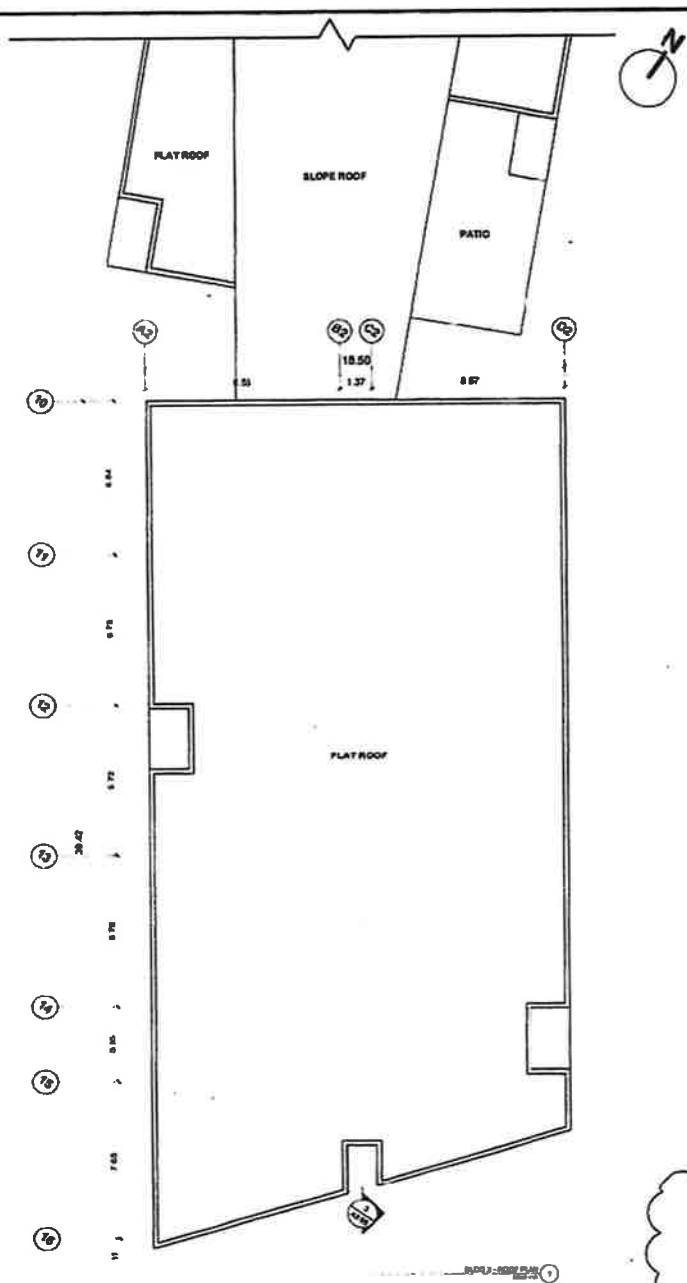
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RAILYARDS, LOT H & J

VICTORIA, BC

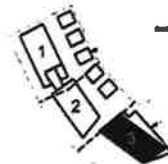
BLDG 2 - ROOF PLAN

DIVISION AD
PLOT DATE: 8/14/95
CHECKED:
A2.23





DIALOG



Source: *Author's calculations.*

- A 25 JANUARY DEVELOPMENT PERMIT
B 14 AUGUST DEVELOPMENT PERMIT REVOCATIONS

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Tel 414/333-1100 Fax 414/333-1122
www.perkins-east.com

CHAPTER:

ORDER
Lithium Administration
Nursing Interventions
Nursing Assessment
Nursing Evaluation

——
號九

RAILYARDS, LOT H & J

WCDMA, DC

**BLDG 3 - LEVEL 3 & 4
FLOOR PLANS**

SPRINKLER ASSEMBLY
FLOW DATE: 2/19/93

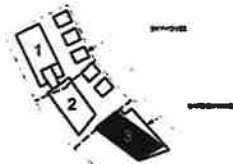
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A2.31

Victoria City Council - 14 Apr 2016



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 • 100% satisfaction—guaranteed or your money back

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Proven technology and equipment for the lowest cost
 and the highest quality—guaranteed or your money back.

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 for all materials from the Contractor and subject to
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 BUILDING PERFORMANCE EXPERTISE
 • 100% satisfaction—guaranteed or your money back
 • 100% guaranteed performance—guaranteed not to be less
 • 100% lowest price—guaranteed or your money back

OWNER
 • 100% lowest and lowest possible installation price
 for all materials from the Contractor and subject to
 the Contractor's bid—guaranteed or your money back

SEAL

Victoria City Council - 14

RAILYARDS, LOT H & J

VICTORIA, BC

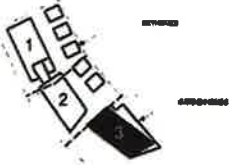
**BLDG 3 - LEVEL 5-7
FLOOR PLANS**

DRAWN: JADUST
PLUT: DWT/LS/SHMS

03/20/2014

A2.32

DIALOG



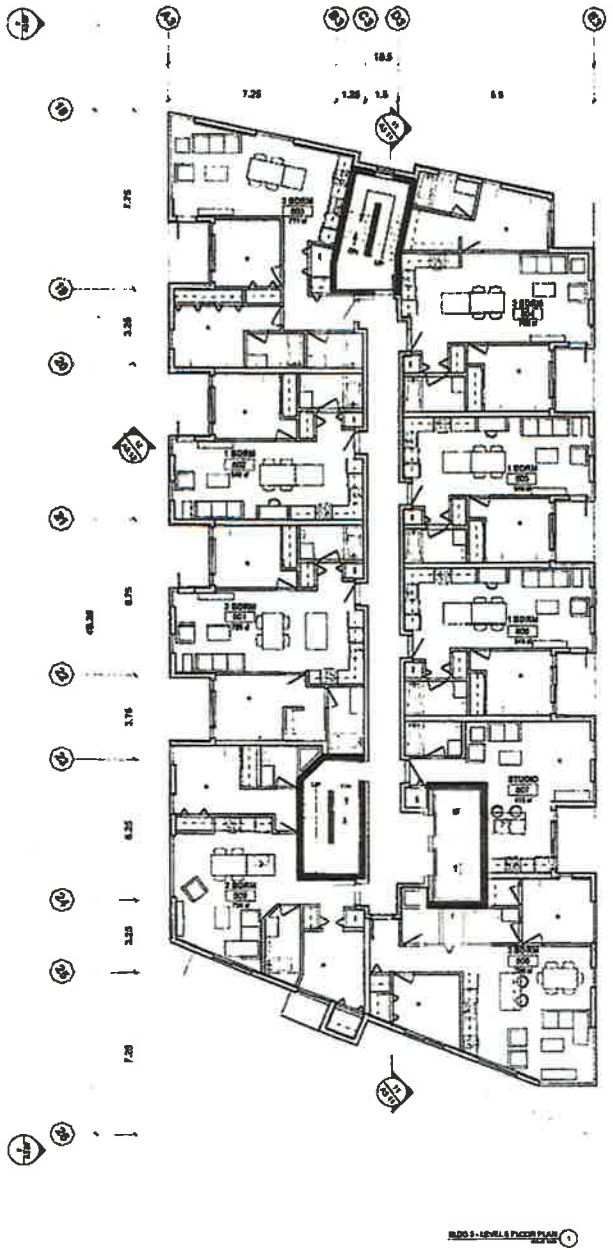
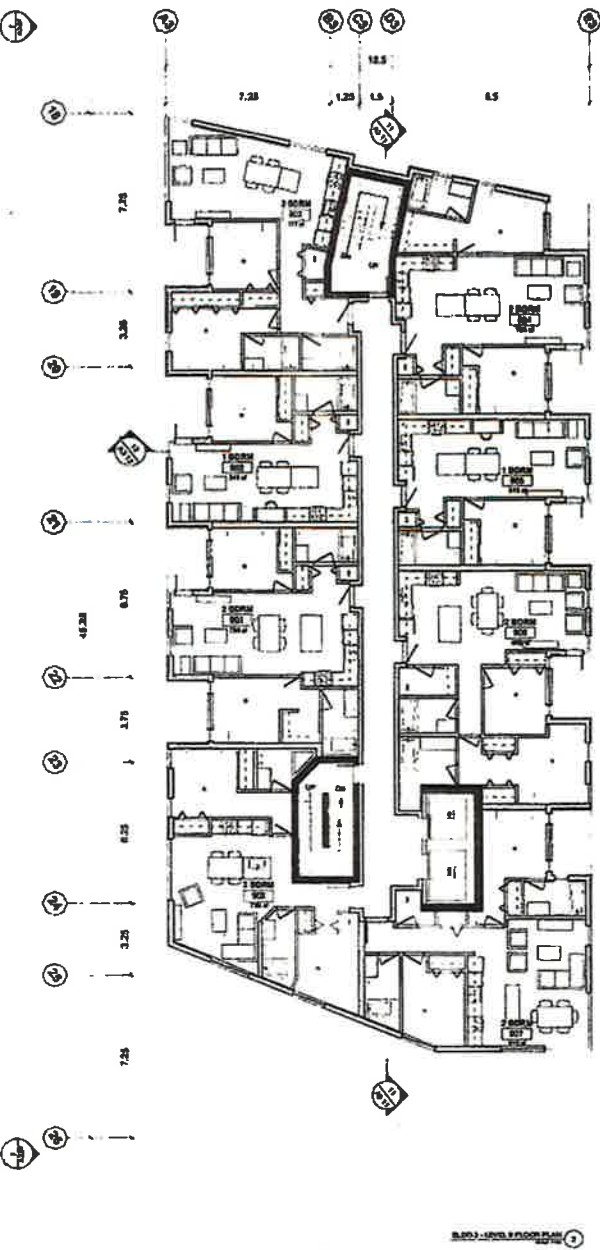
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 1000 BAY ST.
 VICTORIA, BC V8V 2H4

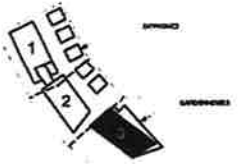
RAILYARDS, LOT H & J
VICTORIA, BC
BLDG 3 - LEVEL 8 & 9
FLOOR PLANS
 DRAWN: JED/STB
 CHECKED: JED/STB
 DATE: 14 APR 2016

A2.33

Victoria City Council - 14 Apr 2016



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 B. 14.40% DEVELOPMENT PERMIT DIVISION
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SEA

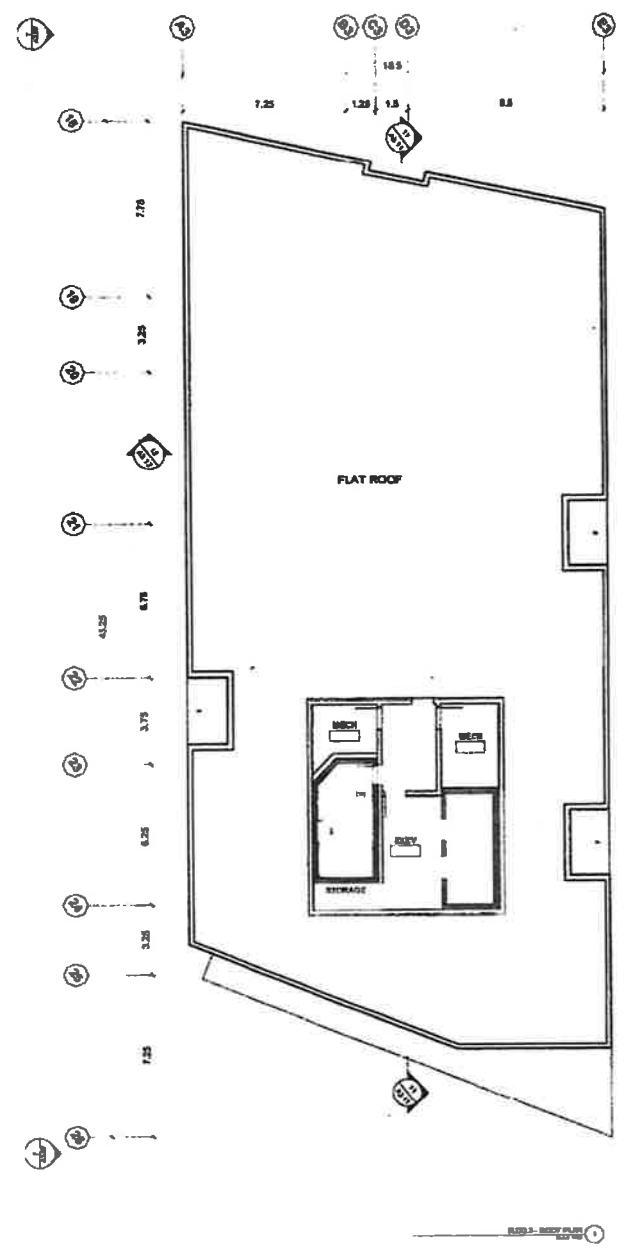
RAILYARDS, LOT H & J

VICTORIA, BC

BLDG 3 - ROOF PLAN

DRAWN: JG/ST
 PLOT DATE: 01/14/16

A2.34



Victoria City Council 14 Apr 2016

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A 28-DAY POST-OPERATION PERIOD

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VIETNAM, 1970

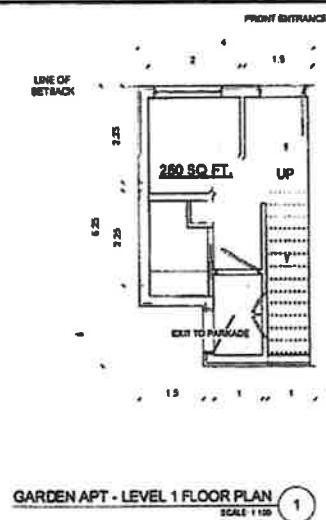
TYPICAL UNIT PLANS
GARDEN APT-LVLS 14
SKY HOMES - LVLS 14

DATE: _____
PLACE NAME: _____

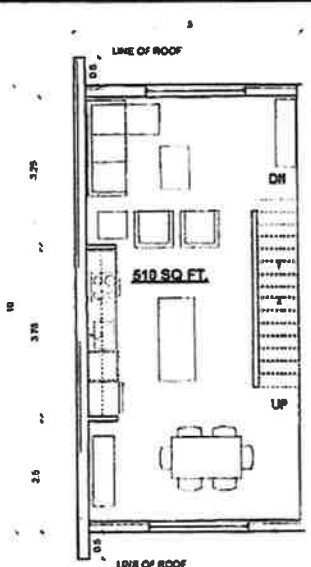
CYBERCIVIL

A2.41

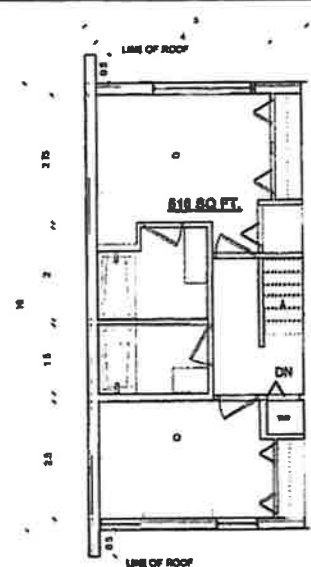
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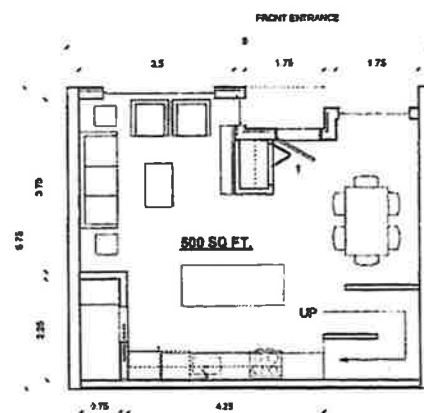
GARDEN APT - LEVEL 1 FLOOR PLAN 1



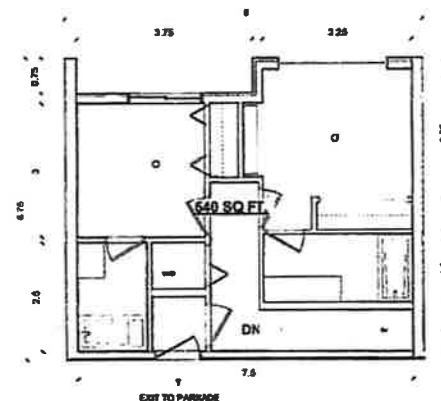
GARDEN APT - LEVEL 2 FLOOR PLAN (2)
SCALE 1/100



GARDEN APT - LEVEL 3 FLOOR PLAN (3)
SCALE: 1/8" = 1'-0"



SKYHOME • LEVEL 1 FLOOR PLAN



SKYHOME - LEVEL 2 FLOOR PLAN
SCALE: 1/100

102481

- A. ZILJANNIS DEVELOPMENT POINT
B. MALLOS DEVELOPMENT POINT REVISIONS

FOR CONSTRUCTION

METHOD

ALL CHANGES ARE SMALL, METERS LIKE LA STORMS, NOT
CLOUDS, BUT

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ARCHITECT & PRIME CONSULTANT
 2000 WEST 10TH AVENUE, SUITE 200
 DENVER, CO 80202
 303 733 1111
 FAX 303 733 1111

OWNER:
JAMES H. HART
10000 W. 10TH AVE.
DENVER, CO 80231

15

RAILYARDS, LOT H & J

VERONA, Pa.—

WEST ELEVATION

ORDER AND
PLACE DATE 07-002

CONCLUSIONS

A3.00

WORLD JOURNAL OF SURGERY, 2019, 1(1) 1-10



WEST ELEVATION LEGEND

SCALE 1:200

24



WEST STREETSCAPE ALONG TYEE RD

SCALE 120

2-6

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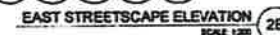
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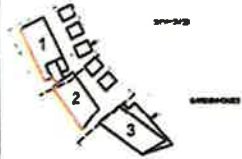
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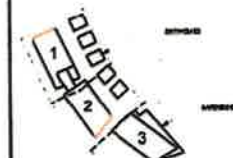
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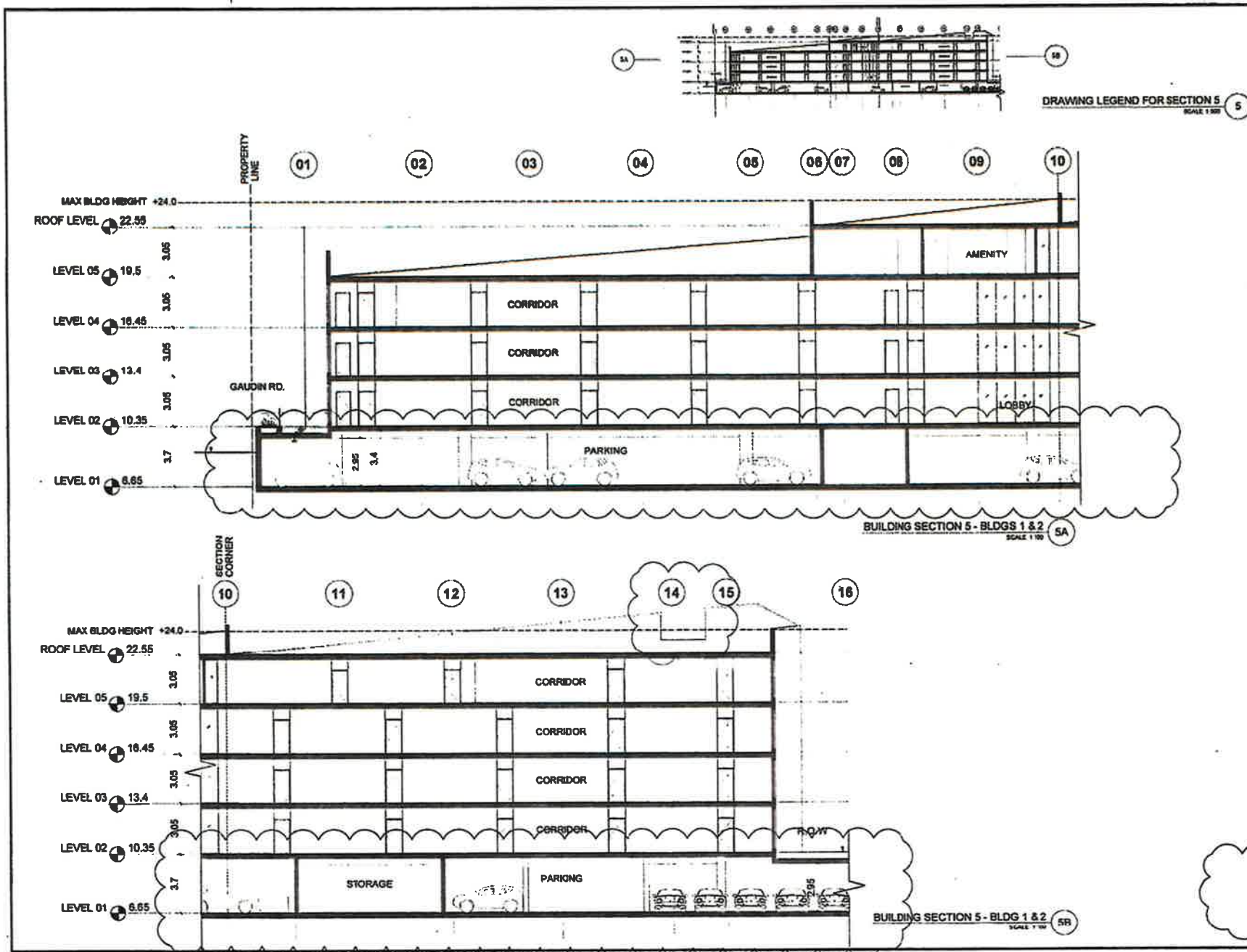
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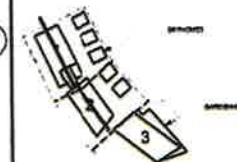
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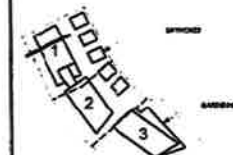
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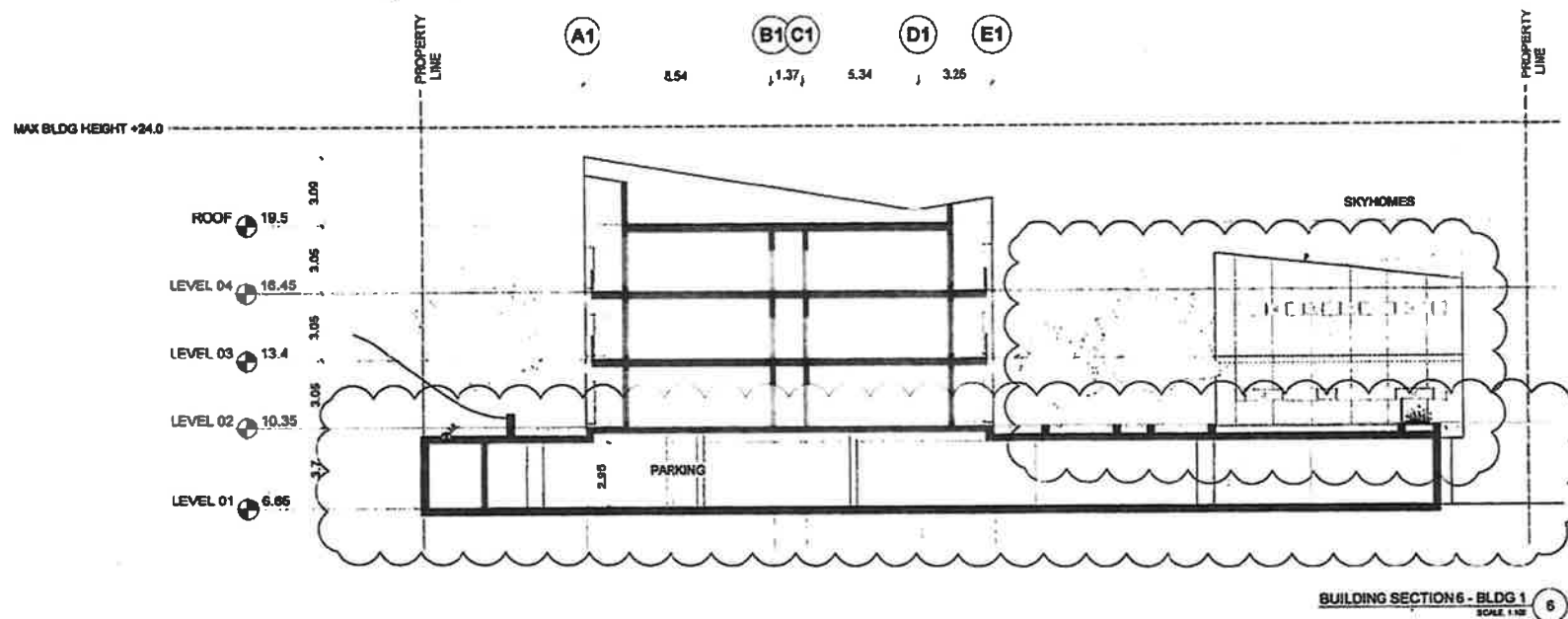
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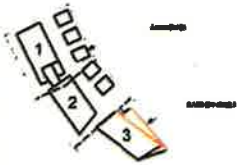
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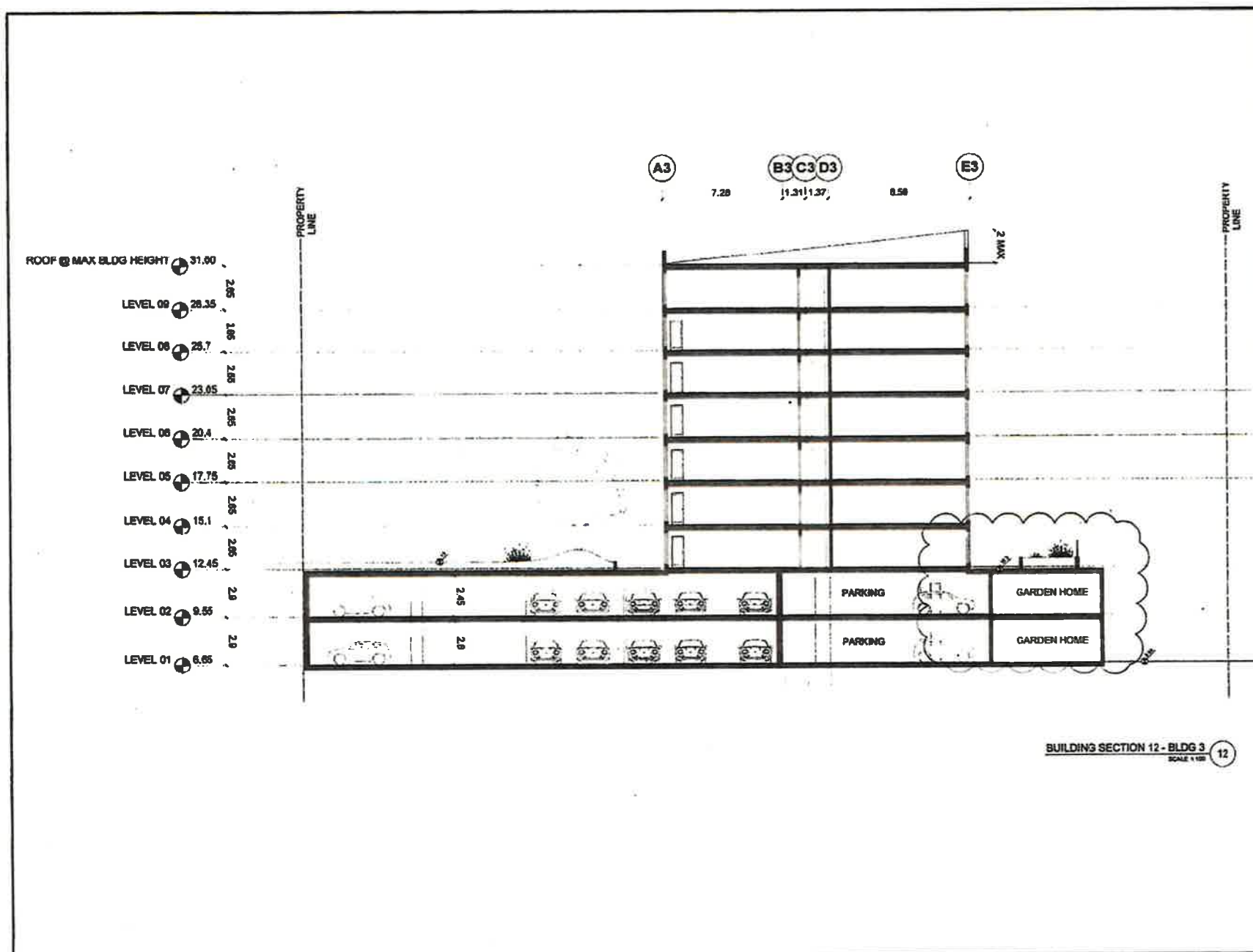
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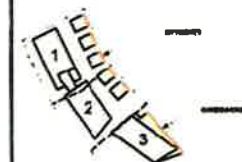
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DINNER:
 1/2 cup cooked rice
 1/2 cup cooked lentils
 1/2 cup cooked chickpeas
 1/2 cup cooked quinoa
 1/2 cup cooked farro
 1/2 cup cooked barley
 1/2 cup cooked millet
 1/2 cup cooked amaranth
 1/2 cup cooked buckwheat
 1/2 cup cooked speltz
 1/2 cup cooked kamut
 1/2 cup cooked wild rice
 1/2 cup cooked black rice
 1/2 cup cooked brown rice
 1/2 cup cooked white rice
 1/2 cup cooked wild rice
 1/2 cup cooked black rice
 1/2 cup cooked brown rice
 1/2 cup cooked white rice

11

RAILYARDS, LOT H & J

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

**EAST ELEVATIONS -
GARDEN HOMES
& SKY HOMES**

DRINK AD
NOT DATE BRAND

A3.13

Victoria City Council - 14 Apr 2016



ISSUED FOR

A. 29 JANUARY DEVELOPMENT PERMIT
B. 14 AUGUST DEVELOPMENT PERMIT REVISIONS

**FOR INFORMATION FOR ON-
SITE CONSTRUCTION**

[illegible]

22

RAILYARDS, LOT H & J

VICTORIA, BC

WEST ELEV. - SKY HOMES
SOUTH ELEV. - PHASE 1

DRAWN BY _____
PLOT DATE 8/14/85

A3.14

WINDO FLOW

- A 28 JAN 95 DEVELOPMENT PERMIT
B 14 AUG 95 DEVELOPMENT PERMIT REVISED

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 5. **ZIP** _____

DANGER

[illegible]

— 35 —

RAIL YARDS, LOT H & J

VICTORIA, BC

SOUTH ELEVATION - PHASE 2

**DRAWN AS
FLOT DATE: 2/1/81**

✓ CHECK

A3.15

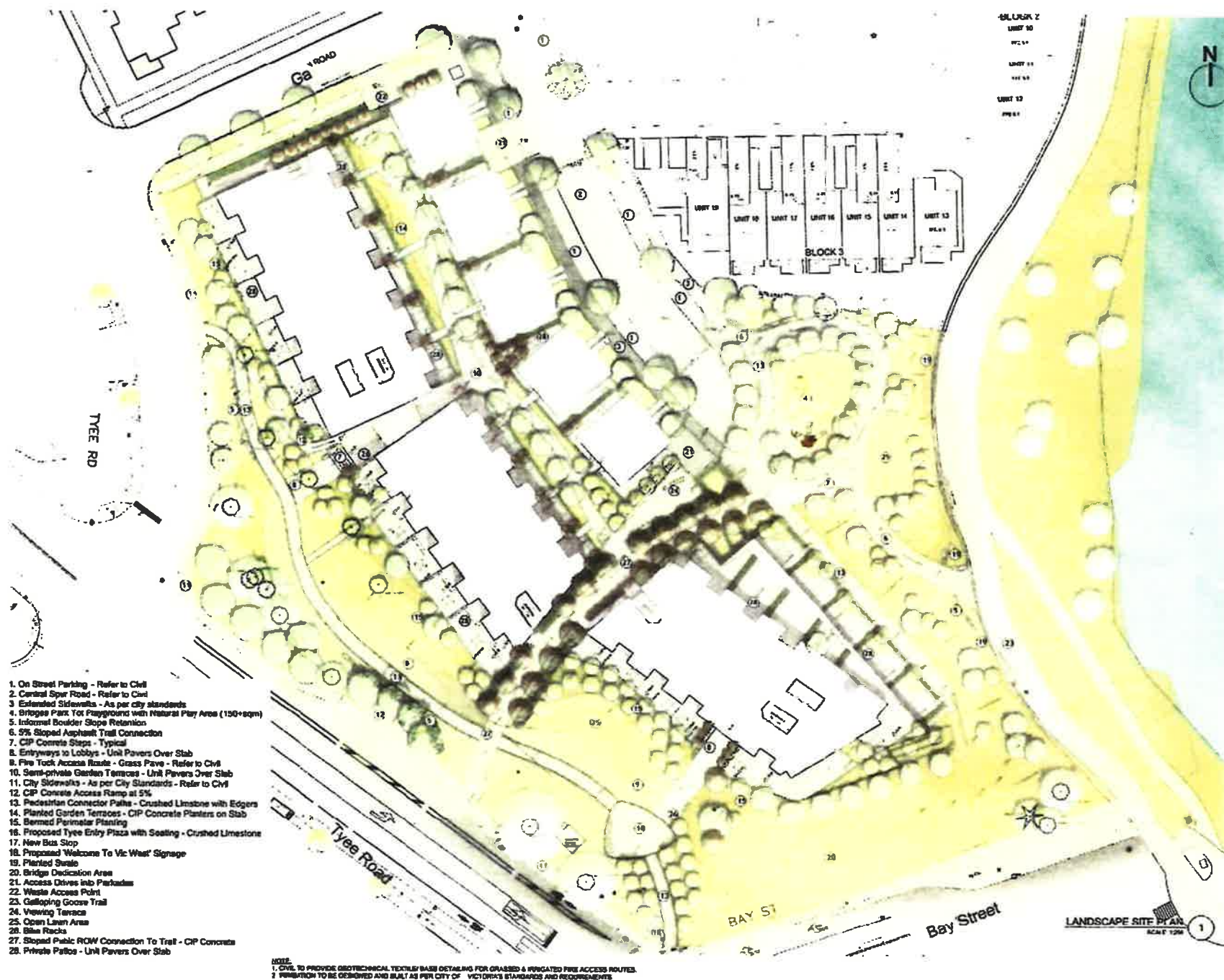
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[illegible]

PLCT GATE, 81473

LO.01

LO.01



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Richmond@ch2mhill.com

OWNER:
HARRIS AND COMPANY
200 WYOMING STREET
MONTICELLO, VT 05601
Tel. 802/253-1100

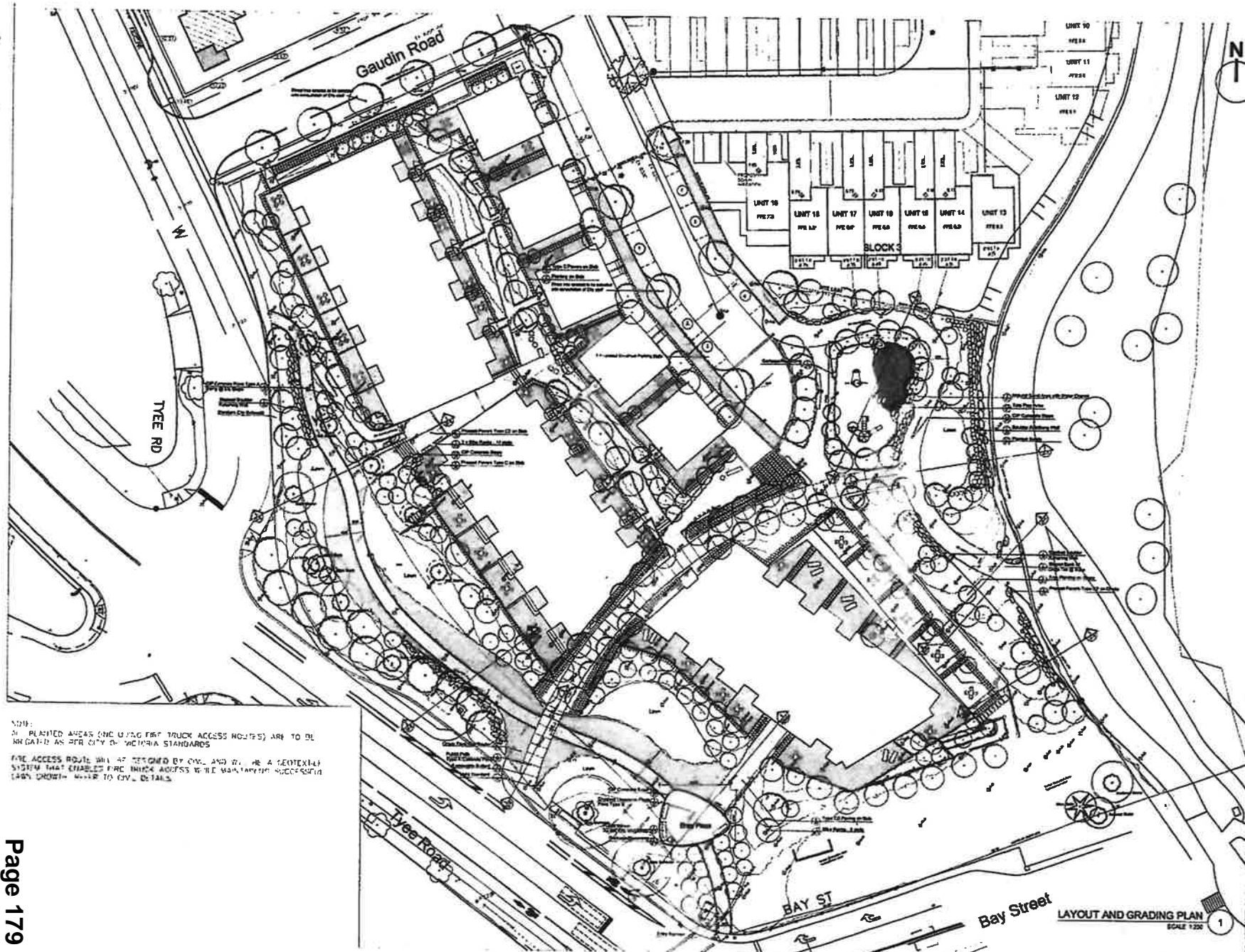
RAILYARDS, LOT H & J

LAYOUT AND GRADING PLAN

Plot Date: 8/24/73

L0.02

Victoria City Council - 14 Apr 2016



[illegible]

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info@sterlingcruises.com

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Tel. 302.739.4000

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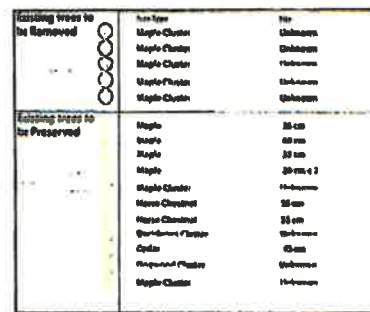
RAILYARDS, LOT H & J

VICTORIA, BC

PLANTING PLAN

CHARGE
PLOT CASE STARTS

L0.03

[illegible]

SEAL

Victoria City of

RAILYARDS, LOT H & J

VICTORIA, BC

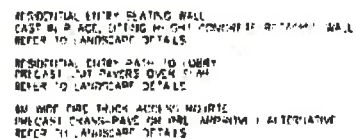
TREE PRESERVATION PLAN

CRASH
FLIGHT DATA SHEET

L0.04

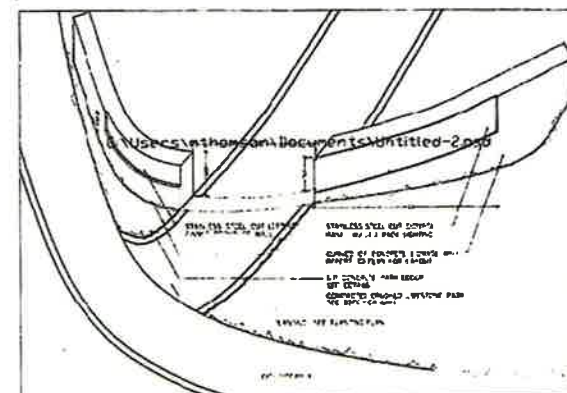
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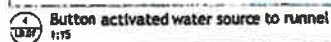
1949 RECEIPTED ON CIP COUNTRY TAU (1949)
AND AS PER CIP STANDARD
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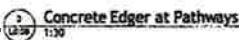


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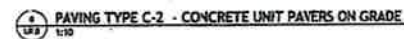
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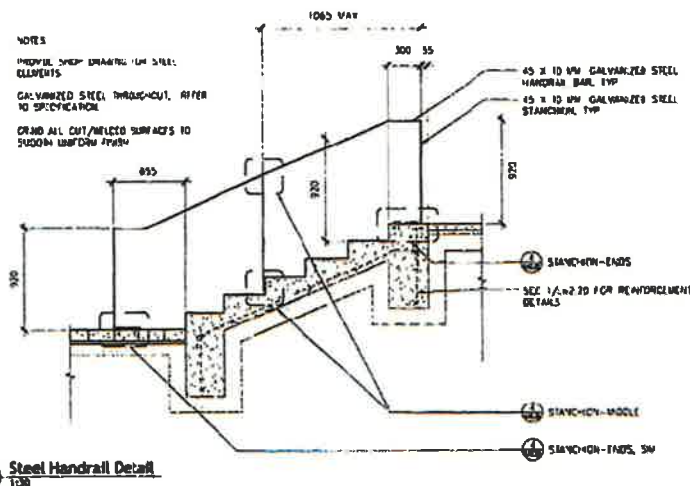
LO.07



PAVING TYPE A - C.I.P. CONCRETE PAVING ON SLAB



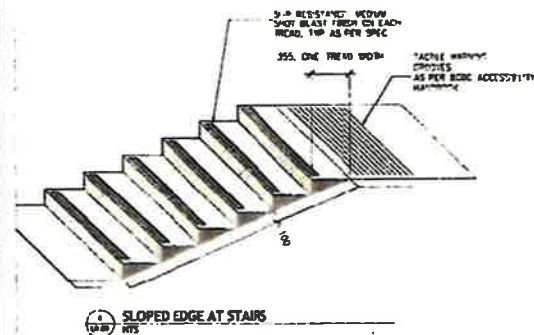
Victoria City Council - 14 Apr 2016



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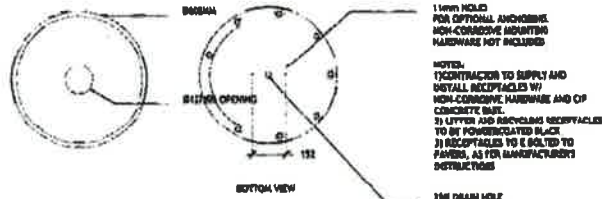
The *Journal of Interpersonal Violence* is a peer-reviewed journal that publishes research on interpersonal violence. The journal is published by Sage Publications. The journal is a leading source of information on interpersonal violence. The journal is a leading source of information on interpersonal violence. The journal is a leading source of information on interpersonal violence.

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 Informal notification
 to local agencies
 to provide information
 to the public



CRIMINAL
FOOT RACE, 1907

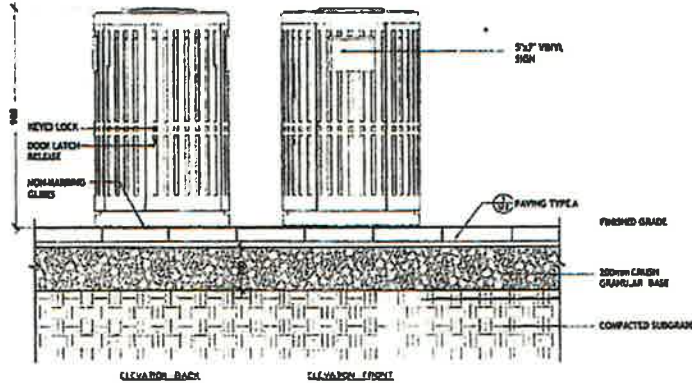
LO.09



150mm HOLE FOR OPTIONAL ANCHORING HARDWARE (NOT INCLUDED)

NOTES:
1) CONTRACTOR TO SUPPLY AND INSTALL RECEPTACLE W/ NON-CORROSIVE HARDWARE AND CP CONCRETE BASE.
2) LITTER AND RECYCLING RECEPTACLES TO BE POWDERCOATED BLACK.
3) RECEPTACLES TO BE BOLTED TO PAVING, AS PER MANUFACTURER'S INSTRUCTIONS.

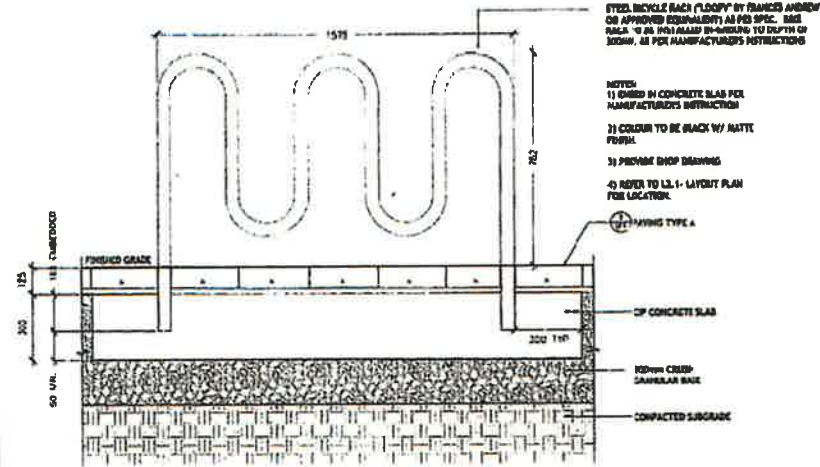
BOTTOM VIEW



ELEVATION - BACK

ELEVATION - FRONT

RECYCLING RECEPTACLE W/ LOCK - OPTIONAL ITEM
1:10

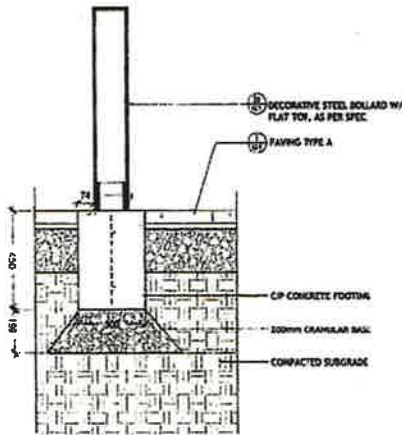


STEEL BICYCLE RACK ("LOOP") BY FRANCES AVONCO OR APPROVED EQUIVALENT AS PER SPEC. SEE DATA TO BE PROVIDED DURING TO DEPTH OF 300MM, AS PER MANUFACTURER'S INSTRUCTIONS.

NOTES:
1) COURED IN CONCRETE SLAB FOR MANUFACTURER'S INSTRUCTION.
2) COLOUR TO BE BLACK W/ MATT FINISH.
3) REFER TO SHOP DRAWINGS.
4) REFER TO L.L.1 LAYOUT PLAN FOR LOCATION.

PAVING TYPE A

BIKE RACK
1:10

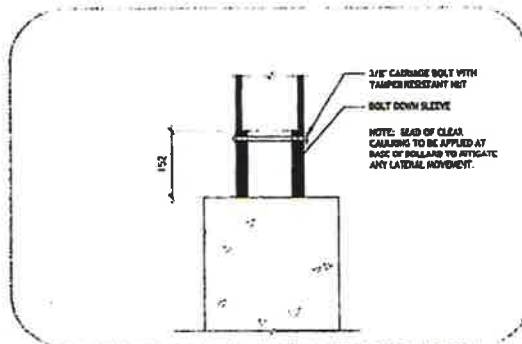


1) DECORATIVE STEEL BOLLARD W/ FLAT TOP, AS PER SPEC.
2) PAVING TYPE A

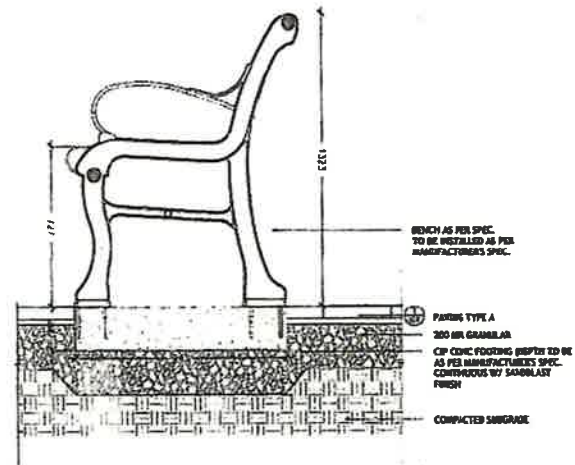
CP CONCRETE FOOTING
200mm GRANULAR BAG
COMPACTED SUBGRADE

STEEL BOLLARD - SURFACE MOUNT (REMOVABLE)
1:10

NOTE: BOLLARDS TO BE POWDERCOATED BLACK, AS PER SPEC. COLOUR SAMPLE TO BE PROVIDED FOR REVIEW FOR APPROVAL BY LANDSCAPE ARCH.



DETAIL-STEEL BOLLARD (REMOVABLE)
1:5



BENCH AS PER SPEC. TO BE INSTALLED AS PER MANUFACTURER'S SPEC.

PAVING TYPE A
200mm GRANULAR BAG
CP CONCRETE FOOTING (REFERS TO BE AS PER MANUFACTURER'S SPEC. CONTIGUOUS W/ SANDBLAST FINISH)
COMPACTED SUBGRADE

BENCH - As per City Standard
1:10

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SITE FURNISHINGS
RAILYARDS, LOT H & J
VICTORIA, BC

L0.10

ISSUED FOR
 A 28 JUNE DEVELOPMENT PERMIT
 B 24 JULY DEVELOPMENT PERMIT REVISIONS
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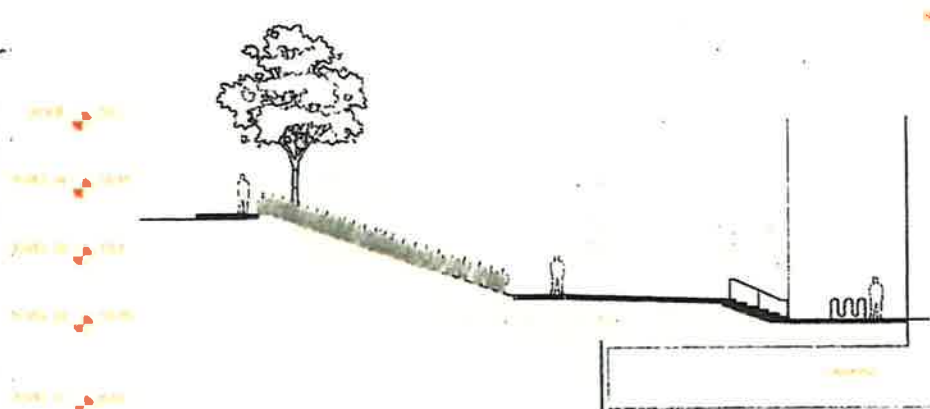
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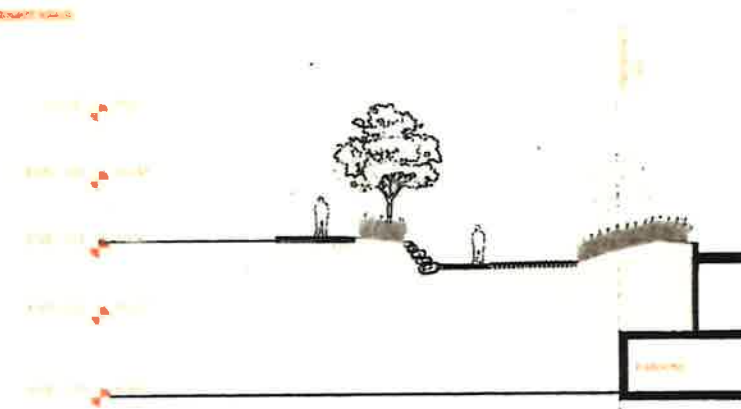
DATE
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RAILYARDS, LOT H & J
 VICTORIA, BC
 LANDSCAPE SECTIONS 1

SECTION
 L0.12
 DRAWN
 DATE 28 JUNE 2016
 CHECKED



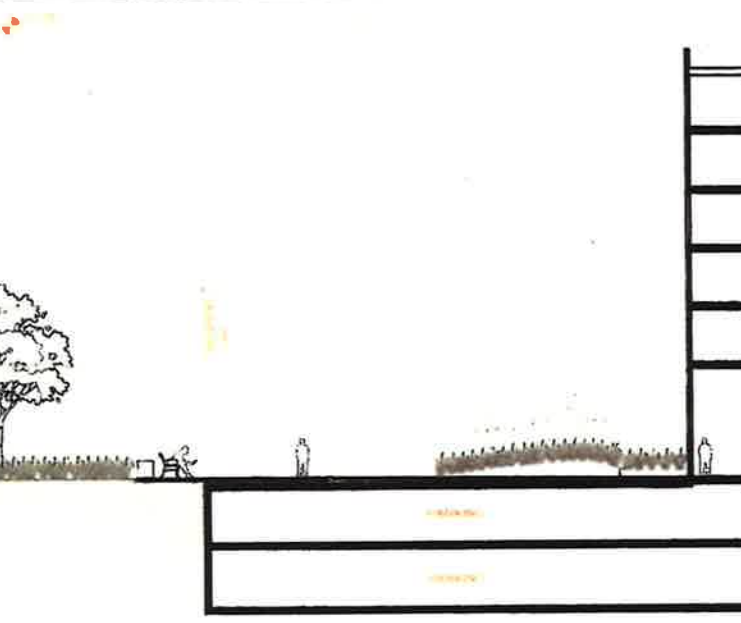
1 Section through Public trail at entry to Building 1.
 L0.12 1:30



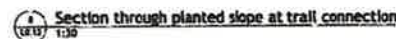
2 Section through Public Trail at new Bus stop location
 L0.12 1:30



3 Section through top of Public connection/ROW between Buildings 2 & 3
 L0.12 1:30



4 Section through Public Entry Plaza and entry to Building 3
 L0.12 1:30



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 The following information also appears in other
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ALL CONSULTANTS AND ARCHITECTS ARE INVITED TO PARTICIPATE
 (Open and Close Dates)

REPORT INFORMATION will be received by the architect
 and published in the Metric magazine.

Shortlisted Architectural Firms will be invited to submit
 a design proposal, which will be evaluated by the Metric
 Committee.

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SEAL

RAILYARDS, LOT H & J

VERBODEN

LANDSCAPE SECTIONS 5-8

**CLIMATE
FLOW BACK, STOPS**

L0.13

REPORTS OF THE COMMITTEES**2. Planning and Land Use Committee – October 1, 2015****1. Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards)**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000404 for 701 Tyee Road, in accordance with:

- 1. Plans date stamped August 24, 2015.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - a. Reduce the north setback (Gaudin Road) from 3.5m to nil;*
 - b. Reduce the south setback from 4m to nil for Phases 1 and 2;*
 - c. Reduce the south setback from 4m to 3.5m;*
 - d. Increase the height in DA-H from 24m to 25.49m for Phase 2;*
 - e. Increase the height in DA-J from 31m to 33m for Phase 3;*
 - f. Reduce parking from 50 stalls to 49 stalls for Phase 1;*
 - g. Reduce parking from 185 stalls to 178 stalls; and*
 - h. Reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.*
- 3. The Development Permit lapsing two years from the date of this resolution.*
- 4. Revised plans to the satisfaction of staff that:*
 - a. Either enclose or screen the proposed garbage enclosure adjacent to Gaudin Road;*
 - b. Provide further details of the proposed grass pave finish;*
 - c. Provide comprehensive details relating to landscaping for Phases 1 and 2; and*
 - d. Provide reduced annual landscaping maintenance costs within Bridges Park and along Tyee Road.*
- 5. Referral to the Advisory Design Panel for a comprehensive review and with particular attention to the following issues:*
 - a. The design of building entrances facing Tyee Road;*
 - b. The design and appearance of the "Sky Home" end units; and*
 - c. The treatment of parkade walls that project above grade.*
- 6. An amendment to the Railyards Master Development Agreement, to the satisfaction of staff, to:*
 - a. Address proposed revisions to the public parking required in conjunction with Bridges Park and the path from Tyee Road to Central Spur Road; and*
 - b. Secure cost estimates for all required on-site services, off-site services and public amenities prior to any building in proposed Phase 1 being occupied.*
- 7. A Public Access Easement registered on title, to the satisfaction of staff, to secure public access through the site from Tyee Road to Central Spur Road.*
- 8. A Statutory Right-of-Way registered on title, to the satisfaction of staff, to secure public access to the Victoria West Entry Park and public pathways located on private land adjacent to Tyee Road.*
- 9. That Council authorize staff 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."*

Carried Unanimously

2. Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards)

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council direct that staff report back to Council after the application is reviewed by the Advisory Design Panel, on the feasibility of retaining the provision in the Master Development Agreement of the City acquiring ownership title to the public access from Tyee Road to Central Spur Road, including the legal mechanism and pros and cons.

Carried Unanimously

4. DEVELOPMENT APPLICATION REPORTS

4.1 Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards)

Committee received a report regarding an application for 701 Tyee Road (Railyards). The application is to authorize the design, siting and landscaping for a 144 unit apartment to be constructed in three phases.

Committee discussed:

- Concerns regarding the smaller vehicle parking spots and the type of vehicles that could be accommodated.
 - Affordability and the range of housing types that will be built.
 - Sustainability features and if there is an opportunity to request that LEED standards be incorporated.
- Concerns from the Community Association regarding the lack of community gardens and affordable housing.
- The pathway and if there was a way to ensure the City will retain the right-of-way.

Action: It was moved by Councillor Young, seconded by Councillor Coleman, that Committee recommends this report be forwarded to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

Committee discussed:

- Why the park cannot be built at the onset.
 - The area will be under construction and the land will be used as a staging area for equipment.
- The lack of affordability options and inclusionary zoning. There are no legal requirements built in.
- The public wants more sustainability features looked at.
- The timing of amenities.
- The need to develop policies to ensure that any amenities desired be requested at the beginning of the application process instead of at the time of the public hearing.
- If there is a mechanism by which the City remains the owner of the public pathway.

That Council authorize the issuance of Development Permit Application No. 000404 for 701 Tyee Road, in accordance with:

1. Plans date stamped August 24, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Reduce the north setback (Gaudin Road) from 3.5m to nil;
 - b. Reduce the south setback from 4m to nil for Phases 1 and 2;
 - c. Reduce the south setback from 4m to 3.5m;
 - d. Increase the height in DA-H from 24m to 25.49m for Phase 2;
 - e. Increase the height in DA-J from 31m to 33m for Phase 3;
 - f. Reduce parking from 50 stalls to 49 stalls for Phase 1;

- g. Reduce parking from 185 stalls to 178 stalls; and
- h. Reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.
- 3. The Development Permit lapsing two years from the date of this resolution.
- 4. Revised plans to the satisfaction of staff that:
 - a. Either enclose or screen the proposed garbage enclosure adjacent to Gaudin Road;
 - b. Provide further details of the proposed grass pave finish;
 - c. Provide comprehensive details relating to landscaping for Phases 1 and 2;
 - d. Provide reduced annual landscaping maintenance costs within Bridges Park and along Tyee Road.
- 5. Referral to the Advisory Design Panel for a comprehensive review and with particular attention to the following issues:
 - a. The design of building entrances facing Tyee Road;
 - b. The design and appearance of the "Sky Home" end units; and
 - c. The treatment of parkade walls that project above grade.
- 6. An amendment to the Railyards Master Development Agreement, to the satisfaction of staff, to:
 - a. Address proposed revisions to the public parking required in conjunction with Bridges Park and the path from Tyee Road to Central Spur Road;
 - b. Secure cost estimates for all required on-site services, off-site services and public amenities prior to any building in proposed Phase 1 being occupied.
- 7. A Public Access Easement registered on title, to the satisfaction of staff, to secure public access through the site from Tyee Road to Central Spur Road.
- 8. A Statutory Right-of-Way registered on title, to the satisfaction of staff, to secure public access to the Victoria West Entry Park and public pathways located on private land adjacent to Tyee Road.
- 9. That Council authorize staff 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.

CARRIED UNANIMOUSLY 15/PLUC210

Action: It was moved by Councillor Isitt, seconded by Councillor Madoff, that Committee recommends that Council direct that staff report back to Council after the application is reviewed by the Advisory Design Panel, on the feasibility of retaining the provision in the Master Development Agreement of the City acquiring ownership title to the public access from Tyee Road to Central Spur Road, including the legal mechanism and pros and cons

CARRIED UNANIMOUSLY 15/PLUC211

PLUC meeting
October 1, 2015

**MINUTES OF THE
ADVISORY DESIGN PANEL
HELD WEDNESDAY, OCTOBER 28, 2015, 12 P.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 P.M.

Panel Members Present: Rod Windjack (Chair); Brad Forth; Cynthia Hildebrand; Mickey Lam; Ann Katherine Murphy; Christopher Rowe

Absent: Barry Cosgrave; Gerald Gongos; Mike Miller

Staff Present: Mike Wilson – Senior Planner - Urban Design;
Jim Handy– Senior Planner - Development Agreements;
Charlotte Wain – Senior Planner - Urban Design;
Quinn Anglin - Secretary

Barry Cosgrave joined the meeting at 12:07 P.M.

2. APPLICATIONS

2.1 Development Permit No. 000404 for 701 Tyee Road

The proposal is to construct 144 residential units on the undeveloped portion of the Railyards.

Applicant Meeting attendees: Mr. Joost Bakker, DIALOG
Mr. Matthew Thomson, DIALOG

Mr. Handy provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- Design of building entrances facing Tyee Road.
- Design and appearance of the “Sky Home” end units.
- Treatment of the parkade walls that project above grade.

Mr. Thomson and Mr. Bakker then provided the Panel with a detailed presentation of the proposal.

Panel Members discussed:

- Views of the eight-storey building from the Bay Street Bridge, particularly in relation to the architectural design and treatment of the south east corner of the building.
- The visibility of the main building entrances from Tyee Road.
- Landscape treatment of the undeveloped areas between phases of construction.
- The proposed crushed limestone finish for pathways and its practicality for strollers, wheelchairs, and pedestrians. Building entrance canopies should be increased to provide for adequate weather protection and improve visibility from Tyee Road.
- The lack of dedicated parking stalls for the proposed park.

- The application of colour, particularly on Building 3 to improve the expression of building volumes.
- The proposed screening of the garbage and recycling area and the proposed access for garbage pickup.
- Concerns relating to the terminus of Central Spur Road as an adequate vehicle turn around and on-street parking has not been proposed.
- The expression of the east elevation of the 8-storey building.
- The delivery of the public park is proposed as part of Phase 3 of the development. Panel members discussed delivering the public park as part of Phase 2.
- Major public pathway between the street and site down is not constructed until the construction of the final phase.
- The landscape design within the area of the bridge dedication should be considered by the City prior to the completion of the first phase.
- The proposed landscape screening of the exposed parking garage walls is acceptable.
- The treatment of the Sky Home end units is acceptable.

Action:

MOVED / SECONDED

It was moved by Rod Windjack, seconded by Brad Forth, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000404 for 701 Tyee Road be approved with consideration of the following:

- Further consideration of the layout and resolution at the end of Central Spur Road.
- Reconsideration of the scale, building finish, landscape materiality, and accessibility of entrances on Tyee Road.
- Provision of the playground as part of the Phase 2 development.
- Provision of landscape treatment between Phases as they are completed.

Amendment:

MOVED / SECONDED

It was moved by Christopher Rowe, seconded by Brad Forth, that the motion be amended as follows:

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000404 for 701 Tyee Road be approved with consideration of the following:

- Further consideration of the layout and resolution at the end of Central Spur Road.
- Reconsideration of the scale, building finish, landscape materiality, and accessibility of entrances on Tyee Road.
- Provision of the playground as part of the Phase 2 development.
- Provision of landscape treatment between Phases as they are completed.
- **Recommend to City staff that they explore the opportunities for providing access from Tyee Road to Central Spur Road through the Bridge Dedication lands.**

On the amendment:
CARRIED UNANIMOUSLY

On the main motion as amended:
CARRIED UNANIMOUSLY

2.2 Development Permit No. 000439 for 1101 Fort Street

The proposal is to construct a six-storey, mixed-use building with 81 residential units and ground-floor commercial/retail

Applicant Meeting attendees: Mr. Korbin Dasilva, Abstract Developments
Mr. Sam Ganong, Abstract Developments
Greg Damant, Cascadia Architects Inc.
Andy Guiry, Cascadia Architects Inc.
Peter Johannknecht, Cascadia Architects Inc.
Scott Murdoch, Murdoch de Greef Inc. Landscape Architects

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that staff are seeking advice on, including the following:

- The potential impacts on the neighbouring Zen building to the east.
- The height of the six-storey street wall along Cook Street and Fort Street
- The blank east elevation as viewed from Meares Street.
- Location of bicycle racks.

Ms. Wain also advised the Panel that this application has not yet been presented before the Planning and Land Use Committee as it does not require any variances.

Mr. Damant and Mr. Ganong then provided the Panel with a detailed presentation of the proposal.

Panel Members discussed:

- The proposal is a contemporary approach but is different to the existing approach along Fort Street.
- How the building relates to the character of Fort Street to the west and the design of retail frontages to respect pedestrian scale at the street level.
- The proposed wood detailing is appreciated, the applicant should explore increasing this along the retail frontage to aid in breaking up long expansions of glass and to add warmth to the expression of the building.
- Opportunities to reduce CPTED concerns associated with the east facing blank wall fronting the rear courtyard and consideration of adding window openings to the wall.
- The landscaped area fronting Meares Street could be improved to offer increased outdoor amenity space for occupants of the proposed live/work units.
- Opportunities to refine the window placement and increase the recess on the second and third floors.

Action:

MOVED / SECONDED

It was moved by Christopher Rowe, seconded by Barry Cosgrave, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000439 for 1101 Fort Street be approved with consideration of the following:

- Revisions to the design of the outdoor amenity space associated with the live/work units to provide for increased private outdoor space.

CARRIED UNANIMOUSLY

3. Approval of Comments on the Proposed Delegation/Exemption Process

- Panel members did not offer any additional comments to those already provided.

4. ADJOURNMENT

The Advisory Design Panel meeting of October 28, 2015 adjourned at 2:20 P.M.

Rod Windjack, Chair

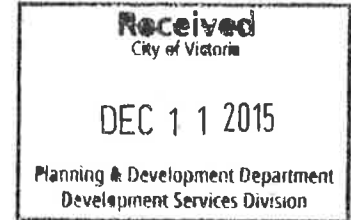
DRAFT

DIALOG

10 December 2015

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

Attention: Jim Handy, MCIP RPP Senior Planner



Dear Jim,

Re: 701 Tyee Road
Development Permit No. 000404

In response to our revised DP submission dated Dec 10, 2015, this letter contains our response to the ADP recommendations from your email dated, Nov 4, 2015, and Minutes of the ADP meeting dated, Oct 28, 2015:

The email dated, Nov 4, 2015

Revisions required by Council

The Council motion of October 1 requires the following plan revisions:

- *either enclose or screen the proposed garbage enclosure adjacent to Gaudin Road;*
Screen to be provided to hide the garbage enclosure, see A3.03
- *provide further details of the grass pave finish;*
Attached are to supplementary details from Civil Engineer towards additional information for Fire truck lane. These will be developed further and stamped by Civil for the Building Permit.
- *provide comprehensive details relating to landscaping for Phases 1 and 2; See L0.01 – L0.13*
- *provide reduced annual landscaping maintenance costs within **Bridges Park** and along Tyee Road.*
We have worked closely with City Parks Staff to develop a landscape treatment that effectively reduces the associated maintenance costs with these noted areas.

Other recommended plan revisions

As discussed, the revised plan package should also address the following:

- provide details of all exterior doors (for Garden Homes, Sky Homes and Garage Doors)
See A3.13
- please ensure the labelling of plans is correct (i.e. the Garden Homes / Sky Homes seem to be mislabelled) Revised, see A2.41
- provide enhanced details of the green wall treatment, See L0.11

PRINCIPALS

[illegible]

JEFF BRATTON, PhD, FENG, IEDP AD
JACI CHOWDER, MASH, FENG, SIOP'S INC, SHAWCOTE, FZ
JIM GOODWIN, ASNC, AAA, OLA, HTAA
RAISINHO OCHOA, FENG, IEDP AD
NORMAN HIGSON, ASNC, AAA, OLA
DREA KHACHIK, FENG
LEAH LAD, ASNC, ASNC, IEDP AD

JAMES EIDE, AUC, AAA, CAR, 1A, 1200* AP
JIM MCLENN, P, ENG, 1B, 10* AP
DAVID MINTA, AUC, AAA, CAR, 1A, 1200* AP
JIM MONYMEYER, P, ENG, 1B, 10* AP
MAX THOMPSON, AUC, P, ENG.
MARTIN SPARROW, AUC, AAA, CAR, 1A, 1200* AP
TOMMY LERLAND, AUC, AAA, CAR, 1A, 1200* AP

LYNN KUBSIER, AIA, R.N., OAA, LEED AP
THOMAS WILFONG, PhD, PE, STRUCT. ENG., PE, SE
BOUYGUE S.A. SC, P. ENG. P.E., LEED AP BD+C

"DEBATES" ARCHITECTURE" DE "ARCHITECTURA"

DIALOGUE
 ARCHITECTURE ENGINEERING
 INTERIOR DESIGN PLANNING INC.

DIALOGDESIGN 38

- the south elevation *drawing* indicates that the service room, bike storage area etc. *projects* out from the main face of the building. This is *illustrated* on the south elevation drawing of building 2 (retaining walls, planters and railing above). Please include details of this treatment on the west and north elevation drawings of building 2, The foundation / parkade wall to be covered by the landscape and earth, see A3.02, A3.03

Minutes of the ADP meeting dated, Oct 28, 2015

Action:

MOVED / SECONDED

It was moved by Rod Windjack, seconded by Brad Forth, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000404 for 701 Tyee Road be approved with consideration of the following:

- Further consideration of the layout and resolution at the end of Spur Road*
 The proposed layout is based on the following rationales and merits to the public,
 - 1) Bigger Park and Tots Play Area,
 - 2) Better access and connections with park, Tyee Road and transit thru public access easement, bike lane, Galloping Goose trail, etc.
 - 3) Safer environment beside park,
 - 4) Reduced road asphalt surface resulted in less hot island area,
 - 5) Better barrier free access to park,
- Reconsideration the scale, building finish, landscape materiality, and accessibility of entrances on Tyee Road*
 Building 1 & 2 are to be scaled as subtle and respect the massing of surrounding buildings while Building 3 is more iconic gateway pairing with other tall office building opposite to Bay Street. The introduction of Sky homes is to create a transition in scale between proposed lowrise Building 1 & 2 and existing townhouse community. Also, it creates better street presence for this vibrant neighbourhood.
 To be coherent with the character of Railyards, the building finishes has been carefully thought through and cautiously executed with some fun pop color panels. This is to create the sense of continuity and to reflect the vision for a diverse of residential community.
 Along Tyee Road, the invaluable park space is not only for public enjoyment, but it also acts a generous front yard for the adjacent buildings. The entrances collaborate with the landscape to create the atmosphere of "City in the park". Accessibility has been carefully planned.
- Provision of the playground as part of Phase 2 development*
 We want to make sure the park and playground delivered to public in a safe context. The only and best option is to provide the playground in Phase 3 as a part of the completion of whole development. This will reduce the risk between park visitors and construction works.
- Provision of landscape applications between Phases as completed in project over its duration of construction*
 Noted. There will be a screen of tree pots along the phase boundary between Phases, see phasing plans A0.05A, A0.06A

Mr. Jim Handy
City of Victoria
December 10, 2015
Page 3 of 3

DIALOG

We trust that this response, including all attachments, will satisfy the prior-to conditions and requested clarifications for this project. We look forward to the timely issuance of the approved application.

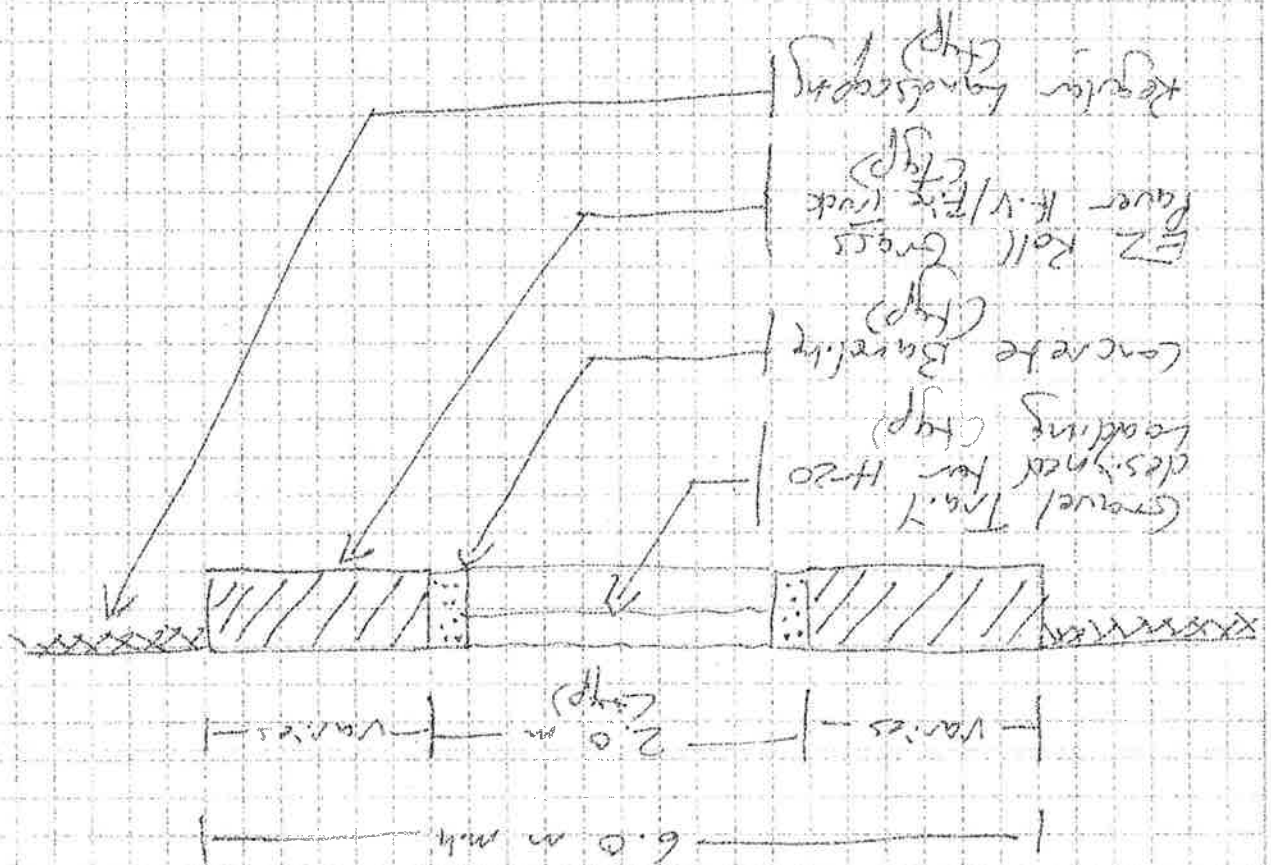
Yours truly,

DIALOG BC Architecture Engineering Interior Design Planning Inc.

A handwritten signature in black ink, appearing to read 'J. Bakker', with a stylized flourish at the end.

Joost Bakker, Architect AIBC, AAA, SAA, OAA, FRAIC, RCA
Principal, DIALOG

c.c.	Chris Le Fevre,	The Railyards Development Ltd.
	Michael Cheung,	DIALOG
	Matthew Thomson,	DIALOG



Received
City of Victoria
DEC 11 2015
Planning & Development Department
Development Services Division

Kelly & H&J
Fire Access / Tr. 1 Detail

J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS



EZ ROLL™ GRASS PAVER PRODUCT DESCRIPTION

Victoria City Council - 14 Apr 2016

PANEL SIZE - 24" x 24" x 1"

CELLS PER PANEL - (72) - 2-1/4" HEXAGONAL CELLS

STOCK ROLL SIZE'S - 4' x 24' (96 sq. ft.)
4' x 150' (600 sq. ft.)

CUSTOM SIZES AVAILABLE UPON REQUEST

1'-6" x 150' (225 sq. ft.)
2' x 150' (300 sq. ft.)

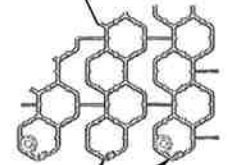
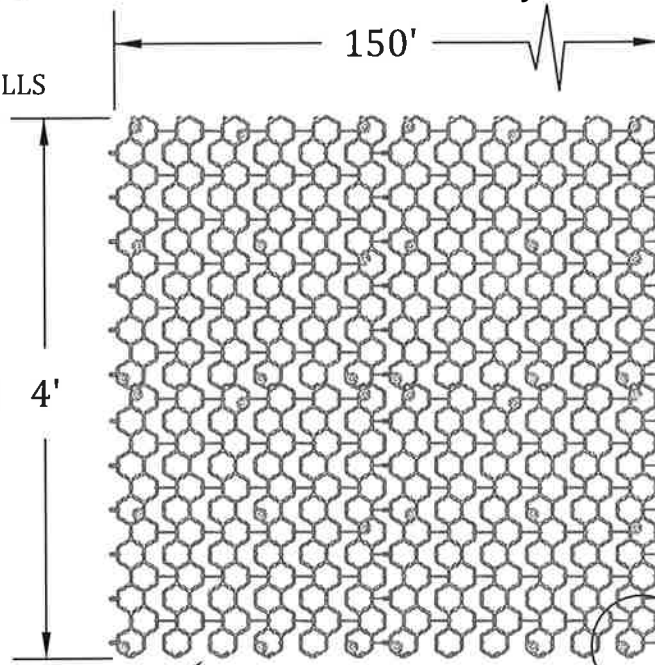
NESTED HONEYCOMB CELL LAYOUT

COMPRESSIVE STRENGTH (OPEN CELL NO FILL)

63,936 PSF

444 PSI

EXCEEDS H2O
LOADING



LATERAL SNAP LOCKS

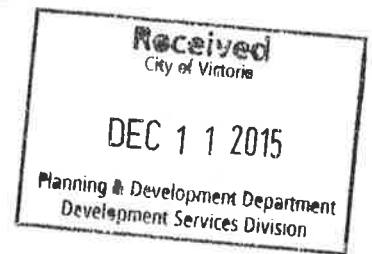
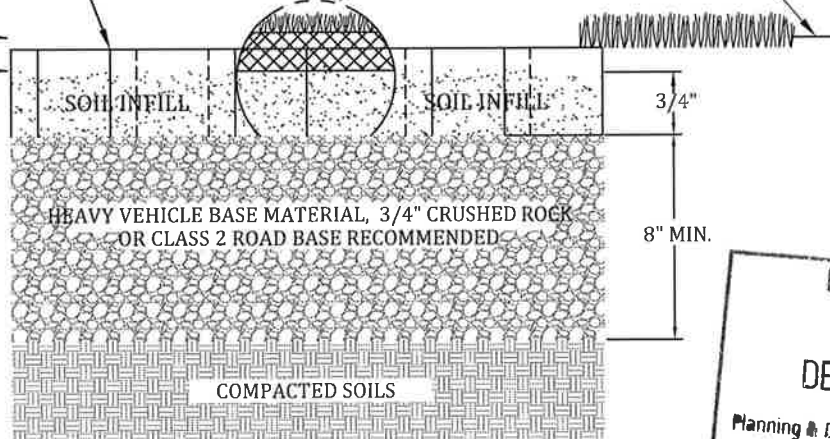
EZ ROLL GRASS ROAD PAVER

"SOD" PLANTING LEVEL INSIDE CELLS

ADJOINING FINISH GRADE

ACTUAL FINISH GRADE

SOIL FILL LEVELS INSIDE
PAVER GRIDWORK AFTER
HEAVY WATER DOWN. THIS
IS THE ACTUAL SOD PLANTING
LEVEL.



SOIL INFILL THE COMPOSITION OF THE MATERIAL WILL BE BASED ON
LOCAL CONDITIONS AND DETERMINED BY THE LANDSCAPE ARCHITECT
OR AS SPECIFIED IN THE CONTRACT DOCUMENTS

GRASS SEED OR SOD TYPE TO BE AS SPECIFIED IN THE CONTRACT
DOCUMENTS OR BY DESIGN LANDSCAPE ARCHITECT.



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TERMS OF INSTRUMENT - PART 2

**AGREEMENT TO AMEND MASTER DEVELOPMENT AGREEMENT
(Section 219 Covenant)**

THIS AGREEMENT dated for reference the day of December, 2015.

BETWEEN:

THE RAILYARDS DEVELOPMENT INC.

530 Herald Street
Victoria, B.C. V8W 1S6

(the "**Developer**")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, British Columbia V8W 1P6

(the "**City**")

OF THE SECOND PART

WHEREAS:

- A. The Developer is the registered owner in fee-simple of those lands and premises located within the City of Victoria, in the Province of British Columbia, more particularly described as:

PID 025-615-033

Lot A, District Lot 119, Esquimalt District, Plan VIP74947 except that part in Plans VIP76024, VIP77618, VIP84119, VIP88377, VIP89279 and EPP35998

(the "**Lands**")

- B. The City is a municipality incorporated under the laws of the Province of British Columbia.
- C. The City and the Developer are parties to a Master Development Agreement dated December 3, 2002 (and registered against title to the Lands in the Land Title Office as a covenant under section 219 of the Land Title Act under number ET139699), as modified by instruments registered under numbers EV2554, EW57134, EW153863, CA1159331, and CA3825917, and extended by an instrument registered under number EW57135 (collectively, the "**MDA**").

- D. The MDA sets out certain terms and conditions that apply to the subdivision and development of the lands described in the MDA as the Railyards Lands.
- E. The Lands are the last remaining portion of the Railyards Lands to be developed, and the City and the Developer have agreed to amend the terms and conditions of the MDA so far as they apply to the development of the Lands.
- F. 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, or that land is not to be built on or subdivided except in accordance with the covenant may be granted in favour of the City and may be registered as a charge against the title to the Dockside Lands.

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 Developer 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:

1.0 INTERPRETATION

1.1 In this Agreement:

“Bridge Dedication Area” means that area of the Lands shown outlined and labeled “Bridge Dedication” on the Site Plan.

“Bridges Park and Tot Lot” means that area of the Lands shown outlined and labeled “Bridges Park and Tot Lot” on the Site Plan.

“Public Pathway” means the area of the Lands shown outlined and labeled “Public Path Right of Way” on the Site Plan and which connects Tyee Road with Central Spur Road.

“Phased Strata Development” means the phased strata subdivision and development of the Lands that the Developer proposes to undertake, as generally depicted on the Site Plan, and “Phase 1”, “Phase 2” and “Phase 3” mean, respectively, each of the three phases that are so depicted and described on the Site Plan.

“Site Plan” means the plans showing the proposed strata phasing and amenity phasing that are attached to this Agreement as Schedule “A”.

“Victoria West Entry Park” means that area of the Lands, along with areas shown as “highway” or “road”, shown outlined and labeled “Victoria West Entry

Park” on the Site Plan, and includes any associated public pathways over the Lands that are shown on the Site Plan as being connected to the Victoria West Entry Park.

2.0 RESTRICTIONS ON SUBDIVISION AND DEVELOPMENT

- 2.1 The Developer covenants and agree that it shall not build any buildings or structures on the Lands, or subdivide the Lands, except in strict accordance with the MDA, as modified by this Agreement.

3.0 REMAINING AMENITIES TO BE PROVIDED

- 3.1 The Developer and the City both confirm and agree that the following amenities (the “**Amenities**”) will be provided by the Developer in conjunction with the development of the Lands, and in accordance with the terms and conditions of this Agreement and that the Developer’s provision of the Amenities in accordance with the terms and conditions of this Agreement will fully satisfy the Developer’s remaining obligations under section 4 of the MDA:

- a) Bridges Park and Tot Lot;
- b) Public Pathway;
- c) Victoria West Entry Park; and
- d) Bridge Dedication and Landscaping.

- 3.2 The Amenities as provided will be generally as depicted in Schedule A to this Agreement, and will be constructed in accordance with the more detailed plans and specifications that are attached to this Agreement as Schedule “B”.

4.0 BRIDGES PARK AND TOT LOT

- 4.1 Concurrently with the deposit of the phased strata plan for Phase 3, the Developer shall dedicate to the City as “PARK” the area shown on the Site Plan as comprising the Bridges Park and Tot Lot.
- 4.2 Before any building that is constructed on Phase 3 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall construct and install on the Bridges Park and Tot Lot the improvements generally depicted in Schedule “A” and that are described in more detail in Schedule “B” to this Agreement. For greater certainty, the Developer is no longer required to construct on the Bridges Park and Tot Lot the 6 parking stalls that were required under the terms of the MDA.

5.0 PUBLIC PATHWAY

- 5.1 Concurrently with the deposit of the phased strata plan for Phase 1, the Developer agrees to grant the City a statutory right of way over the Lands for the accommodation of the Public Pathway, in the form attached to this Agreement as Schedule "C".
- 5.2 Before any building that is constructed on Phase 3 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall construct and install on the Public Pathway the Public Pathway improvements generally depicted in Schedule "A" and that are described in more detail in Schedule "B" to this Agreement, and after the completion of those improvements to the City's satisfaction the Developer shall prepare a statutory right of way plan defining the boundaries of the Public Pathway, for the City's approval. The Developer shall then prepare for execution by the Developer and the City, and registration by the Developer, a partial release of the Public Pathway right of way, releasing the right of way from those areas of the Lands outside the area defined by the approved right of way plan.

6.0 VICTORIA WEST ENTRY PARK

- 6.1 For certainty, and notwithstanding anything to the contrary in the MDA, the Victoria West Entry Park will be situated in part on lands that are at present or will be dedicated as highway, as well as on portions of the Lands over which a statutory right of way for public pathway purposes will be registered in accordance with section 6.2.
- 6.2 Concurrently with the deposit of the phased strata plan for Phase 1, the Developer agrees to grant the City a statutory right of way over the Lands for the accommodation of the public pathways that are to be constructed within the Victoria West Entry Park, in the form attached to this Agreement as Schedule "C".
- 6.3 The Developer shall construct the Victoria West Entry Park Improvements in the following two phases:
- (a) Before any building that is constructed on Phase 1 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall construct and install the Victoria West Entry Park improvements that are shown on Drawing No. A0.05A that is part of the Site Plan (for certainty, this portion of the Victoria West Entry Park shall be constructed generally as depicted on the Phasing Plan Master Site Plan Drawing No. A0.05A which forms part of the Site Plan attached as Schedule "A", and shall include the sidewalk connection from Gaudin Road to the existing sidewalk on Tyee Road, as well as the bus bay pull-out on Tyee Road, all as generally depicted on the Phasing Plan Master

Site Plan Drawing No. A0.05A forming part of Schedule "A", and as more specifically described in Schedule "B");

- (b) Before any building that is constructed on Phase 3 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall construct and install the remainder of the Victoria West Entry Park improvements as generally shown on Drawing No. A0.07A that forms part of the Site Plan, and as more specifically described in Schedule "B".

- 6.4 After the completion of the Victoria West Entry Park improvements to the City's satisfaction, the Developer shall prepare a statutory right of way plan defining the boundaries of the public pathways that are within the Victoria West Entry Park, for the City's approval. The Developer shall then prepare for execution by the Developer and the City, and registration by the Developer, a partial release of the Victoria West Entry Park right of way, releasing the right of way from those areas of the Lands outside the area defined by the approved right of way plan.

7.0 BRIDGE DEDICATION AND LANDSCAPING

- 7.1 Concurrently with the deposit of the phased strata plan for Phase 1, the Developer shall dedicate as "ROAD" the area shown on the Site Plan as comprising the Bridge Dedication.
- 7.2 Before any building that is constructed on Phase 3 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall grade and improve the Bridge Dedication Area as generally depicted in Schedule "A", and as described in more detail in Schedule "B" to this Agreement.

8.0 PROVISION OF PLANS AND SECURITY

- 8.1 In accordance with the process described in section 5.2 of the MDA, and before obtaining a building permit for any building to be constructed within Phase 1, the Developer shall provide to the Approving Officer, for his or her approval, detailed engineering plans, drawings, specifications, landscaping plans, cost estimates and security for the construction and installation of the Victoria West Entry Park improvements that are referred to in section 6.3(a) of this Agreement.
- 8.2 In accordance with the process described in section 5.2 of the MDA, and before obtaining a building permit for any building to be constructed within Phase 3, the Developer shall provide to the Approving Officer, for his or her approval, detailed engineering plans, drawings, specifications, landscaping plans, cost estimates and security for the construction and installation of:

- (a) the improvements and landscaping on the Bridges Park and Tot Lot that are described in Schedule "B" to this Agreement,
 - (b) the Victoria West Entry Park improvements that are referred to in section 6.3(b) to this Agreement;
 - (c) the grading, landscaping and other improvements of the Bridge Dedication Area as described in Schedule "B" to this Agreement;
 - (d) the Public Pathway improvements that are described in Schedule "B" to this Agreement.
- 8.3 The security provided under sections 8.1 and 8.2 shall be in the form of a letter of credit, substantially in the form attached to this Agreement as Schedule 'D', and shall be in the amount of 120% of the cost estimates provided by the Developer and approved by the Approving Officer under this Agreement.
- 8.4 For certainty, in the event the Developer fails to complete the construction of an Amenity within the time required under this Agreement, the City may draw upon the letter of credit provided under section 8.1 or 8.2, as the case may be, and may utilize the security to complete the construction of that Amenity.
- 8.5 Before obtaining a building permit for any building to be constructed within Phase 1, the Developer shall also provide to the Approving Officer, for his or her approval, detailed civil design drawings, engineering plans, landscape plans and cost estimates for all of the other works and services, including any landscaping elements, required under the bylaws of the City of Victoria in connection with the development of Phase 1, Phase 2 and Phase 3, such as but not limited to frontage improvements and other civil works and services. The Developer shall provide security for the construction of the works and services referred to in this section 8.5, together with updated cost estimates as may be required from time to time by the Approving Officer, in the amounts and at the times required under the bylaws of the City of Victoria.
- 9.0 PUBLIC BODY**
- 9.1 Nothing contained or implied within this Agreement shall prejudice or affect the duties, rights and powers of the City in the exercise of its functions under any public or private statutes, bylaws, orders or regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered.
- 9.2 Nothing in this Agreement shall relieve the Developer from any obligation or requirement arising under any applicable statute, bylaw or regulation in respect of the subdivision and development of the Lands.

10.0 GENERAL PROVISIONS

- 10.1 At the Developer's expense, the Developer 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.
- 10.2 Time is of the essence of this Agreement.
- 10.3 The Developer 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 Developer as personal covenants only during the period of its respective ownership of any interest in the Lands.
- 10.4 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 Developer other than those contained in this Agreement and the Original MDA. This Agreement and the Original MDA are to be read and construed together as one document.
- 10.5 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.
- 10.6 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.
- 10.7 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.
- 10.8 The enforcement of this Agreement shall be entirely within the discretion of the City and the execution and registration of the Agreement against title to the Lands shall not be interpreted as creating any duty on the part of the City to the Developer or to any other person to enforce any provision or the breach of any provision of this Agreement.
- 10.9 The restrictions and covenants herein contained shall be covenants running with the Lands and shall be perpetual, 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 financial charge against the Lands.

- 10.10 The Developer agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
- 10.11 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.
- 10.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

11.0 PRIORITY AGREEMENT

- 11.1 HSBC Bank Canada, the registered holder of charges by way of Mortgages and Assignments of Rents against the Lands and registered under Numbers EV23500 (as extended by EV25800 and EW76979), EV23501 (as extended by EV25801 and EW76980), EV25800 (extension of EV23500) and EV25801 (extension of EV23501) (collectively the "Charges") in the Land Title Office at Victoria, British Columbia, for and in consideration of the sum of One (\$1.00) Dollar paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within section 219 Covenant shall be an encumbrance upon the Lands in priority to the Charge in the same manner and to the same effect as if it had been dated and registered prior to the Charge.

The Developer and City acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D (pages 1 and 2) attached hereto.

ISSUED FOR

A 28 JAN15 DEVELOPMENT PERMIT
B 14 AUG15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC15 DEVELOPMENT PERMIT REVISIONS

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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

COVER PAGE & PROJECT DATA

DRAWN
PLOT DATE 10/01/15

CHECKED

A0.01

Victoria City Council - 14 Apr 2016



PROJECT INFORMATION

PROJECT ADDRESS	701 TYEE RD., VICTORIA BC
NEIGHBOURHOOD	VICTORIA WEST
PLAN DISTRICT	RAILYARDS DISTRICT
DEVELOPMENT PERMIT AREA	5A-41 & 5A-42
LEGAL DESCRIPTION	LOT 783 & 777
ZONING	CD-2 RESIDENTIAL COMMERCIAL DISTRICT
SITE AREA	EXISTING - 5A-41 & 5A-42 COMBINED - 6610 SQ FT (71,130 SQ)
SITE COVERAGE	43%
OPEN SITE SPACES	57%
TOTAL FLOOR AREA	10,750 SQM
FLOOR SPACE RATIO	15,750 SQM / 67.73 M ² = 1.58
AVERAGE GRADE	10.6m & 11.6m
HEIGHT OF BUILDING	ALLOWED UNDER CD-2 ZONING: 24m (H), 31m (L) PROPOSED: 22.55m (H), 31m (L)

NUMBER OF STOREYS

BUILDING SETBACKS (M)	3 STOREYS = 4 STOREYS = 7 STOREYS
PARKING SPACES ON SITE	FRONT (TYEE ROAD): 2M SIDE (NORTH AT CHILTON RD): 2.5M SIDE (SOUTH AT BRIDGE DEDICATION): 3.5M REAR (CENTRAL SPUR ROAD): 3.5M REAR (AT BOUNDARY FROM PARKING) 4M
BIKE STORAGE	PARKING REQUIRED UNDER SCHEDULE C STUDIO: 13 (1 UNIT) = 13 RESIDENTIAL: 17 (1.33 UNIT) = 17.3 TOTAL: 18.3 VISITOR PARKING REQUIRED UNDER SCHEDULE C 30% OF REQUIRED TOTAL: 18.3 TOTAL: 18.3
STORAGE LOCKERS PROVIDED	CLASS 1 PARKING REQUIRED UNDER SCHEDULE C 15 (1.5 UNIT) = 15 CLASS 2 PARKING REQUIRED UNDER SCHEDULE C 6-SPACE BACK AT EACH RESIDENTIAL ENTRY

SUITE TYPES

TYPE	RANGE	COUNTS	BAR
STUDIO	295 - 400 SF (36.7 - 37.2 SQM)	13	8%
1 BEDROOM	520 - 554 SF (48.2 - 51.5 SQM)	77	53%
2 BEDROOM	755 - 868 SF (70.3 - 80.5 SQM)	32	21%
3 BEDROOM & DEN	811 - 882 SF (75.4 - 82.5 SQM)	7	4%
2 BEDROOM & DEN	1120 - 1404 SF (104.2 - 130.4 SQM)	15	10%
TOTAL		144	100%

BUILDING INFORMATION (METRIC)

FLOOR	RESIDENTIAL	STUDIO	1-BED	2-BED	3-BED	3-BED + DEN	STUDIO + DEN	TOTAL
G01		113	0	0	0	0	0	113
G02		2,364	2	17	0	1	0	2,384
G03		2,330	3	21	4	0	0	2,358
G04		1,587	4	20	4	0	0	1,615
G05		658	1	3	3	0	0	664
G06		658	1	3	3	0	0	664
G07		658	1	3	3	0	0	664
G08		658	1	3	3	0	0	664
G09		658	1	3	3	0	0	664
G10		658	1	3	3	0	0	664
G11		658	1	3	3	0	0	664
G12		658	1	3	3	0	0	664
G13		658	1	3	3	0	0	664
G14		658	1	3	3	0	0	664
G15		658	1	3	3	0	0	664
G16		658	1	3	3	0	0	664
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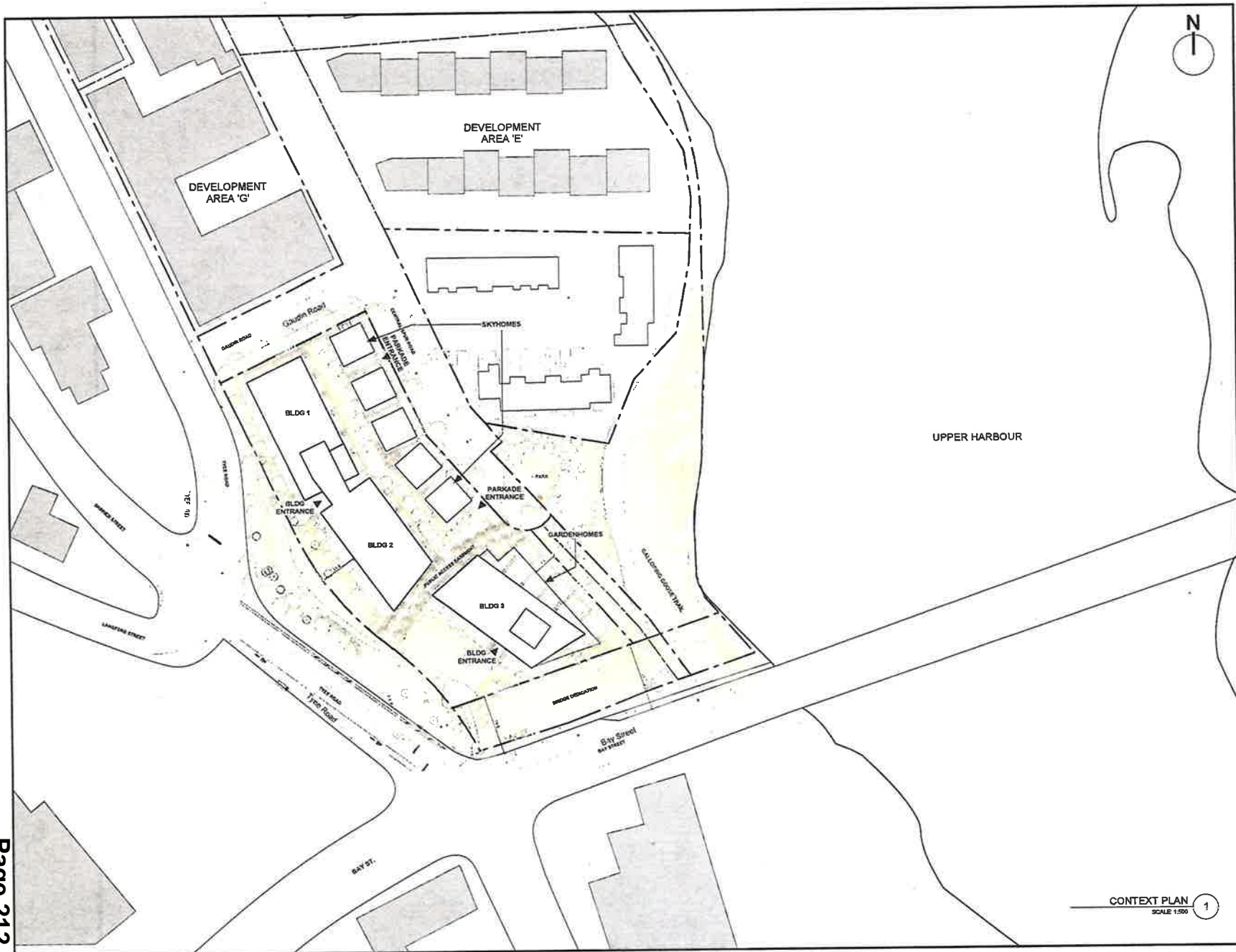
DRAWING LIST - 12 REVISIONS

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AA02	COUNTY PARK
AA03	COUNTY PARK
AA04	COUNTY PARK
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AA100	COUNTY PARK

Received
City of Victoria

FEB 09 2016

Planning & Development Department
Development Services Division



DIALOG

ISSUED FOR
A 28 JAN15 DEVELOPMENT PERMIT
B 14 AUG15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC15 DEVELOPMENT PERMIT REVISIONS

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info@dialogarchitects.com

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Tel: (604) 255-1111

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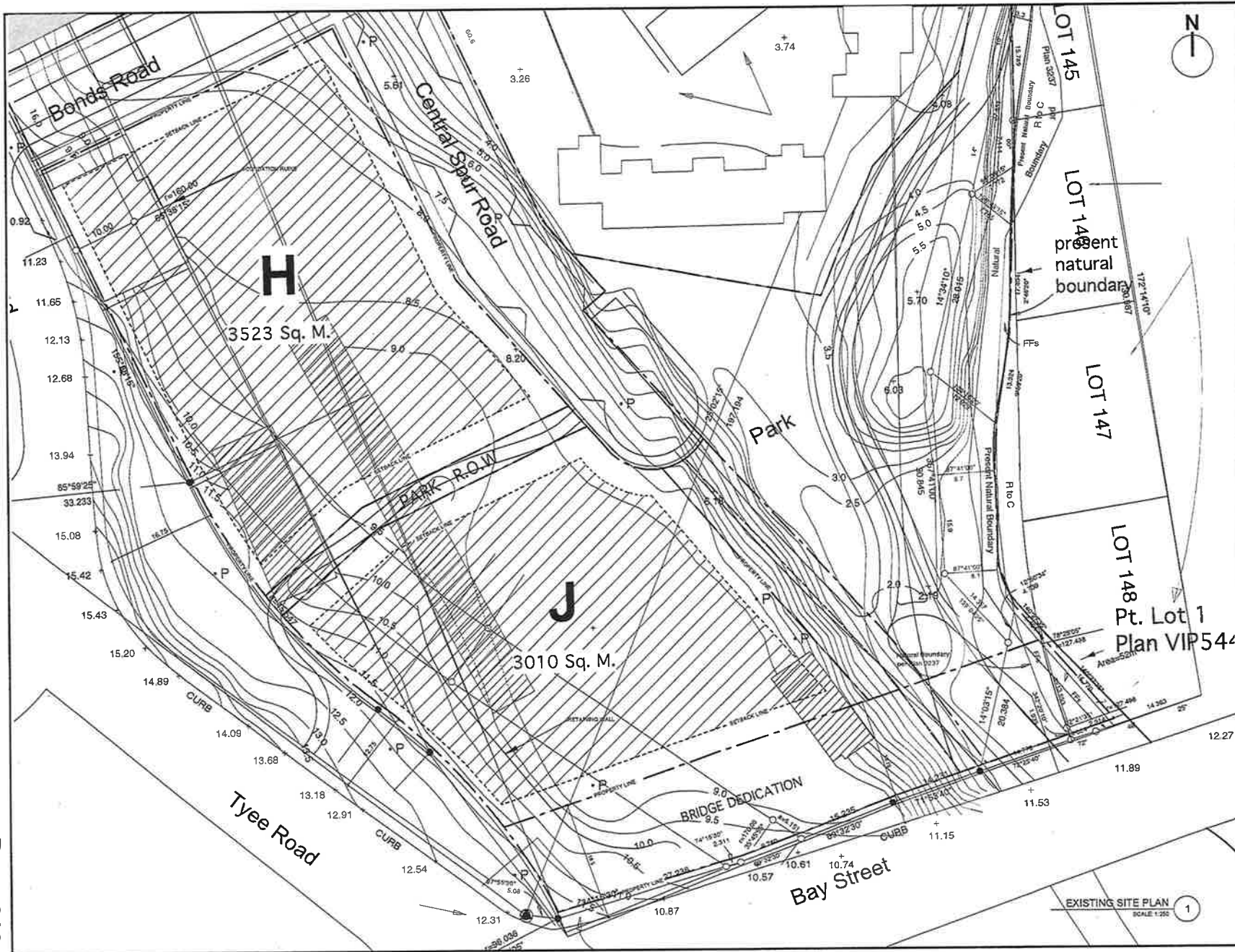
RAILYARDS, LOT H & J

VICTORIA, BC
CONTEXT PLAN

DRAWN
PLOT DATE: 12/01/15
CHECKED:

A0.02

CONTEXT PLAN
SCALE: 1:500
1



DIALOG

ISSUED FOR
 A. 28.07.15 DEVELOPMENT PERMIT
 B. 14 AUGUST DEVELOPMENT PERMIT REVISIONS
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 TEL (250) 360-8800

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RAILYARDS, LOT H & J

VICTORIA, BC

EXISTING SITE PLAN

DRAWN: PLOT DATE: 12/20/15 CHECKED:

A0.03



ISSUED FOR

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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

PROPOSED SITE PLAN

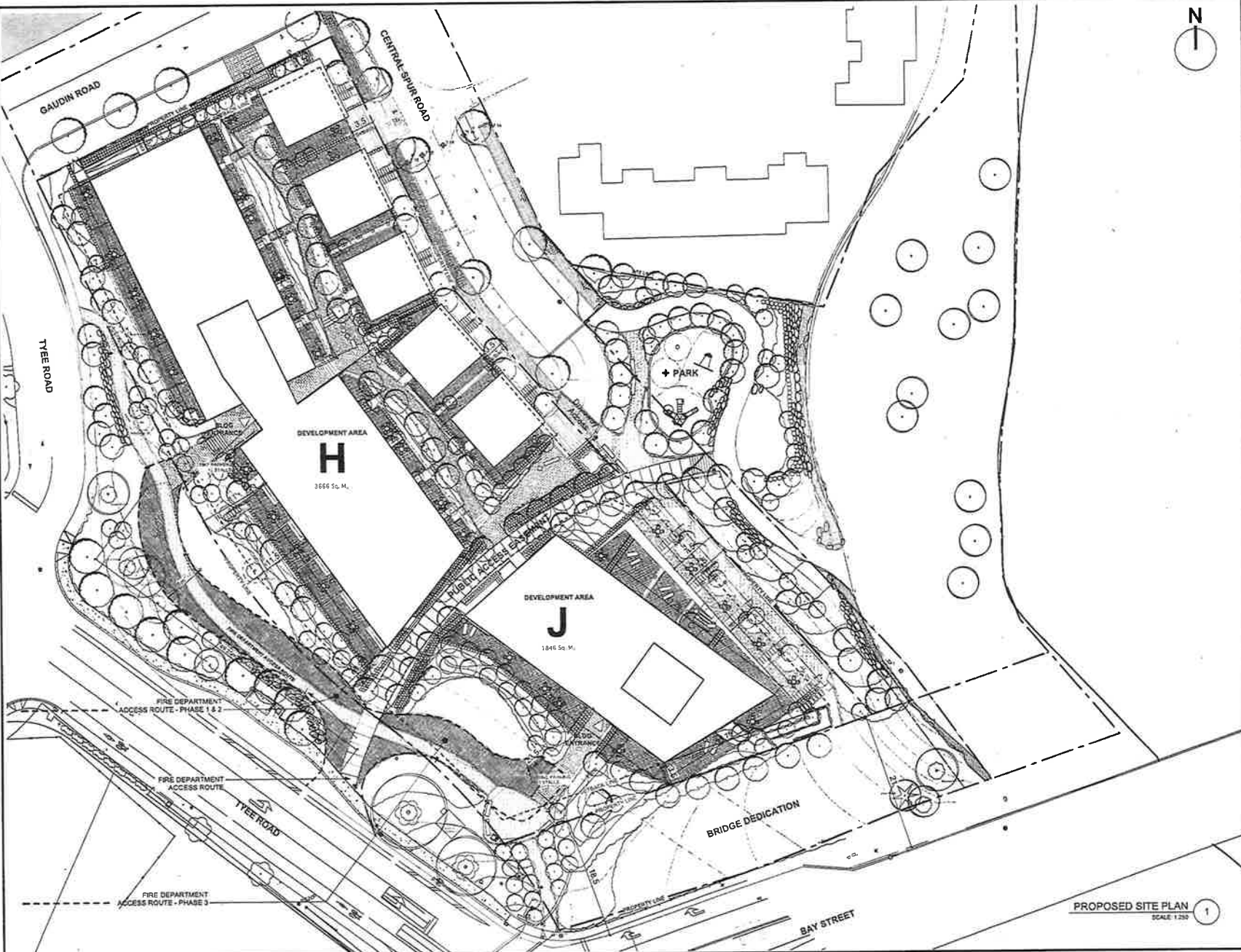
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 PLOT DATE: 10-2-13

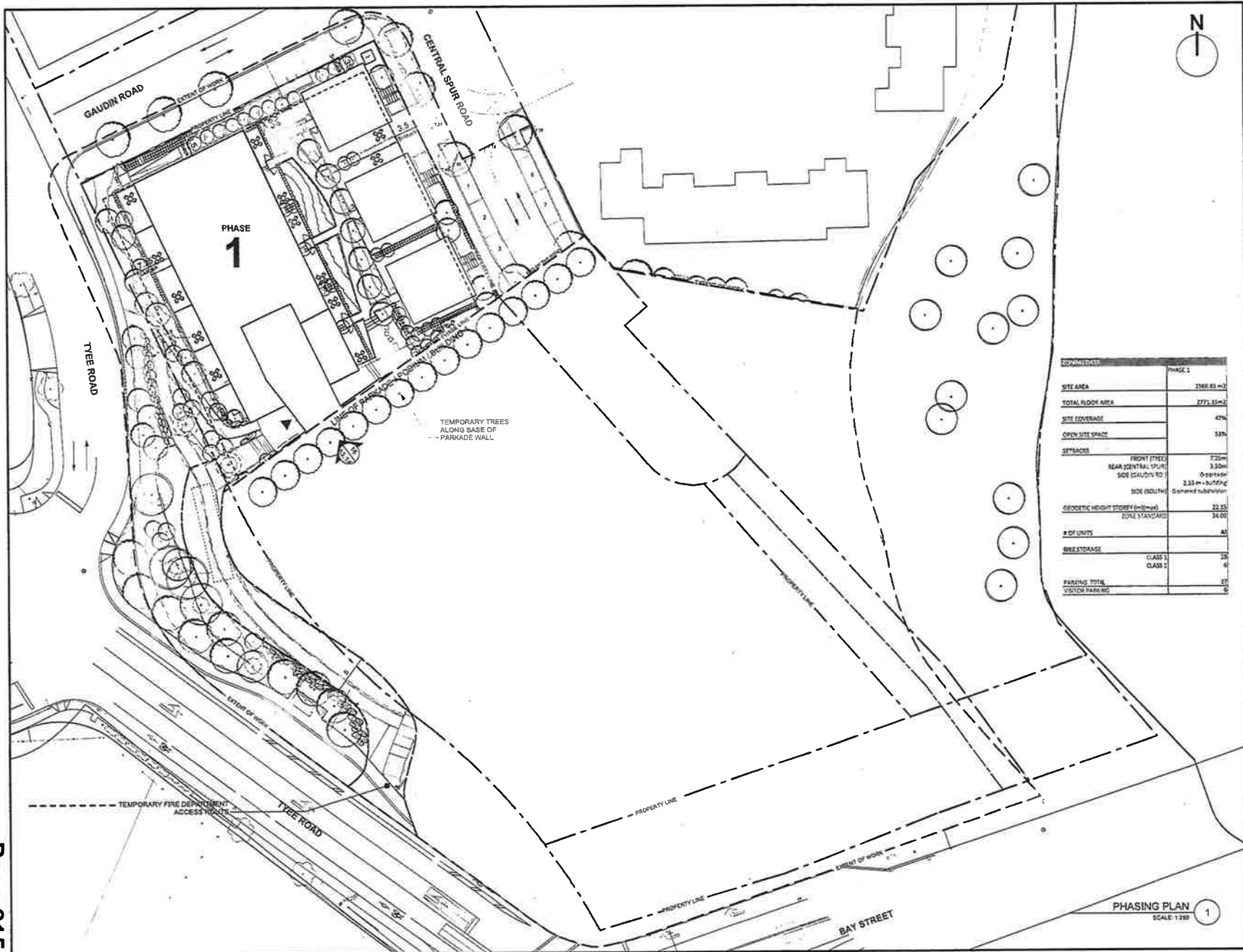
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PROPOSED SITE PLAN
 SCALE: 1:200

1





DIALOG

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- A 28 JAN15 DEVELOPMENT PERMIT
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- C 09 DEC15 DEVELOPMENT PERMIT REVISIONS

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510 HERALD STREET
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Tel: 250-383-4892

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

**PHASING PLAN
MASTER SITE PLAN
PHASE 1**

DRAWN: [blank] CHECKED: [blank]
PLOT DATE: 16-2-6

A0.05A

CONTRACTOR	PHASE 1
SITE AREA	2568.83 m ²
TOTAL FLOOR AREA	2771.51 m ²
SITE COVERAGE	43%
OPEN SITE SPACE	33%
SETBACKS	
FRONT STREET	7.25m
REAR (CENTRAL SPUR)	3.30m
SIDE (SALVAGE RD)	Opposite
SIDE (SOUTH)	2.33m - building
	Opposed subdivision
GEOMETRIC HEIGHT (STOREY) (min-max)	22-33
SOIL STANDARD	34.00
# OF UNITS	40
BREEZING STORAGE	
	CLASS 1 25
	CLASS 2 4
PARKING TOTAL	17
VISITOR PARKING	6

PHASING PLAN
SCALE: 1:250

ISSUED FOR
 A 28 JANU'15 DEVELOPMENT PERMIT
 B 14 AUGU'15 DEVELOPMENT PERMIT REVISIONS
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 VANCOUVER, BC V6L 4B1
 TEL: 604-255-1191 FAX: 604-255-1192
 WWW.DIALOGBC.COM

OWNER:
 LEVINGS AND COMPANY
 1111 HODGSON STREET
 VICTORIA BC V8N 1B9
 TEL: 250-380-6666

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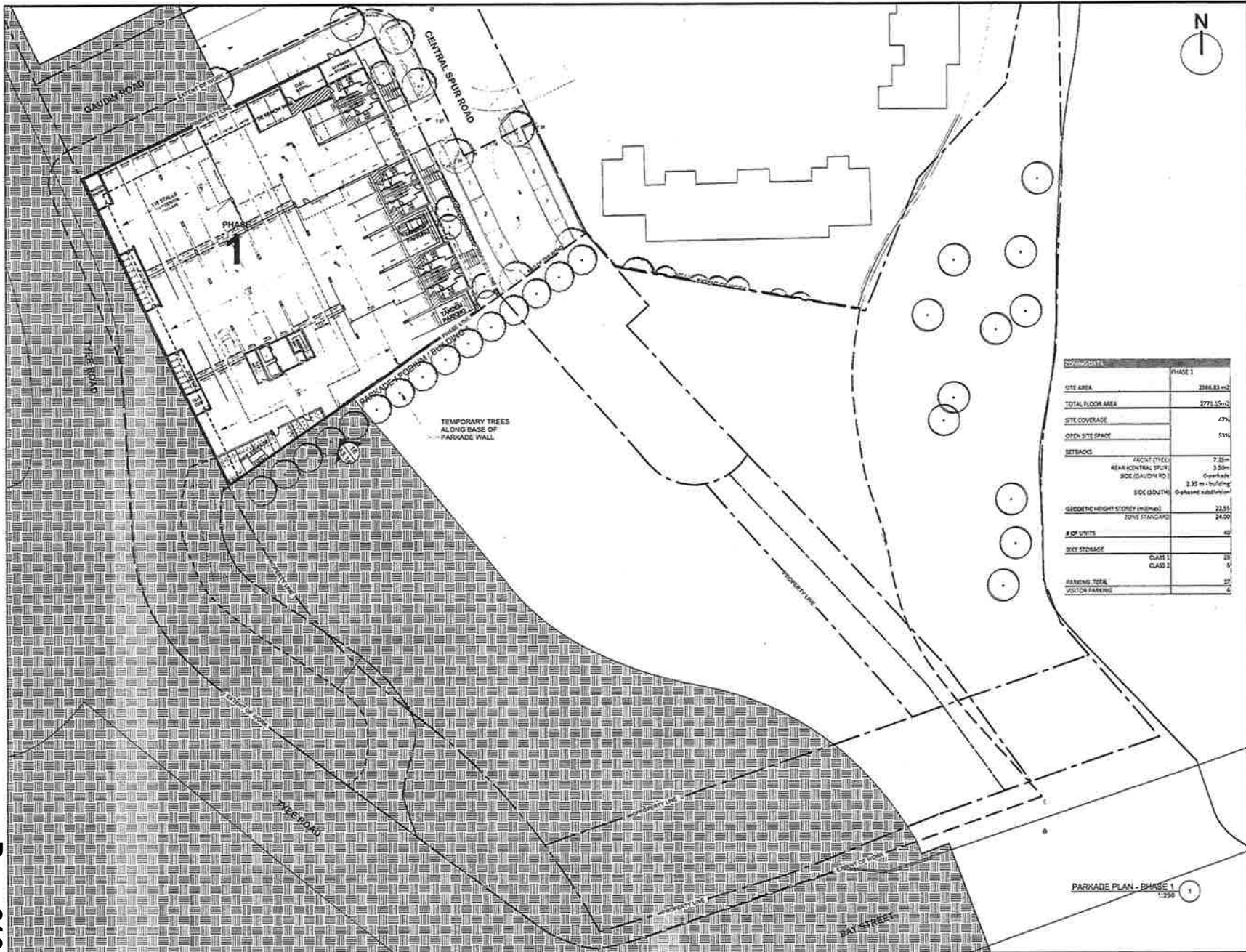
RAILYARDS, LOT H & J

VICTORIA, BC

**PHASING PLAN
 PARKADE PLAN
 PHASE 1**

DRAWN: [Name] CHECKED: [Name]
 PLOT DATE: 15-2-16

A0.05B



DIALOG

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- A 28 JAN'15 DEVELOPMENT PERMIT
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- C 09 DEC'15 DEVELOPMENT PERMIT REVISIONS

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P.O. BOX 1000, VICTORIA, BC V8W 2H1
403-551 ALBERTA STREET
VICTORIA, BC V8A 1T7
TEL: 250-363-1111 FAX: 250-363-1110
www.dialogbc.ca

OWNER:

LLC, LLC, AND COMPANY
207 HUNTER STREET
VICTORIA, BC V8W 1R5
TEL: 250-363-1111

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1 + 2

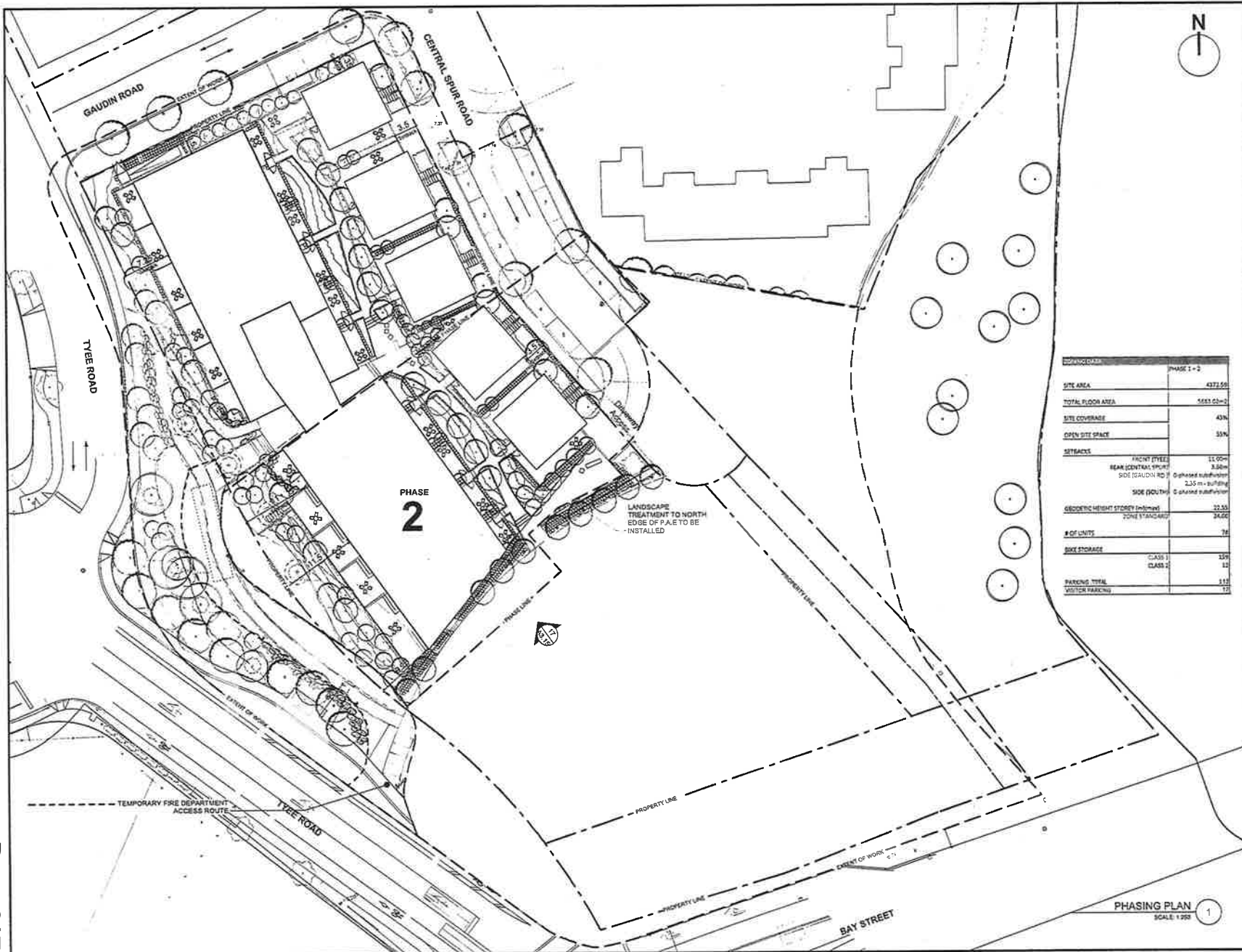
DRAWN:
PLOT DATE: 16-0-0

CHECKED

A0.06A

PHASING PLAN
SCALE: 1:200

1





BUILDING DATA	
PHASE 1 + 2	
SITE AREA	4372.35
TOTAL FLOOR AREA	5683.02m ²
SITE COVERAGE	45%
OPEN SITE SPACE	55%
SETBACKS	
FRONT (FT/ET)	13.00m
REAR (CENTRAL SPUR)	3.30m
SIDE (EASTERN RD.)	0 phased subdivision
SIDE (SOUTH)	2.35 m - building
	0 phased subdivision
GEODETIC HEIGHT STOREY (m/ft)	22.85
ZONE STANDARDS	24.00
# OF UNITS	78
BIKE STORAGE	
CLASS 1	158
CLASS 2	11
PARKING TOTAL	169
VISITOR PARKING	10

DIALOG

ISSUED FOR:
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 B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
 C 08 DEC/15 DEVELOPMENT PERMIT REVISIONS

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 1100 ALBERTA STREET
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 TEL: 604.255.1100 FAX: 604.255.1100
 drc@dialog.ca

OWNER:
 URBANIC INC. COMPANY
 500 HASTINGS STREET
 VICTORIA BC V8N 1K6
 P: 250.355.4900

SEAL

RAILYARDS, LOT H & J

VICTORIA BC

PHASING PLAN
 PARKADE PLAN
 PHASE 1 + 2

DRAWN
 PLOT DATE: 15-2-4

A0.06B

DIALOG

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- C 09 DEC'16 DEVELOPMENT PERMIT REVISIONS

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LESTER AND COMPANY
100 HALL STREET
VICTORIA BC V8V 1S1
TEL: 250-360-0000

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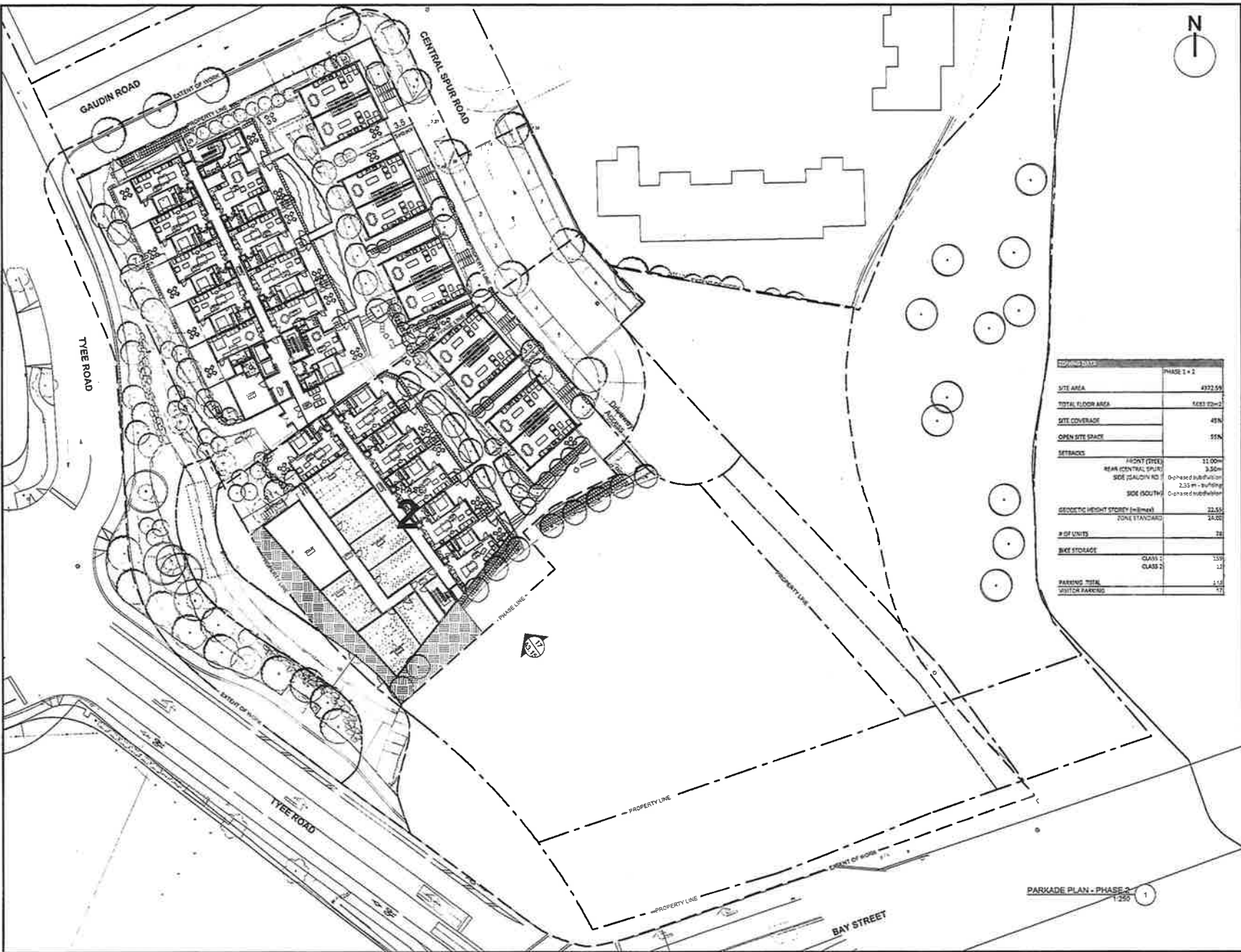
RAILYARDS, LOT H & J

VICTORIA, BC
PHASING PLAN
PARKADE PLAN
PHASE 1 + 2

DRAWN: [Signature] CHECKED: [Signature]
PLOT DATE: 16-2-24

A0.06C

Victoria City Council - 14 Apr 2016



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 A. 28 JAN'15: DEVELOPMENT PERMIT
 B. 14 AUG'15: DEVELOPMENT PERMIT REVISIONS
 C. 09 DEC'15: DEVELOPMENT PERMIT REVISIONS

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 FAX: 604 754-1000
 WWW.DIALOGBC.COM

OWNER:
 LEVINE AND COMPANY
 2100 HASTINGS STREET
 VICTORIA, BC V8M 1Y5
 TEL: 250 360-0000

SCALE:
 RAILYARDS, LOT H & J

VICTORIA, BC

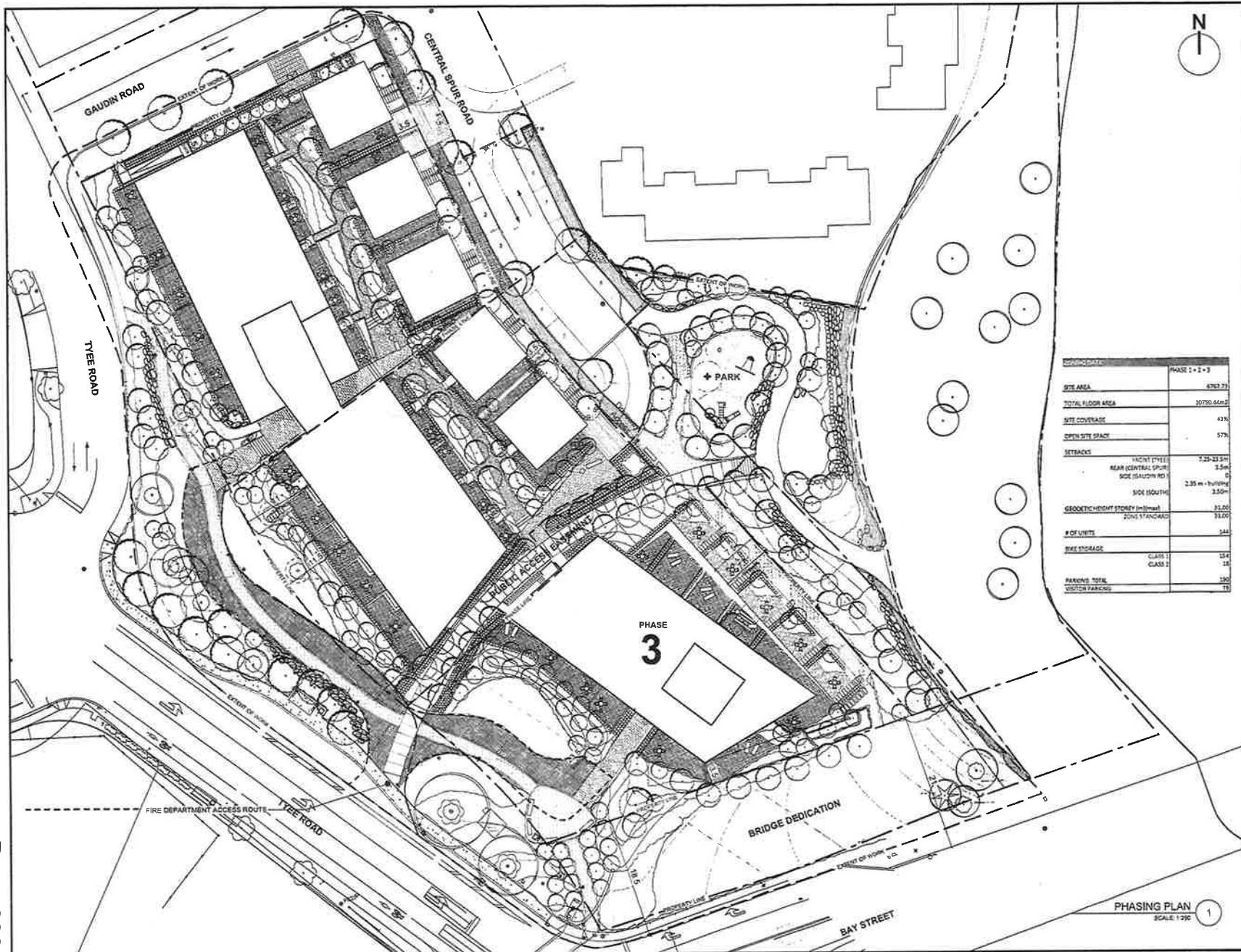
PHASING PLAN
 MASTER SITE PLAN
 PHASE 1 + 2 + 3

DATE: 16-2-15

CHECKED:

A0.07A

Victoria City Council - 14 Apr 2016





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- A 28 JAN 16 DEVELOPMENT PERMIT
- B 14 JUL 16 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC 16 DEVELOPMENT PERMIT REVISIONS

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404-810 ALFRED STREET
VICTORIA BC V8A 1E1
TEL: (250) 353-1128
info@dialogbc.ca Per: (250) 353-1128

OWNER:

LEVERMORE COMPANY
370 HALL ST. #101
VICTORIA BC V8V 1S4
TEL: (250) 353-1128

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

DRAWN: PLOT DATE: 12/04/16 CHECKED:

A0.08

RENDERING OF PROJECT 1
VIEW NORTH FROM CORNER OF BAY ST. & TYEE RD.



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 C 09 DEC15 DEVELOPMENT PERMIT REVISION

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 dlog@dialogbc.ca

OWNER:

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 TEL: 250-380-4000

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

DRAWN: PLUT DATE: 10/09/15 CHECKED:

A0.09

RENDERING OF PROJECT 1
 VIEW SOUTH ALONG CENTRAL SPUR ROAD



RENDERING OF PROJECT 1
VIEW WEST BAY STREET BRIDGE

ISSUED FOR:
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info@dialogbc.ca
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LEPPINE AND COMPANY
851 HERALD STREET
VICTORIA BC V8W 1A4 Tel: (250) 383-1100

SEAL

RAILYARDS, LOT H & J

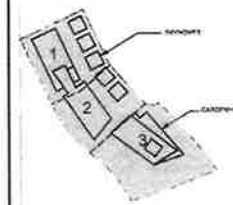
VICTORIA, BC
RENDERING

DRAWN: [blank] DATE: 10/04/16 CHECKED: [blank]

A0.10



DIALOG



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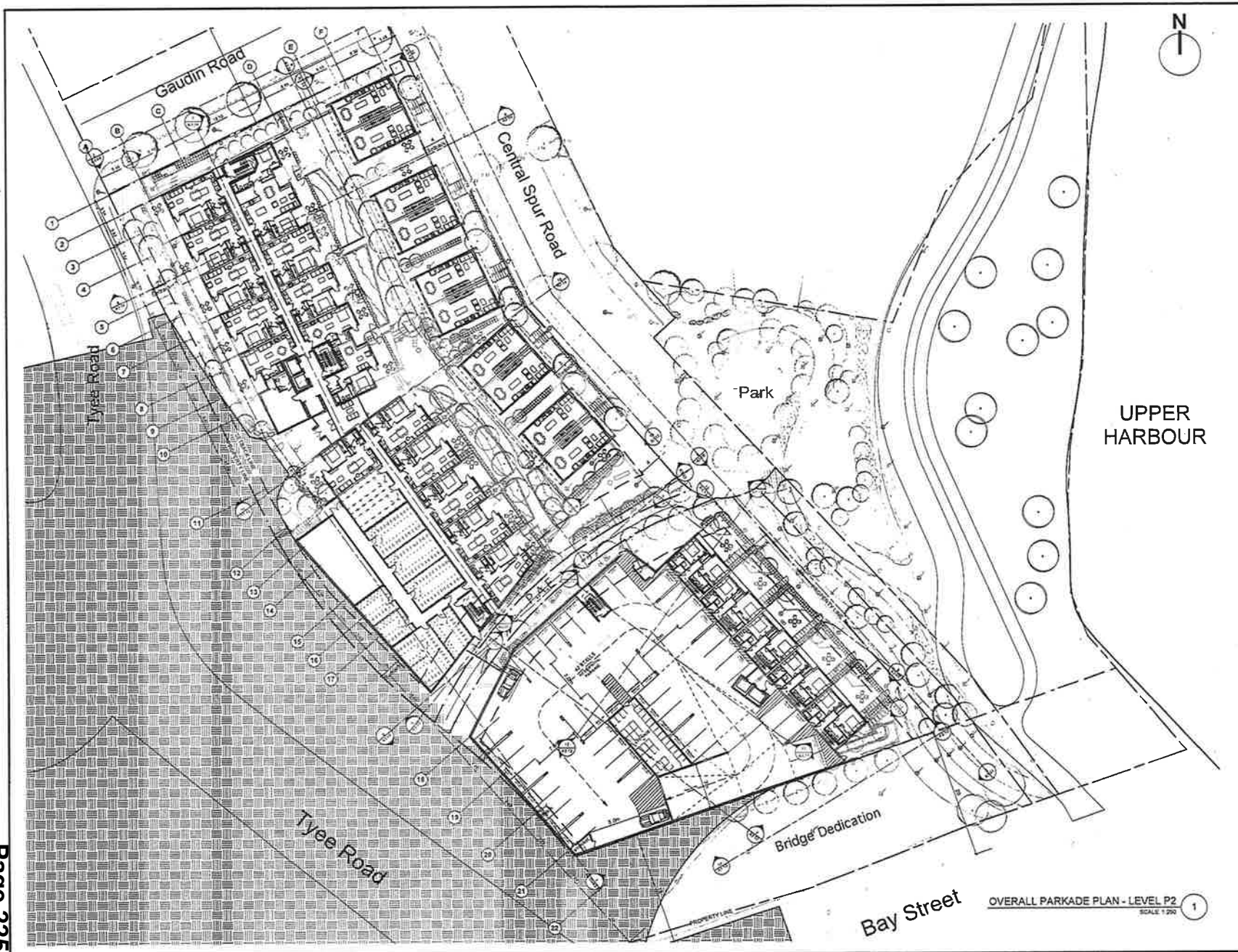
VICTORIA, BC

OVERALL PARKADE PLAN LEVEL P1

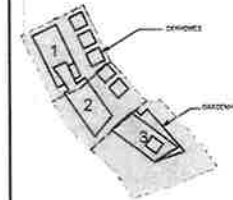
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 PLOT DATE: 16-2-4
 CHECKED: MC

A2.01

Master Plan S.2014_13_2710204.dwg



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 email: info@dialogbc.ca

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 VANCOUVER BC V6A 1E1
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SEAL

RAILYARDS, LOT H & J

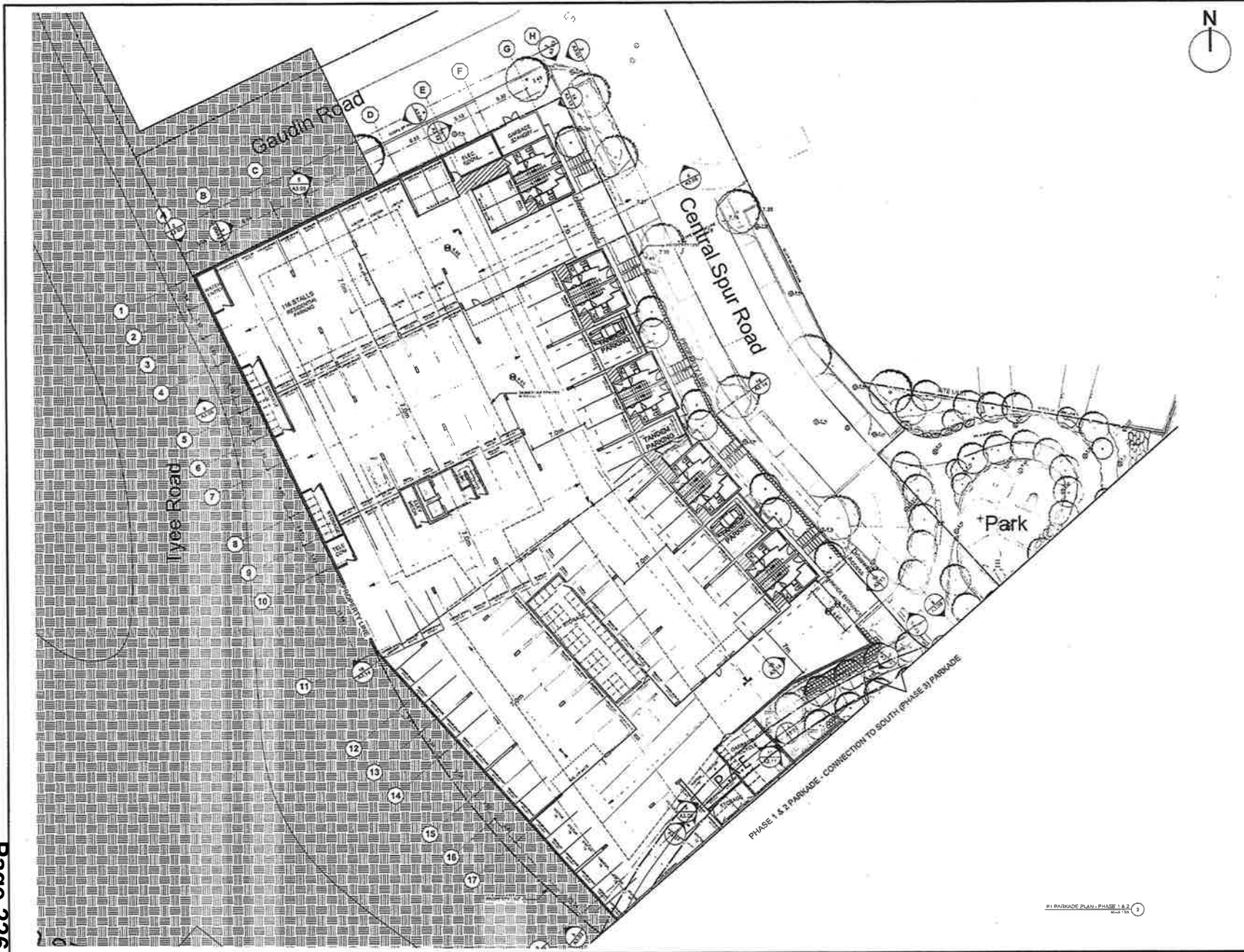
VICTORIA, BC

**OVERALL PARKADE PLAN
 LEVEL P2**

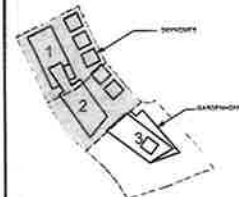
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 PLOT DATE: 13/01/15
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A2.02

Project Name: 01_055_12_01-10710.mxd



DIALOG



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 INTERIOR DESIGN DIVISION
 400-111 ALEXANDER STREET
 VANCOUVER, BC V6A 1T1
 Tel: 604-255-1188 Fax: 604-255-1190
 web: www.dialog.ca

OWNER:

1171 PINE AVE COMPANY
 100 HUBBARD STREET
 VICTORIA BC V8T 1S1
 Tel: 250-363-1111

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RAILYARDS, LOT H & J

VICTORIA, BC

**PARKADE PLAN - LEVEL P1
 PHASE 1 & 2**

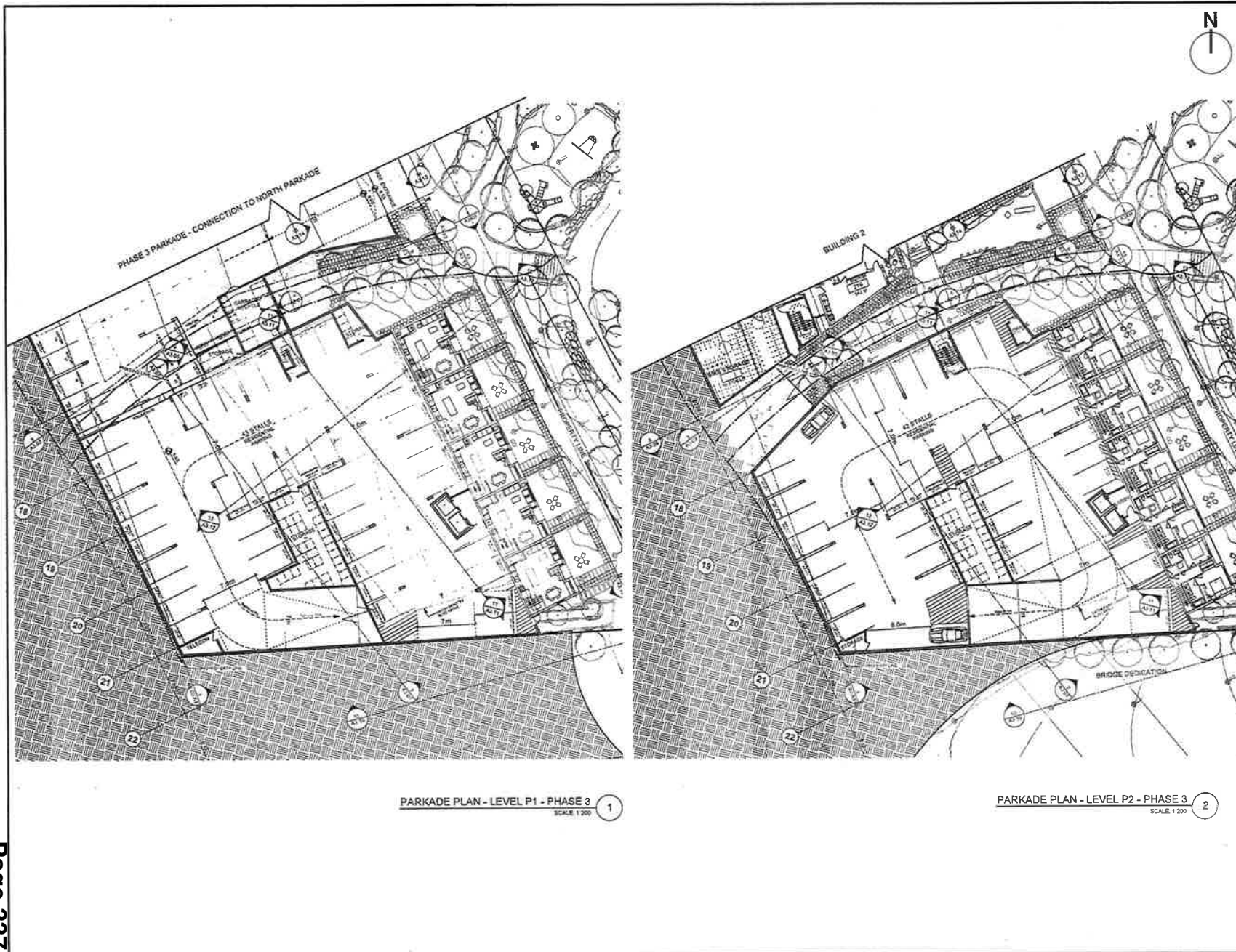
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 PLOT DATE: 18-04

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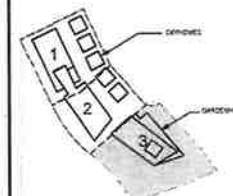
A2.03

P1 PARKADE PLAN - PHASE 1 & 2
 18-04-18

RAILY P1 H & J_03_18-04-18.dwg



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 100 HALL STREET
 VICTORIA, BC V8W 1S5
 TEL (250) 360-4400

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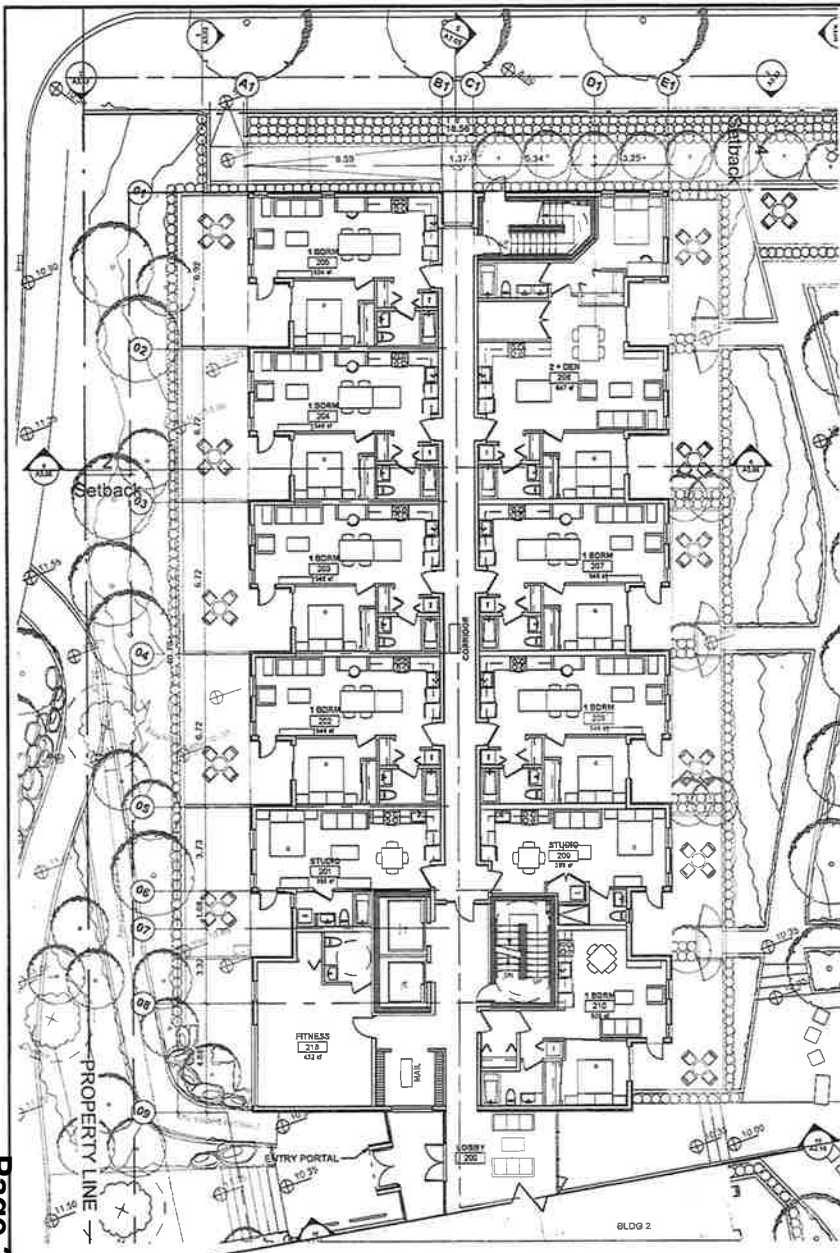
VICTORIA, BC

**PARKADE PLAN - LEVELS P1 & P2
 PHASE 3**

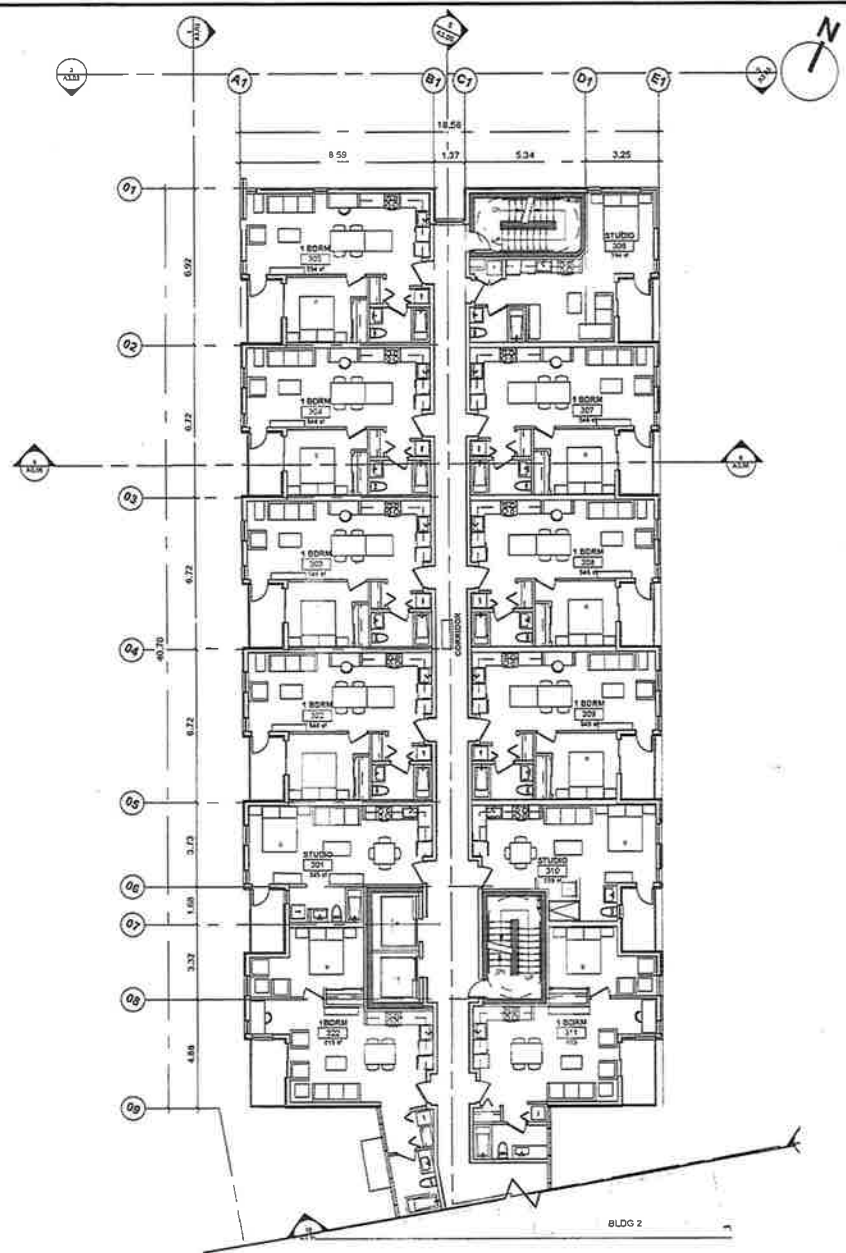
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 CHECKED: MC

A2.04

12/01/16 H:\B2\A2_04_12151616.dwg

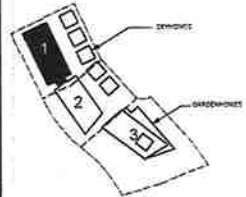


BLDG 1 - LEVEL 2 FLOOR PLAN
DATE: 12/10/15



BLDG 1 - LEVEL 3 FLOOR PLAN
DATE: 12/10/15

DIALOG



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B. 14 AUG 16 DEVELOPMENT PERMIT REVISIONS
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VICTORIA BC V8V 1S8
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RAILYARDS, LOT H & J

VICTORIA, BC

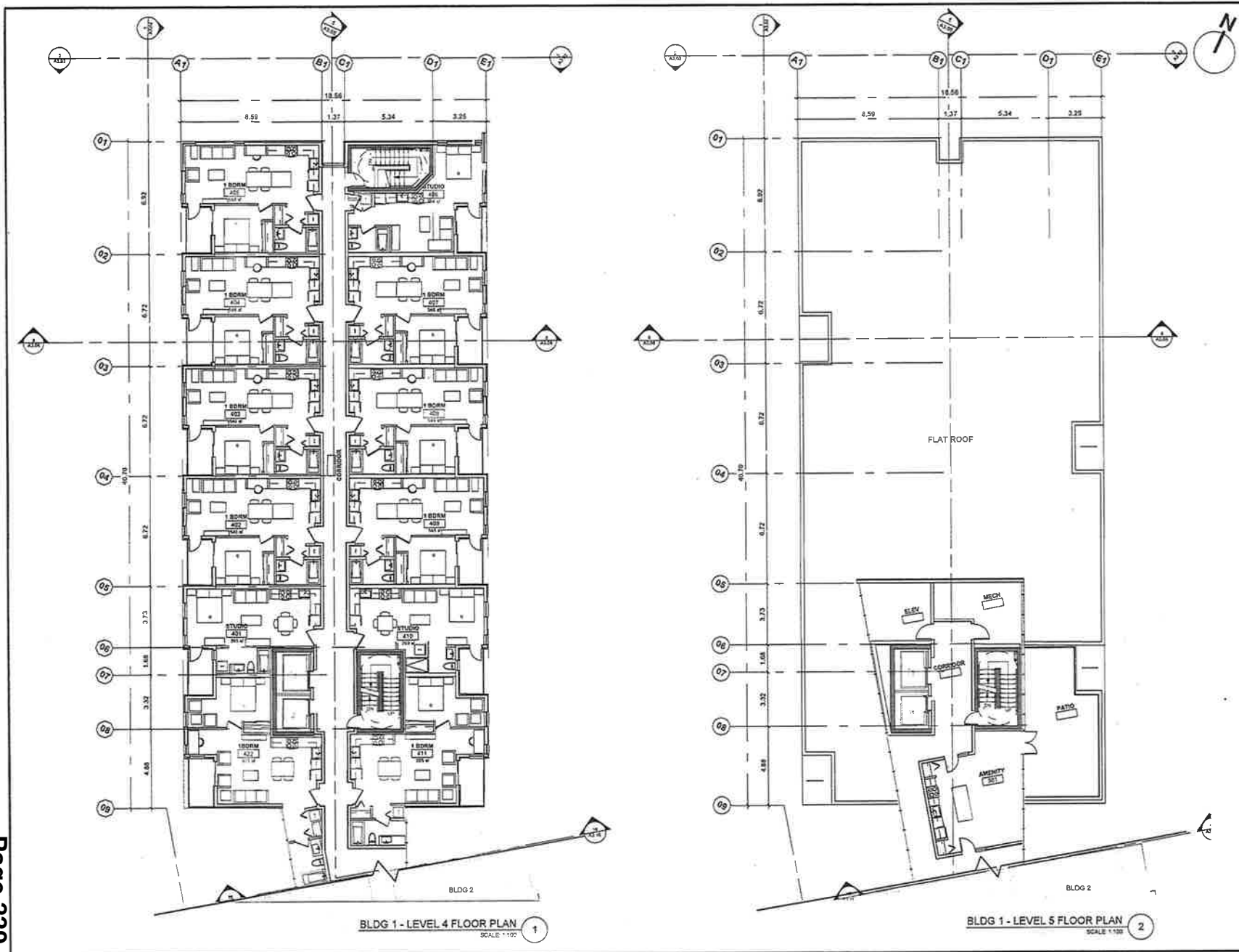
**BLDG 1 - LEVELS 2 & 3
FLOOR PLANS**

DRAWN BY
PLOT DATE: 12/10/15

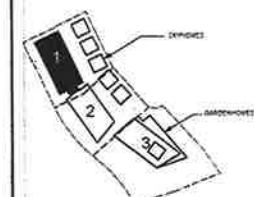
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A2.11

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DIALOG



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 email: info@shinegroup.ca

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 1410 HALL STREET
 VICTORIA BC V8W 1H8
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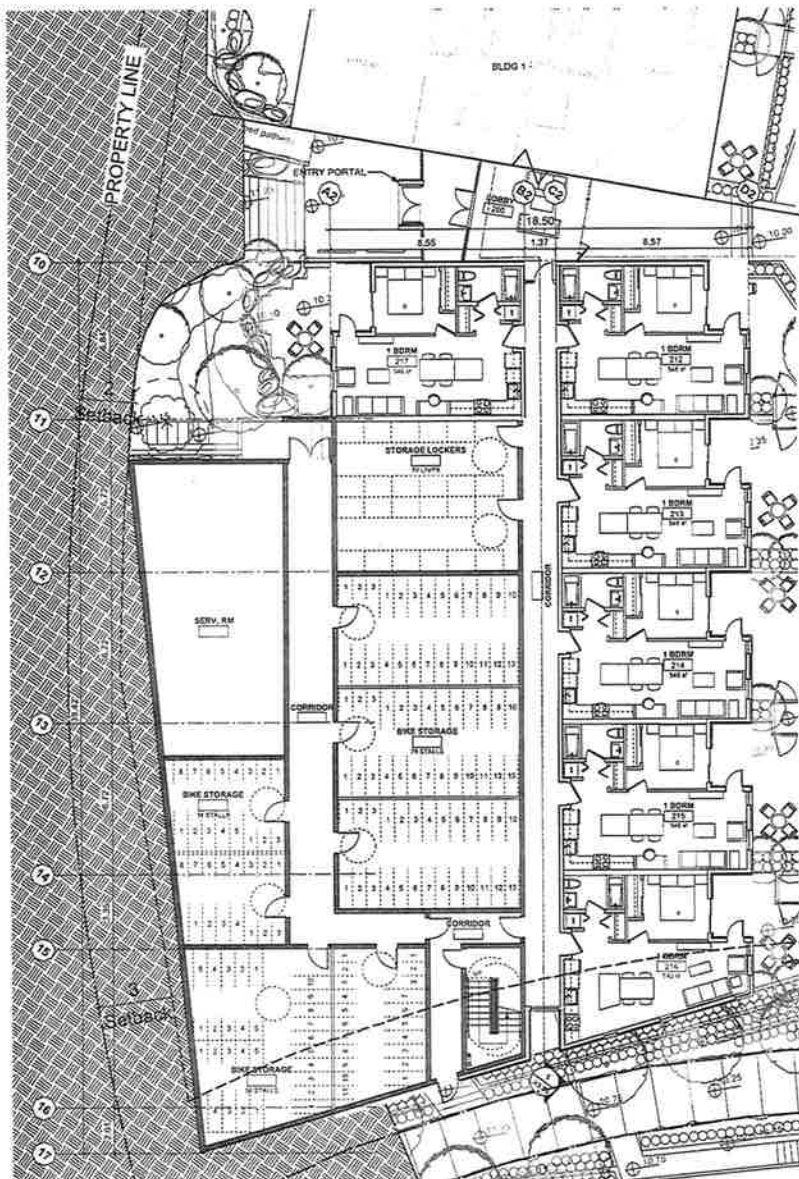
RAILYARDS, LOT H & J

VICTORIA, BC
 BLDG 1 - LEVELS 4 & 5
 FLOOR PLANS

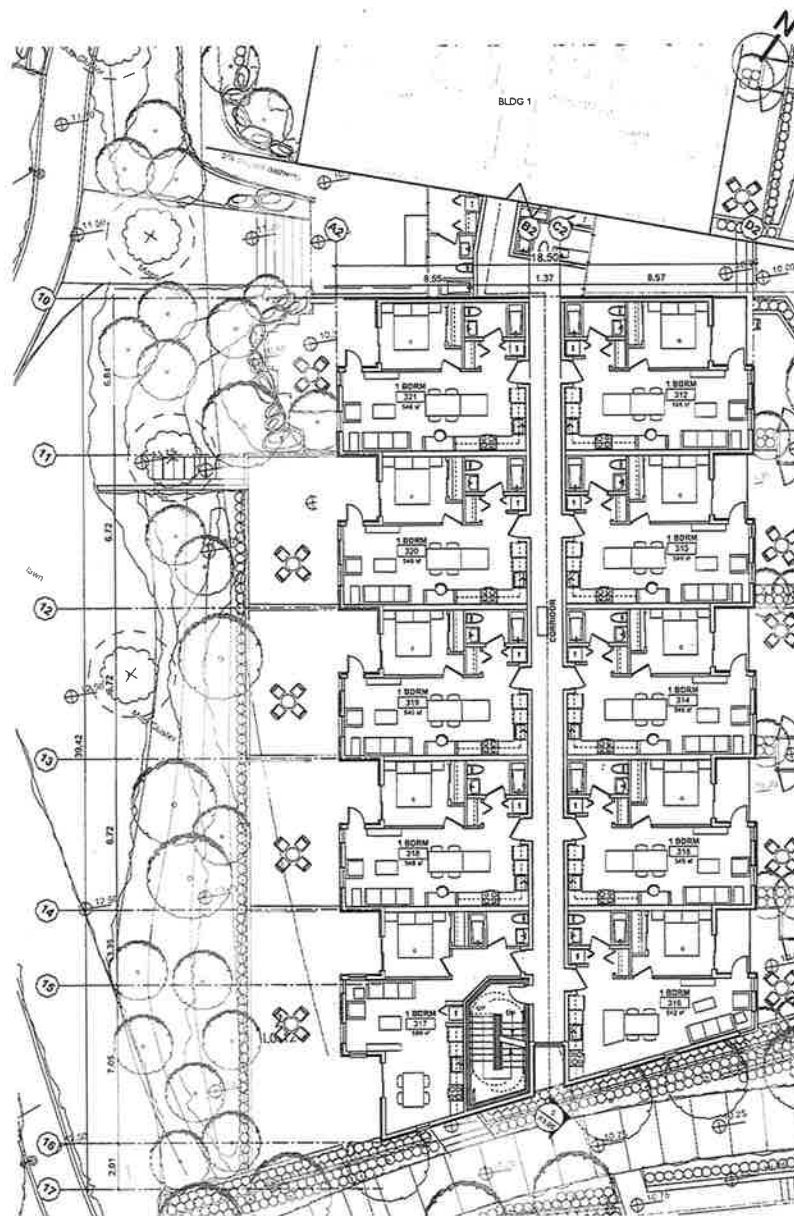
DRAWN: AG
 PLOT DATE: 12/01/15
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A2.12

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BLDG 2 - LEVEL 2 FLOOR PLAN 1



BLDG 2 - LEVEL 3 FLOOR PLAN (2)

DIALOG®



ISSUED FOR

- A. 28 JANU. DEVELOPMENT PERMIT
B. 14 ALPH. DEVELOPMENT PERMIT REVISIONS
C. 09 DEC05 DEVELOPMENT PERMIT REVISIONS

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ARCHITECT & PRIME CONSULTANT

ARCHITECT & PRIME CONSULTANT
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530 HERALD STREET
VICTORIA BC V8W 1S8
Tel: (250) 380-4190

total

RAILYARDS, LOT H & J

VICTORIA, BC

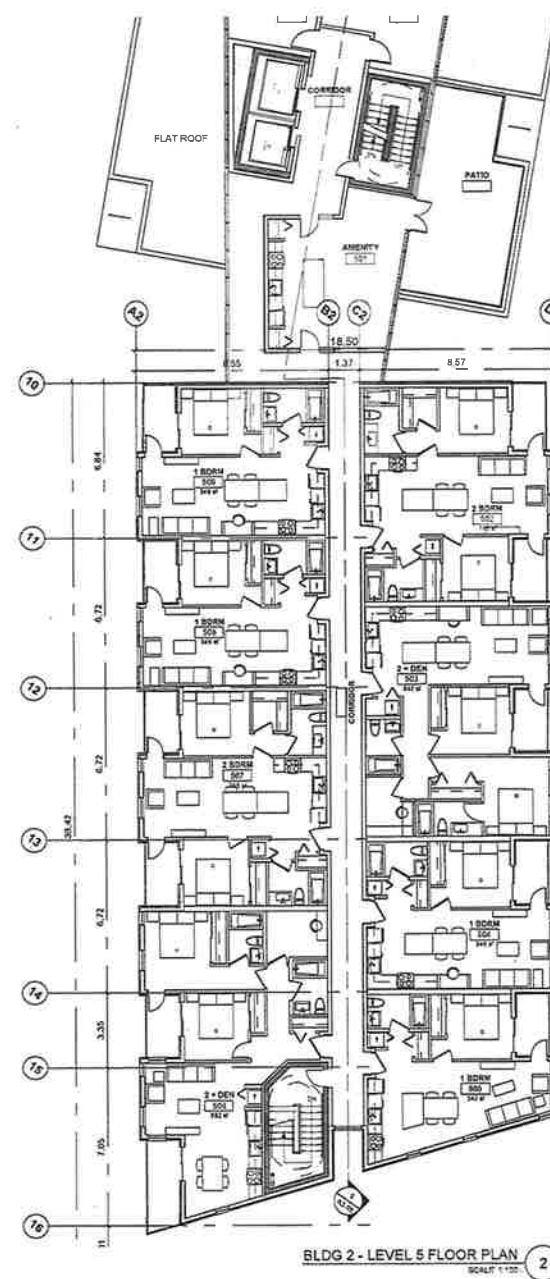
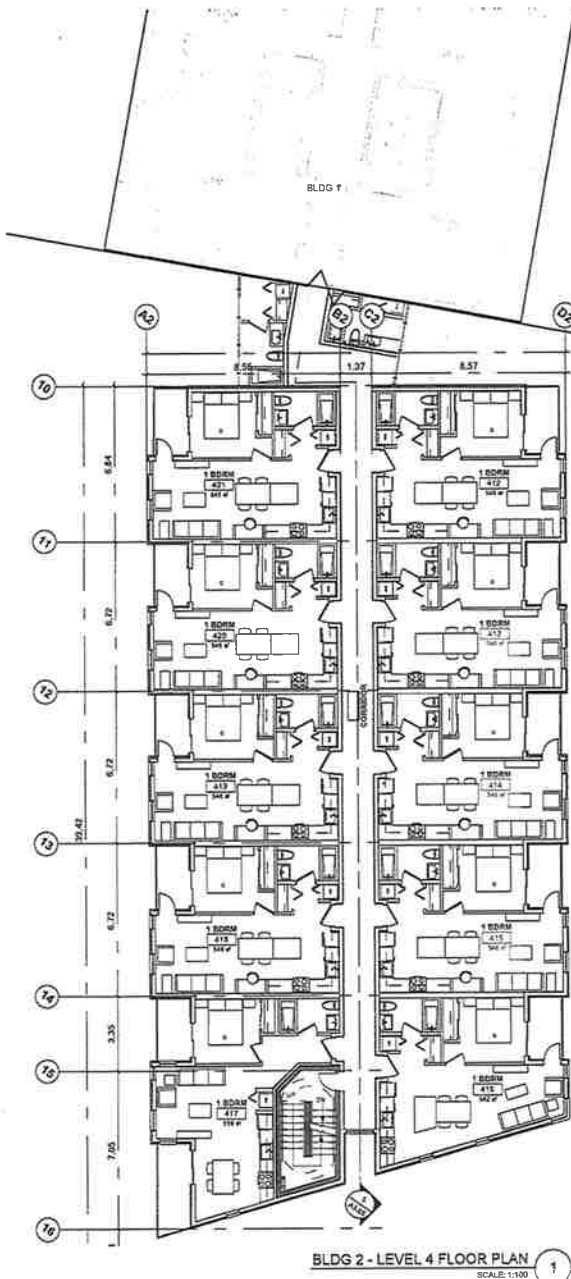
BLDG 2 - LEVELS 2 & 3
FLOOR PLANS

DRAWN: AG
PLOT DATE: 2/10/15

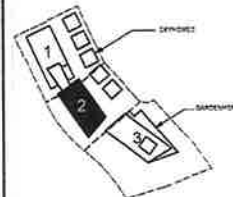
CHONG, MC

A2.21

04/04/2009 0:02:12 12-33333738.xml



DIALOG



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VICTORIA BC V8A 1S1
TEL (250) 255-1918 FAX (250) 255-1700
405@DIALOGBC.CA

OWNER:
LEPPINE AND COMPANY
100 HALL STREET
VICTORIA BC V8W 1S3
TEL (250) 386-0000

SEAL

RAILYARDS, LOT H & J

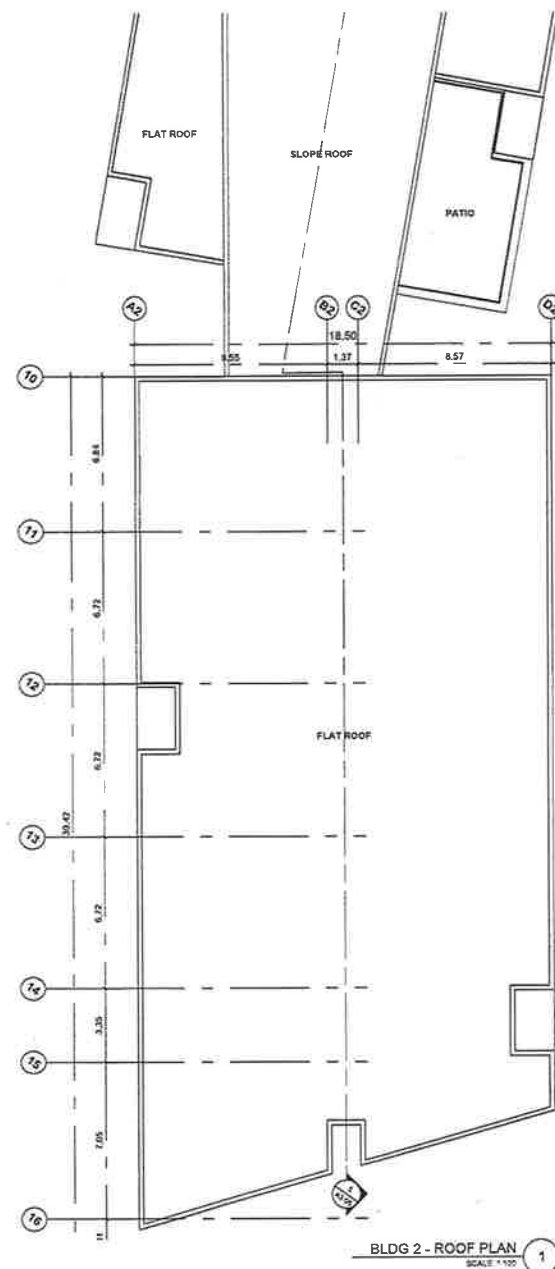
VICTORIA, BC

**BLDG 2 - LEVELS 4 & 5
FLOOR PLANS**

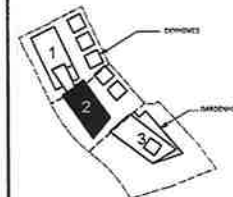
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PLOT DATE: 12/29/15
CHECKED: ML

A2.22

90705V Plans BLD02_12_20150718.rvt



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TEL: (604) 255-1161 FAX: (604) 255-1162
www.dialogbc.ca

OWNER:

LEBRON INC COMPANY
330 HEMLOCK STREET
VICTORIA, BC V8W 1S1
TEL: (250) 352-4805

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BLDG 2 - ROOF PLAN

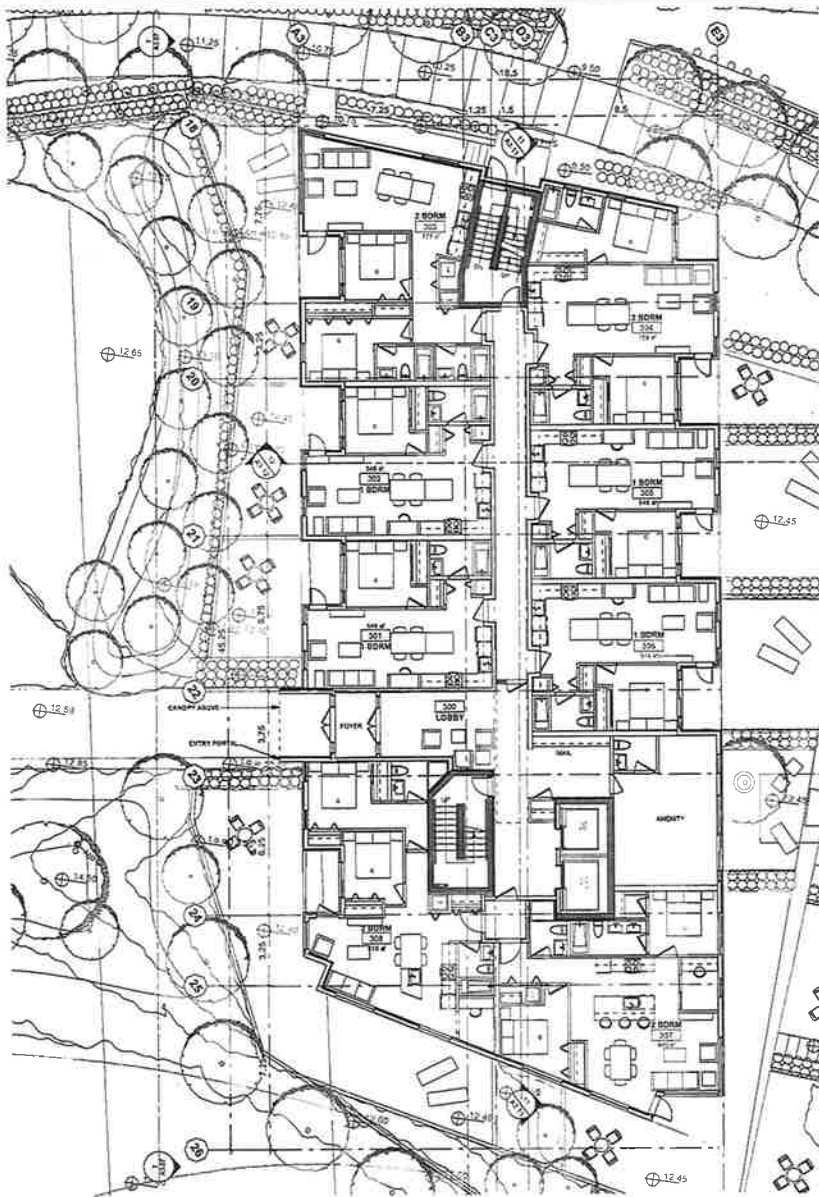
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PLOT DATE 13/01/15

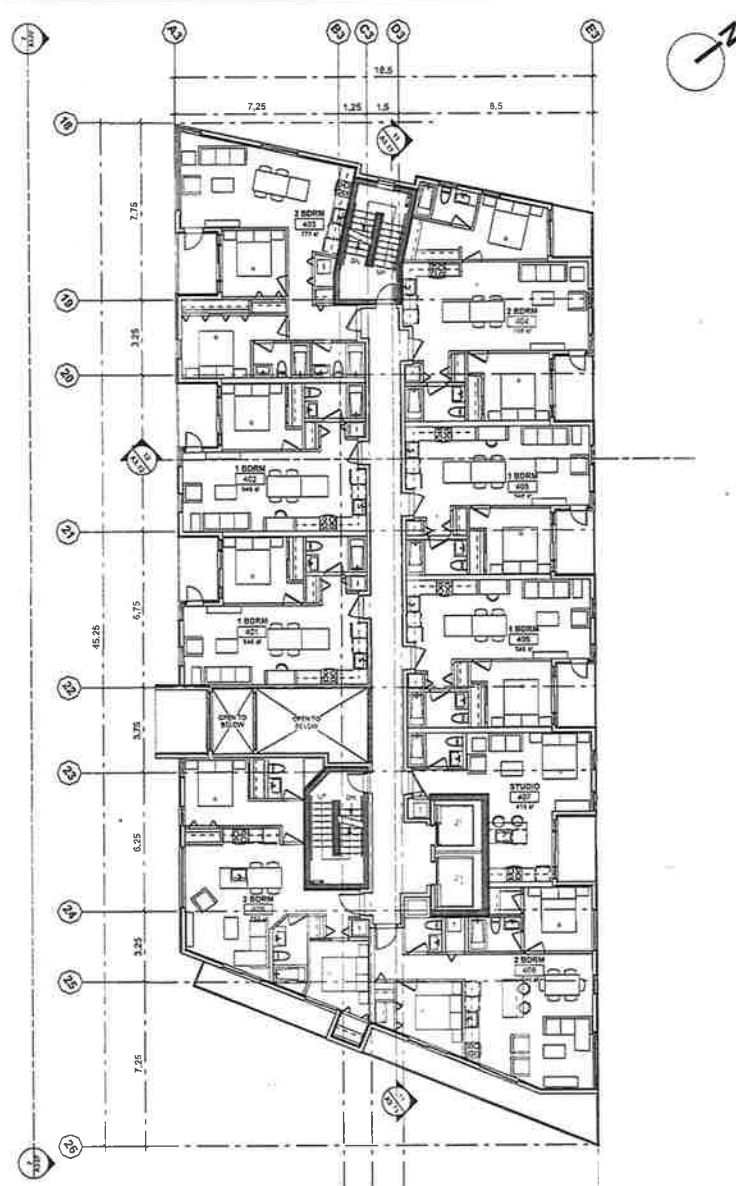
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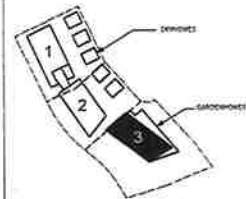


BLDG 3 - LEVEL 3 FLOOR PLAN



BLDG 3 - LEVEL 4 FLOOR PLAN

DIALOG



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- B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
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www.dialoginc.ca

OWNER:

LEVERAGE AND COMPANY
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VICTORIA, BC V8W 1T3
Tel: 250-383-8800



RAILYARDS, LOT H & J

VICTORIA BC

**BLDG 3 - LEVEL 3 & 4
FLOOR PLANS**

DRAWN: AG / JT
PLOT DATE: 12/09/15

CHECKED: MC

A2.31

A schematic diagram of a three-story building layout. The building is divided into three main sections, numbered 1, 2, and 3. Section 1 is the top-left part, containing several small rectangular rooms. Section 2 is the middle part, also containing several small rectangular rooms. Section 3 is the bottom-right part, which is shaded black and contains a single large rectangular room. A line points from the word 'ENTRANCE' to the top-right corner of the building. Another line points from the word 'CARTOON' to the shaded room in section 3.

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design@designogbc.ca

OWNER:
LEFEBVRE AND COMPANY
590 HERALD STREET
VICTORIA BC V8W 1S0
Tel. (250) 380-1900

25. **REAL**

RAILYARDS, LOT H & J

VICTORIA, BC

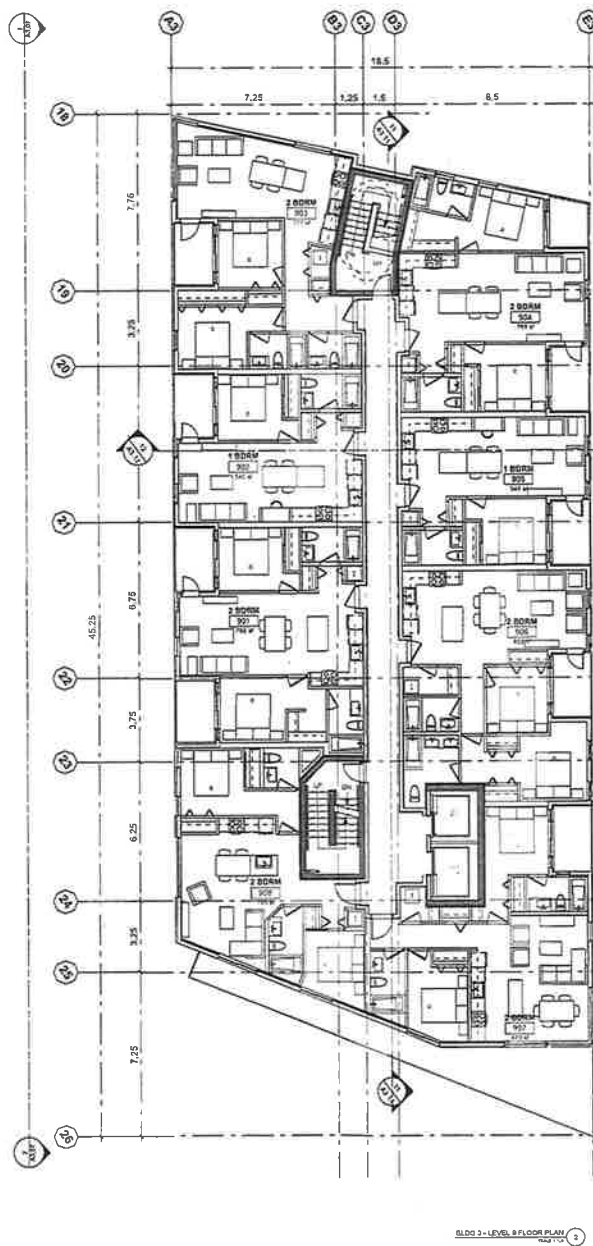
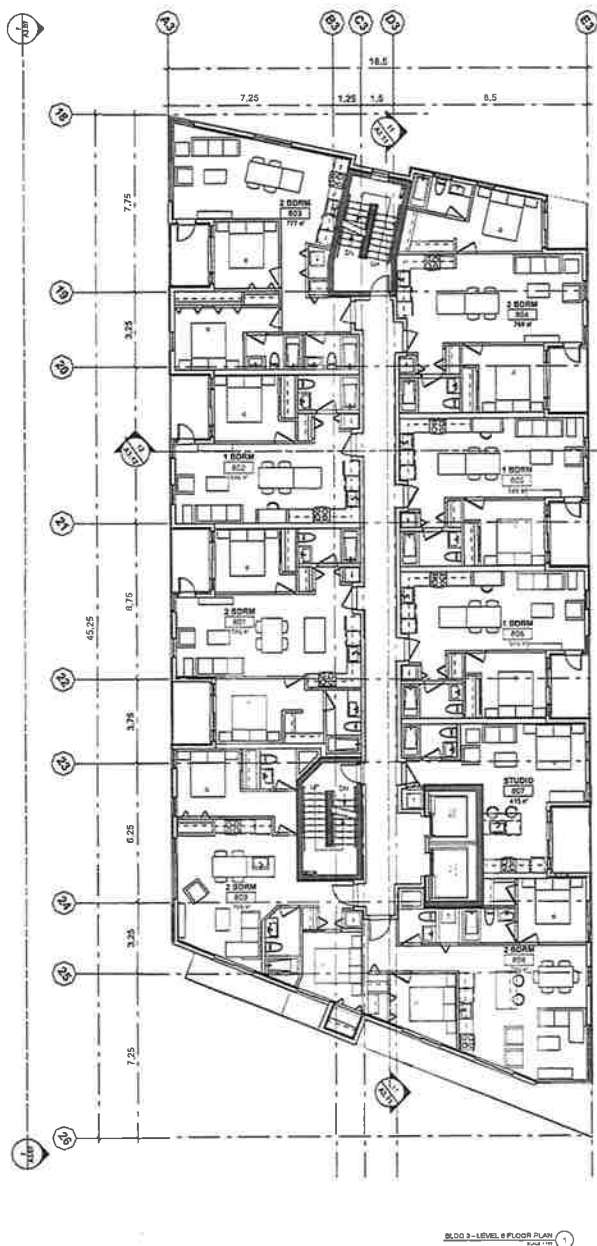
BLDG 3 - LEVEL 5-7
FLOOR PLANS

DRAWN AG/CT
PLOT DATE 12/9/15

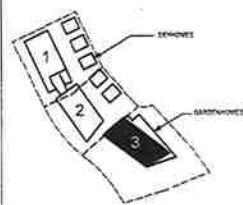
CHECKED MC

A2.32

Victoria City Council - 14 Apr 2016



DIALOG



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VANCOUVER BC V6A 1E1
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www.dialogbc.com

OWNER:

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1300 RAILROAD STREET
VICTORIA BC V8W 1H8
TEL: (250) 384-8800

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

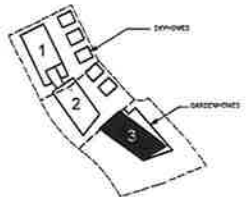
**BLDG 3 - LEVEL 8 & 9
FLOOR PLANS**

DRAWN: AG / DT
PLOT DATE: 12/2/15

CHECKED: MC

A2.33

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VICTORIA BC V8A 1E1
Tel (250) 255-1155 Fax (250) 255-1150
info@dialogfc.com

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LEPPINE AND COMPANY
204 HERALD STREET
VICTORIA BC V8W 1T1
Tel (250) 385-8899

SEAL

RAILYARDS, LOT H & J

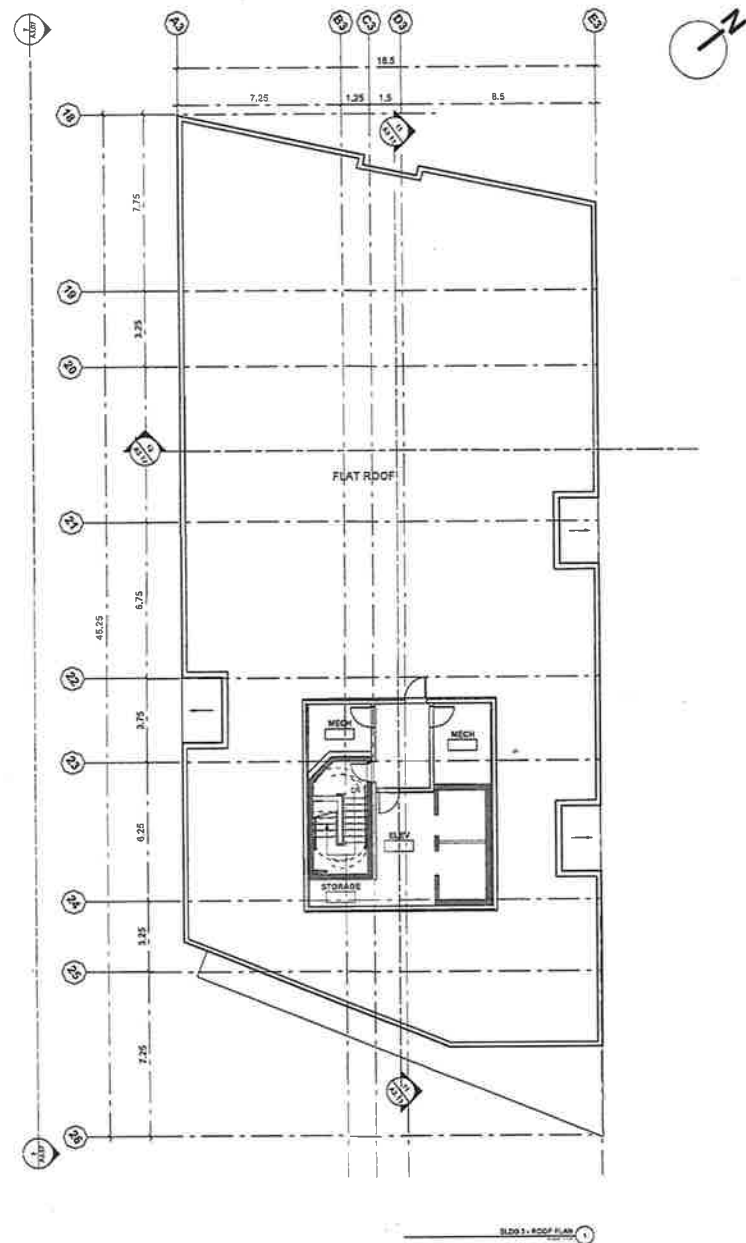
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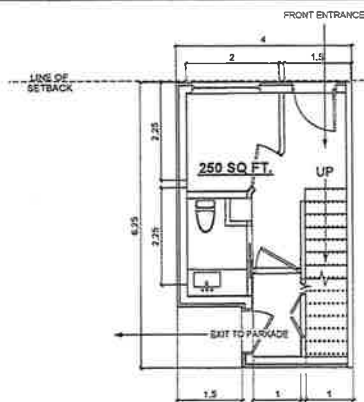
BLDG 3 - ROOF PLAN

DRAWN: AD / DT
PLOT DATE: 12/25/15

CHECKED: MC

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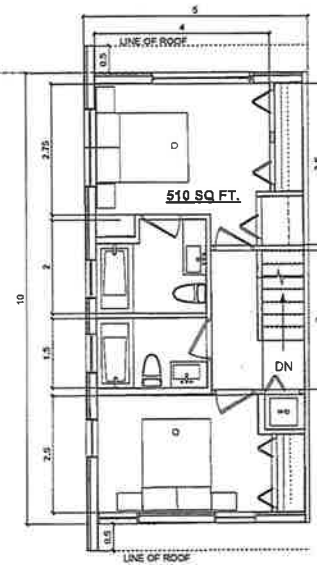




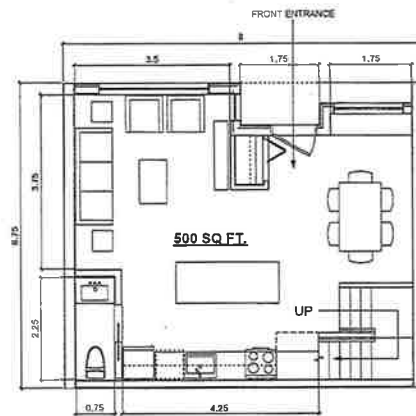
SKY HOMES - LEVEL 1 FLOOR PLAN
SCALE: 1:100



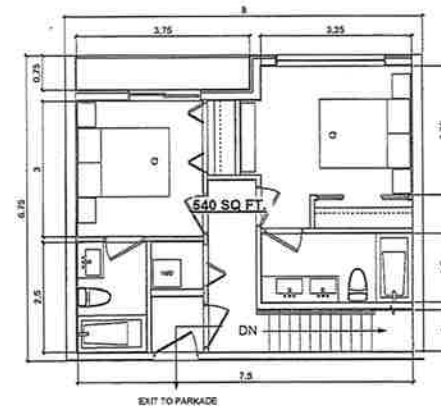
SKY HOMES - LEVEL 2 FLOOR PLAN
SCALE: 1:100



SKY HOMES - LEVEL 3 FLOOR PLAN
SCALE: 1:100

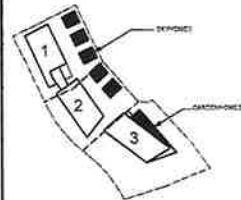


GARDEN HOMES - LEVEL 1 FLOOR PLAN
SCALE: 1:100



GARDEN HOMES - LEVEL 2 FLOOR PLAN
SCALE: 1:100

DIALOG



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- B. 24 JULY 2015 DEVELOPMENT PERMIT REVISIONS
- C. 28 DECEMBER 2015 DEVELOPMENT PERMIT REVISIONS

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VICTORIA BC V8A 1E1
Tel: (250) 251-1191 Fax: (250) 251-1192
dlog@dialoginc.ca

OWNER:
LEIFLINE AND COMPANY
333 HERALD STREET
VICTORIA BC V8W 1Y3
Tel: (250) 383-4999

SEAL

RAILYARDS, LOT H & J

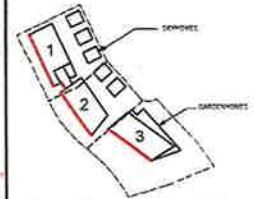
VICTORIA BC

TYPICAL UNIT PLANS
GARDEN HOMES-LVLS
SKY HOMES - LVLS 1-2

DRAWN: AG / DT CHECKED: MC
PLOT DATE: 12/6/15

A2.41

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SEAL

RAILYARDS, LOT H & J

VICTORIA BC

WEST ELEVATION

DRAWN: AG
 PLOT DATE: 15/01/15
 CHECKED: MC

A3.00

14/01/15 ELEVATION_31111772.rvt

Victoria City Council - 14 Apr 2016

PHASE 1 & 2

PHASE 3

BLDG 1

BLDG 2

BLDG 3



WEST ELEVATION LEGEND 1A

PHASE 1 & 2

PHASE 3

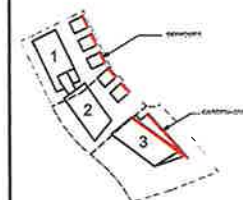
BLDG 1

BLDG 2

BLDG 3



WEST ELEVATION LEGEND 1B



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3. VICTORIA STREET
4. VICTORIA STREET
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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

EAST ELEVATION

DRAWN: AG

PLOT DATE: 16-2-16

CHECKED: MC

A3.01

16-0000-0000-0000-0000

PHASE 3

PHASE 1 & 2

BLDG 3

BLDG 2

BLDG 1



EAST ELEVATION - LEGEND

2A

PHASE 3

PHASE 1 & 2

BLDG 3

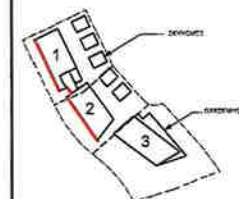
BLDG 2

BLDG 1



EAST STREETCAR ELEVATION

2B



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Tel: 604.251.5119 Fax: 604.251.5700
info@bridge-ae.com

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395 WEAVER STREET
VANCOUVER BC V6B 1A1
Tel: 251.384-8800

SEAL

RAILYARDS, LOT H & J

VICTORIA BC

WEST ELEVATION

BLDG 1 & 2

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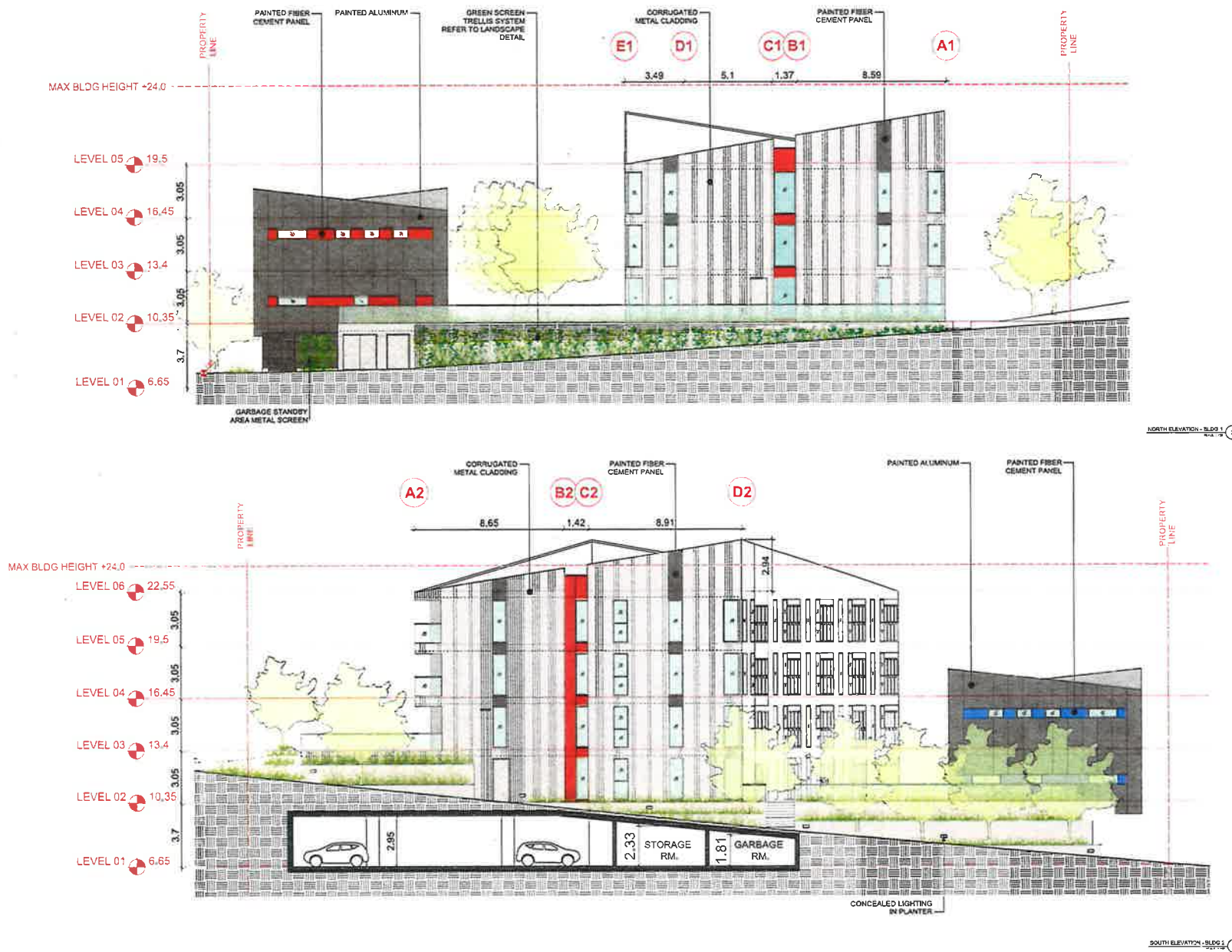
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NOTIFY: ELEVATIONS_20191120.rvt



WEST ELEVATION 1 - BLDG 1 (C)

WEST ELEVATION 1 - BLDG 2 (C)



DIALOG



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WWW.DIALOGBC.COM

OWNER:

SEMPER AND COMPANY
1000-1000 BROADVIEW STREET
VICTORIA, BC V8M 1H1
TEL: (250) 363-1111

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

NORTH & SOUTH ELEVATION

BLDG 1 & 2

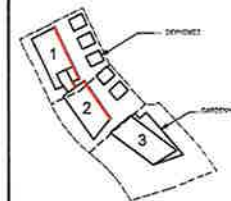
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A3.03

RAILYARDS_ELEVATIONS_A3.03.dwg



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www.dialogbc.ca

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VANCOUVER, BC V6A 1T9
Tel: 604-251-1198

SEAL

RAILYARDS, LOT H & J

VICTORIA BC

EAST ELEVATION

BLDG 1 & 2

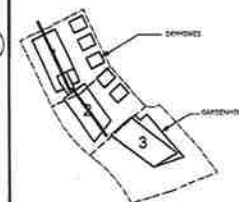
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PLOT DATE 12/01/15

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A3.04

ALPHAVIEW ELEVATIONS_20150722.dwg

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info@dialogplanning.ca

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TEL: (250) 384-4900

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

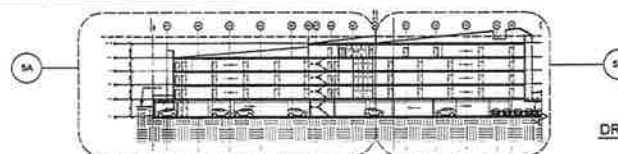
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DRAWN: AG
PLOT DATE: 12/28/15

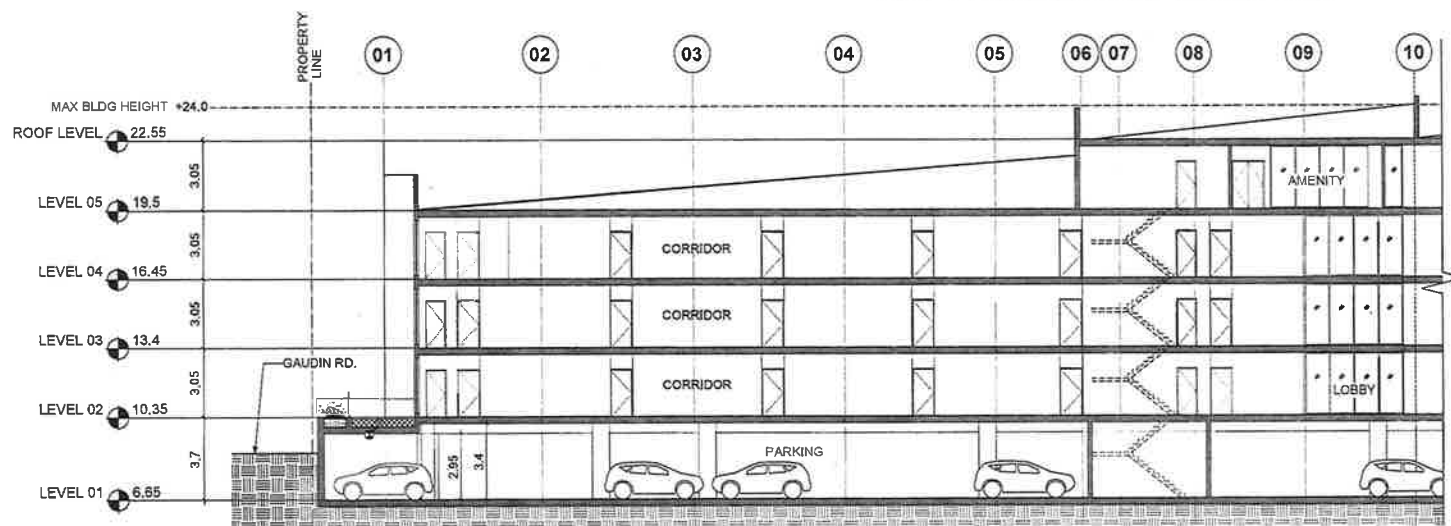
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A3.05

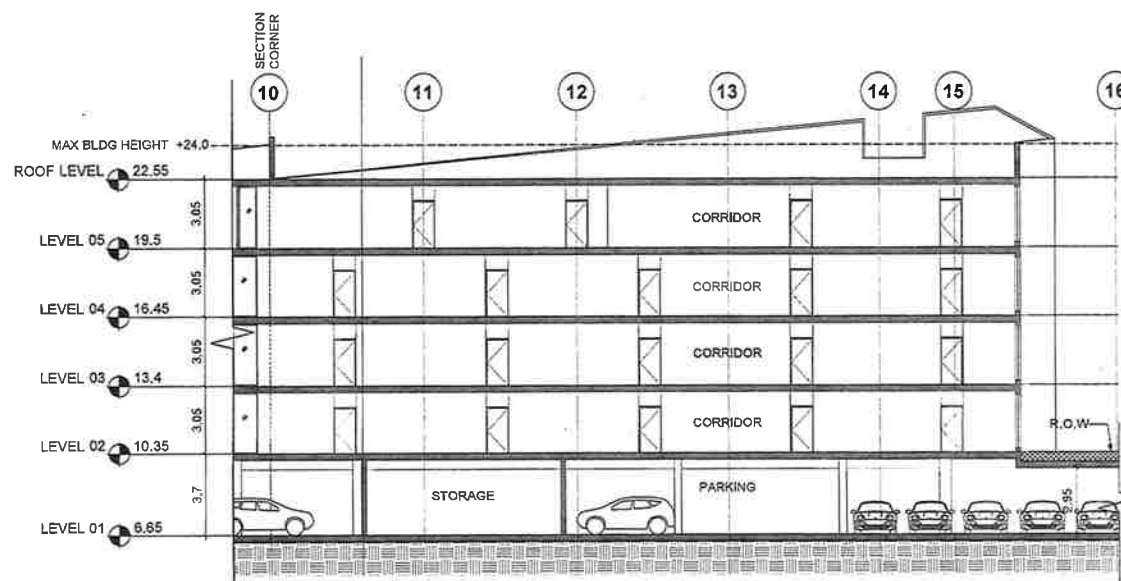
RAILYARDS SECTIONS_20150717.dwg



DRAWING LEGEND FOR SECTION 5
SCALE 1:500

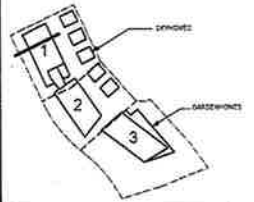


BUILDING SECTION 5 - BLDGS 1 & 2
SCALE 1:100 5A



BUILDING SECTION 5 - BLDG 1 & 2
SCALE 1:100 5B

DIALOG®



ISSUED FOR:

- A 26 JAN/15: DEVELOPMENT PERMIT
- B 14 AUG/15: DEVELOPMENT PERMIT REVISIONS
- C 09 DEC/15: DEVELOPMENT PERMIT REVISION

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TEL (604) 255-1199 FAX (604) 255-1790
info@dialogbc.ca

OWNER:
LEPPINE AND COMPANY
800 HERALD STREET
VICTORIA BC V8W 1Z8
TEL (250) 364-9990

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

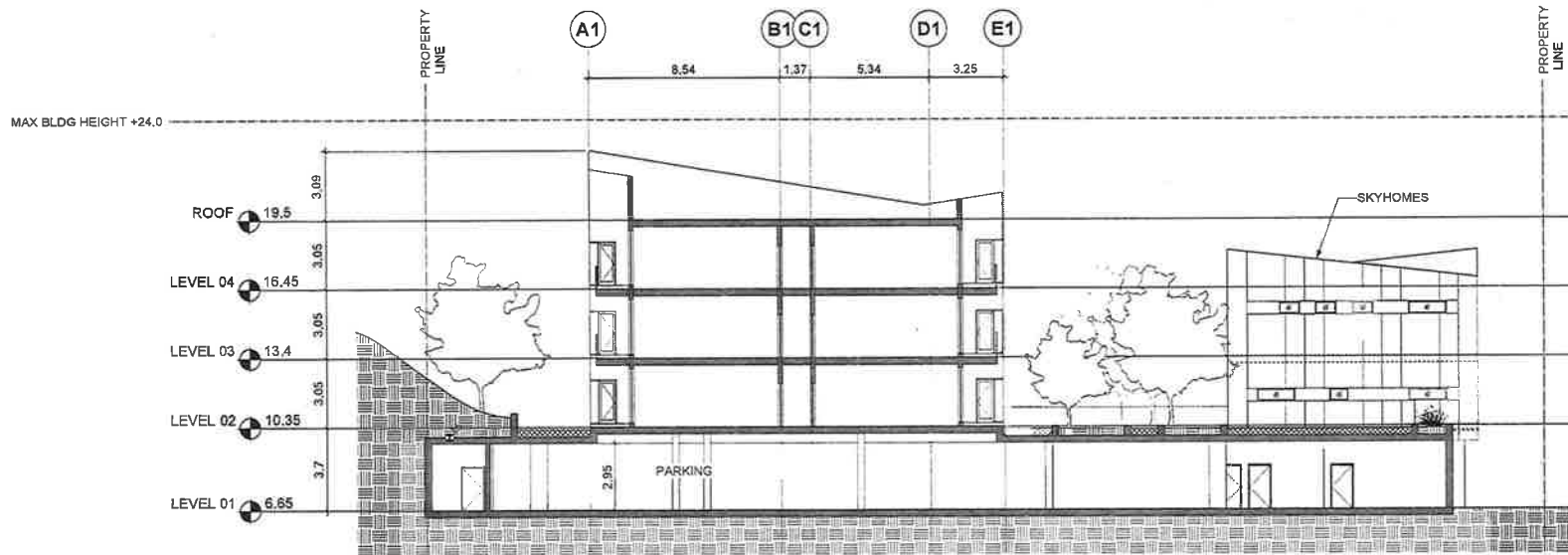
BLDG 1

DRAWN: JG
PLOT DATE: 12/01/15

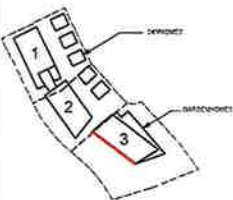
CHECKED: MC

A3.06

042015 / SECTIONS_01/01/15.rvt



BUILDING SECTION 6 - BLDG 1
SCALE: 1/100



ISSUED FOR:

- A 28 JANU'S DEVELOPMENT PERMIT
- B 14 AUGU'S DEVELOPMENT PERMIT REVISIONS
- C 09 DEC'15 DEVELOPMENT PERMIT REVISIONS

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Tel: (604) 251-1119 Fax: (604) 251-1120
info@dialogbc.ca

OWNER:
L&F HOLDING COMPANY
171 HERALD STREET
VICTORIA, BC V8W 1T1
Tel: (250) 383-4700

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

WEST ELEVATION

BLDG 3

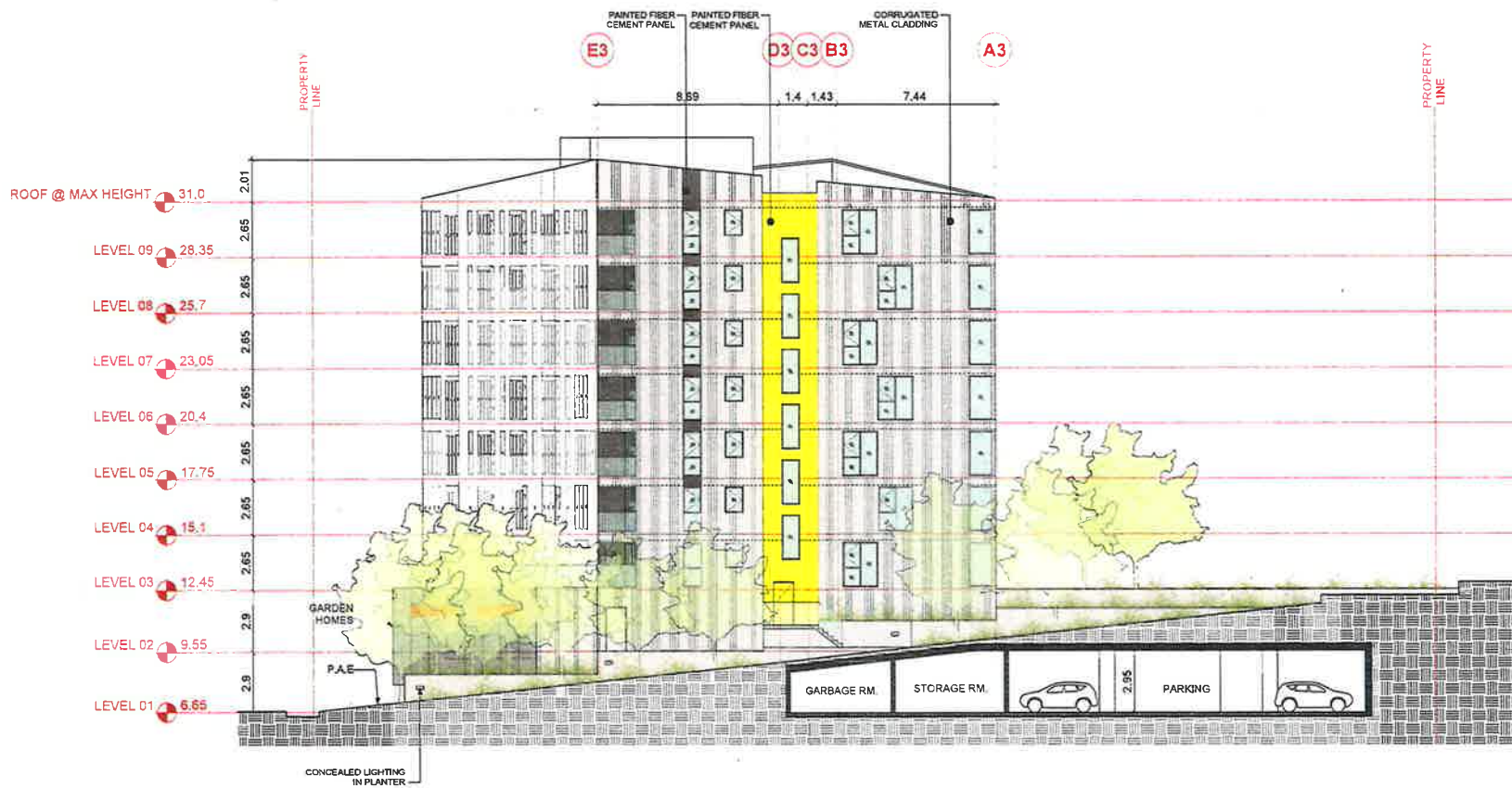
DRAWN: AG
PLOT DATE: 12/29/15

CHECKED: MC

A3.07

BLDG3 WEST ELEVATION_20151229.dwg





NORTH ELEVATION - BLDG 3

DIALOG



ISSUED FOR

- A: 28 JANU'S DEVELOPMENT PERMIT
- B: 14 AUGU'S DEVELOPMENT PERMIT REVISIONS
- C: 09 DEGU'S DEVELOPMENT PERMIT REVISIONS

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info@dialog.ca

OWNER:

LEFEBVRE AND COMPANY
1000-1000 STREET
VANCOUVER, BC V6A 1C1
Tel: (604) 255-1119

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

NORTH ELEVATION

BLDG 3

DRAWN: AG

PLUT DATE: 12/2015

CHECKED: MC

A3.08

MPHY ELEVATION_22172224.dwg

ISSUED FOR

- A 79 JAN15 DEVELOPMENT PERMIT
B 14 AUG15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC15 DEVELOPMENT PERMIT REVISIONS

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INTERIOR DESIGN PLANNING INC.
406 - 811 ALEXANDER STREET
VANCOUVER BC V6A 1E3
Tel: (604) 255-1188 Fax: (604) 255-1700
daveg@dialogbc.ca

OWNER:
LEFEBVRE AND COMPANY
510 HERALD STREET
VICTORIA BC V8W 1S2
Tel: (250) 380-4002

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

EAST ELEVATION

BLDG 3

DRAWN: AG
PLOT DATE 12/2/15

CHECKED NO

A3.09

...and the ...



EAST ELEVATION - BLDG 3

DIALOG®



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- A 28 JAN15 DEVELOPMENT PERMIT
- B 14 AUG15 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC15 DEVELOPMENT PERMIT REVISIONS

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INTERIOR DESIGN PARTNERS INC
404-111 ALDENBURY STREET
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1159 Fax: (604) 255-1190
info@dialogbc.ca

OWNER:
LEVIENE AND COMPANY
100 HURON STREET
VICTORIA BC V8W 1Z5
Tel: (250) 363-4906

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

SOUTH ELEVATION

BLDG 3

DRAWN: AG
PLOT DATE: 12/2015

CHECKED: MC

A3.10

RAILYARDS ELEVATIONS_20151220.dwg



SOUTH ELEVATION - P.002.2

Victoria City Council - 14 Apr 2016

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WWW.DIALOGBC.COM

OWNER:
LEVERAGE AND COMPANY
1011 DALL STREET
VANCOUVER, BC V6A 1P7
TEL: 604-255-1181

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

**GARBAGE SCREEN
& GARAGE DOOR DETAIL**

DRAWN: AG
PLOT DATE: 16-2-4

CHECKED: MC

A3.16

Victoria City Council - 14 Apr 2016



NORTH ELEVATION - BUS & RAILWAY

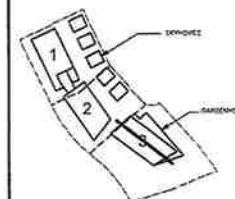


GARAGE PARKADE GATE



EAST ELEVATION - SKY HOME

DIALOG®



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 A. 28 JAN 15 DEVELOPMENT PERMIT
 B. 14 AUG 15 DEVELOPMENT PERMIT REVISIONS
 C. 09 DEC 15 DEVELOPMENT PERMIT REVISION

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OWNER:
 LIFETIME INC COMPANY
 1000 CORDOVA STREET
 VANCOUVER BC V6H 1T1
 TEL (604) 255-1155

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

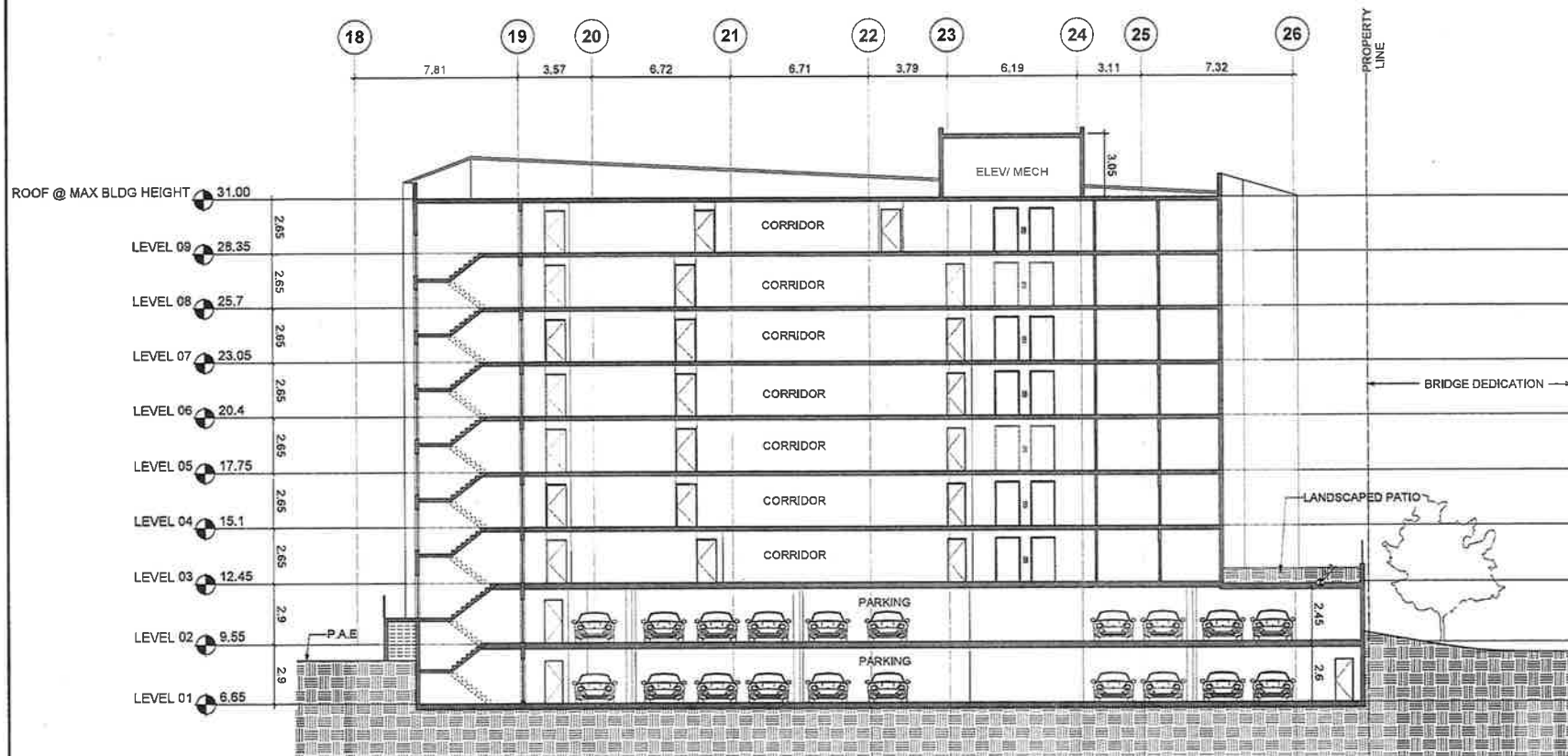
BLDG 3

DRAWN: AG
 PLOT DATE: 12/09/15

CHECKED: MC

A3.11

WORKBOOK_SECTION_20151211-1.dwg



BUILDING SECTION 11 - BLDG 3
 SCALE: 1:100

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- A 28 JAN'15 DEVELOPMENT PERMIT
- B 14 AUG'15 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC'15 DEVELOPMENT PERMIT REVISIONS

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OWNER:
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115-1161 ALAN STREET
VANCOUVER, BC V6A 1C1
TEL: (604) 251-1100

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

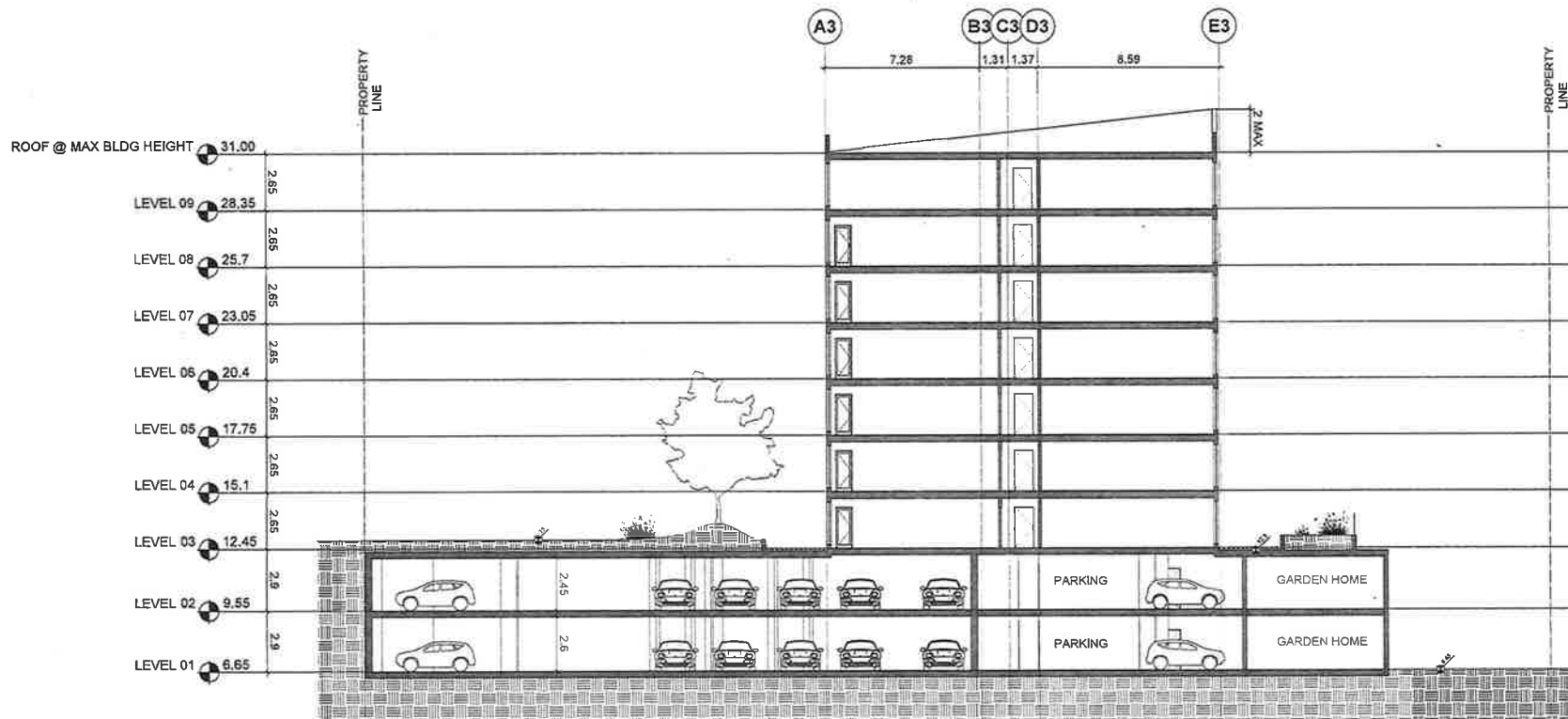
BLDG 3

DRAWN: AG
PLOT DATE: 12/09/15

CHECKED: MC

A3.12

04769V SECTION3_20150717.mxd



ROOF @ MAX HEIGHT 31.00

LEVEL 09 28.35

LEVEL 08 25.7

LEVEL 07 23.05

LEVEL 06 20.4

LEVEL 05 17.75

LEVEL 04 15.1

LEVEL 03 12.45

LEVEL 02 9.55

LEVEL 01 6.65

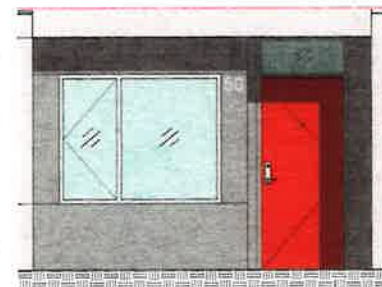
PAINTED CORRUGATED METAL CLADDING

PAINTED ALUMINUM

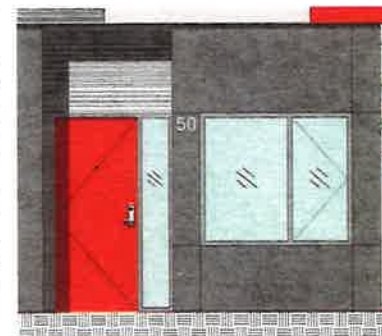
PAINTED FIBER CEMENT PANEL

PAINTED FIBER CEMENT PANEL

EAST ELEVATION - GARDEN HOMES 13

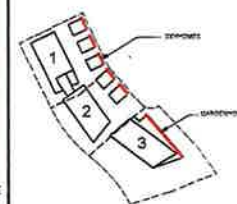


FRONT DOOR DETAIL - GARDEN HOMES 14



FRONT DOOR DETAIL - SKY HOMES 15

DIALOG



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A 29 JAN'15 DEVELOPMENT PERMIT
B 14 AUG'15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC'15 DEVELOPMENT PERMIT REVISIONS

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VICTORIA BC V8W 1E1
TEL: 250-251-1188

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

EAST ELEVATIONS -
GARDEN HOMES
& SKY HOMES

DRAWN BY
PLOT DATE 12/01/15

CHECKED MC

A3.13

04/20/15 ELEVATIONS_20110711.rvt

MAX BLDG HEIGHT +24.0

PARKING ENTRANCE

GREEN SCREEN
TRELLIS
REFER TO LANDSCAPE
DETAIL

PAINTED FIBER
CEMENT PANEL

CORRUGATED
METAL CLADDING

CORNER

PAINTED
ALUMINUM

PAINTED FIBER
CEMENT PANEL

PARKING ENTRANCE

LEVEL 05 19.5

LEVEL 04 16.45

LEVEL 03 13.4

LEVEL 02 10.35

LEVEL 01 6.65

EAST ELEVATION - SKY HOMES 14



ISSUED FOR
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 B 14 AUG15 DEVELOPMENT PERMIT REVISIONS
 C 03 DEC15 DEVELOPMENT PERMIT REVISIONS

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 404 - 811 ALEXANDER STREET
 SUITE 1000, VIC 3045
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 email@dialogic.com.au

OWNER:
 LEYLAND AND COMPANY
 3/100 GLENVIEW STREET
 VICTORIA VIC 3045
 TEL (03) 9551-1111

SEAL

RAILYARDS, LOT H & J

VICTORIA, VIC

WEST ELEV. - SKY HOMES
 SOUTH ELEV. - PHASE 1

DRAWN AS
 PLOT DATE 12/06/15 CHECKED MC

A3.14

RAILYARDS, LOT H & J





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 B. 14 AUGUST DEVELOPMENT PERMIT REVISIONS
 C. 09 DECEMBER DEVELOPMENT PERMIT REVISIONS

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 email@dialogbc.ca

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 VICTORIA BC V8W 1S4
 TEL (250) 360-4901

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

SOUTH ELEVATION - PHASE 2

DRAWN BY: PLOT DATE: 12/10/15 CHECKED BY: MC

A3.15

04299/ELEVATIONS_1510720.rvt



ISSUED FOR

A 28 JAN 15 DEVELOPMENT PERMIT

B 14 MAR 15 DEVELOPMENT PERMIT REVISIONS

C 08 DEC 15 DEVELOPMENT PERMIT REVISIONS

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TEL: 250-383-1111

WWW.DKA.CO

OWNER

LYNN AND COMPANY

800 HURON STREET

VICTORIA, BC V8W 1G6

TEL: 250-383-1111

REAL

RAILYARDS LOT H&J

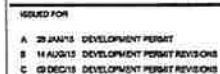
LANDSCAPE SITE PLAN

DRAWN: E. Dwyer

FILED: 12/15/15

CHECKED:

L0.01



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455 - 5TH ALEXANDER STREET
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design@salcoarchitects.ca

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LIFEVIEW AND COMPANY
130 HERALD STREET
VICTORIA BC V8W 1M6
Tel: (250) 362-4656

SEAL

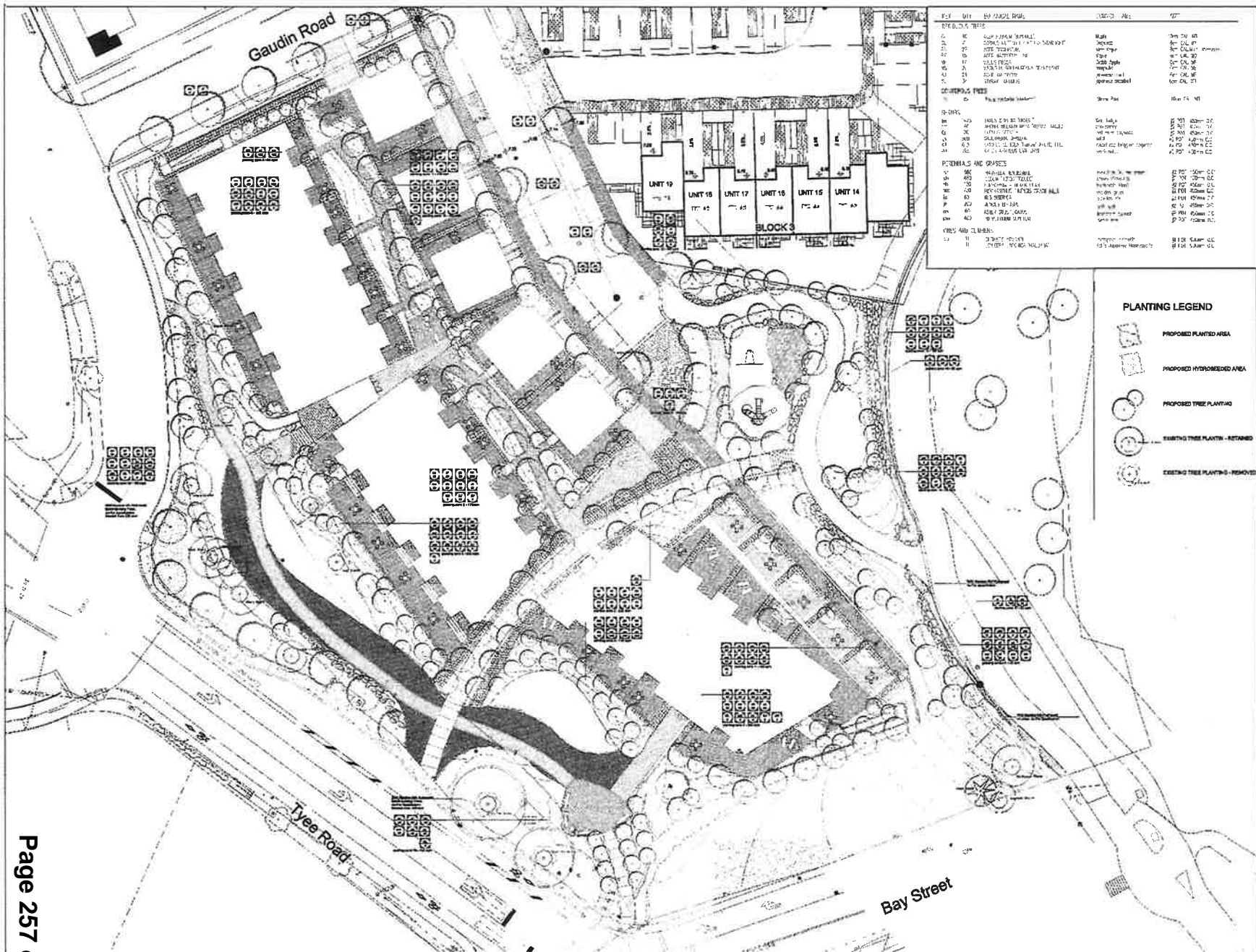
RAILYARDS, LOT, H&J

LANDSCAPE LAYOUT PLAN

DRAWN: B_Down
PLOT DATE: 12/21/11

CHECKED:

L0.02



PLANTING SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIES	PLANT SIZE	PLANT TYPE
1	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
2	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
3	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
4	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
5	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
6	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
7	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
8	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
9	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
10	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
11	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
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17	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
18	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE
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100	10	PLANT SPECIES	PLANT SIZE	PLANT TYPE

PLANTING LEGEND

- PROPOSED PLANTED AREA
- PROPOSED HYDROLOGICAL AREA
- PROPOSED TREE PLANTING
- EXISTING TREE PLANTING - RETAINED
- EXISTING TREE PLANTING - REMOVED

DIALOG

ISSUED FOR:
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 B. 14 AUGUST 2015 DEVELOPMENT PERMIT REVISIONS
 C. 08 DECEMBER 2015 DEVELOPMENT PERMIT REVISIONS

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SCALE

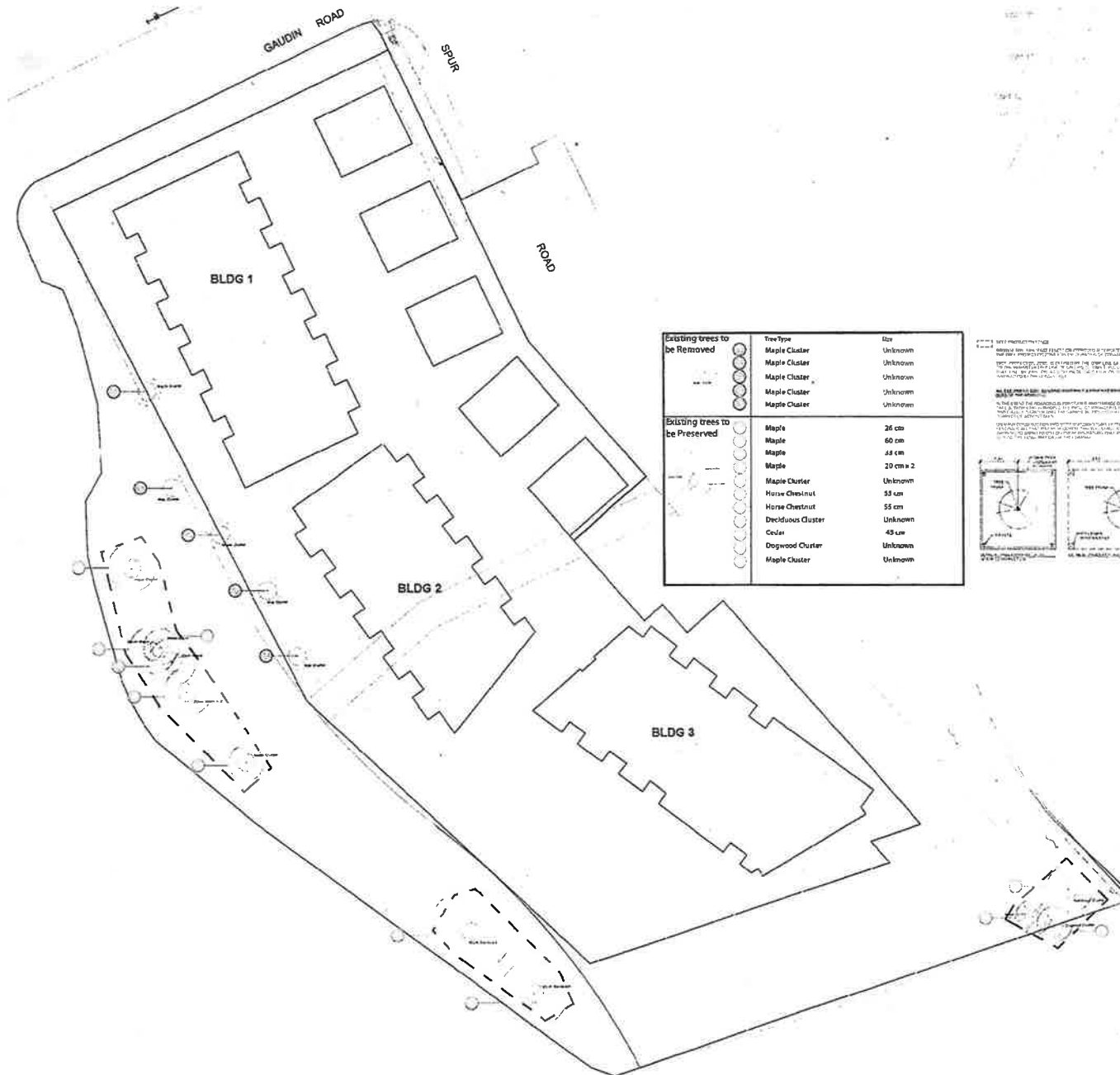
RAILYARDS, LOT H&J

LANDSCAPE PLANTING PLAN

DRAWN: S. DRAIN
 PLOT DATE: 12/15/15

CHECKED:

L0.03



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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC
TREE PRESERVATION PLAN

DRAWN
PLOT DATE 08/04/16
CHECKED

L0.04

TREE PRESERVATION PLAN
SCALE: 1:250



SEAL

RAILYARDS, LOT. H&J

LANDSCAPE_LIGHTING_PLAN

DRAWN BY: *Green*
PLT. DATE: 12/15/15

CHECKED

L0.05

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- B. 14 AUGU'15 DEVELOPMENT PERMIT REVISIONS
- C. 09 DEC15 DEVELOPMENT PERMIT REVISIONS

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VICTORIA BC V8V 1S5
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SEAL

RAILYARDS, LOT H&J

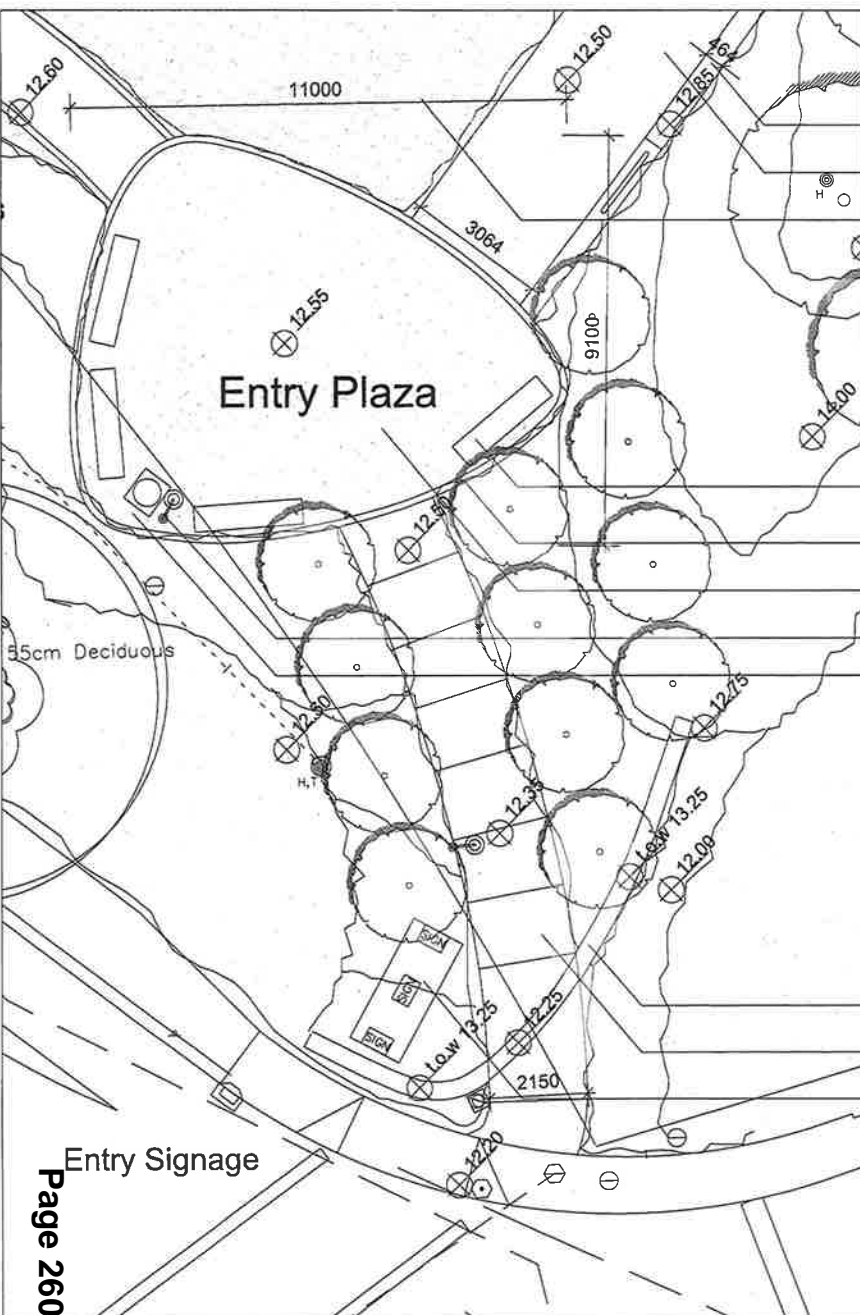
LANDSCAPE DETAILS

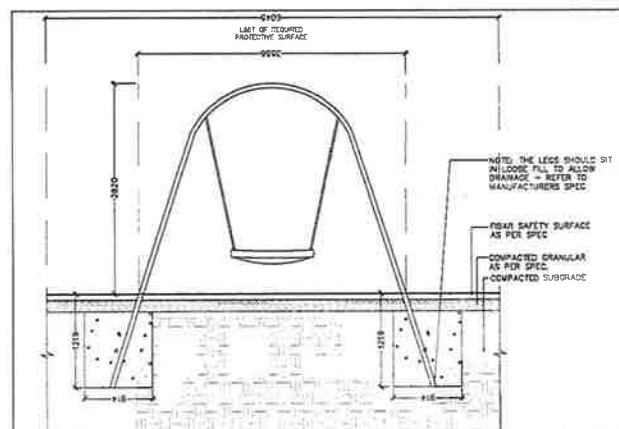
DRAWING: S. Dwyer
PLOT DATE: 12/15/15

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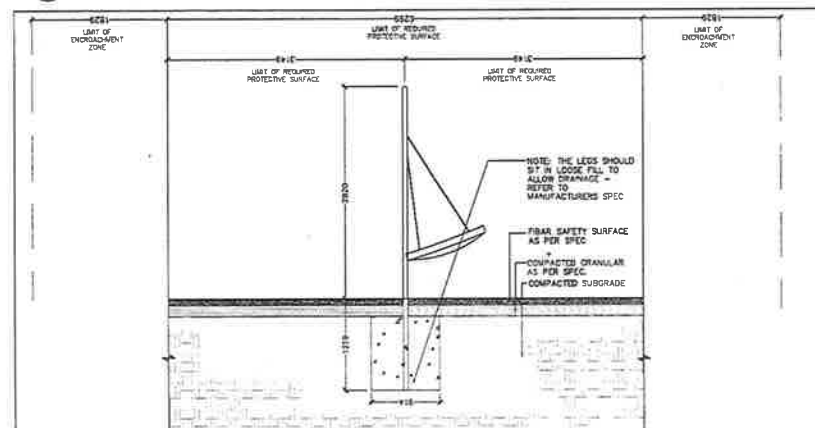
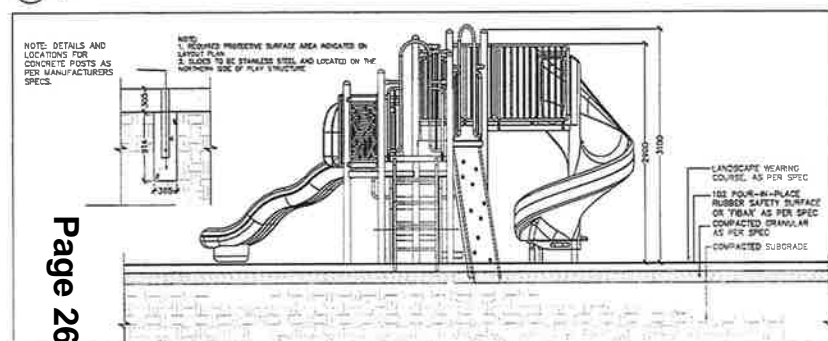
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Victoria City Council - 14 Apr 2016

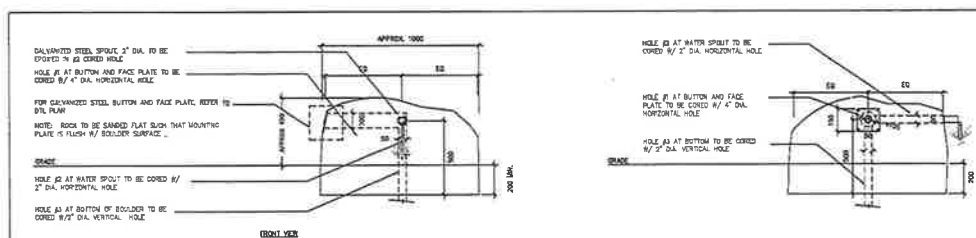




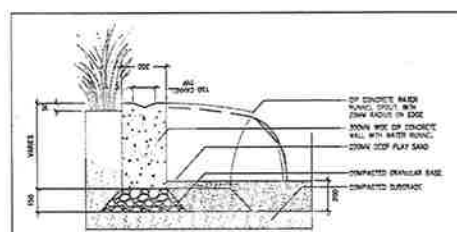
Swing - front profile
1:30

Swing - side profile
:30

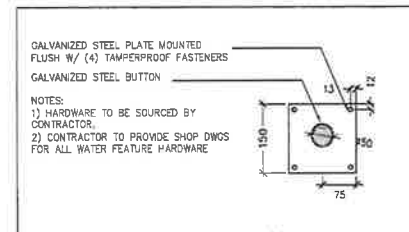
Slide and climbing structure - side profile



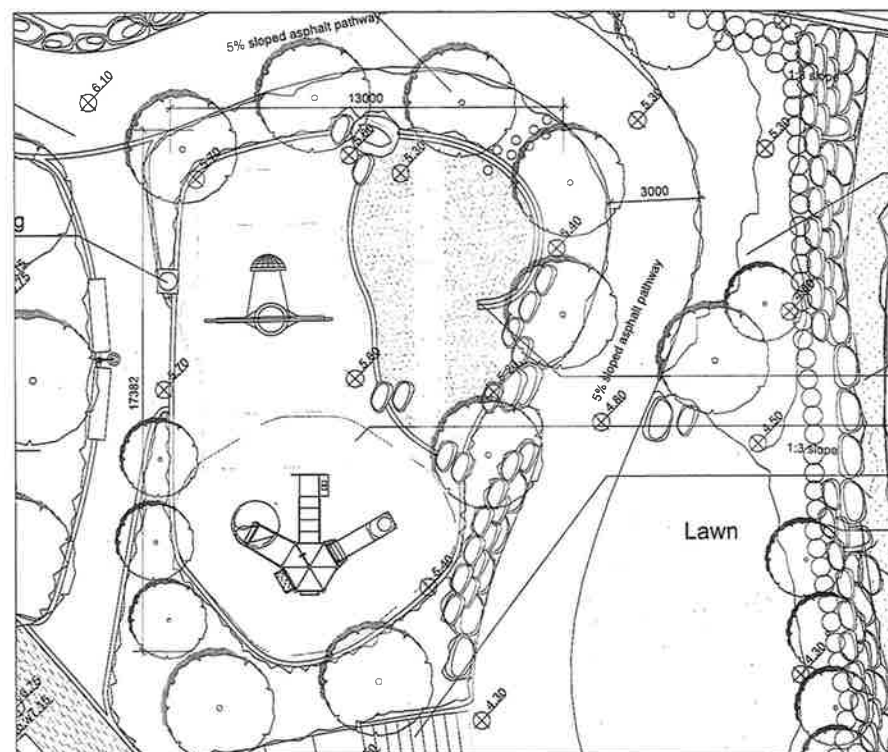
Button activated water source to runnel



CIP concrete runnel on top of curb-wall



Galvanized Steel button and face plate



Blow-up Plan of Tots Play Area

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100 HERALD STREET
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SEA

RAILYARDS LOT H&J

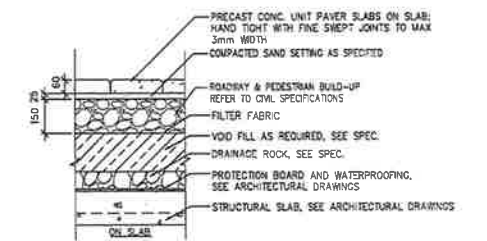
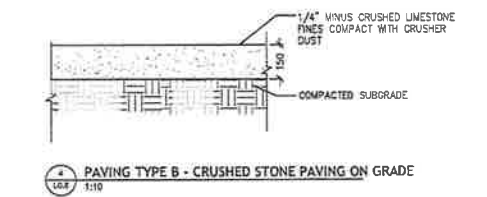
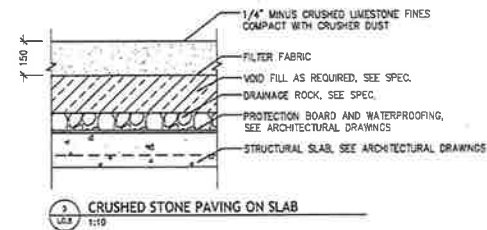
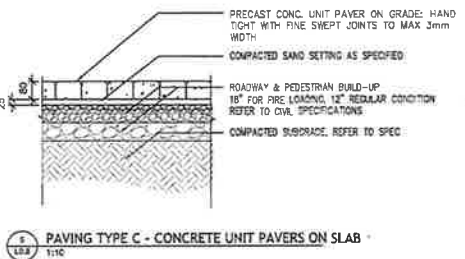
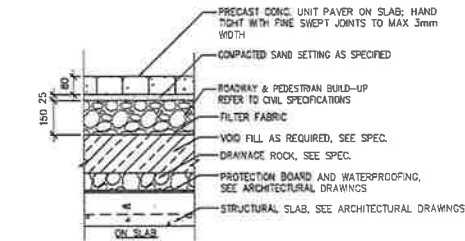
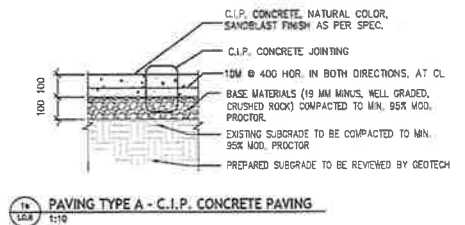
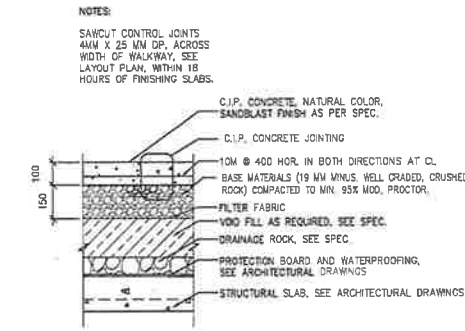
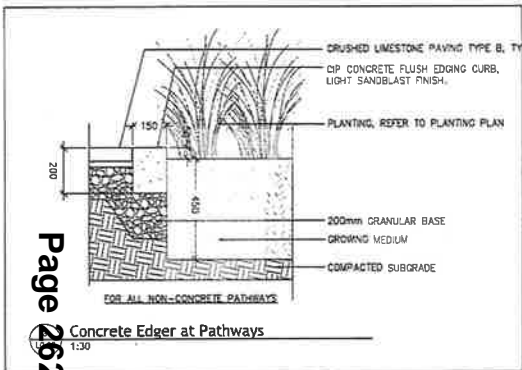
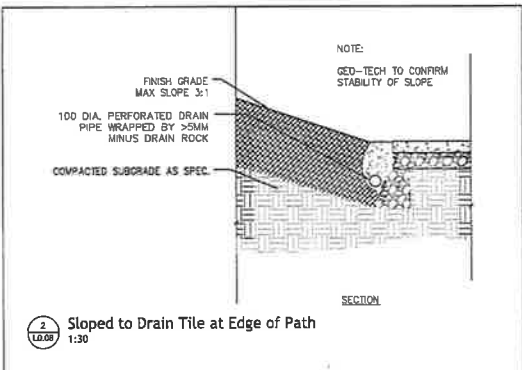
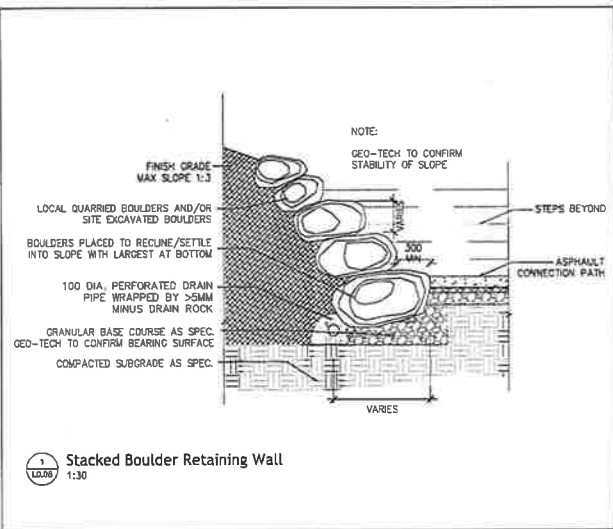
LANDSCAPE DETAILS

DRAWN: S_Drzen
PLOT DATE: 12/9/13

CHECKED

L0.07

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info@dialogbc.ca
OWNER:
LIVORINE AND COMPANY
110 DONALD STREET
VICTORIA BC V8W 1S8
TEL: 250 360-0000

SEAL
RAILYARDS, LOT H&J

LANDSCAPE DETAILS

DRAWN: S. Dwyer
PLOT DATE: 12/5/15
CHECKED:

L0.08

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- A 28 JANUARY DEVELOPMENT PERMIT
- B 14 AUGUST DEVELOPMENT PERMIT REVISIONS
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TEL: (604) 255-1198 FAX: (604) 255-1199
www.otteconsulting.com

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208 HERALD STREET
VICTORIA BC V8V 1Y8
TEL: (250) 363-5656

SEAL

RAILYARDS, LOT H&J

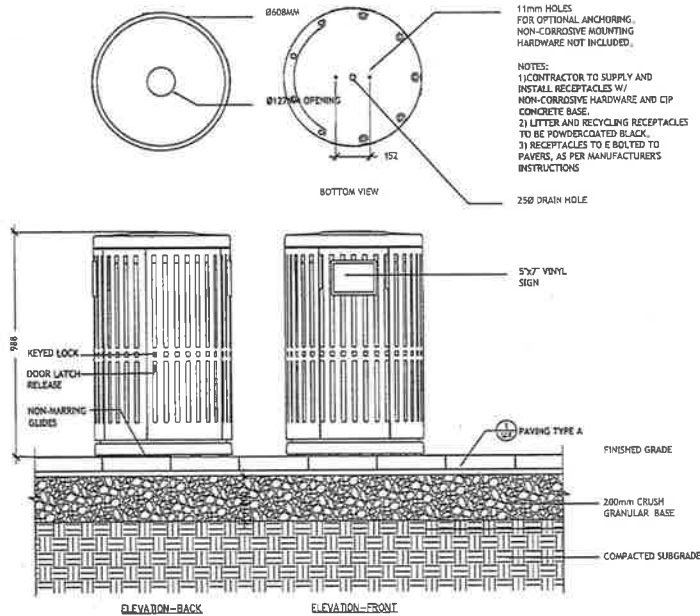
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PLOT DATE: 12/29/15

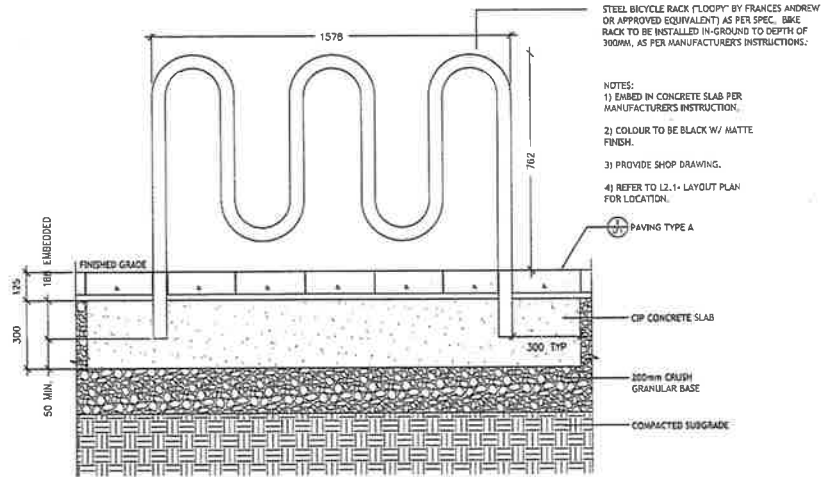
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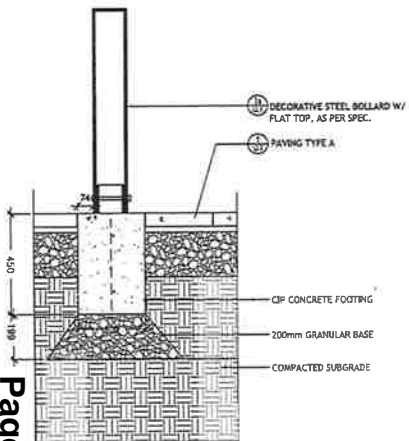
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1 RECYCLING RECEPTACLE W/ LOCK- OPTIONAL ITEM
L0.10 1:10

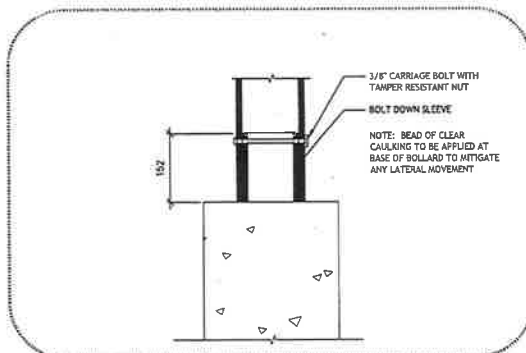


2 BIKE RACK
L0.10 1:10

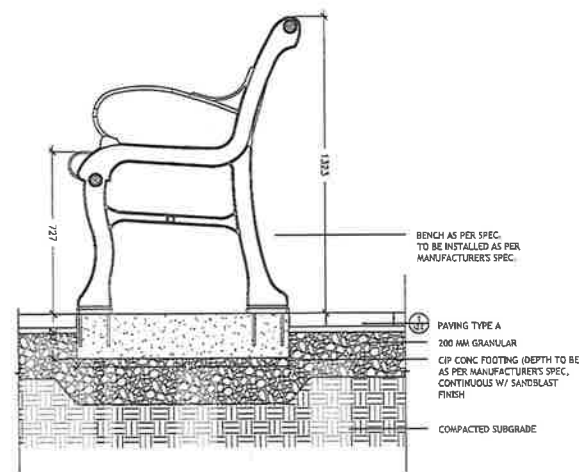


3 STEEL BOLLARD - SURFACE MOUNT (REMOVABLE)
L0.10 1:10

NOTE: BOLLARDS TO BE POWDERCOATED BLACK, AS PER SPEC. COLOUR SAMPLE TO BE PROVIDED FOR REVIEW FOR APPROVAL BY LANDSCAPE ARCH.



4 DETAIL-STEEL BOLLARD (REMOVABLE)
L0.10 1:5



5 BENCH- As per City Standard
L0.10 1:10

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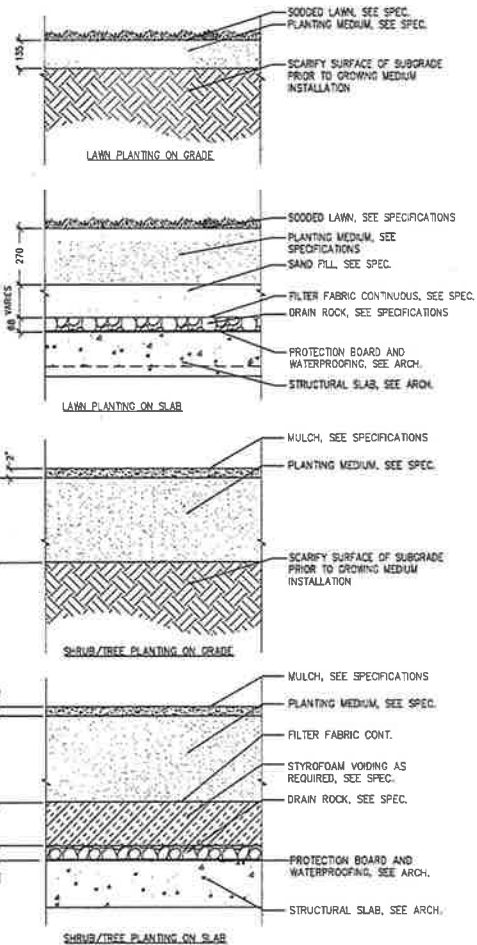
RAILYARDS LOT H&J

LANDSCAPE DETAILS

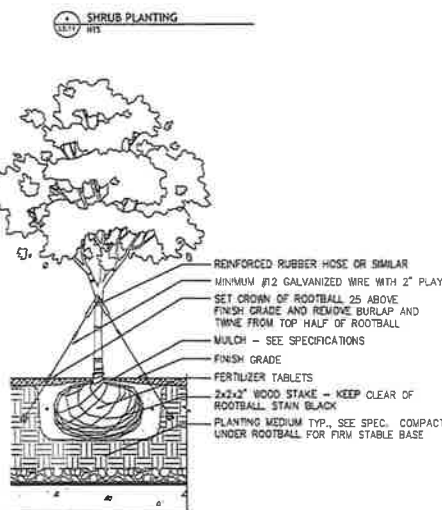
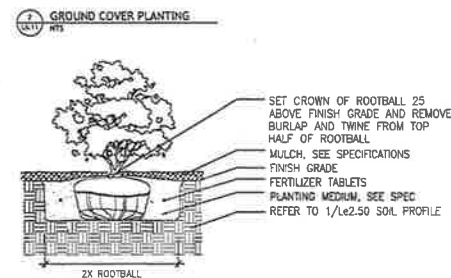
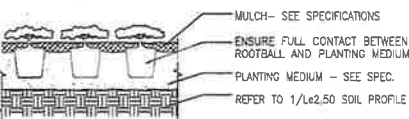
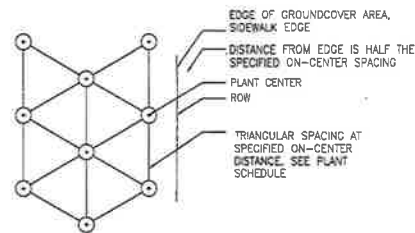
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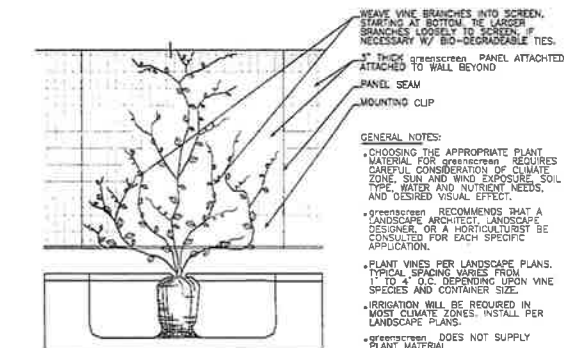
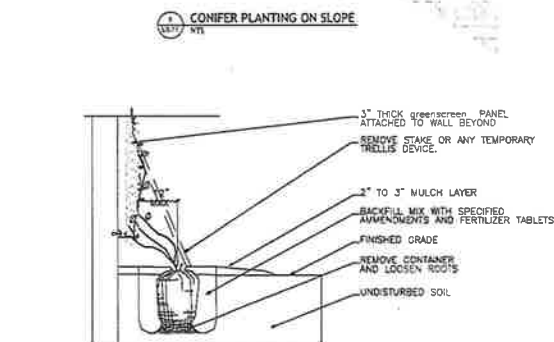
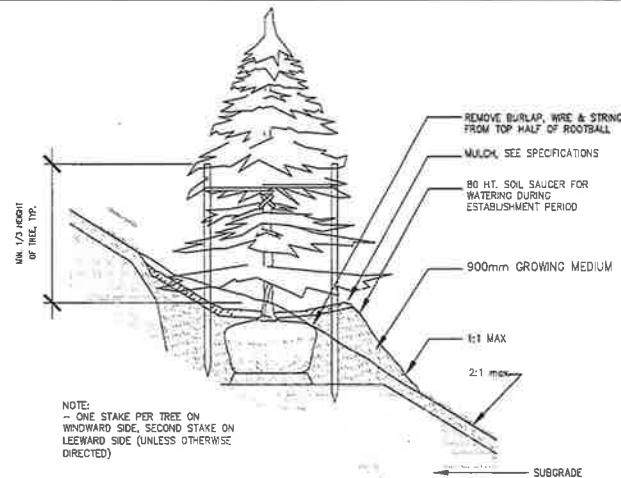
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SOIL PROFILES



TREE PLANTING



GREENSCREEN® VINE PLANTING DETAIL

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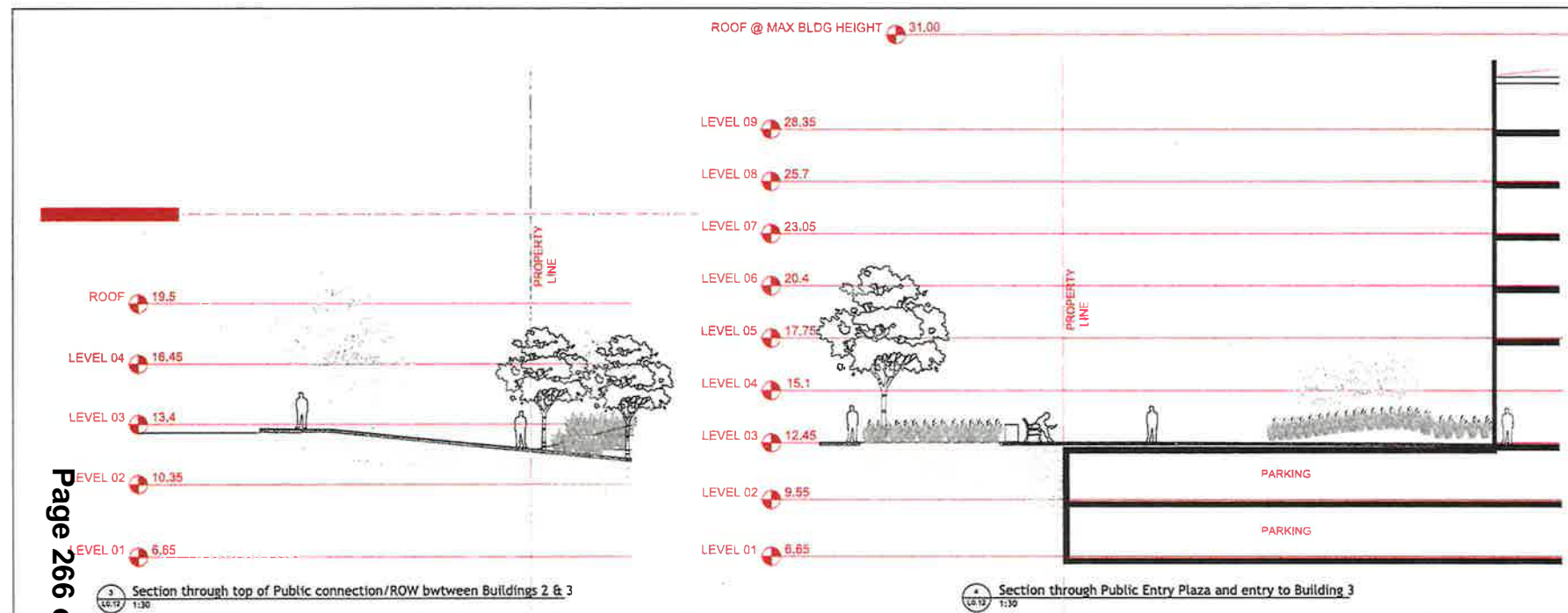
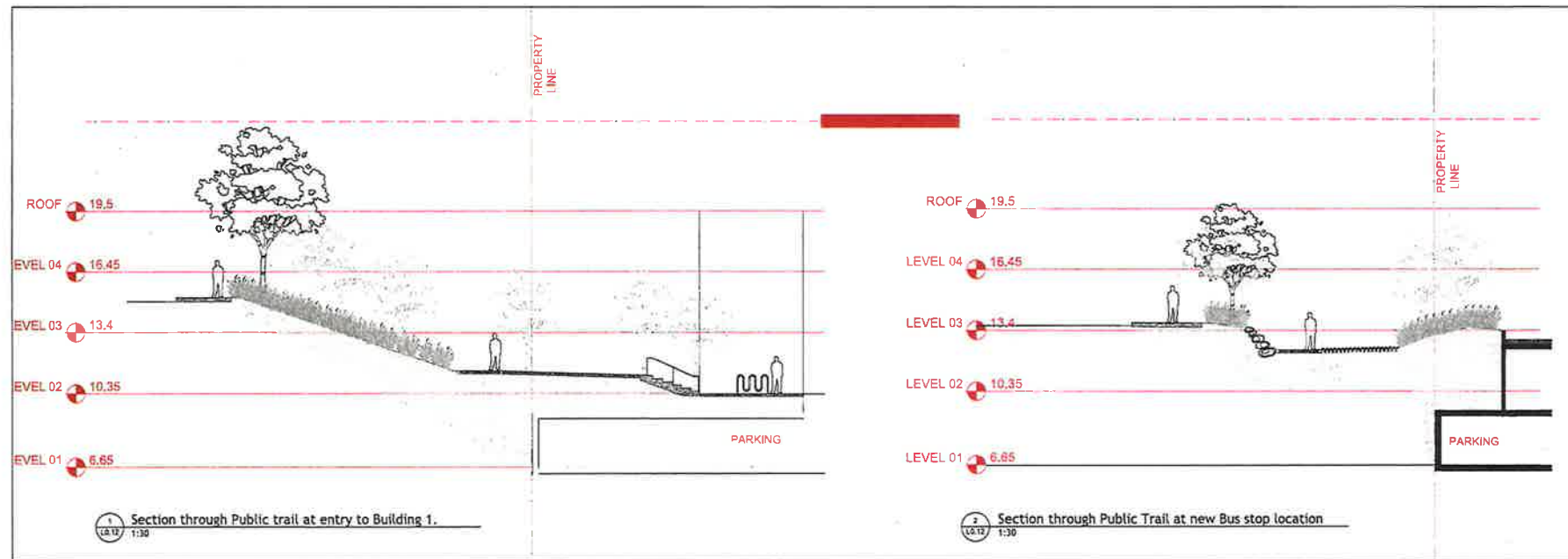
RAILYARDS LOT H&J

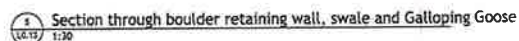
LANDSCAPE SECTIONS

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 PLOT DATE: 12/9/15
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L0.12

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CHECKED:

L0.13



RAILYARDS

LOT H & J

LeFevre
& Company

DIALOG®



1. bay street, looking north



2. bay street, looking east



3. skinner street, looking south-east



4. tyee road, looking south

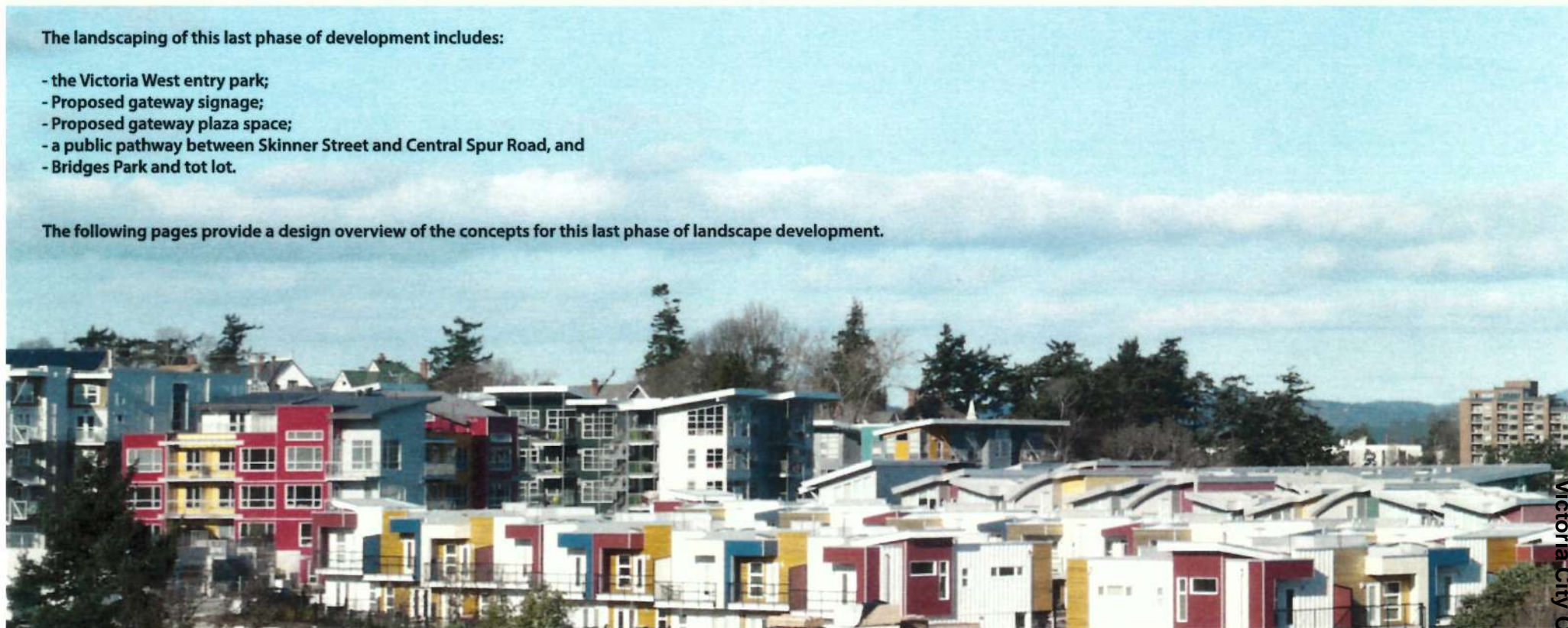
RAILYARDS

The development of Lots H&J at the Railyards will be the culmination of the transformation of the former CN Railyards into a vibrant community on the shores of the Selkirk Waters. The urban landscape of these last two lots will be key to marking and celebrating the entry to Victoria West and the Railyards community.

The landscaping of this last phase of development includes:

- the Victoria West entry park;
- Proposed gateway signage;
- Proposed gateway plaza space;
- a public pathway between Skinner Street and Central Spur Road, and
- Bridges Park and tot lot.

The following pages provide a design overview of the concepts for this last phase of landscape development.



LeFevre
& Company
PRESENTING THE PAST
BUILDING THE FUTURE





Pedestrian Connection:
Public Right of Way North-South
adjacent to Skinner Street
connecting to Tyee Rd.

Pedestrian Connection:
Public Right of Way up from Bridges
Park to Skinner St, as the primary
pedestrian conduit through
to Shopping Centre

Public Plaza:
Paved Public Plaza Space as node connecting
various pedestrian routes. Includes public benches,
landscape lighting and steps up to bus stop.

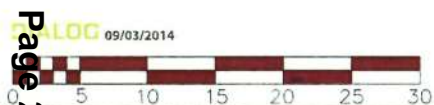
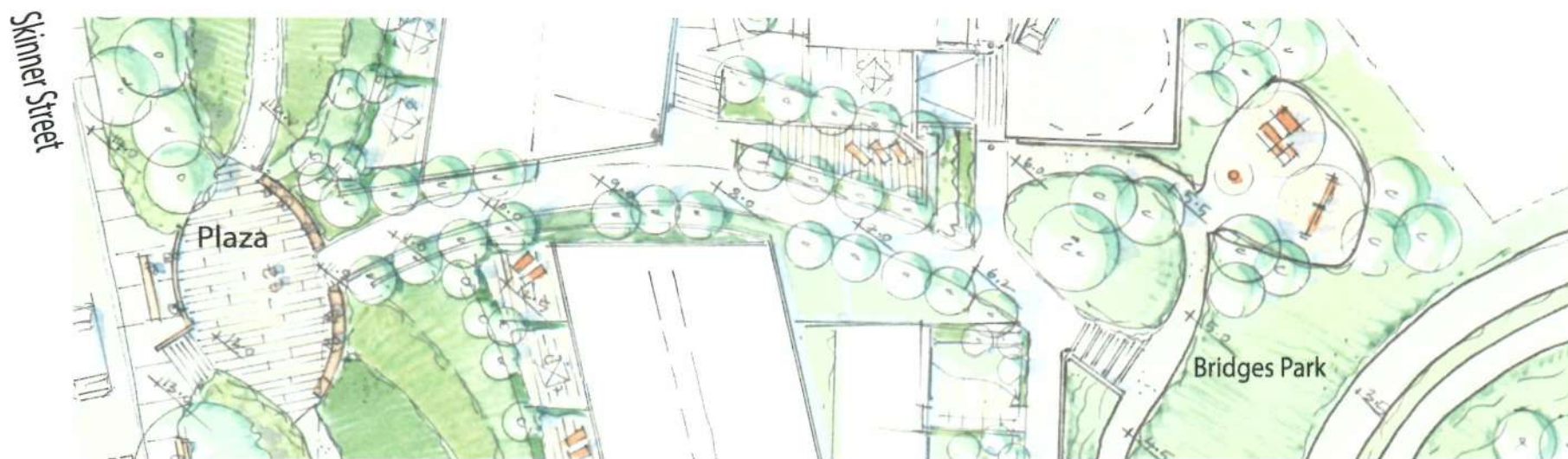
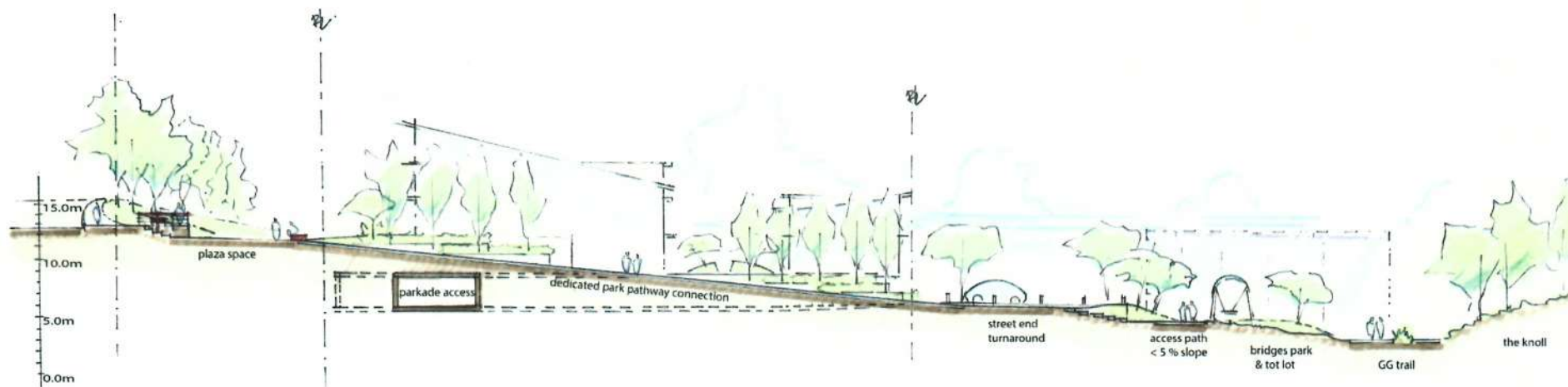
Proposed Vic West Entry Sign
Signage element made from concrete and metal, integrated
into the landscape and designed to provide a sense of
gateway to park.

Maintain Existing Trees

Maintain Existing Trees



Schematic Sketch of Gateway Plaza

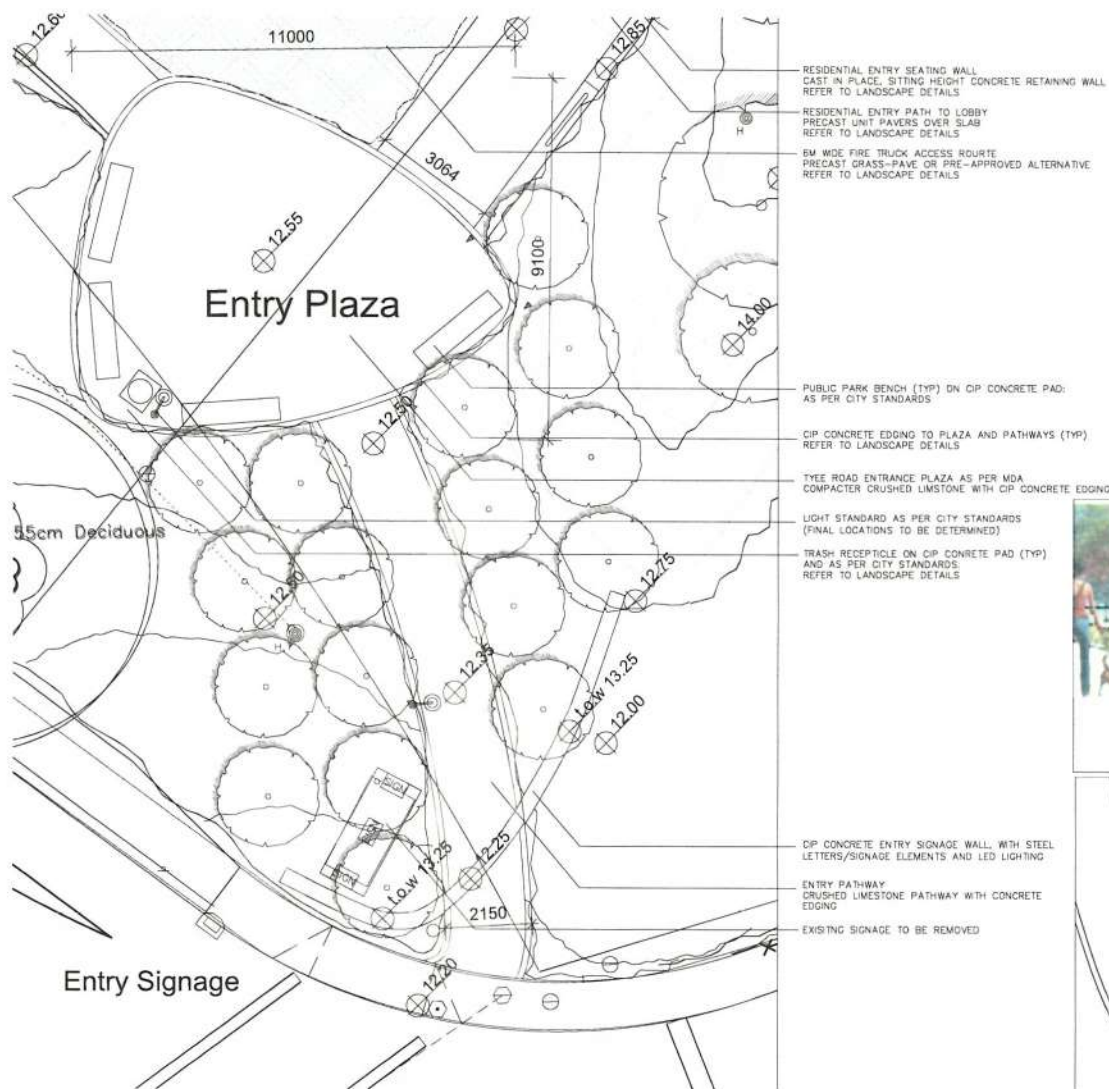




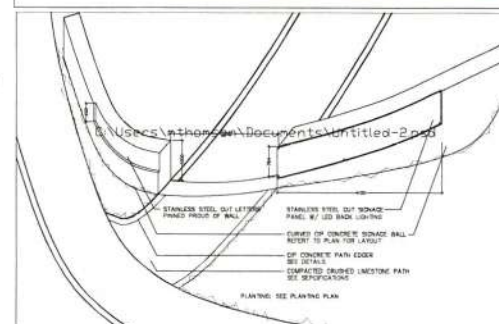


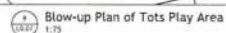
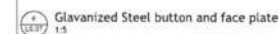
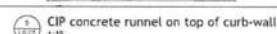
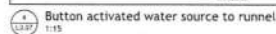
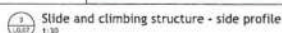
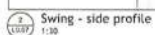
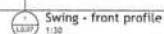
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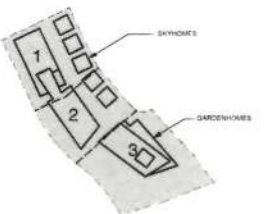




PRECEDENT PICTURE OF SIGNAGE TYPE







LEVEL 1 PARKADE PLAN

OVERALL PARKADE PLAN - LEVEL 1

RAILYARDS
LOT H & J

LeFevre
& Company

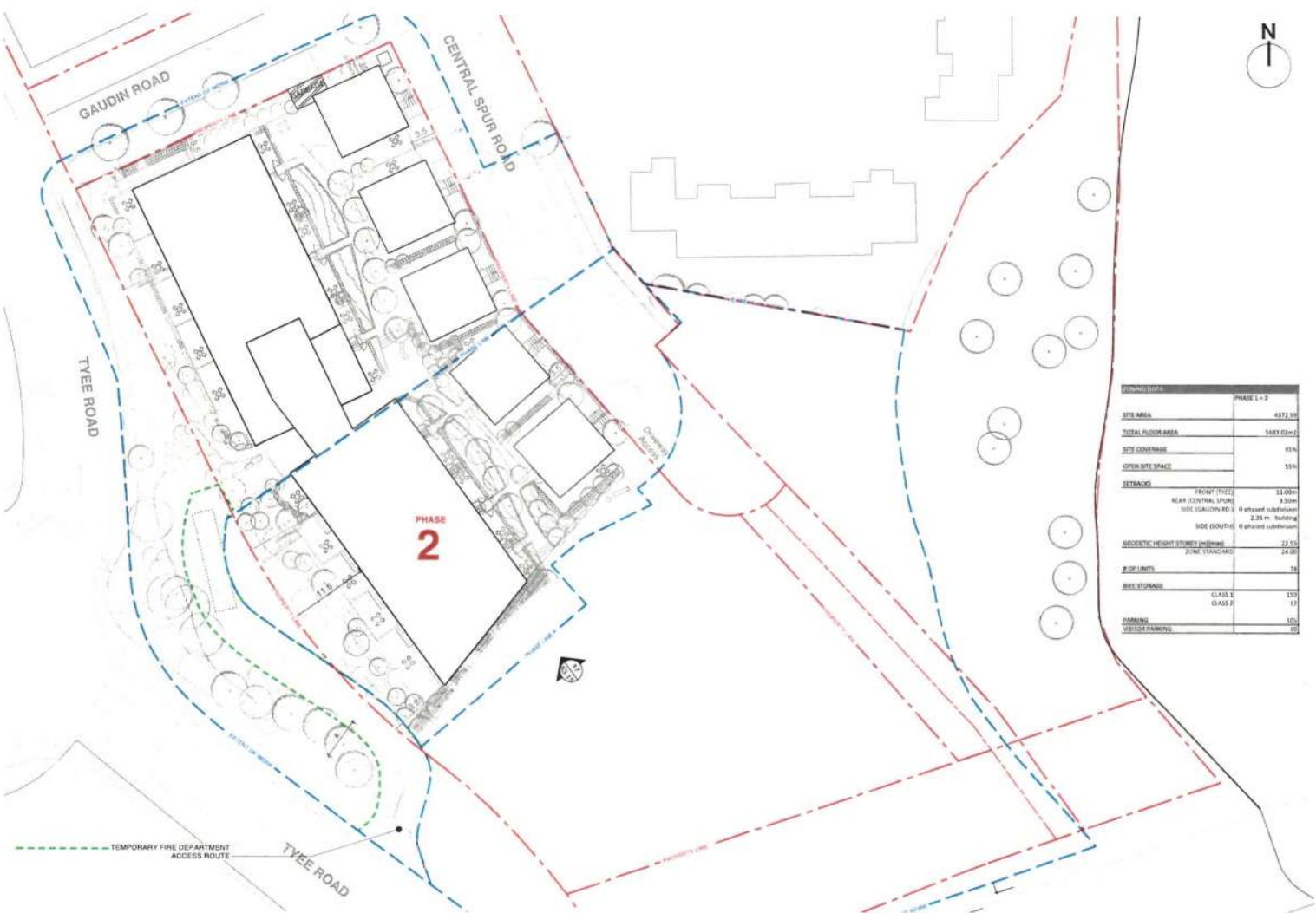
DIALOG®



PHASE 1 - SITE PLAN

RAILYARDS
LOT H & J

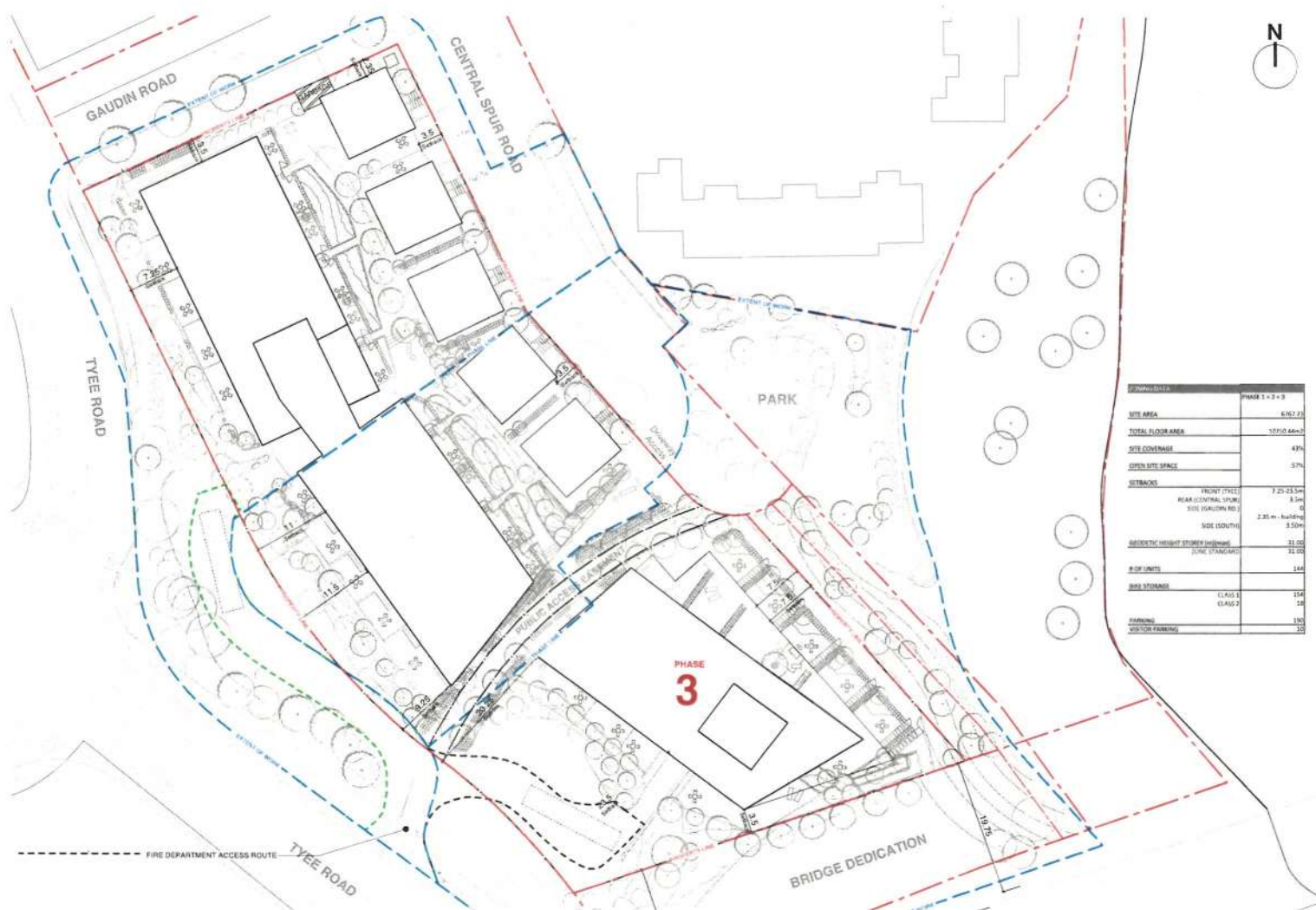
LeFevre & Company **DIALOG®**



PHASE 2 - SITE PLAN

RAILYARDS
LOT H&J

LeFevre & Company **DIALOG®**



PHASE 3	PHASE 1 + 2 + 3
SITE AREA	6167.21
TOTAL FLOOR AREA	10710.44m ²
SITE COVERAGE	43%
OPEN SITE SPACE	57%
SETBACKS	
FRONT (TYEE)	7.25-23.54
REAR (CENTRAL SPUR)	8.5m
SIDE (GAUDIN RD.)	0
SIDE (SOUTH)	2.35 m - building
	3.50m
MAXIMUM HEIGHT (STORY) (BUILDING)	31.00
	31.00
MAX. LIMITS	144
MAX. STORAGE	154
	148
PARKING	130
VISITOR PARKING	10

















Christine Havelka

Subject: FW: Development Permit Application No. 000404

On Mar 15, 2016, at 6:41 PM, JIM/LINDA MCCONNAN > wrote:

Hi Jeremy ,

This is regarding the development permit for the final phase of the Railyards . The new plan for the last phase is quite good . However , the variance request for the north set back to be reduced from 3.5 meters to nil is unacceptable . This will result in the underground parking garage to be exposed 6 to 8 feet above grade on the property line on the (north) Gaudin Road side . The two storey Sky Homes will appear to be three storeys on the (east) Central Spur side . There is also an exposed garbage and recycling area adjacent to Gaudin Road . The Railyards Development Guidelines state that recycling and garbage areas be fully enclosed , all the other condos comply with these guidelines and are inside the parking garages .

Gaudin Road is now the main entrance to the development and we have noticed a significant reduction in traffic on Regatta Landing . The landscaping on the south side of Gaudin Road will be reduced to a wall , on the property line , and a garbage area . Jim Handy and Jonathan Tinney have recommended that council refer this to the Advisory Design Panel for review .

I am concerned that the variances will be granted and that a landscaped entrance to the Railyards will not be possible . This is a great development and we would like to be finished properly and to code . Would you please forward this to the rest of council and I would invite you and any other council members to meet with me on site , at your connivance , before the March 24 meeting to get a real look .

Cheers Jim McConnan 106-90 Regatta Landing

Christine Havelka

Subject: FW: Railyards

From: Rob Dangerfield <>
Date: March 21, 2016 at 5:54:00 PM PDT
To: <councillors@victoria.ca>
Subject: Railyards

Dear councillors

I object to some of the requests for variance by the developer for the next project currently proposed.

Specifically, the reduction of the set back on the south side of Gaudin Rd. from 3.5 meter to zero.

Large faces of exposed concrete wall along Gaudin Rd.

The garbage dumpsters outside the building parkade and on the street where there is 0 setback proposed.

The reduction of parking stalls internally, The residents will have a vehicle in an already congested area and will look at the few spots in the Central Spur crescent as available.

Rob Dangerfield

#401 - 90 Regatta Landing

Christine Havelka

Subject: FW: Development Permit Application No. 000404

From: Mariel Swann < >

Date: March 22, 2016 at 10:25:35 AM PDT

To: <councillors@victoria.ca>

Cc: < >

Subject: Development Permit Application No. 000404

To whom it may concern:

As a unit owner in the first phase of the Railyards development, I am writing to say that I am in full agreement with the concerns of Jim McConnan (as stated below in his letter to Jeremy dated March 15th, 2016).

It seems unusual that the developer would do a project of this scale and agree to have the main entrance to the entire site as Jim has described below.

I would like to see some solutions to this problem and would be grateful if they were made available to all owners in the Railyards development.

As described below, the conditions of this entrance wouldn't be acceptable to the city in any other development (I hope). Why should it be allowed in this particular case?

Please explain.

Thanks-you

Mariel Swann

Unit #422 90 Regatta Landing

Hi Jeremy ,

This is regarding the development permit for the final phase of the Railyards . The new plan for the last phase is quite good . However , the variance request for the north set back to be reduced from 3.5 meters to nil is unacceptable . This will result in the underground parking garage to be exposed 6 to 8 feet above grade on the property line on the (north) Gaudin Road side . The two storey Sky Homes will appear to be three storeys on the (east) Central Spur side . There is also an exposed garbage and recycling area adjacent to Gaudin Road . The Railyards Development Guidelines state that recycling and garbage areas be fully enclosed , all the other condos comply with these guidelines and are inside the parking garages .

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I am concerned that the variances will be granted and that a landscaped entrance to the Railyards will not be possible . This is a great development and we would like to be finished properly and to code . Would you please forward this to the rest of council and I would invite you and any other council members to meet with me on site , at your connivance , before the March 24 meeting to get a real look .

Cheers Jim McConnan 106-90 Regatta Landing

Christine Havelka

From: Public Hearings
Subject: FW: Railyards Rezoning Concerns

From: Ron Hawrysh [mailto:Ron.Hawrysh@victoria.ca]
Sent: Thursday, March 24, 2016 8:04 AM
To: Councillors <Councillors@victoria.ca>
Cc: Public Hearings <PublicHearings@victoria.ca>
Subject: Railyards Rezoning Concerns

Dear Council,

As a resident of the Railyards since the 1st phase, I wanted to express my concerns regarding some of the proposed variances sought by the builder for the final phase of the Railyards.

My main concern is the changes to the newly opened Gaudin Rd. This has become the main entry point into the Railyards community and the desired variances would not be consistent with the rest of the Railyards. All the other main roads in the community have pedestrian pathways that are landscaped - on both sides of the pathway - and many layers deep. With the reduction of the setback to nothing it changes the entire streetscape. It's certainly not in keeping with the existing Railyards community and would create an alley-like feel on the one side of the road. It certainly would create a disappointing and uninspired gateway to the community.

Overall the plan looks good and I look forward to the completion of what is a unique and quiet residential community in walking distance of everything that makes Victoria great.

Kind regards,

Ron Hawrysh

15-860 Central Spur Rd.
The Railyards

Christine Havelka

Subject: FW: Development Permit Application n No. 000404

From: JIM/LINDA MCCONNAN

Sent: Tuesday, March 29, 2016 3:09 PM

To: Lisa Helps (Mayor); Councillors; lefevre

Cc: Ron; Alex Laird; Karen; Rose Hilton; mel e rowland; Lena Smith; Bill Larkin;

Subject: Development Permit Application n No. 000404

Good morning ,

Thank you for the pause Thursday night at the council meeting regarding Application Permit No. 000404 . I found it very interesting that initially no one wanted to move or second the motion , this has given us some hope . The last few days have raised more concerns about the application and the set back on the south side of Gaudin Road . An eight foot concrete wall , on the property line , with a " green metal gate " and a garbage driveway through the curb , boulevard and side walk to access the garbage room will turn the south side of Gaudin Road into a " back alley " . This is not consistent with the design plan and the landscaping aspects of our neighborhood . This is now our main entry point for both walking and driving into the Railyards .

The garage wall of Bonds 3 also extends eight feet above grade on Central Spur and was a concern for the planning department . The required setback allowed for landscaping to mask the wall and it looks good . If the required setback was maintained on the south side of Gaudin Road the landscape on the north side could be duplicated creating a beautiful gateway to the Railyards .

The idea of making something easy for garbage pick up does not make any sense . At 90 Regatta Landing we have two large green garbage containers and ten paper , glass and compost bins that are removed from our building every week . The idea of centralizing all garbage storage for all three buildings and the five Sky Homes in one area, the farthest away from all the buildings , does not make sense . The garbage pick up truck will have to make a turn on " No Parking " Gaudin Road and back into the garbage area and remove three buildings worth of garbage and recycling and put them out for pickup . This will disrupt both vehicle and pedestrian traffic . A more sensible solution would be to make a small garbage storage room for each building , less than two parking spots in size , that are easily accessible by both residents and the garbage pickup . The garbage pickup can be done through the parking garage as is done in all the other buildings . The bins could then be placed at the end of Central Spur for pickup , out of the way of traffic and parking .

The wasted space in the parking garage taken up by the required bicycle storage areas can be resolved by the installation of bicycle racks on the wall or the floor in front of every parking space giving more than the number required .

Please realize that the entire foot print of the two building lots is a single level parking garage , serving all three buildings and the five Sky Homes . The entire east side of the property facing the Galloping Goose and the Selkirk Waterway is an eight foot parking garage above grade . The landscaping for the site will primarily be on the garage roof top . We would like to see Central Spur finished , complete the parking garage wall along the east side of the building site and have that landscaping , path to the Goose and the tot park be completed . This would give everyone a great outlook and prospective buyers would be able to see how magnificent the Railyards have turned out . One of the best developments in Victoria . We have been waiting a long time for this to happen .

Councillors , before the next meeting please take a little time out of your very busy schedules to walk , bike or drive to our neighbourhood to see for yourselves what the visual impact of this variance will cause and why , as a community , we are so very concerned . Please don't make a decision based only on architectural presentations , please see for yourselves . The reduction of the 3.5 meter setback to nil will give the community a " black eye " that will last forever .

Sincerely Jim McConnan 106 - 90 Regatta Landing 250-479-4360

Christine Havelka

From: Public Hearings
Subject: FW: Development Permit Application No. 000404

From: Court Fooks [
Sent: Tuesday, March 22, 2016 9:24 AM
To: Councillors <Councillors@victoria.ca>
Cc: Laura Feeleus ; Jeremy Loveday (Councillor) <jloveday@victoria.ca>
Subject: Development Permit Application No. 000404

I am writing to express some concerns about the variances proposed on the above noted Development Permit application. We are residents of the Railyards , Unit 1 868 Central Spur Road. First it is good to see the final phase of the Railyards development proceeding. Recently the addition of access to the development via Guadin Road has greatly improved traffic flow and it has become the main route into the Railyards.

At issue are variances which would allow for no clearance on the the Gaudin Road side and also result in a garbage and recycling area adjacent to Gaudin Road. Because Gaudin has become the main access, aesthetics along that route are of critical concern to all the residents. Currently no other portion of the development has exposed garbage and recycling centers. Also the no clearance variance along Gaudin Road would eliminate any possibility for landscaping in keeping with the rest of the Railyards.

We feel that the development has established guidelines for all the phases and we would like to see those guidelines maintained. The variances would not satisfy those guidelines.

Thank you for your kind attention...

Court Fooks and Laura Feeleus
1 868 Central Spur Road

Christine Havelka

From: Public Hearings
Subject: FW: Development Permit Application No. 000404

From: Mariel Swann
Sent: Tuesday, March 22, 2016 10:26 AM
To: Councillors <Councillors@victoria.ca>
Cc:
Subject: Development Permit Application No. 000404

To whom it may concern:

As a unit owner in the first phase of the Railyards development, I am writing to say that I am in full agreement with the concerns of Jim McConnan

(as stated below in his letter to Jeremy dated March 15th, 2016).

It seems unusual that the developer would do a project of this scale and agree to have the main entrance to the entire site as Jim has described below.

I would like to see some solutions to this problem and would be grateful if they were made available to all owners in the Railyards development.

As described below, the conditions of this entrance wouldn't be acceptable to the city in any other development (I hope).

Why should it be allowed

in this particular case?

Please explain.

Thanks-you

Mariel Swann

Unit #422 90 Regatta Landing

Hi Jeremy ,

This is regarding the development permit for the final phase of the Railyards . The new plan for the last phase is quite good . However , the variance request for the north set back to be reduced from 3.5 meters to nil is unacceptable . This will result in the underground parking garage to be exposed 6 to 8 feet above grade on the property line on the (north) Gaudin Road side . The two storey Sky Homes will appear to be three storeys on the (east) Central Spur side . There is also an exposed garbage and recycling area adjacent to Gaudin Road . The Railyards Development Guidelines state that recycling and garbage areas be fully enclosed , all the other condos comply with these guidelines and are inside the parking garages .

Gaudin Road is now the main entrance to the development and we have noticed a significant reduction in traffic on Regatta Landing . The landscaping on the south side of Gaudin Road will be reduced to a wall , on the property line , and a garbage area . Jim Handy and Jonathan Tinney have recommended that council refer this to the Advisory Design Panel for review .

I am concerned that the variances will be granted and that a landscaped entrance to the Railyards will not be possible . This is a great development and we would like to be finished properly and to code . Would you please forward this to the rest of council and I would invite you and any other council members to meet with me on site , at your connivance , before the March 24 meeting to get a real look .

Cheers Jim McConnan 106-90 Regatta Landing

Christine Havelka

From: Public Hearings
Subject: FW: Railyards

From: Rob Dangerfield
Sent: Monday, March 21, 2016 5:54 PM
To: Councillors <Councillors@victoria.ca>
Subject: Railyards

Dear councillors

I object to some of the requests for variance by the developer for the next project currently proposed.

Specifically, the reduction of the set back on the south side of Gaudin Rd. from 3.5 meter to zero.

Large faces of exposed concrete wall along Gaudin Rd.

The garbage dumpsters outside the building parkade and on the street where there is 0 setback proposed.

The reduction of parking stalls internally, The residents will have a vehicle in an already congested area and will look at the few spots in the Central Spur crescent as available.

Rob Dangerfield

#401 - 90 Regatta Landing

Christine Havelka

From: Public Hearings
Subject: FW: Railyards Rezoning Concerns

From: Ron Hawrysh
Sent: Thursday, March 24, 2016 8:04 AM
To: Councillors <Councillors@victoria.ca>
Cc: Public Hearings <PublicHearings@victoria.ca>
Subject: Railyards Rezoning Concerns

Dear Council,

As a resident of the Railyards since the 1st phase, I wanted to express my concerns regarding some of the proposed variances sought by the builder for the final phase of the Railyards.

My main concern is the changes to the newly opened Gaudin Rd. This has become the main entry point into the Railyards community and the desired variances would not be consistent with the rest of the Railyards. All the other main roads in the community have pedestrian pathways that are landscaped - on both sides of the pathway - and many layers deep. With the reduction of the setback to nothing it changes the entire streetscape. It's certainly not in keeping with the existing Railyards community and would create an alley-like feel on the one side of the road. It certainly would create a disappointing and uninspired gateway to the community.

Overall the plan looks good and I look forward to the completion of what is a unique and quiet residential community in walking distance of everything that makes Victoria great.

Kind regards,

Ron Hawrysh

15-860 Central Spur Rd.
The Railyards

Christine Havelka

From: Public Hearings
Subject: FW: Development Permit Application No. 000404 - landscaped entrance

From: Virginia Rego (hotmail)
Sent: Monday, March 21, 2016 9:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: JIM/LINDA MCCONNAN <
Subject: Re: Development Permit Application No. 000404 - landscaped entrance

On Mar 21, 2016, at 9:34 PM, Virginia Rego wrote:

Dear Jeremy,

My husband and I are happy owners/residents in 90 Regatta Landing, and support Jim's work on behalf of all the buildings in what is becoming a very livable and well-regarded neighbourhood. I would like to share a timely anecdote to add support to Jim's concern that the landscaped entrance may be at risk if the variances are granted.

This evening I was at the AGM for our other condo, 1156 Colville in Esquimalt, and some owners there were commenting on how nicely the Railyards are developing, and one person noted that when the first building went up a decade or so ago, likely ours, it seemed like an odd development that seemed a bit sketchy with nothing around it, and they were impressed with how it's looking now. Let's work together to keep this neighbourhood developing in the positive manner in which it was designed and not make changes that are undesirable to those that live here now, and will live here in the future.

And if I may add, I hope that residential zoned street parking is soon added to the mix as many of the street spots are used by people who park here then walk to their work across the bridges!

Thank you for letting me add my voice to the issue,

Sincerely,
Virginia Rego
105-90 Regatta Landing

From: "JIM/LINDA MCCONNAN" >
To: jloveday@victoria.ca
Sent: Tuesday, March 15, 2016 6:41:42 PM
Subject: Development Permit Application No. 000404

Hi Jeremy ,

This is regarding the development permit for the final phase of the Railyards . The new plan for the last phase is quite good . However , the variance request for the north set back to be reduced from 3.5 meters to nil is unacceptable . This will result in the underground parking garage to be exposed 6 to 8 feet above grade on the property line on the (north) Gaudin Road side . The two storey Sky Homes will appear to be three storeys on the (east) Central Spur side . There is also an exposed garbage and recycling area adjacent to Gaudin Road . The Railyards Development Guidelines state that recycling and garbage areas be fully enclosed , all the other condos comply with these guidelines and are inside the parking garages .

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I am concerned that the variances will be granted and that a landscaped entrance to the Railyards will not be possible . This is a great development and we would like to be finished properly and to code . Would you please forward this to the rest of council and I would invite you and any other council members to meet with me on site , at your connivance , before the March 24 meeting to get a real look .
Cheers Jim McConnan 106-90 Regatta Landing

Christine Havelka

From: Public Hearings
Subject: FW: Development Permit Application n No. 000404

From: Mariel Swann
Sent: Sunday, April 03, 2016 10:41 AM
To: Lisa Helps (Mayor) <mayor@victoria.ca>; Councillors <Councillors@victoria.ca>; Chris Coates <ccoates@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>
Cc:
Subject: FW: Development Permit Application n No. 000404

To who it may concern,

Please know that I am in full agreement with the comments below that have been submitted by Jim McConnan from the Railyards development. I am also an owner at 90 Regatta Landing (unit 422) and I fail to understand why your council is even considering the acceptance of this Application Permit. Many owners who have bought into the Railyards development have put their trust in this developer that he will complete the project with the same integrity that has been used since it was first started. Our main entry point into the development should not feel like a "back alley". It is council's responsibility to stop this application from going through as it is and to request the developer provide better solutions that would meet a standard of quality that I'm sure the city would request in any other development.

Please keep me informed and please make your decision on behalf of hundreds of people who call the Railyards their home and community.

Thank-you,
 Mariel Swann
 Unit 422 90 Regatta Landing

Subject: Development Permit Application n No. 000404

Good morning ,

Thank you for the pause Thursday night at the council meeting regarding Application Permit No. 000404 . I found it very interesting that initially no one wanted to move or second the motion , this has given us some hope . The last few days have raised more concerns about the application and the set back on the south side of Gaudin Road . An eight foot concrete wall , on the property line , with a " green metal gate " and a garbage driveway through the curb , boulevard and side walk to access the garbage room will turn the south side of Gaudin Road into a " back alley " . This is not consistent with the design plan and the landscaping aspects of our neighborhood . This is now our main entry point for both walking and driving into the Railyards .

The garage wall of Bonds 3 also extends eight feet above grade on Central Spur and was a concern for the planning department . The required setback allowed for landscaping to mask the wall and it looks good . If the required setback was maintained on the south side of Gaudin Road the landscape on the north side could be duplicated creating a beautiful gateway to the Railyards .

The idea of making something easy for garbage pick up does not make any sense . At 90 Regatta Landing we have two large green garbage containers and ten paper , glass and compost bins that are removed from our building every week . The idea of centralizing all garbage storage for all three buildings and the five Sky Homes in one area, the farthest away from all the buildings , does not make sense . The garbage pick up truck will have to make a turn on " No Parking " Gaudin Road and back into the garbage area and remove three buildings worth of garbage and recycling and put them out for pickup . This will disrupt both vehicle and pedestrian traffic . A more sensible solution would be to make a small garbage storage room for each building , less than two parking spots in size , that are easily accessible by both residents and the garbage pickup . The garbage pickup can be done through the parking garage as is done in all the

other buildings . The bins could then be placed at the end of Central Spur for pickup , out of the way of traffic and parking .

The wasted space in the parking garage taken up by the required bicycle storage areas can be resolved by the installation of bicycle racks on the wall or the floor in front of every parking space giving more than the number required .

Please realize that the entire foot print of the two building lots is a single level parking garage , serving all three buildings and the five Sky Homes . The entire east side of the property facing the Galloping Goose and the Selkirk Waterway is an eight foot parking garage above grade . The landscaping for the site will primarily be on the garage roof top . We would like to see Central Spur finished , complete the parking garage wall along the east side of the building site and have that landscaping , path to the Goose and the tot park be completed . This would give everyone a great outlook and prospective buyers would be able to see how magnificent the Railyards have turned out . One of the best developments in Victoria . We have been waiting a long time for this to happen .

Councillors , before the next meeting please take a little time out of your very busy schedules to walk , bike or drive to our neighbour hood to see for yourselves what the visual impact of this variance will cause and why , as a community , we are so very concerned . Please don't make a decision based only on architectural presentations , please see for yourselves . The reduction of the 3.5 meter setback to nil will give the community a " black eye " that will last forever .

Sincerely Jim McConnan 106 - 90 Regatta Landing

Christine Havelka

From: Public Hearings
Subject: FW: Development Permit with Variances Application No. 000404 for property known as 701 Tyee Road

-----Original Message-----

From: West Wakefield
Sent: Wednesday, April 06, 2016 11:18 AM
To: Public Hearings <PublicHearings@victoria.ca>
Cc: Strata Council
Subject: Development Permit with Variances Application No. 000404 for property known as 701 Tyee Road

Dear Review Panel:

In respect to the above mentioned property we have specific concerns regarding the variance application as we are residents of 797 Tyee.

Specifically:

1. PARKING

- ☐ reducing the overall parking from 185 stalls to 178 stalls
- ☐ reducing the parking from 50 stalls to 49 stalls for Phase 1
- ☐ reducing bicycle storage from 40 stalls to 28 stalls for Phase 1

As mentioned in past correspondence regarding Railyard variance applications the reduction of parking spaces puts more pressure on street parking in an area that already has tremendous problems. Indeed recent changes to parking regulation leaves little daytime parking for residents and in competition with commercial businesses on Tyee. I respect that the City of Victoria wants to be more green and have people use alternate modes of transportation but it is myopic to believe that ceding parking spaces will get people out of their cars.

2. SETBACKS

- ☐ reducing the north setback (Gaudin Road) from 3.5m to nil
- ☐ reducing the south setback from 4m to 3.5m
- ☐ reducing the south setback from 4m to nil for Phases 1 and 2

Reducing or removing all set backs is just poor planning practices for residential areas - this is not downtown Vancouver. Resident population densities have increased since we moved here in 2009. People compete for the small sidewalk widths and it is a safety issue to walk on the road (especially with unyielding commercial trucks and cyclists). Removing setbacks leave no room for people to manoeuvre baby carriages, leashed dogs, walking side by side and people in wheelchairs.

It is the responsibility of the City to serve all its residents and not just developers interests. Therefore we ask the Review Panel to reject this application.

Regards
Robin Wakefield



RAILYARDS

LOT H & J

LeFevre
& Company

DIALOG®

RAILYARDS
LOT H & J

MASTER DEVELOPMENT PLAN & SITE CONTEXT







RAILYARDS LOT H & J

GATEWAY PERSPECTIVE
VIEW OF RAILYARDS FROM BAY STREET BRIDGE

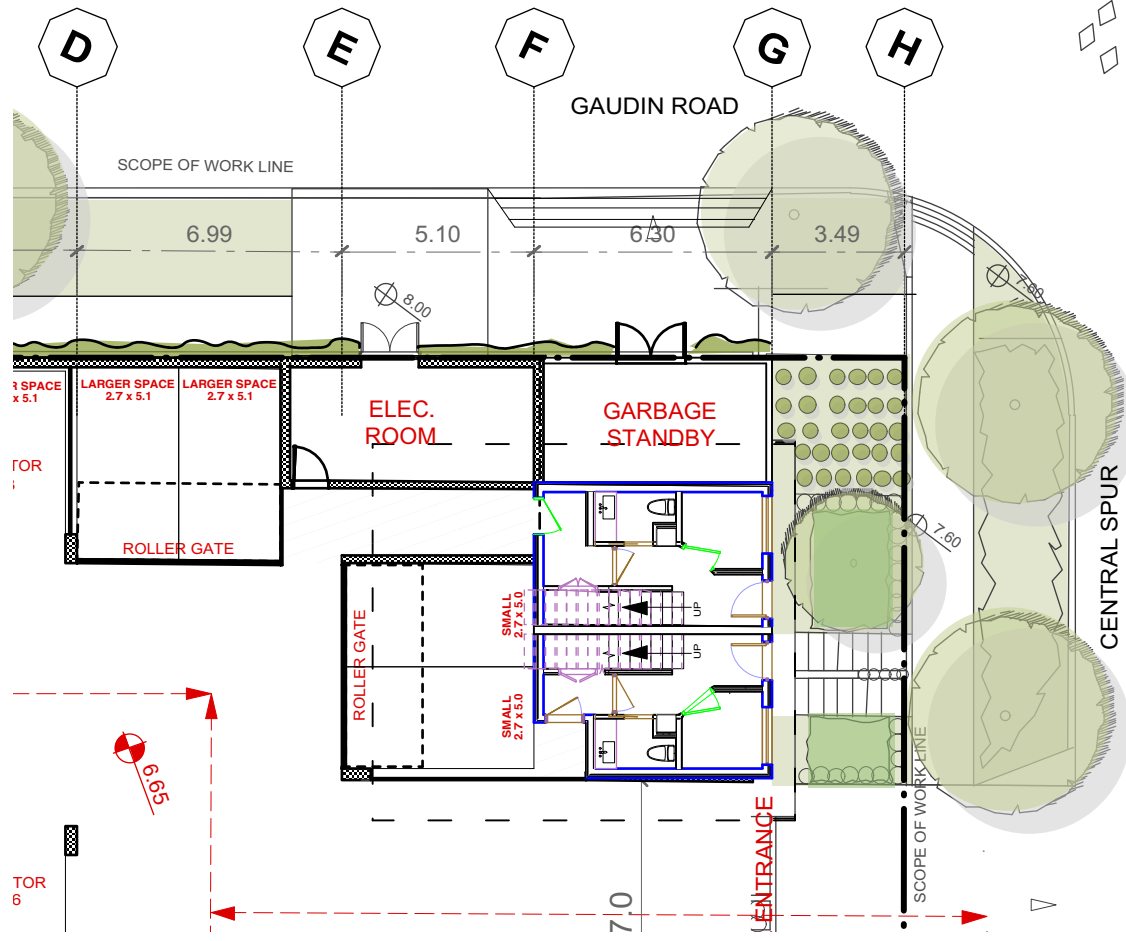
LeFevre
& Company

DIALOG®



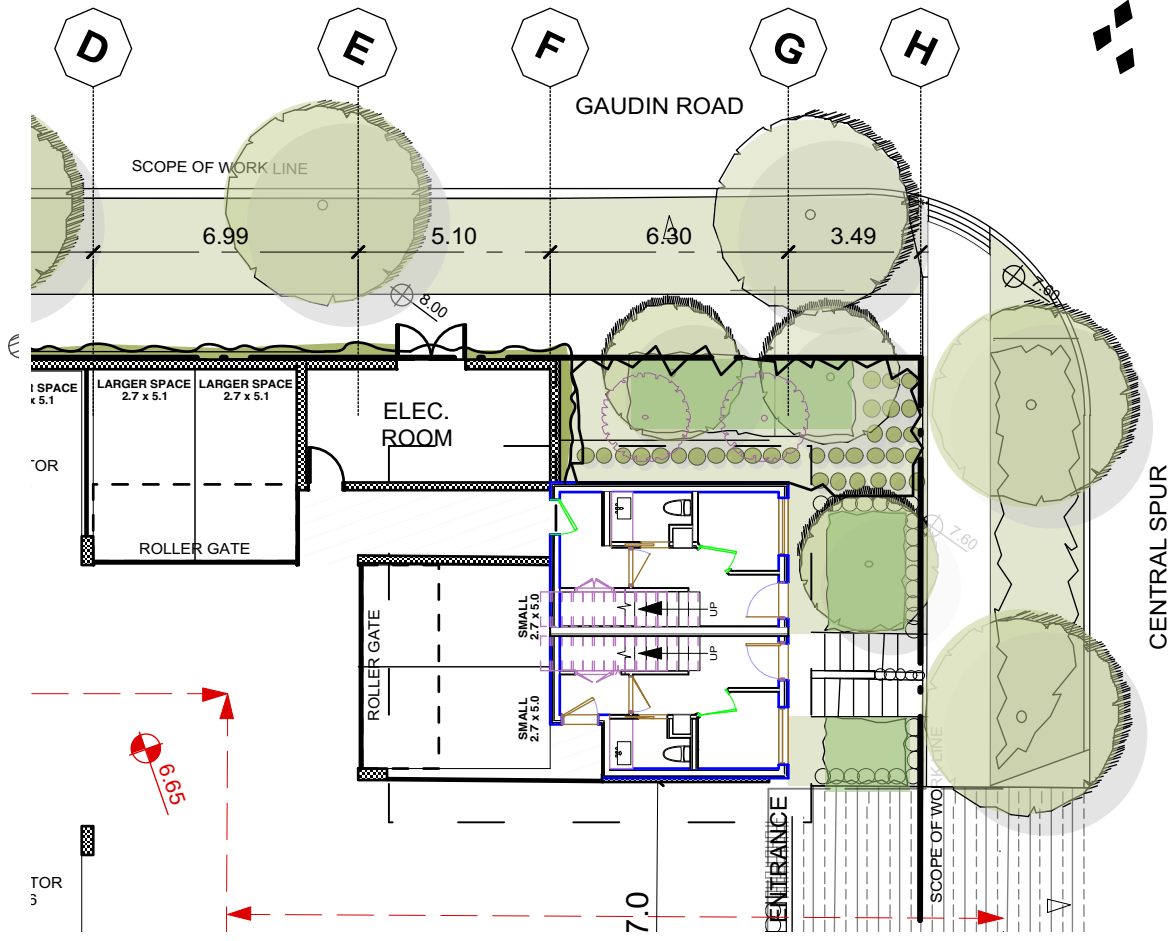






ENLARGED PARKADE PLAN - BEFORE
SCALE: 1:250 1

BEFORE



OVERALL PARKADE PLAN - AFTER
SCALE: 1:250 2

AFTER

- 1 - Removed screened standby garbage enclosure
- 2 - Extended the green screen around the electrical room
- 3 - Added a street tree and removed curb cut
- 4 - Added additional planting at the corner

DIALOG®

ISSUED FOR

- A 28 JAN/15 DEVELOPMENT PERMIT
- B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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INTERIOR DESIGN PLANNING INC.
406 - 611 ALEXANDER STREET
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax: (604) 255-1790
design@designdialog.ca

OWNER:

LEFEVRE AND COMPANY
530 HERALD STREET
VICTORIA BC V8W 1S6
Tel: (250) 380-4900

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

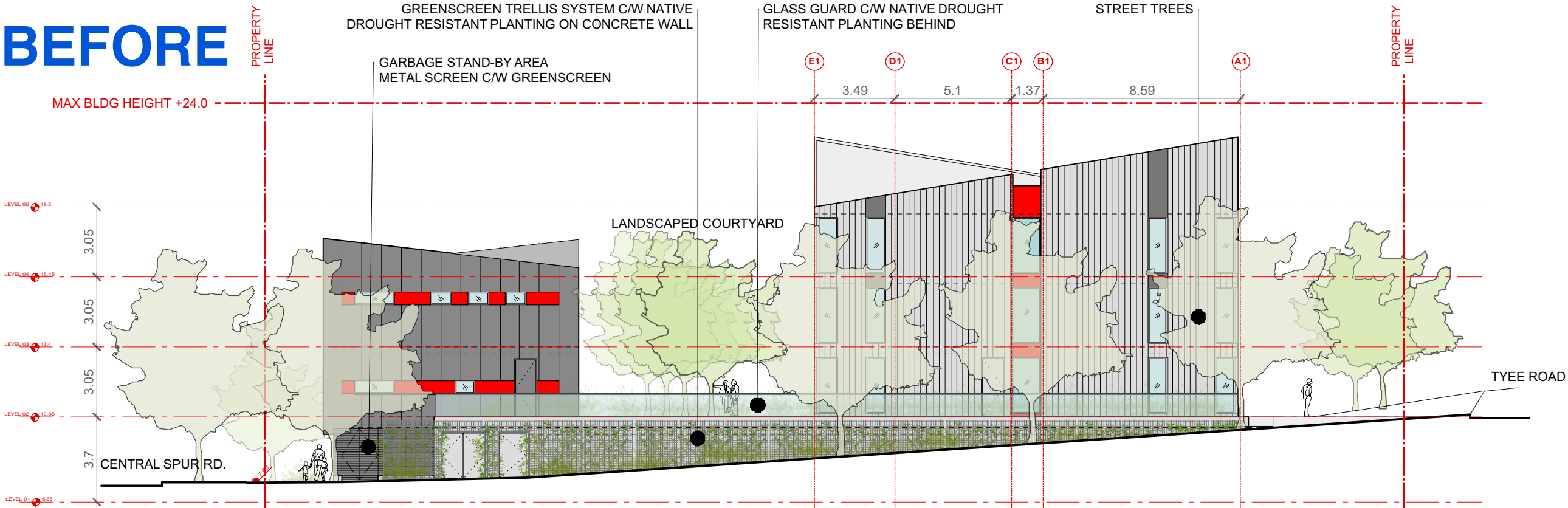
ENLARGED PARKADE PLAN
LEVEL P1

DRAWN: AG / MC
PLOT DATE: 16-4-7

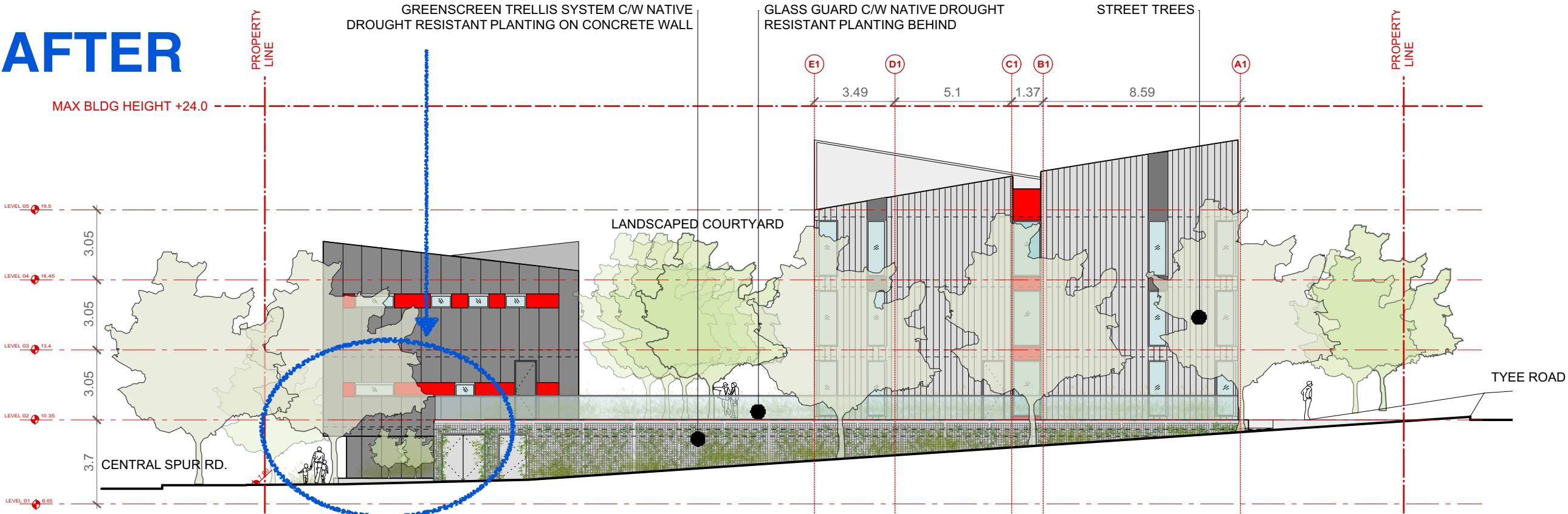
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A2.01b

BEFORE



AFTER



- 1 - Removed screened standby garbage enclosure
- 2 - Extended the green screen around the electrical room
- 3 - Added additional planting at the corner

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VICTORIA BC V8W 1S6
Tel: (250) 380-4900

SEAL

RAILYARDS, LOT H & J
VICTORIA, BC
NORTH ELEVATION
BLDG 1
DRAWN: AG
PLOT DATE: 16-4-6
CHECKED: MC

A3.03b

04255V FI FVATIONS 20160404 vwx

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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

BLDG 1

DRAWN: AG
PLOT DATE: 16-4-7

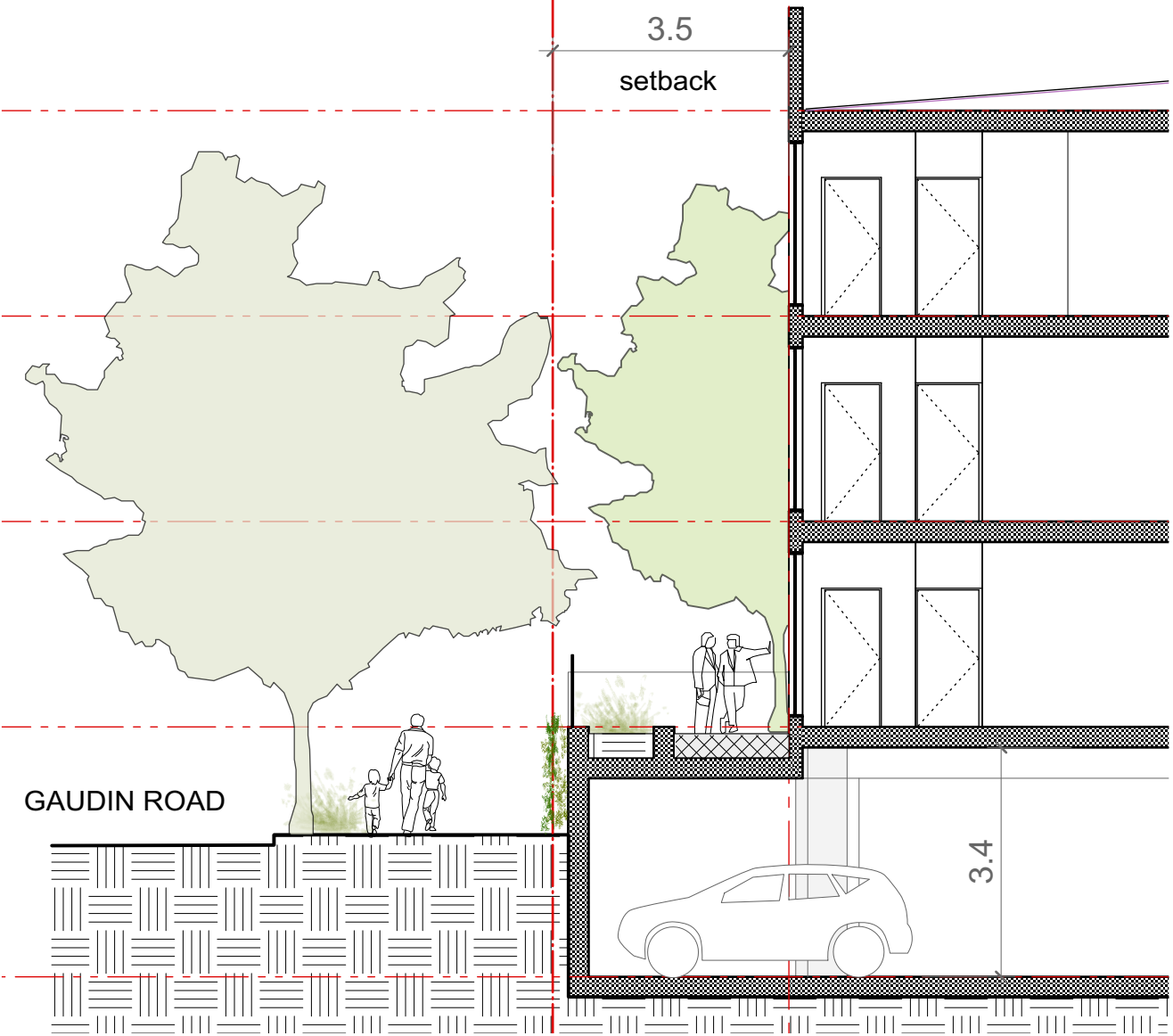
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A3.05b

01

PROPERTY
LINE

3.5
setback



BUILDING SECTION AT GAUDIN ROAD
SCALE: 1:100

1

PROPERTY
LINE

3.5
setback



BUILDING PROFILE AT GAUDIN ROAD
SCALE: 1:100

2

GAUDIN ROAD

GAUDIN ROAD



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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

BLDG 1

DRAWN: AG CHECKED: MC
PLOT DATE: 16-4-8

A3.05c

04255V SECTIONS 20160404.vwx

VIEW DOWN GAUDIN ROAD 1



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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

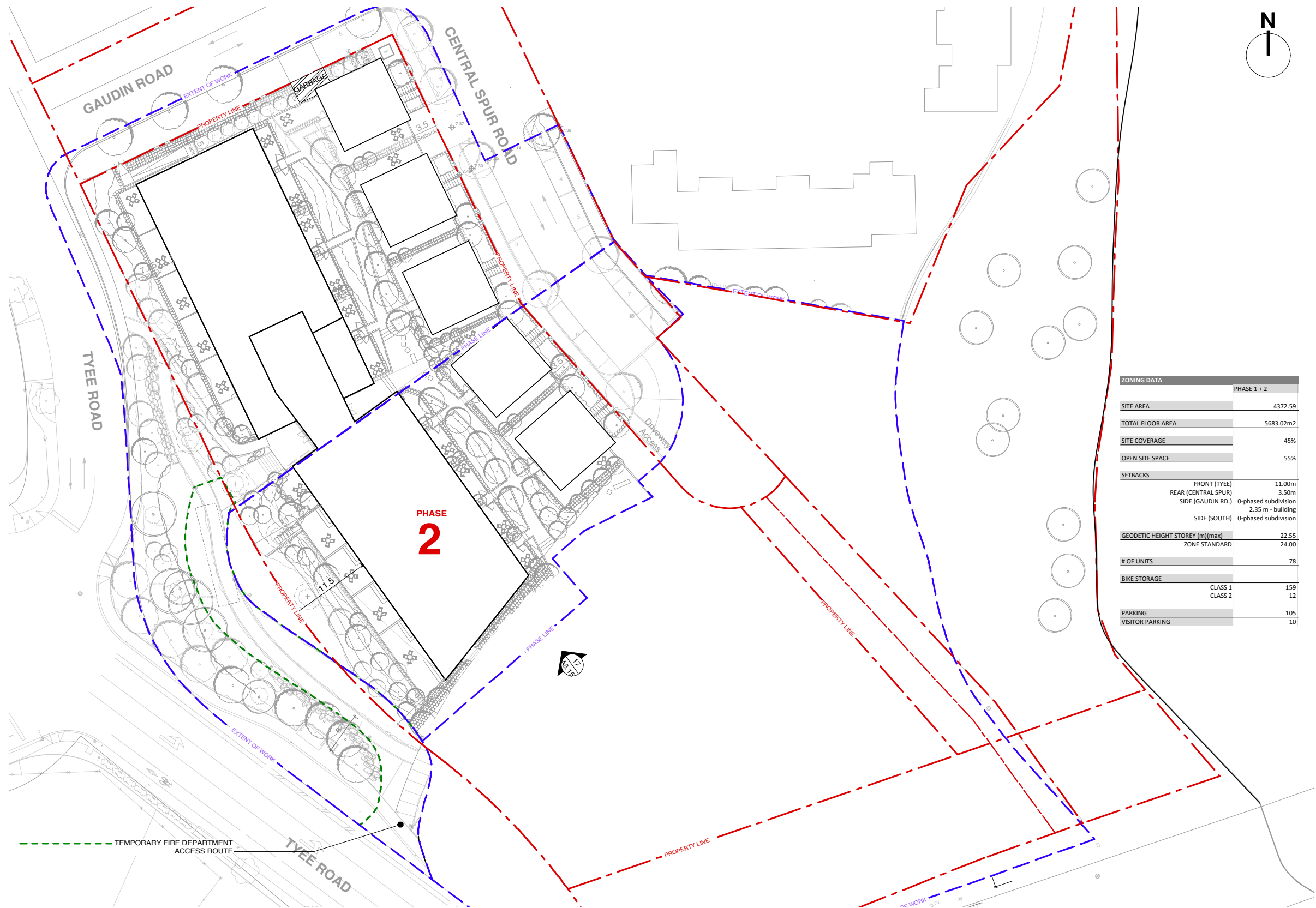
RENDERING

BLDG 1

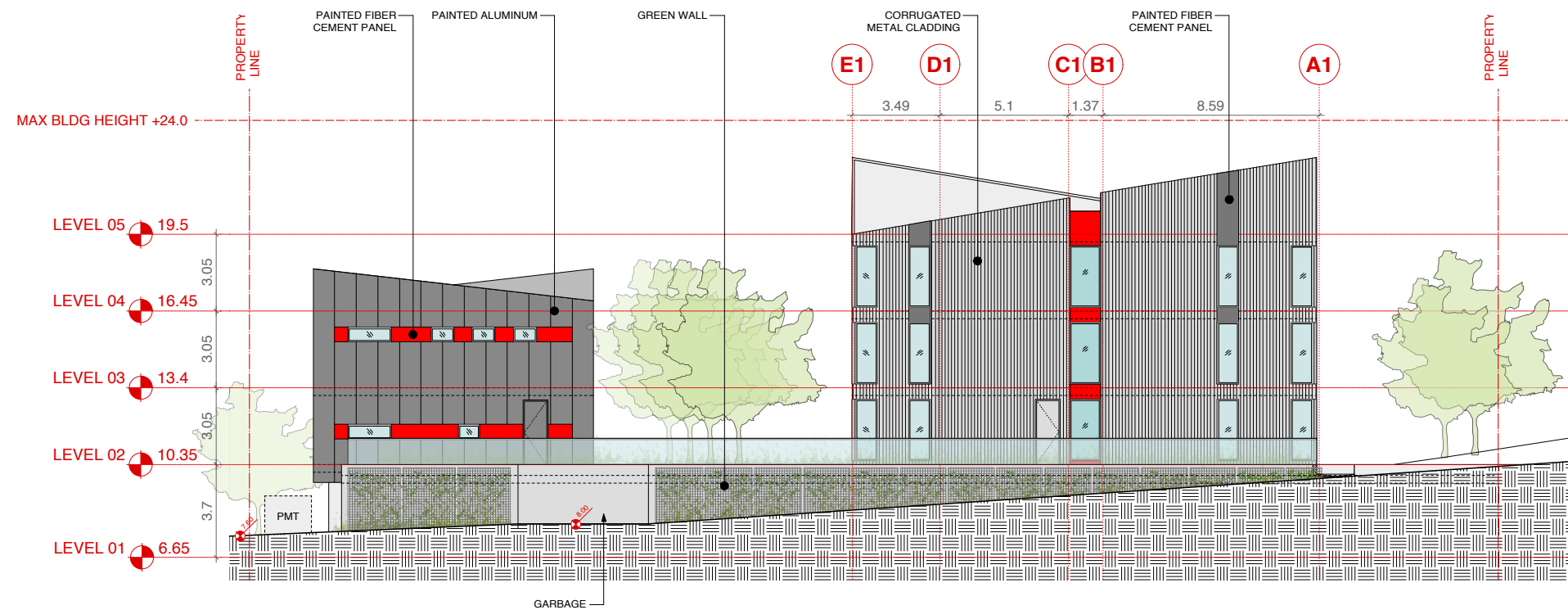
DRAWN: AG PLOT DATE: 16-4-8 CHECKED: MC

A3.05d

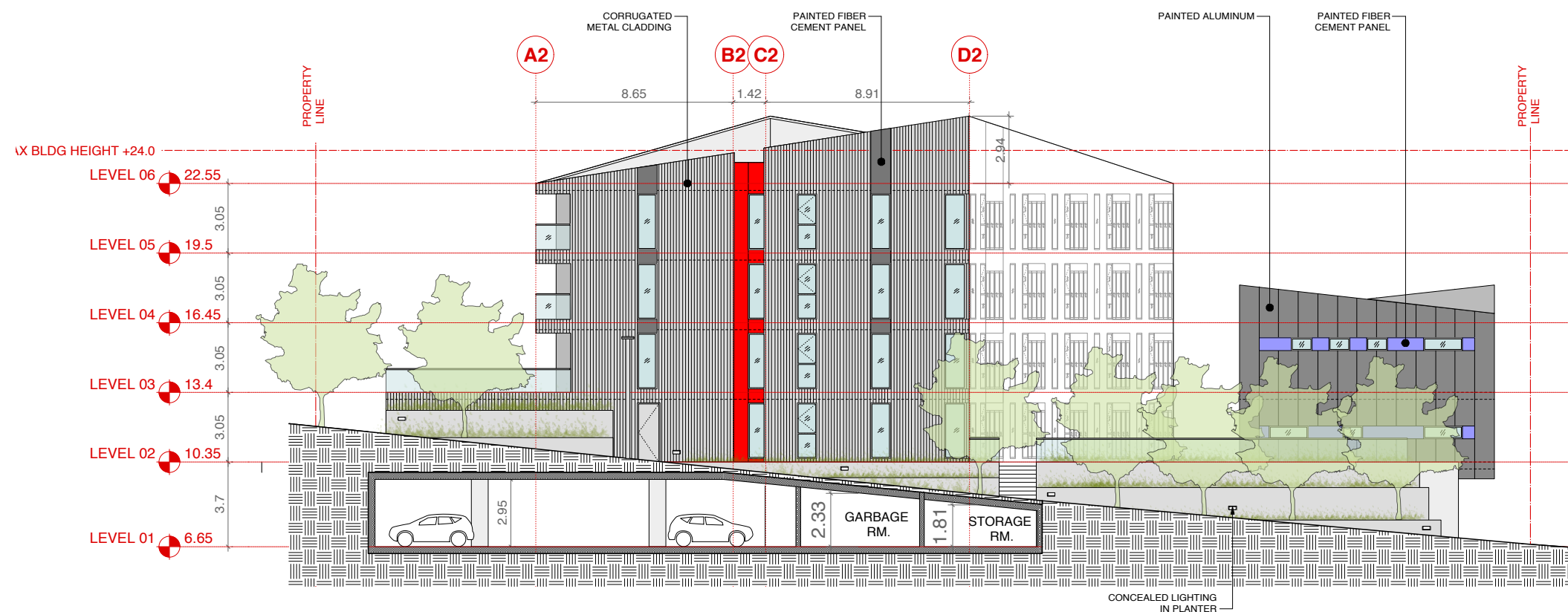
VIEW DOWN GAUDIN ROAD 1



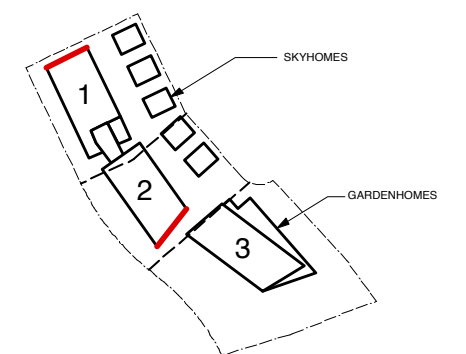
ZONING DATA	
	PHASE 1 + 2
SITE AREA	4372.59
TOTAL FLOOR AREA	5683.02m2
SITE COVERAGE	45%
OPEN SITE SPACE	55%
SETBACKS	
FRONT (TYEE)	11.00m
REAR (CENTRAL SPUR)	3.50m
SIDE (GAUDIN RD.)	0-phased subdivision
SIDE (SOUTH)	2.35 m - building
	0-phased subdivision
GEODETIC HEIGHT STOREY (m)(max)	22.55
ZONE STANDARD	24.00
# OF UNITS	78
BIKE STORAGE	
CLASS 1	159
CLASS 2	12
PARKING	105
VISITOR PARKING	10

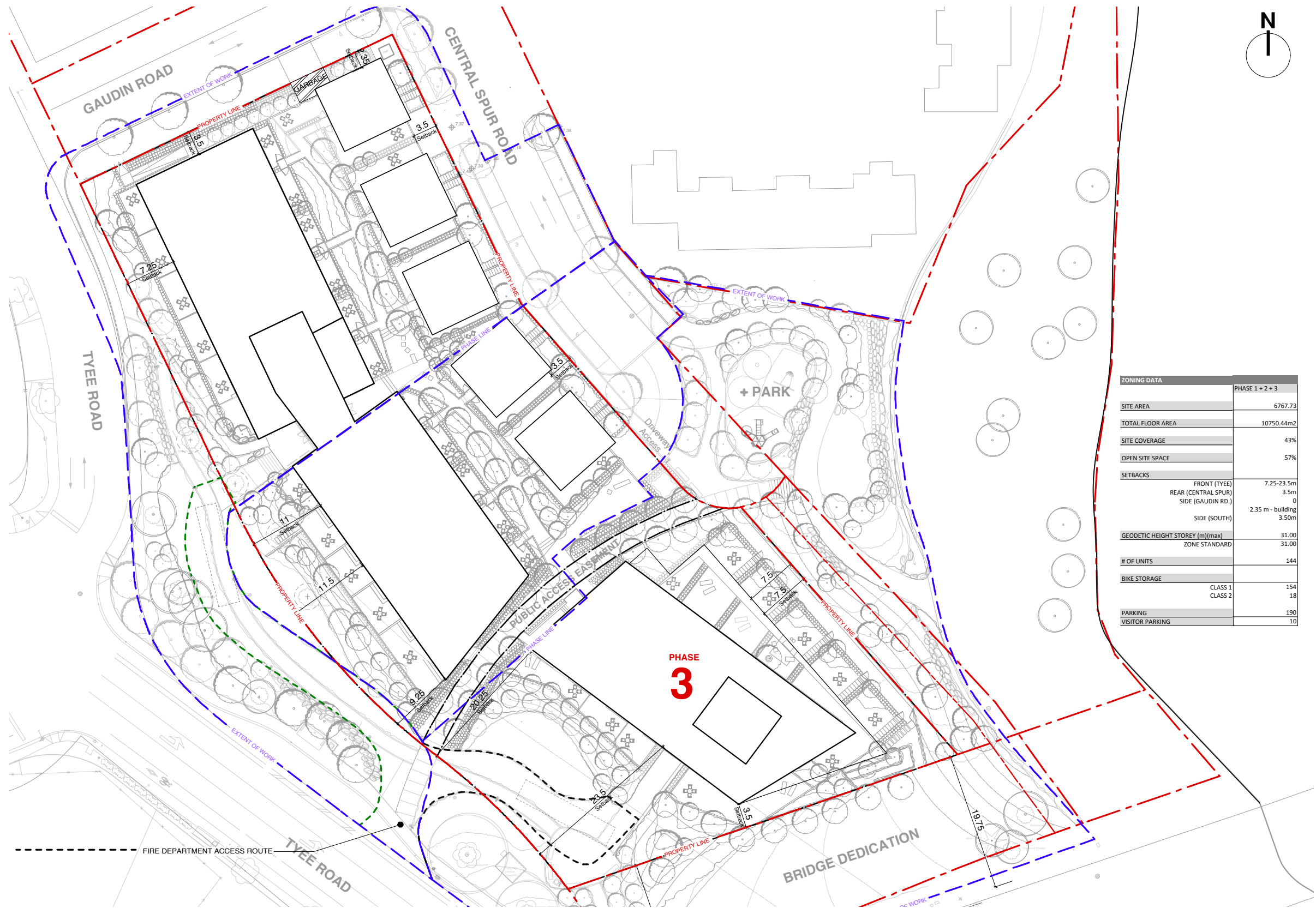


NORTH ELEVATION - BLDG 1
SCALE: 1:100



SOUTH ELEVATION - BLDG 2
SCALE: 1:100





ZONING DATA	
	PHASE 1 + 2 + 3
SITE AREA	6767.73
TOTAL FLOOR AREA	10750.44m2
SITE COVERAGE	43%
OPEN SITE SPACE	57%
SETBACKS	
FRONT (TYEE)	7.25-23.5m
REAR (CENTRAL SPUR)	3.5m
SIDE (GAUDIN RD.)	0
SIDE (SOUTH)	2.35 m - building 3.50m
GEODETC HEIGHT STOREY (m)(max)	31.00
ZONE STANDARD	31.00
# OF UNITS	144
BIKE STORAGE	
CLASS 1	154
CLASS 2	18
PARKING	190
VISITOR PARKING	10



Christine Havelka

From: Public Hearings
Subject: FW: Development Permit Application n No. 000404 Railyards

From: SPin K [
Sent: Friday, April 08, 2016 5:56 PM
To: Lisa Helps (Mayor) <mayor@victoria.ca>; Councillors <Councillors@victoria.ca>; Chris Coates <ccoates@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>
Subject: Development Permit Application n No. 000404 Railyards

Dear Decision Makers,

I have very serious concerns about the application and the set back on the south side of Gaudin Road . An eight foot concrete wall , on the property line , with a " green metal gate " and a garbage driveway through the curb , boulevard and side walk to access the garbage room will turn the south side of Gaudin Road into a " back alley " . This is not consistent with the design plan and the landscaping aspects of our neighborhood . This is now our main entry point for both walking and driving into the Railyards .

The garage wall of Bonds 3 also extends eight feet above grade on Central Spur and was a concern for the planning department . The required setback allowed for landscaping to mask the wall and it looks good . If the required setback was maintained on the south side of Gaudin Road the landscape on the north side could be duplicated creating a beautiful gateway to the Railyards .

The idea of making something easy for garbage pick up does not make any sense . At 90 Regatta Landing we have two large green garbage containers and ten paper , glass and compost bins that are removed from our building every week . The idea of centralizing all garbage storage for all three buildings and the five Sky Homes in one area, the farthest away from all the buildings , does not make sense . The garbage pick up truck will have to make a turn on " No Parking " Gaudin Road and back into the garbage area and remove three buildings worth of garbage and recycling and put them out for pickup . This will disrupt both vehicle and pedestrian traffic . A more sensible solution would be to make a small garbage storage room for each building , less than two parking spots in size , that are easily accessible by both residents and the garbage pickup . The garbage pickup can be done through the parking garage as is done in all the other buildings . The bins could then be placed at the end of Central Spur for pickup , out of the way of traffic and parking .

The wasted space in the parking garage taken up by the required bicycle storage areas can be resolved by the installation of bicycle racks on the wall or the floor in front of every parking space giving more than the number required .

Please realize that the entire foot print of the two building lots is a single level parking garage , serving all three buildings and the five Sky Homes . The entire east side of the property facing the Galloping Goose and the Selkirk Waterway is an eight foot parking garage above grade . The landscaping for the site will primarily be on the garage roof top . We would like to see Central Spur finished , complete the parking garage wall along the east side of the building site and have that landscaping , path to the Goose and the tot park be completed . This would give everyone a great outlook and prospective buyers would be able to see how magnificent the Railyards have turned out . One of the best developments in Victoria . We have been waiting a long time for this to happen .

Councillors , before the next meeting please take a little time out of your very busy schedules to walk , bike or drive to our neighbourhood to see for yourselves what the visual impact of this variance will cause and why , as a community , we are so very concerned . Please don't make a decision based only on architectural presentations , please see for yourselves . The reduction of the 3.5 meter setback to nil will give the community a " black eye " that will last forever .

Sincerely,
 Stephen Pink
 #204 - 90 Regatta Landing
 Victoria BC

April 12, 2016

Attn: Jim Handy, City of Victoria Planning Department
RE: Variances Application No. 000404 for property known as 701 Tyee Rd.

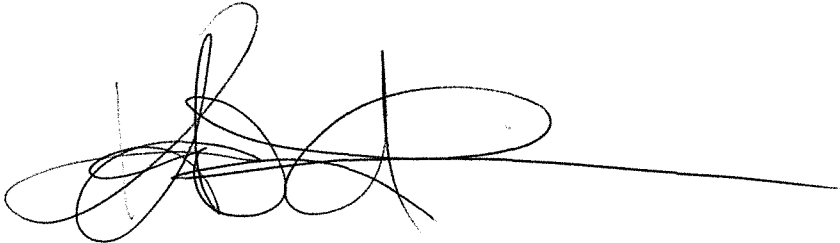
Dear Sir,

I am a resident of The RailYards in the Gateway building at 797 Tyee Road.

I am in favour of the variances application no. 000404 for 701 Tyee Rd, specifically the reduction of setbacks from Gaudin Rd. I feel that it will help give the area a more finished and community-like feel and help to re-establish the natural esthetic lost during development. Although the sidewalk may be smaller, it will still provide ample room for residents to enjoy it.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Kaley Walls
Resident at 797 Tyee Road

Christine Havelka

From: Public Hearings
Subject: FW: Variance tyee rd

From: Jordi Richards
Sent: Wednesday, April 13, 2016 3:10 PM
To: Public Hearings <PublicHearings@victoria.ca>
Cc: Tony Zarsadias
Subject: Variance tyee rd

To whom it may concern:

My name is Jordan Richards and I live at 108-785 tyee road (railyards) on the south facing corner directly across from the new construction phase that Le Fevre & Co. are currently working on.

I would like to announce that I am in total favour of the proposed variance that is currently taking place. Because my unit (#108) directly faces where the new town homes/condos will be, I would prefer to look at something other than just a concrete wall. I believe that this variance will make the grounds look more appealing to the eye of purchasers, or passers by and the existing owners in building 785 Tyee who face the new development.

Lets work together to make this development the best it can be.

Kind regards

-Jordan Richards

REPORTS OF THE COMMITTEE

3. Committee of the Whole – February 11, 2016

2. Heritage Designation Application No. 000152 for 1728 Denman Street

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the designation of the exterior and interior (entry hall, dining room and parlour) of the property located at 1728 Denman Street pursuant to Section 967 of the Local Government Act as a Municipal Heritage Site.

Carried Unanimously

3.2 Heritage Designation Application No. 000152 for 1728 Denman Street

Committee received a report dated January 28, 2016, regarding an application to designate the interior (entry hall, dining room, and parlour) and exterior of the property as a Municipal Heritage Site.

Action: It was moved by Councillor Coleman, seconded by Councillor Madoff, that Council consider the designation of the exterior and interior (entry hall, dining room, and parlour) of the property located at 1728 Denman Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

CARRIED UNANIMOUSLY 16/COTW



Committee of the Whole Report For the Meeting of February 11, 2016

To: Committee of the Whole **Date:** January 28, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000152 for 1728 Denman Street

RECOMMENDATION

That Council consider the following motion:

"That Council consider the designation of the exterior and interior (entry hall, dining room and parlour) of the property located at 1728 Denman Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site."

LEGISLATIVE AUTHORITY

In accordance with Section 967 of the *Local Government Act*, Council may, by bylaw, on terms and conditions it considers appropriate, designate real property in whole or in part as protected if Council considers that the property has heritage value or heritage character or that the designation of the property is necessary or desirable for the conservation of a protected heritage property.

EXECUTIVE SUMMARY

The purpose of this report is to present the Committee of the Whole with information, analysis and recommendations regarding an owner request to designate the interior (entry hall, dining room and parlour) and exterior of the property located at 1728 Denman Street.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan* (OCP)
- Statement of Significance including Victoria's Heritage Thematic Framework.

Staff recommend that Council consider the designation of the property located at 1728 Denman Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

This report fulfils the requirements of Section 968(5) of the *Local Government Act*.

BACKGROUND

BACKGROUND

Description of Proposal

An application to designate the interior (entry hall, dining room and parlour) and exterior of the 1909 property located at 1728 Denman Street as a Municipal Heritage Site was received from Garth Alan Mayhew on June 23, 2015. Subsequent information was received on January 11, 2016 (interior photographs).

Zoning/Land Use

The proposed designation is consistent with the R1-B Zone, Single Family Dwelling District, and surrounding land uses.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel meeting at its August 11, 2015 meeting and it recommended that Council consider the designation of the property located at 1728 Denman Street as a Municipal Heritage Site.

Condition/Economic Viability

The interior and exterior of the building appears in sound condition; however, the exterior fabric requires conservation.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

This application is consistent with the OCP because it contributes to the identification of the heritage value of districts and individual properties using the Victoria Heritage Thematic Framework. The application also contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources.

Statement of Significance

A Statement of Significance, describing the historic place, outlining its heritage value and identifying its character-defining elements, is attached to this report. A key policy of the OCP includes the determination of heritage value using a values-based approach. A Heritage Value Assessment with consideration of Victoria's Heritage Thematic Framework is incorporated into the Statement of Significance attached to this report.

Resource Impacts

The applicant notes that the property has been deteriorating for some time. It is likely that the applicant may seek financial assistance from the Victoria Heritage Foundation to rehabilitate the exterior.

CONCLUSIONS

The subject property has heritage value arising from its location in the North Jubilee neighbourhood and by its proximity to the Royal Jubilee Hospital. The establishment of the Royal Jubilee Hospital in 1890 was the single biggest factor in the development of the Jubilee neighbourhood and the speculative investment and development of housing which saw the construction of this house. The subject property also has heritage value owing to its proximity to several major transit corridors and multiple historic streetcar routes.

The subject property, constructed in 1909, is a fine example of Edwardian Vernacular style that has retained a high degree of its original architectural layout and details. The house is also important because of its relationship to Walter B. Revercomb who built at least eight and possibly 10 houses on the north side of the 1700-block Denman Street.

This application for the designation of the interior (entry hall, dining room and parlour) and exterior of the property as a Municipal Heritage Site is consistent with relevant City policies that seek to give consideration to tools available under legislation to protect heritage property through heritage designation bylaws. Staff therefore recommend that Council consider the designation of the property located at 1728 Denman Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000152 for the property located at 1728 Denman Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

Respectfully submitted,



Steve Barber
Senior Heritage Planner (Interim)
Development Services




Jonathan Tinney
Director
Sustainable Planning and Community Development

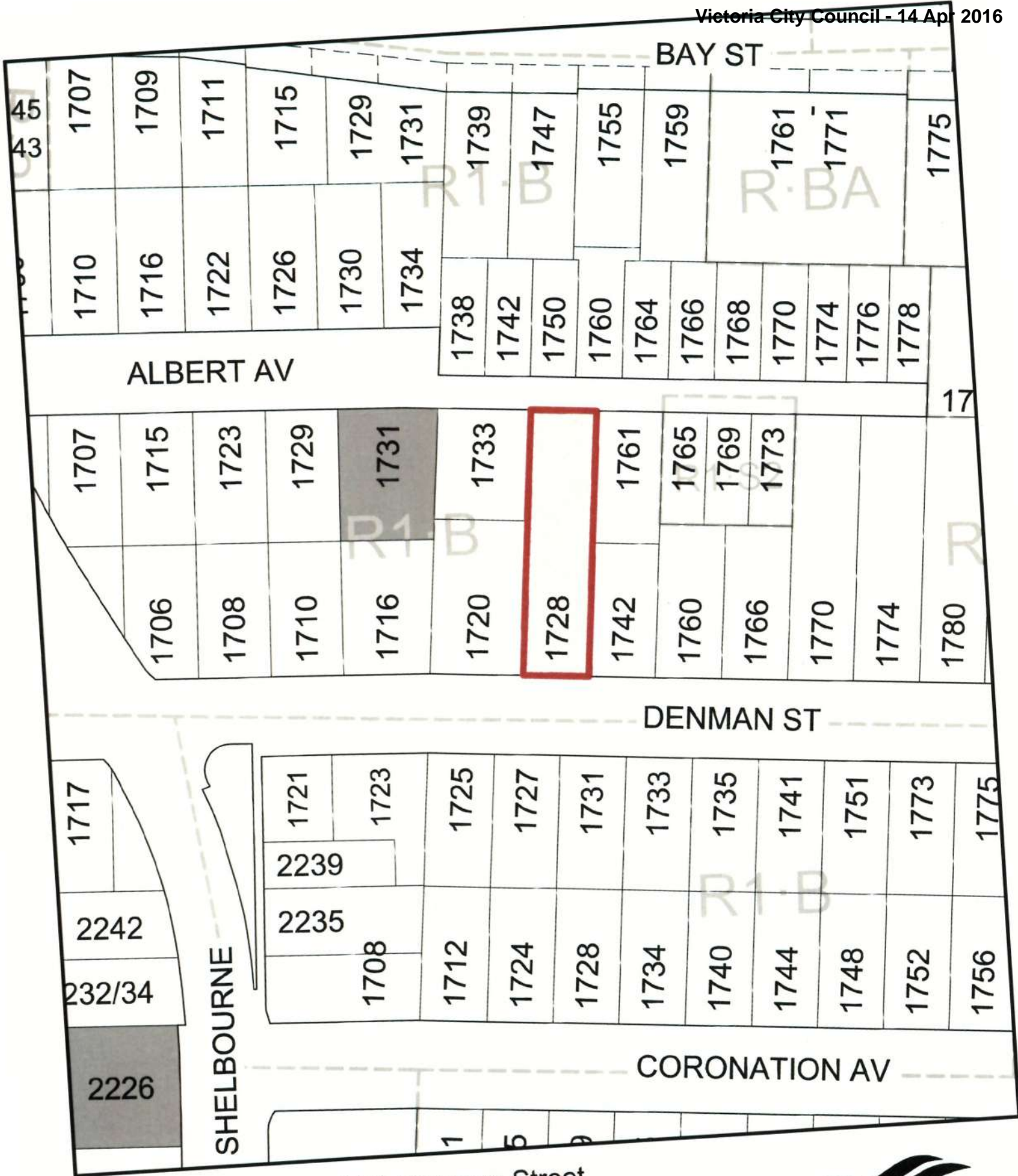
Report accepted and recommended by the City Manager:



Date: Feb. 5, 2016

List of Attachments

- Subject map
- Aerial map
- Photographs
- Applicant's letter, dated June 23, 2015
- Statement of Significance, August 2015
- Supplementary Inventory of Interior Elements to be Protected.



1728 Denman Street
Heritage Designation #000152



Designated



Registered



1728 Denman Street



1728 Denman Street



Main Hall



Dining Room/Parlour

1728 Denman Street



Dining Room Fireplace



Dining Room Mantel Detail

Sustainable Planning & Community Development Dept
City of Victoria.

(we) are applying for heritage designation of 1728 Denman St because it is one of a cluster of fine similar houses together on one block N side, and being slightly older than most of the other fine. It has slightly more ornamentation, - may be slightly taller.

While severely neglected the original features are more intact than most of the other fine.

Being built in 1909 or 1910 it is one of the early buildings that Walter Revercombe built in the City of Victoria between roughly 1908 until around 1950.

Mr. Revercombe seemed to concentrate his houses & apt bldgs in pockets i.e. along Hillside w at Cook St along Cook approach Hillside from the N - including - the Strathmore apt - 1910 Cook St. & Fair 1905 Cook.

He also built the Alexandra on Queens S of Bay St. Some (Spanish style) were Cal. influenced.

While he didn't construct spectacular buildings he seemed to build strong durable structures. If 1728 Denman is any testimony.

Revercombe Place off Mass St backing onto Langham Court ~~Shed~~ is named after him.

while 1728 (right) not have been a ~~clean~~ ^{clean}
heritage building in the early 20s, it stands out
well I think today as other 'designed' building:

I think parts of the 1st floor interior are
also worth of interior designation. see photo

I feel that the house - after being
terribly neglected for decades by a former ~~owner~~ owner
(who apparently sent most of his money back
to Bosnia) (the house) has survived
with little ~~not~~ ^{not} a ~~depression~~ ^{depression} in a creek.

Some people really love this house.

Yours

GARTIN A. MARLTON

GARTIN A. MARLTON

postscript

although I have no skills / trades,
this house has dominated my life
for most of a year - financially
& otherwise - so I now apply.

Yours truly

G. A. Marlton



Statement of Significance

1728 Denman Street

Description of Historic Place

1728 Denman Street is a 1½-storey house located in the North Jubilee neighbourhood of Victoria in close proximity to the Royal Jubilee Hospital. Built in 1909, this house is an archetype of the Edwardian Vernacular style, and is one of a series built by Walter B. Revercomb, during the building boom leading up to World War I. The house retains many of its original elements, including significant amounts of art glass.

Heritage Value of the Historic Place

The heritage value of 1728 Denman Street is summarized below in accordance with Victoria's Heritage Thematic Framework.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

1728 Denman Street has heritage value due to its location in the North Jubilee neighbourhood and its proximity to the Royal Jubilee Hospital. In the late 1800s and early 1900s the area was gradually transformed from farms to housing with the creation of new neighbourhoods, including North Jubilee. The construction of the Royal Jubilee Hospital in 1890 was the single biggest factor in the development of the Jubilee neighbourhood and the speculative investment and development of housing which saw the construction of this house.

Theme 2: GATEWAY ECONOMY

Subtheme 2.5: Historic Infrastructure

1728 Denman Street is close to several major transit corridors (Fort, Shelbourne and Richmond Streets) including multiple historic streetcar routes. The opening of the Royal Jubilee Hospital in 1890 coincided with the inauguration of the streetcar system when one of the original lines ran along Fort Street to the new hospital. A streetcar spur was built along Richmond Road to Mt. Tolmie in 1908.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

1728 Denman Street is a fine example of Edwardian Vernacular style and has retained a high degree of its original architectural layout and details. The house is notable for the significant amounts of period art-glass in the front and side windows, and a mixture of sash and casement windows. The house is also important because of its relationship to Walter B. Revercomb. Between 1905 and 1910, Revercomb built at least eight and possibly 10 houses on the North side of the 1700-block Denman Street. The houses were built speculatively, and the Denman series included five Edwardian Vernaculars, and several Arts and Crafts bungalows. A further house (#1710) was demolished early, to make way for the re-alignment of Shelbourne Street.

Character Defining Elements

Key elements that express the heritage value of 1728 Denman Street include:

- location in the established North Jubilee neighbourhood close to the Royal Jubilee Hospital
- association with builder Walter B. Revercomb

Key elements that define the heritage character of the building's exterior include:

- shingled front, rear gables and two side dormers finished with finials
- beaded double drop siding on main and upper floors
- front bargeboards decorated with dentils repeated on the architrave and belt course
- roof with wide enclosed eaves and two corbelled brick chimneys with pots
- recessed half-width front porch on the left with chamfered columns and decorative capitals
- front gable and main parlour tri-partite window assemblies
- cantilevered box bay on the main floor, with a pair of leaded windows
- cantilevered angled bay on the right side, with three sash windows
- significant amounts of art-glass in the front and side windows
- original parlour, living, dining room, and fireplace.

1728 Denman Street

Some notes for Heritage Designation of parts of the Interior, from Nick Russell

Entry Hall:

- Elaborate board-and-batten wainscot panelling, c/w baseboards and lintels, with original finish.
- Door to Parlour, with five raised panels; lock-set with oval finger plate and matching knob;
- Panelled and glazed front door;
- Stairs to upper floor with original finish, c/w bullnose details on bottom step;
- Wainscoted stair-well;
- Decorative cast-iron heat register;
- Pair of restored leaded-glass windows;
- Coat closet with restored leaded-glass window.

Parlour:

- South-facing tripartite window with side sashes and a central transom with restored leaded-glass;
- East-facing piano-window with restored leaded-glass;
- Decorative cast-iron heat register;
- Elaborate archway to dining-room, including panelled bases and two chamfered pillars with capitals and dentils.

Dining-Room:

- Complex plate-rail over board-and-batten wainscoting;
- Cast-iron fireplace insert with summer-door;
- Red-green tile surround;
- Tiled hearth;
- Wood surround (oak?) with over-mantel and hood, carved brackets and bevelled mirror.

NO. 16-037

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior and specific interior features of the building located at 1728 Denman Street to be protected heritage property.

Under its statutory powers, including section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the “HERITAGE DESIGNATION (1728 DENMAN STREET) BYLAW”.
2. The exterior and specific interior features (entry hall, dining room and parlour) of the building located at 1728 Denman Street, legally described as the west ½ of Lot 16, Section 76, Victoria District, Plan 2695, are designated to be protected heritage property.

READ A FIRST TIME the **24th** day of **March** 2016.

READ A SECOND TIME the **24th** day of **March** 2016.

Public Hearing Held On the day of 2016.

READ A THIRD TIME the day of 2016.

ADOPTED on the day of 2016.

CITY CLERK

MAYOR

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Teri / Suzanne Hustins / Bradbury **Date:** April 11, 2016

Address: Fort Street

I wish to appear at the following Council meeting: April 14, 2016

I represent: Fort Street Business Group

Topic: Tent City

Action you wish Council to take:

To inform council of the recent impact and behaviour changes on our street relating to Tent City

CONTACT INFO:

Contact Name: Teri Hustins
Contact Address: 795 Fort Street
Contact Phone Number:
Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Suzanne Bradbury **Date:** April 11, 2016

Address: 215 Beechwood Avenue

I wish to appear at the following Council meeting: April 14, 2016

I represent: Fabulous Fort

Topic: Tent City & recent impacts on Fort Street

Action you wish Council to take:

Collect the information to inform their decisions

CONTACT INFO:

Contact Name: Suzanne Bradbury

Contact Address: 814 Broughton Street

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Paul Nursey **Date:** April 12, 2016

Address: 737 Yates Street Victoria BC

I wish to appear at the following Council meeting: April 14, 2016

I represent: Tourism Victoria

Topic: Tent City

Action you wish Council to take:

Examine additional management services offered by the Provincial Government vis-à-vis tent city

CONTACT INFO:

Contact Name: Katie Linton

Contact Address: Suite 200, 737 Yates Street Victoria, BC V8W 1L6

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Glenys Verhulst **Date:** April 12, 2016

Address: 2-133 Cook Street, Victoria BC, V8V 3W8

I wish to appear at the following Council meeting: April 14, 2016

I represent: GVCC

Topic: Biketoria

Action you wish Council to take:
Support the recommendation

CONTACT INFO:

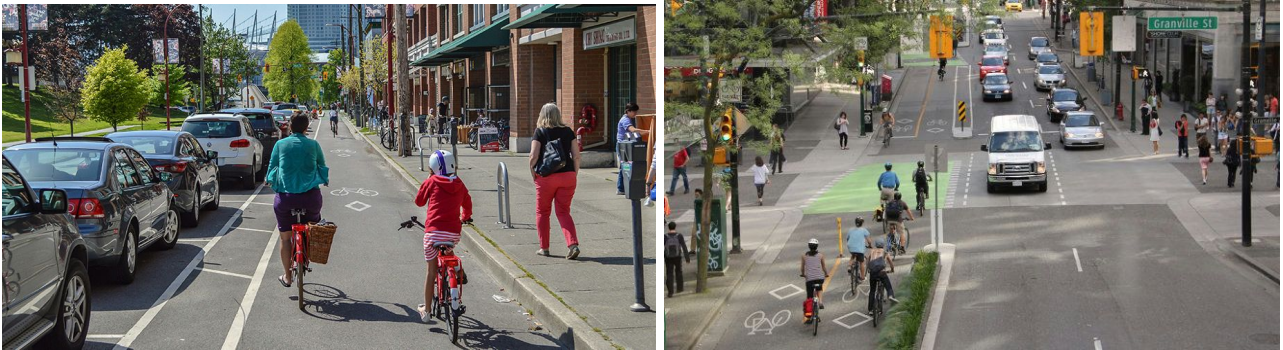
Contact Name: Glenys Verhulst
Contact Address: 2-133 Cook Street, Victoria BC
Contact Phone Number:
Contact Email:

Protected Bike Lanes in Victoria

The City of Victoria has embarked on an ambitious new plan for a network of all-ages-and-abilities (AAA) bikeways called Biketoria. Most of this work is on major streets and will feature protected bike lanes, as well as neighbourhood bikeways and other bike-friendly street design.

What is a protected bike lane?

A protected bike lane is a bike lane with added physical separation between bike riders and traffic: planters, concrete barriers, planters etc.



Left - Union St, Vancouver, Right- Dunsmuir St, Vancouver

Why build protected bike lanes?

Separating bikes from traffic increases feelings of safety and comfort, which makes cycling an attractive transportation option for the majority of the population. Surveys show that up to 60% of the population identify as 'interested but concerned:' i.e. people who are interested in cycling more but concerned for their safety.¹

What changes would have to be made to install protected bike lanes?

Changes vary from street to street and block to block. Fully detailed designs have not been released yet, but here are some of the changes that could be expected:

Fort and Pandora: One of three travel lanes to be removed, 2-way protected bike lane installed. Some parking removed to improve sight lines. Many current parking spaces will be retained, but would be re-positioned away from curb, providing protection between moving vehicle lanes and people riding in the new bike lanes. [See Union St. photo above].

Cook: Removal of turn lane in Cook Street/North Park Villages, two 1-way protected bike lanes installed. Some parking removed to improve sight lines, but most parking will be maintained on both sides of the road. As with Fort, a likely design option is a parking-protected bike lane that would relocate but still keep much of the existing parking spots.

¹ <https://www.portlandoregon.gov/transportation/article/264746>

What impact do protected bike lanes have on businesses?

Dozens of North American cities have installed bike lanes, and there is much evidence that businesses along those bike routes have benefited greatly.

Increase business sales

Study after study in cities as diverse as New York, Salt Lake City and Seattle have shown that protected bike lanes increase business on streets after they are installed.

- Seattle- saw sales increased 65% on 65th Street with a new protected bike lane (compared to a street without a new lane).²
- New York- Retail sales increased 49% along an eight block stretch of 9th ave where a protected bike lane was installed, compared to 3% overall growth in the borough.³
- Salt Lake City- 30% of car parking was removed along Broadway St and replaced with improved crosswalks, sidewalks and protected bike lanes. Retail sales were up 8.8%, compared to a 7 percent increase citywide. 59% of business owners on the street supported the changes; only 18% opposed.⁴

But what about the City of Vancouver study that showed a decrease in business on bike routes?

The Vancouver study used only self reported data, with 30% of businesses reporting. US data comes from sales taxes, so presents an unbiased view of all sales along bike routes.

Charles Gauthier of the Downtown Business Association says businesses now accept the bike lanes, and certain streets like Hornby now have a lower vacancy rate than before the lanes were installed.⁵

Other Studies

Numerous studies have shown that business shop owners overestimate the number of people that travel to their business by car and underestimate the number that arrives by foot, bike and bus.⁶

Another study from Portland shows cyclists and pedestrians spend the same or more per month than car drivers at businesses, usually spending less in a single trip but making more trips, on average.⁷

For other benefits, see the “Why Build Protected Bike Lanes” Infographic.

² <http://www.citylab.com/work/2013/09/no-bike-lanes-dont-hurt-retail-business/6833/>

³ <http://www.nyc.gov/html/dot/downloads/pdf/2012-10-measuring-the-street.pdf>

⁴ <http://www.peopleforbikes.org/blog/entry/salt-lake-city-street-removes-parking-adds-bike-lanes-and-sales-go-up>

⁵ <http://www.cbc.ca/news/canada/british-columbia/vancouver-s-bike-lanes-finally-accepted-by-downtown-business-group-1.3086795>

⁶ <http://www.citylab.com/cityfixer/2015/03/the-complete-business-case-for-converting-street-parking-into-bike-lanes/387595/>

⁷ <http://www.citylab.com/commute/2012/12/cyclists-and-pedestrians-can-end-spending-more-each-month-drivers/4066/>

What about deliveries and disabled access?

Good design in other cities has shown how deliveries can easily be accommodated alongside a protected bike lane. The most common practice is to raise up the bike lane to the sidewalk level, as can be seen in this Vancouver example on Hornby St in front of the Vancouver Art Gallery.



Why are we building bike lanes on busy roads like Cook St instead of quieter routes like Vancouver St?

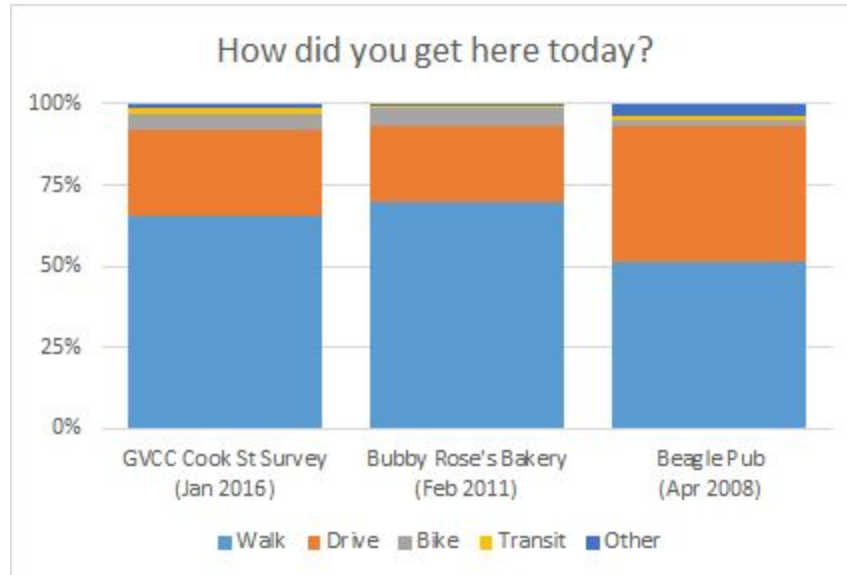
The best bike networks include both neighbourhood bikeways on traffic calmed side streets, and protected bike lanes on commercial and arterial streets.

Cook St offers a **direct connection** to the front doors of dozens of services, stores and eateries in two neighbourhood villages.

Putting protected bike lanes on major roads with many commercial destinations (instead of residential roads with few destinations) lets people chain multiple trips together easily. It normalizes riding a bike and makes doing everyday things on a bike safer and more convenient

Summary of Parking Studies in Cook Street Village

3 studies pictured below: Beagle Pub + Bubby Rose's Parking Studies submitted for parking variance applications, and an intercept survey conducted by the GVCC in Jan 2016.



[All three surveys show 50%+ trips to village by walking].

Most patrons and visitors **walk** to Cook Street Village and its businesses; only one-fifth to one-third drive to the village

All three surveys have remarkably consistent findings: half to two-thirds walk, while only about a third drive. *[Note: all three surveys took place Jan-April; May to October numbers would show higher bike/walk numbers].*

Adjacent neighbourhoods have high percentage of residents who walk, bike or take transit
(Statistics Canada 2011 & CRD 2011)

- ❑ City of Victoria has among the highest level of bike ridership (all trips and journey to work) in Canada.
- ❑ 55% of Fairfield residents walk, bike or take transit to work, higher than the city average of 47%
- ❑ 15.2% of Fairfield residents bike to work, the highest rate of any neighbourhood in the CRD, and among the highest in Canada. [Statistics Canada]

Excerpts from Beagle St. Pub Parking study, Bunt and Associates, 2008

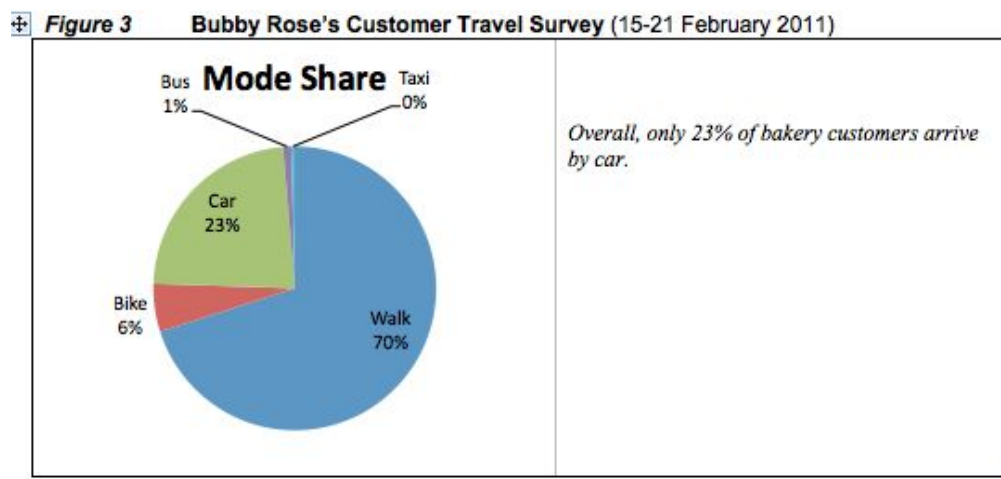
"The predominant mode of transportation to the pub is walking and it is more prominent during the busiest hours from 6:00pm to 7:30pm when almost 80% of pub patrons are non-drivers." (*Bunt Report, p.6,*)

- ❑ Daytime customers: 32.7% of customers drive, 67.3% do not drive
- ❑ Peak time (6-730pm) 21.3% drive, 78.7% do not drive

- “The [parking] lot does accommodate the patrons driving to the pub the majority of the time as there was always at least one parking space available during all our survey periods.” [p. 31]
- “During all surveys of on-street parking, there was parking available on Cook Street.” [p. 31]
- “Observations and surveys during the Pub’s busiest periods show that there is an adequate parking supply within the pub lot to meet the pub’s needs the majority of the time.” [p. 27]
- “There is sufficient on-street parking available to be used by patrons during those infrequent times when the lot is full.” [p. 31]
- “The current off-street parking supply is adequate for this pub in this unique pedestrian-oriented village area.” [p. 32]

Excerpts from Bubby’s Kitchen Parking Management report, 2011

- “Over the entire week only 23% of customers arrived by car, about a quarter of what typically occurs at automobile-dependent locations.”
- “It is common for visitors to park once and walk to multiple destinations. This minimizes the number of parking spaces needed at each location.”
- “Cook Street Village is a perfect location to implement parking policy reforms. It is a compact, walkable, mixed-use center where automobile travel, and therefore parking demand, is relatively low.”

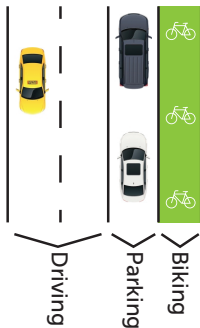


Excerpts from letter Bubby’s Kitchen owners (Jan 12, 2011) to City of Victoria (Mayor and Council)

- “In our 8½ years in business, we have noted that vast majority (about 90%) of our customers travel by foot and bicycle to our location at 313 Cook St.”
- “Our philosophy includes.... discouraging the use of cars. Granting of a [parking] variance [i.e. five fewer parking stalls than required] will further enhance the comfort level of pedestrians in the Village.”

WHY BUILD PROTECTED BIKE LANES?

WHAT ARE THEY?



Protected bike lanes put a barrier between drivers and bike riders.

The barrier can be parked cars, plastic posts, or planters.

They are popular in cities with high amounts of bike riders for everyday use.



GOOD FOR SAFETY

89%

fewer injuries among bike riders on streets with protected bike lanes.⁵



Bike- and pedestrian-friendly street design leads to less collisions, even when there are more people out!⁶



DRIVERS don't have to worry about unexpected bike maneuvers.



PEDESTRIANS don't have to worry about bike riders on the sidewalks.

GOOD FOR BUSINESS

↑49%

9th Ave in New York City saw a increase in business after protected bike lanes were installed.¹ Nearby streets only saw a 3% increase.

↑55%

More bike traffic on Kinzie St in Chicago after a protected bike lane was installed.²

A Portland study found bike riders will *go out of their way* to a street with good bike infrastructure. That's more business exposure.³



Pedestrians and bike riders in Toronto **SPENT THE MOST MONEY** and visited stores more often.

Maybe because it costs less to walk or bike?

GOOD FOR LAWFULNESS



In Chicago, protected bike lanes have resulted in a 161% increase in the number of bike riders obeying the stoplight.⁷

GOOD FOR EVERYONE

71%

of Americans have expressed interest in riding a bike more often, but find it unsafe.⁸

Are you one of them?

LESS

Each bike on the road is one less car in traffic, causes less pollution, less wear on the road (and therefore less taxpayer-funded maintenance), and creates a healthier population.

**LIKE PROTECTED BIKE LANES?
TELL YOUR LOCAL ELECTED OFFICIALS!**



Transitized.com

1. NYC DOT, Measuring the Street: New Metrics for 21st Century Streets
2. CDOT, http://www.cityofchicago.org/city/en/depts/cdot/provdrs/bike/news/2011/sep/initial_findingskinziestreetprotectedbikelane.html
3. Jennifer Dill, Bicycling for Transportation and Health: The Role of Infrastructure, <http://www.palgrave-journals.com/jphp/journal/v30/nS1/full/jphp200856a.html>
4. The Clean Air Partnership, 2009, Bike Lanes, On-Street Parking and Business: A study of Bloor Street in Toronto's Annex Neighbourhood

5. Kay Teschke, M. Anne Harris, et. al. Route Infrastructure and the Risk of Injuries to Bicyclists: A Case-Crossover Study.
6. <http://injury prevention.bmj.com/content/9/3/205.abstract>
7. Chicago Tribune, City says Dearborn bike signals keeping cyclists in line, June 10 2013.
8. NHTSA, Volume II: Findings Report National Survey of Bicyclist and Pedestrian Attitudes and Behavior, 2008

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Teri Hustins **Date:** April 12, 2016

Address: 795 Fort Street

I wish to appear at the following Council meeting: April 14, 2016

I represent: Fabulous Fort

Topic: Biketoria

Action you wish Council to take:
To express our support of Biketoria

CONTACT INFO:

Contact Name: Teri Hustins
Contact Address: 795 Fort Street
Contact Phone Number:
Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: shane devereaux **Date:** April 12, 2016

Address: 2726 Asquith St

I wish to appear at the following Council meeting: April 14, 2016

I represent: Habit Coffee / Shane Devereaux

Topic: Biketoria

Action you wish Council to take:

Looking to show support, from a small business perspective, for the citys cycling infrastructure plans.

CONTACT INFO:

Contact Name: shane devereaux

Contact Address: 2726 Asquith St

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Kalen Harris **Date:** April 12, 2016

Address: 43-1224 Balmoral Rd

I wish to appear at the following Council meeting: April 14, 2016

I represent: Shatterbox coffee bar

Topic: Biketoria

Action you wish Council to take:

Continue to support the development of a protected network of bike lanes

CONTACT INFO:

Contact Name: Kalen Harris

Contact Address: 43-1224 Balmoral Rd

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Claudio Costi **Date:** April 13, 2016

Address: 101-3 Fan Tan Alley

I wish to appear at the following Council meeting: April 14, 2016

I represent: Claudio Costi - also Business La Tana

Topic: Support for bike lanes

Action you wish Council to take:

To keep they promise to support community development through building bike lanes to allow families to travel to downtown and villages

CONTACT INFO:

Contact Name: Claudio Costi
Contact Address: 645 Moss Street
Contact Phone Number:
Contact Email:

INATIONS OFFICE

101-101-101

VICTORIA, B.C.



MAR 04 2016

347832

Her Worship Mayor Lisa Helps
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Helps:

Thank you for your letter of January 11, 2016, addressed to the Honourable Michael de Jong, Q.C., Minister of Finance, regarding the Municipal and Regional District Tax (MRDT) program in the City of Victoria.

Since 1999, the City of Victoria has been exempted (or “grand-parented”) from the requirement to submit renewal applications for the MRDT every five years. In your letter, you have requested the removal of grand-parented status from the City of Victoria and indicated that effective January 1, 2017, the designated recipient for the MRDT within the City of Victoria will change from the municipality to its Destination Marketing Organization, Tourism Victoria.

The grand-parented status and resulting exemption from renewal requirements is attached to the City of Victoria as designated recipient for the MRDT. When Tourism Victoria submits its MRDT application, it will be considered a new applicant, and the change in designated recipient to Tourism Victoria will automatically result in grand-parented status being removed. This would mean that if Tourism Victoria’s application is approved by Cabinet, the MRDT would be enacted for a period of five years, after which a renewal application would be required.

If the City of Victoria or Tourism Victoria requires any assistance in completing its MRDT application, please contact Peter Harrison, Director, Destination Development & Co-operative Marketing Programs, at: Peter.harrison@destinationbc.ca.

I trust this information is helpful to the City and is consistent with the City’s request. I would like to thank you again for taking the time to write.

Sincerely,

Kim Henderson
Deputy Minister

cc: Honourable Shirley Bond
Minister of Jobs, Tourism, and Skills Training

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD APRIL 7, 2016

For the Council Meeting of April 14, 2016, the Committee recommends the following:

1. Annual Car Free Day

That Council approve in principle supporting the Annual Car Free Day with an annual contribution of up to \$15,000.00 of in kind services for the next three years.

2. Request to Amend Motor Fuel Tax Act to Fund Transit Investments

That Council endorse the Victoria Regional Transit Commission's request to increase the dedicated fuel tax applied in the region under the BC Transit Act by two cents per litre to support transit system development in the Capital Region.

3. Rezoning Application No. 00498 for 1705 Haultain Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00498 for 1705 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

4. Development Permit with Variances Application No. 00498 for 1705 Haultain Street

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. 00498, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit Application No. 00498 for 1705 Haultain Street, in accordance with:

1. Plans date stamped March 15, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. Reduce the front yard (west) setback from 6.00m to 2.03m;
- ii. Reduce the rear yard (east) setback from 6.00m to 1.50m;

Proposed Lot B

- iii. Reduce the front yard (north) setback from 6.00m to 5.00m;
- iv. Reduce the rear yard (south) setback from 6.00m to 4.73m;
- v. Reduce the side yard (east) setback from 2.40m to 1.83m;
- vi. Permit parking to be located between the building and the front lot line;

Proposed Lot C

- vii. Reduce the side yard (south) setback from 2.40m to 1.50m;

3. The Development Permit lapsing two years from the date of this resolution.

5. Development Variance Permit No. 00170 for 704 Robleda Crescent

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. 00170 for 704 Robleda Crescent, in accordance with:

1. Plans date stamped February 10, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Schedule J Section 2.a - to increase the maximum floor area of an addition to a single family dwelling from 20m² to 132m² with the installation of a secondary suite
3. The Development Permit lapsing two years from the date of this resolution.

6. Development Permit with Variance Application No. 00001 for 1115 and 1117 Caledonia Avenue

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council on April 28, 2016, consider the following motion:

That Council authorize the issuance of Development Permit with Variances Application No. 00001 for 1115 and 1117 Caledonia Street, in accordance with:

1. Plans date stamped March 14, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 3.97(4)(2) - Increase the maximum number of storeys from 1.5 storeys to 2.5 storeys;
 - b. Part 3.97(4)(3) - Allow roof decks above the second storey;
 - c. Part 3.97(5)(1) - Reduce the minimum front yard setback from 5.9m to 4.9m;
 - d. Part 3.97(5)(2) - Reduce the minimum rear yard setback from 20m to 19m;
 - e. Part 3.97(5)(4) - Reduce the minimum side yard setback (west) from 3.9m to 1.5m;
 - f. Part 3.97(5)(5) - Reduce the combined side yard setback from 5.4m to 5.02m.
3. The Development Permit lapsing two years from the date of this resolution.

7. Heritage Designation Application No. 000158 for 1802-1826 Government Street

That Council instruct staff to prepare the necessary Heritage Designation Bylaw to designate the property located at 1802-1826 Government Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a public hearing date be set.

8. Heritage Alteration Permit Application with Variances No. 00213 for 623 Avalon Road

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 the Heritage Alteration Permit Application with Variances No. 00213 for 623 Avalon Road in accordance with:

1. Plans date stamped February 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - Part 2.1.5 (a) - Relaxation for the minimum required front yard setback from 7.50m to 4.62m
 - Part 2.1.5 (b) - Relaxation for the minimum required rear yard setback from 12.80m to 9.63m
 - Part 2.1.5 (c) - Relaxation for the minimum required interior side yard setback (west) from 1.83m to 1.35m
 - Schedule C, Section 4 - Relaxation to the required number of off-street parking spaces to be provided from 2 to 1
 - Schedule F, Section 5 (b) - Relaxation to maximum allowable rear yard coverage from 25% to 28.39%.
3. The Heritage Alteration Permit lapsing two years from the date of this resolution.
4. Final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

9. Heritage Alteration Permit Application No. 00217 for 740 View Street

That Council authorize the issuance of the Heritage Alteration Permit Application No. 00217 for 740 View Street in accordance with:

1. Plans date stamped February 15, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Heritage Alteration Permit lapsing two years from the date of this resolution.

10. Guiding Policy for Wastewater Treatment Facilities

That Council direct staff to:

1. Undertake a comprehensive public engagement process to support development of guiding policy for Council consideration and adoption related to wastewater treatment facilities as a precursor to a future land use application for such a facility within the City of Victoria. This policy should address:
 - a. land use suitability;
 - b. siting options and considerations;
 - c. designer requirements;
 - d. construction and operational considerations, and;
 - e. amenity priorities and opportunities.
 - f. technical feasibility
 - g. cost effectiveness to City of Victoria taxpayers
2. Hold an open house on Monday, April 25, 2016, and distribute a letter to provide background information to the public as well as generate feedback in support of the development of an Engagement Plan for development of the guiding policy framework;
3. Report back to Council on the outcomes of the open house and the draft Engagement Plan.

11. Revenue and Tax Policy Benchmark Monitoring and 2016 Tax Rates

That Council:

1. Direct staff to proceed with preparation of tax rates based in option 3 in the staff report.
2. 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.
3. Approve 2016 tax rates based on current policy as follows:

Residential	4.2746
Utility	36.8124
Major Industrial	13.0546
Light Industrial	13.0546
Business	13.0546
Rec/Non Profit	7.1681
4. Direct staff to bring forward Tax Bylaw, 2016 for first, second and third readings on April 14, 2016.

12. Southbound Douglas Street Bus Lane – Engagement Results / Design Refinement

That Council:

1. Receive this report as an update on southbound Douglas Street dedicated bus lane public engagement and further design;
2. Direct staff to continue work with BC Transit and the public (workshop scheduled for April 20th) in order to improve, and inform the final design and construction details for overall completion of the associated road works before the end March 2017, in a manner that improves transit quality, enhances the public realm, minimizes impacts to City trees, reduces overall impact to residents, travellers and adjacent businesses.
3. Authorize the Mayor and the Corporate Administrator to execute a Funding agreement with BC Transit, in a form acceptable to the City Solicitor, to enable BC Transit to fund construction of a southbound bus lane on Douglas Street, with the final design to be approved by Council to incorporate input received during public engagement, including the potential for pedestrian and cycling improvements at Spruce Avenue and Kings Road.

13. Royal Athletic Park Overview

That Council receive the report on the Royal Athletic Park Overview.

14. Robson/Hunter Homes, 506 and 512 Government Street

That the Mayor, on behalf of Council, write to the Premier, the Minister of Technology, Innovation and Citizens' Services, and to the designated Real Estate Manager, Shared Services BC expressing concern about the current condition of the Robson/Hunter houses located at 506 and 512 Government Street and request information specific to the Government's plans for the maintenance, repair, restoration and rehabilitation of these architecturally and historically significant heritage buildings.

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD APRIL 14, 2016

For the Council Meeting of April 14, 2016, the Committee recommends the following:

1. Amendments to the Committee of the Whole Report from the Special Meeting held February 9, 2016

That Council approve the motions in the Additional Committee of the Whole Report from the Special Meeting held February 9, 2016 (Appendix A) and recall the previously approved motion as outlined in Appendix B.

2. Development Permit with Variance Application No. 00007 for 1407 & 1409 May Street

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 with Variance Application No. 00007 for 1407 and 1409 May Street, in accordance with:

1. Plans date stamped March 16, 2016.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 2.1.5 (b): Reduce the rear yard setback from 21,17m to 17.52m.
3. The Development Permit lapsing two years from the date of this resolution."

3. Regional Tower Crane Rescue Services Agreement Renewal

That Council authorize the Mayor and City Clerk to execute the Regional Tower Crane Rescue Services Agreement.

4. Amenity Contribution and Inclusionary Housing for Density Bonus Projects

That Council direct staff to:

1. Create a Density Bonus policy outside of the Downtown Core Area, which:
 - a. sets a fixed-rate target for amenity contribution to be requested when considering additional floorspace (bonus density) above the base density as part of rezonings within Large Urban Village and Urban Residential place designations;
 - b. establishes a fixed-rate target of \$5.00 per square foot (\$53.82 per square metre) for additional floor space that is permitted over the base density;
 - c. identifies the base density as the greater of the OCP base FSR or the existing zoning FSR (whichever is higher) within Large Urban Villages and Urban Residential place designations;
 - d. specifies that amenity contribution requests would not apply to purely commercial or industrial development, or to development of purpose built rental housing secured for the life of the building by a rental housing agreement;
 - e. provides guidance that bonus density contributions be directed to funding amenities within neighbourhoods or urban villages near the development generating the contribution, with amenity priorities to be identified by Local

Area Plans;

- f. provides for an applicant to retain a third party consultant to conduct an economic analysis if the applicant does not find the fixed-rate target supportable for a standard rezoning;
 - g. provides that a third-party economic analysis be used as a basis of negotiation for amenity contribution when bonus density is requested as part of rezonings within the Town Centre designations, and for major rezonings (defined as rezonings above the maximum density within the OCP, that are required to provide significant on-site amenities, that are generally larger than a single city block, or that are rezonings from industrial or institutional uses to residential or mixed-use), and,
 - h. establishes- a reserve fund for improvements within neighbourhoods and urban villages, to which amenity contributions can be directed.
2. Develop an Inclusionary Housing Density Bonus Policy within the Downtown Core Area and amend the Downtown Core Area Plan to reflect this policy which:
 - a. sets a threshold of 30,000 square feet of bonus floorspace (floorspace above the base density in the Downtown Core Area Plan) below which bonus density projects in the Downtown Core Area may elect to contribute amenities according to a fixed rate schedule of \$12.00 per square foot of bonus residential density. Monetary contributions should continue to be directed to the Downtown Core Area Public Realm Improvement Fund (75%) and Downtown Heritage Buildings Seismic Upgrade Fund (25%).
 - b. provides the ability to negotiate amenity contributions for projects seeking 30,000 square feet or more of bonus density floorspace, considering third party economic analysis regarding the supportable contribution. The City may elect to seek on-site non-market housing as part of a package of amenity contributions on a site-by-site basis.
 - c. considers opportunities for additional bonus density in the Downtown Core Area Plan (DCAP) Bonus Density Area, up to 10% above the maximum density, for development projects which include on-site affordable housing. The City would seek at least 15% of this additional 10% incremental floorspace, as non-market housing secured by a housing agreement limiting rents to no more than Housing Income Limits (HILs) rents as defined by the Province. Alternatively, the City would consider an equivalent contribution of rental or affordable homeownership units as proposed by the developer, secured by a housing agreement for the life of the building, and defining maximum rents or sales prices and qualified renters or buyers. In some areas, the OCP may need to be amended to support this additional density.
 - d. exempts bonus density commercial floorspace from amenity contributions.
 3. Incorporate the proposed amenity contribution target and affordable housing policies into the Downtown Zoning Bylaw which is under preparation.
 1. Forward the report and recommendation to the Affordable Housing Task Force, the industry and non-profit housing providers, and the neighbourhood associations, inviting comment by May 31, 2016.
 2. Adjust the target rate annually based on an indicator of construction cost inflation in the Victoria market, and undertake a comprehensive update of the target rate every three to five years, or in response to major market changes.

5. **Concerns Raised by the Applicant Regarding the Density Bonus Land Lift Analysis and Amenity Contribution for 605-629 Speed Avenue and 606-618 Frances Avenue**

That Council reconfirm its motion of October 29, 2015, that endorses the recommendations in the density bonus community amenity contribution analysis dated September 13, 2013, and that the monetary contribution due to a density bonus be split equally between the Victoria Housing Fund and neighbourhood amenities within the Burnside-Gorge neighbourhood.

6. **Social Enterprise and Social Procurement Task Force**

That Council adopt the Terms of Reference for the Mayor's Task Force on Social Enterprise and Social Procurement as presented in Appendix A, with the following amendment to the last bullet in point two (#2) of the Appendix:

- community members from the following sectors: social innovation and social enterprise, financial, community economic development, social procurement, community philanthropy, **labour**, and co-operative.



Council Report For the Meeting of April 14, 2016

To: Council **Date:** April 5, 2016

From: C. Coates, City Clerk

Subject: Heritage Designation Bylaw No. 16-018 for 580 Michigan Street
Heritage Designation Bylaw No. 16-019 for 584 Michigan Street
Heritage Designation Bylaw No. 16-020 for 588 Michigan Street

RECOMMENDATION

That Council consider first and second reading of Bylaws No. 16-018, 16-019 and 16-020.

BACKGROUND

Attached for Council's initial consideration is a copy of proposed Heritage Designation Bylaws No. 16-018, 16-019 and 16-020.

The heritage designation issue came before Council on May 14, 2015, where the following resolution was approved:


Heritage Designation Application No. 000145, 000146 and 000147 for 521, 539 and 545 Superior Street

That Council consider the designation of three Heritage-Registered houses (presently located at 521, 539 and 545 Superior Street) to be relocated to 580, 588 and 584 Michigan Street (in accordance with the applicant's relocation schedule dated April 23, 2015) pursuant to Section 967 of the Local Government Act as Municipal Heritage Sites, and in accordance with Council's September 11, 2014 motion:

1. *That Council consider giving first and second reading of the Heritage Designation Bylaws; and*
2. *That Council consider delaying the advancement of the Heritage Designation Bylaws to a Public Hearing until the legal descriptions of the new receiver sites have been provided.*

The proposed bylaws are the final steps to heritage protection of the dwellings, and are able to be considered at this time, as the dwellings have been relocated to their new locations on Michigan Street and they have received new legal descriptions.

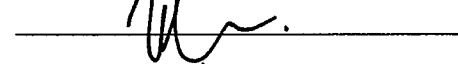
Respectfully submitted,


Chris Coates
City Clerk


Jocelyn Jenkyns
Deputy City Manager

Report accepted and recommended by the City Manager:

Date:


April 8, 2016

NO. 16-019

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 584 Michigan Street to be protected heritage property.

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the “HERITAGE DESIGNATION (584 MICHIGAN STREET) BYLAW”.
2. The exterior of the building located at 584 Michigan Street, legally described as Lot 5, District Lots 1742 and 1743, Victoria City, Plan EPP54040, is designated to be protected heritage property.

READ A FIRST TIME the	day of	2016.
READ A SECOND TIME the	day of	2016.
Public Hearing held on the	day of	2016.
READ A THIRD TIME the	day of	2016.
ADOPTED on the	day of	2016.

CITY CLERK

MAYOR

NO. 16-020

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 588 Michigan Street to be protected heritage property.

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the “HERITAGE DESIGNATION (588 MICHIGAN STREET) BYLAW”.
2. The exterior of the building to be relocated to 588 Michigan Street, legally described as Lot 6, District Lots 1742 and 1743, Victoria City, Plan EPP54040, is designated to be protected heritage property.

READ A FIRST TIME the	day of	2016.
READ A SECOND TIME the	day of	2016.
Public Hearing held on the	day of	2016.
READ A THIRD TIME the	day of	2016.
ADOPTED on the	day of	2016.

CITY CLERK

MAYOR



Council Report
For the Meeting of April 14, 2016

To: Council **Date:** April 4, 2016
From: Chris Coates, City Clerk
Subject: Vehicles for Hire Bylaw, Amendment Bylaw (No. 15)

RECOMMENDATION

That Council give three readings to the Vehicles for Hire Bylaw, Amendment Bylaw (No. 15) attached to this report, with final adoption to follow on April 28, 2016.

EXECUTIVE SUMMARY

The purpose of the attached bylaw is to bring into effect Council direction from January 28, 2016 and March 24, 2016 relating to the Vehicles for Hire Bylaw.

On January 28, 2016 Council directed staff to undertake a variety of actions related to the City's four exclusive motorized parking stands, including bringing forward amendments to the Vehicles for Hire Bylaw for Council consideration that would:

- allow the City to displace stand users if required for capital improvements, and
- require stand users to participate, upon request, in a possible City-led bus study, which could include the installation of GPS/data logging equipment on buses.

These changes are included as new sections 3 and 4 of the parking stand agreement included as Appendix E to the bylaw.

On March 24, 2016, Council directed staff to bring forward amendments to Schedule D of the Vehicles for Hire Bylaw that will allocate Motorized Sightseeing Vehicle Parking Stand 3 to Hippo Tours Inc. for the period from May 1, 2016 to March 31, 2017.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shannon Craig".

Shannon Craig
Policy Analyst
Legislative and Regulatory Services

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

Chris Coates
City Clerk
Legislative and Regulatory Services

Report accepted and recommended by the City Manager:

Date:

A handwritten signature in black ink, appearing to read "John S. ...".
A handwritten date stamp in black ink, appearing to read "April 7, 2016".

NO. 16-042

VEHICLES FOR HIRE BYLAW, AMENDMENT BYLAW (NO. 15)**A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to amend the Vehicles for Hire Bylaw to allocated Motor Sightseeing Vehicle Parking Stand 3 to Hippo Tours Inc., for the period from May 1, 2016 to March 31, 2017, and to revise the parking stand agreement to allow the City to displace stand users if required for capital improvements, and require stand users to participate, upon request, in a possible City-led bus study.

Under its statutory powers, including sections 8 and 36 of the *Community Charter*, section 3 of the 1907 *Act relating to the City of Victoria*, section 18 of the *Victoria City Act, 1919*, and section 9 of the *Victoria City Act, 1934*, the Council of the Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "Vehicles for Hire Bylaw, Amendment Bylaw (No. 15)."
- 2 Bylaw No. 03-60, the Vehicles for Hire Bylaw, is amended by repealing Schedules D and E and substituting the new Schedules D and E attached to this Bylaw as Schedule 1.

READ A FIRST TIME the	day of	2016
READ A SECOND TIME the	day of	2016
READ A THIRD TIME the	day of	2016
ADOPTED on the	day of	2016

CORPORATE ADMINISTRATOR

MAYOR

Schedule 1

Schedule D

Motor Sightseeing Vehicle Parking Stands

<u>Licensee</u>	<u>Parking Stand Allocation</u>	<u>Allocation Period</u>	<u>Monthly Rental Fee (including applicable taxes)</u>
CVS Cruise Victoria Ltd. (Incorporation No. BC0782440)	Parking Stand 1 The east side of Government Street, a distance of 21.4 m measured northerly from a point 68.4 m north of the north property line of Belleville Street	April 1, 2013 to March 31, 2017	\$1,755.00
Wilson's Transportation Ltd. (Incorporation No. BC0221816)	Parking Stand 2 The east side of Government Street, a distance of 21.4 m measured northerly from a point 39.5 m north of the north property line of Belleville Street	April 1, 2013 to March 31, 2017	\$1,755.00
Hippo Tours Inc. (Extraprovincial Registration No. A0086232)	Parking Stand 3 The north side of Belleville Street, a distance of 14 m measured westerly from a point 45.3 m west of the northerly lateral extension of the west property line of Menzies Street	May 1, 2016 to March 31, 2017	\$1,170.00
Wilson's Transportation Ltd. (Incorporation No. BC0221816)	Parking Stand 4 The north side of Belleville Street, a distance of 14 m measured westerly from a point 63.5 m west of the northerly lateral extension of the west property line of Menzies Street	April 1, 2013 to March 31, 2017	\$1,170.00

Schedule E
Parking Stand Agreement

THIS AGREEMENT MADE AS OF _____,

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA
#1 Centennial Square
Victoria, B.C. V8W 1P6
(the "City")

AND:

[NAME OF SIGHTSEEING VEHICLE LICENSEE]
(the "Licensee")

- A. The City is the owner of a parking stand identified as Parking Stand ____ (the "Parking Stand") in Column ____ of Schedule D to the Vehicles for Hire Bylaw No. 03-60 (the "**Vehicles for Hire Bylaw**") [*or the City is the owner of the parking stands (the "Parking Stands") identified in Schedule C to the Vehicles for Hire Bylaw No. 03-60 (the "**Vehicles for Hire Bylaw**")*];
- B. The Licensee has been issued a sightseeing vehicle licence (as defined in the Vehicles for Hire Bylaw) to load and transport passengers in a [*horsedrawn*] sightseeing vehicle;
- C. The City has allocated the Parking Stand to the Licensee for the Licensee's use [*or The City has granted to the Licensee permission to use the Parking Stands*];
- D. The Vehicles for Hire Bylaw requires the Licensee to enter into this Agreement with the City as a condition of the Licensee using the Parking Stand[s].

THEREFORE in consideration of the fee paid by the Licensee to the City and the mutual promises contained in this Agreement, the City and the Licensee covenant and agree with each other as follows:

- 1.0 Right to Occupy** - The City, subject to the performance and observance by the Licensee of the terms, conditions, covenants and agreements contained in this Agreement, grants to the Licensee, for the Licensee and its employees, the right to occupy the Parking Stand[s] during the Licensee's hours of operation for the purposes of loading or unloading passengers from a licensed sightseeing vehicle and for parking a licensed sightseeing vehicle between daily sightseeing tours, and for no other purpose. For certainty, but without limiting the foregoing, the Licensee shall not park a sightseeing vehicle in a Parking Stand overnight.
- 2.0 Special Events** - Notwithstanding section 1 or any other provision in this Agreement to the contrary, the Licensee agrees it will not be permitted to occupy the Parking Stand[s] if, in the opinion of the Director of Parks, Recreation and Facilities for the City in his or her

sole and absolute discretion, use of the Parking Stand[s] is required by the City for a special event or the Licensee's use of the Parking Stand[s] is incompatible with a special event occurring in the City. The Director of Parks, Recreation and Facilities will notify the Licensee, in writing, of the date and times the Parking Stand is required for a special event and the Licensee will not occupy the Parking Stand[s] on such days and during the times indicated.

- 3.0 Displacement for Capital Improvements** - Notwithstanding section 1 or any other provision in this Agreement to the contrary, the Licensee agrees it will not be permitted to occupy the Parking Stand[s] if, in the opinion of the Director of Engineering and Public Works for the City in his or her sole and absolute discretion, use of the Parking Stand[s] is required by the City in order to undertake capital improvements or the Licensee's use of the Parking Stand[s] is incompatible with capital improvements occurring in the vicinity of the Parking Stand[s]. The Director of Engineering and Public Works will notify the Licensee, in writing, of the date and times the Parking Stand[s] is required for capital improvements and the Licensee will not occupy the Parking Stand[s] on such days and during the times indicated.
- 4.0 Participation in Emissions Study** *[Schedule D parking stands only]* – If requested to do so by the City, the Licensee agrees to have data-logging devices supplied by the City installed on one or more of the licensed sightseeing vehicles approved in writing by the City to occupy the Parking Stand.
- 5.0 Reservation of Rights** - The City hereby reserves to itself from the grant and covenants made by it to the Licensee under section 1 above the right for the City, its agents, employees, contractors and subcontractors to have full and complete access to the Parking Stand[s] for any and all purposes.
- 6.0 Fee** - In consideration of the right to occupy the Parking Stand[s], the Licensee shall pay to the City the rental fee set out in the Vehicles for Hire Bylaw, such fee payable in advance on the 1st day of every month.
- 7.0 Maintenance** - The Licensee will keep the Parking Stand[s] free of any garbage or other refuse and otherwise in a state of cleanliness.
- 8.0 Insurance** - The Licensee will maintain insurance as follows:
- (a) The Licensee will take out and maintain during the term of this Agreement a policy of commercial general liability insurance against claims for bodily injury, death or property damage arising out of the use of the Parking Stand[s] in the amount of not less than five million (\$5,000,000) dollars per single occurrence or such greater amount as the City may from time to time designate, naming the City as an additional insured party thereto and will provide the City with a certificate of insurance prior to commencement of use of the Parking Stand[s].
 - (b) All policies of insurance shall contain a clause requiring the insurer not to cancel or change the insurance without giving the City thirty (30) days prior written notice.
 - (c) If both the City and the Licensee claim to be indemnified under any insurance required by this Agreement, the indemnity shall be applied first to the settlement

of the claim of the City and the balance, if any, to the settlement of the claim of the Licensee.

9.0 Indemnification - The Licensee releases and will indemnify and save harmless the City, its elected and appointed officials, employees and agents from and against all lawsuits, damages, costs, expenses, fees or liability that the City, the Licensee or anyone else may incur, suffer or allege by reason of this Agreement or the use of the Parking Stand[s] by the Licensee or its agents, employees, tenants and invitees.

10.0 Termination - If the Licensee is no longer allocated the Parking Stand[s] under the Vehicles for Hire Bylaw, then without further notice this Agreement shall lapse and be absolutely forfeited.

11.0 Suspension - If the Licensee:

- (a) fails to pay the rental fee prescribed by the Vehicles for Hire Bylaw,
- (b) fails to comply with the provisions of the Vehicle for Hire Bylaw or any covenant, condition or agreement in this Agreement, or
- (c) ceases to be a sightseeing vehicle licensee as defined by the Vehicles for Hire Bylaw,

then the Licensee will, immediately upon written notice from the City, cease using the Parking Stand[s] until such breach or non-compliance has been remedied by the Licensee to the satisfaction of the City or until the Licensee obtains a sightseeing vehicle licence (as the case may be).

12.0 Regulations - The Licensee will comply promptly at its own expense with all provincial, federal and local government statutes, regulations and bylaws applicable to the use of the Parking Stand[s] by the Licensee, including without limitation the Vehicles for Hire Bylaw.

13.0 No Compensation - The Licensee will not be entitled to compensation for any loss or injurious affection or disturbance resulting in any way from the termination of this Agreement or the application of sections 2 or 3 of this Agreement.

14.0 Miscellaneous:

- (a) This Agreement will not be interpreted as granting any interest in the Parking Stand[s] to the Licensee.
- (b) The Licensee expressly agrees that his or her vehicles and their contents while parked in a Parking Stand[s] shall be at the risk of the Licensee.
- (c) The Licensee agrees the Parking Stand[s] may be occupied only by those licensed sightseeing vehicles approved by the City in writing to occupy the Parking Stand[s].
- (d) Waiver of any default by a party will not be interpreted or deemed to be a waiver of any subsequent default.

- (e) This Agreement will be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- (f) Nothing in this Agreement will be construed to create a relationship of partners, joint venturers, fiduciaries or any other similar relationship between the Licensee on the one hand and the City on the other.
- (g) Nothing contained or implied in this Agreement will derogate from the obligations of the Licensee 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 all public and private statutes, bylaws, orders and regulations, which may be as fully and effectively exercised in relation to the Parking Stand[s] and the Licensee as if this Agreement had not been executed and delivered by the Licensee and the City. For certainty, the City may amend or repeal the Vehicles for Hire Bylaw and the allocation of the Parking Stand[s] and otherwise terminate this Agreement notwithstanding anything contained or implied in this Agreement.

IN WITNESS of its terms, the parties hereto have executed this Agreement.

Signed by **THE CORPORATION OF THE**)
CITY OF VICTORIA on the ____ day of)
____, ____ by its authorized signatories:)

Mayor)

Corporate Administrator)

Signed by the **[NAME OF SIGHTSEEING**)
VEHICLE LICENSEE] on the ____ day)
of _____, ____ by its authorized signatories:)

Authorized Signatory:)

Authorized Signatory:)

NO. 16-044

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to impose tax rates and taxes for the year 2016.

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, 2016."
2. Taxes are imposed for 2016 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 2015, 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 2015, 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, 2016.

READ A FIRST TIME the	day of	2016.
READ A SECOND TIME the	day of	2016.
READ A THIRD TIME the	day of	2016.
ADOPTED the	day of	2016.

CITY CLERK

MAYOR

**Schedule 1 - Bylaw No. 16-044
Tax Rates 2016**

(dollars of tax per \$1,000 taxable value)

Class	Assessment	A	B	C	D		E
		General	Debt	Police	Total Municipal	Regional District	Regional Hospital
Residential							
General	14,306,429,803	2.5917	0.1549	1.5280	4.2746	0.3030	
CRHD	14,306,429,803						0.2917
Utilities							
General	14,795,900	22.3191	1.3347	13.1586	36.8124	2.6094	
CRHD	62,214,900						1.0209
Supportive Housing	18	2.5917	0.1549	1.5280	4.2746	0.3030	0.2917
Industrial							
Major	9,528,000	7.9149	0.4733	4.6664	13.0546	0.9254	0.9917
Light	59,313,000	7.9149	0.4733	4.6664	13.0546	0.9254	0.9917
Business							
General	4,393,091,837	7.9149	0.4733	4.6664	13.0546	0.9254	
CRHD	4,393,091,837						0.7146
Recreational/Non profit	26,763,300	4.3460	0.2599	2.5622	7.1681	0.5081	0.2917



Council Report
For the Meeting of April 14, 2016

To: Council
From: Susanne Thompson, Director of Finance
Subject: Civic Expenditures Bylaw Repeal Bylaw

Date: March 30, 2016

RECOMMENDATION

That Council give first, second and third reading to Civic Expenditures Bylaw Repeal Bylaw No. 16-039.

EXECUTIVE SUMMARY

The purpose of this report is to complete Council's direction upon the approval of the Purchasing Policy that occurred March 24, 2016. Approval of the new purchasing policy replaces the Civic Expenditures Bylaw. In order to complete the repeal of the Bylaw, passing a Bylaw for the express purpose of repealing the Civic Expenditures Bylaw is required.

Council approved the adoption of a new Purchasing Policy and the Repeal of the Civic Expenditures Bylaw 09-054 at its meeting of March 24, 2016. (Appendix A)

The proposed Bylaw to complete the repeal is attached as Appendix B.

Respectfully submitted,


Keith Hennessey
Manager, Supply Management Services


Susanne Thompson
Director of Finance

Report accepted and recommended by the City Manager: _____

Date: April 7, 2016

List of Attachments

Appendix A: March 24, 2016 Staff Report
Appendix B: Civic Expenditures Bylaw Repeal Bylaw No. 16-039



Committee of the Whole Report
For the Meeting of March 24, 2016

To: Committee of the Whole
From: Susanne Thompson, Director of Finance
Subject: Purchasing Policy

Date: March 7, 2016

RECOMMENDATIONS

That Council:

1. Approve the Purchasing Policy (Appendix A)
2. Authorize the Mayor and the City Clerk to execute the Corporate Supply Arrangement Access Agreement with the Province of British Columbia (Appendix B)
3. Repeal the Expenditure Bylaw #09-054 after approval of the Purchasing Policy

EXECUTIVE SUMMARY

The purpose of this report is to seek Council approval of the Purchasing Policy before it is referred to the Mayor's Task Force on Social Enterprise in April, 2016 and seek authorization to enter into a supply access agreement with the Province of British Columbia.

On January 14, 2016 Council directed staff to prepare a purchasing policy to replace the current expenditure bylaw. As outlined in the staff report (Appendix C), the changes include amending or adding sections addressing:

- sustainability guidelines
- community involvement
- state of emergency
- notice of intent for single source purchases
- standards of conduct
- approval limits
- electronic submissions
- access to purchasing arrangements made by other government agencies
- exclusions, and
- used goods and equipment

The Province offers a number of corporate supply arrangements accessible to municipalities, schools, hospitals and other approved agencies. To take advantage of these agreements, the City would sign their Corporate Supply Arrangements Access Agreement.

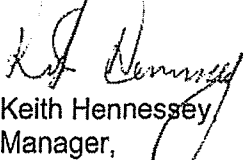
Council also directed staff to include a clause in the policy to first consider providing goods, equipment and services internally prior to considering external purchases, and referred the new policy to the Mayor's Task Force on Social Enterprise in April, 2016.

In anticipation of input from the Task Force, the sustainability and community involvement policies are intentionally very broad. The goal is to ensure that the application of these policies is clearly and objectively outlined so that it is policy-driven and not subjective. These value added evaluation criteria would be aligned with the strategic plan and would provide higher points for higher impact activities.

Staff have proactively reached out to others to learn about social procurement policies. Cumberland, for example, developed a social procurement framework as a first step with the assistance of an experienced consultant. This framework identifies what the goal of social procurement is for Cumberland and what success looks like for them. They are currently developing an implementation plan.

The next step in the City's process is to refer the policy to the Task Force and further steps would be determined based on their input.

Respectfully submitted,


Keith Hennessey
Manager,
Supply Management Services


Susanne Thompson
Director of Finance

Report accepted and recommended by the City Manager: _____

Date: March 15, 2016


List of Attachments

Appendix A: Purchasing Policy

Appendix B: Corporate Supply Arrangement Access Agreement with the Province of British Columbia

Appendix C: January 7, 2016 Staff Report – Proposed Amendments to the Expenditure Bylaw

Appendix A

	PURCHASING POLICY	
	No.	Page 1 of 6
SUBJECT: Purchasing Policy		
PREPARED BY: Finance		
AUTHORIZED BY: City Council		
EFFECTIVE DATE:		REVISION DATE:
REVIEW FREQUENCY: Every five years		

A. PURPOSE

The purpose of the Purchasing Policy is to outline the City's purchasing processes and establish expenditure authorization limits for the purchase of goods and services as authorized by City Council through the Financial Plan.

B. OBJECTIVES

To balance the efficiency of purchasing processes to obtain goods, services and construction services to achieve the City's objectives, and to obtain the best value for all funds expended.

The City is committed to open, transparent, fair and accountable access to City business utilizing leading practices and adhering to legislation and applicable trade agreements.

C. DEFINITIONS

BIDS mean the City's Bidders Information Distribution System.

City Manager refers to the person holding the position of Chief Administrative Officer as defined by Section 147 of the Community Charter.

City Clerk refers to the person holding the position of Corporate Officer as defined by Section 148 of the Community Charter.

Competition means a competitive process such as a Request for Offer (RFO), Request for Proposal (RFP), or Tender.

Director of Finance refers to the person holding the position of Financial Officer as defined by Section 149 of the Community Charter.

EOC means the City's Emergency Operations Centre.

Expenditure means an expenditure made in respect of a purchase.

Local means located within the Capital Regional District.

Manager refers to the City's Manager of Supply Management Services.

Purchase means the purchase of goods, equipment, or services.

RFO means a Request for Offer that is a competitive process for an intended expenditure by the City of normally not more than \$50,000.

RFP means a Request for Proposal that is a competitive process for an intended expenditure by the City of more than \$50,000 for which proposals are invited and accepted electronically, but are not publicly opened.

Single Source means where there is a single supplier that clearly provides the best value to the City in the circumstances of a particular purchase or the circumstances in which the purchase is required are extraordinary or involve an emergency.

Sole Source means the only supplier who has the ability or capacity to supply specified goods or services or the supplier the City is obligated contractually to use in the circumstances of a particular purchase.

Tender means a competitive process for an intended expenditure by the City of more than \$50,000 for which bids are invited and accepted electronically, but are not publicly opened. Unevaluated bid results will be provided upon request.

D. PURCHASING PROCESSES AND AUTHORIZATION LIMITS

The City has established a number of purchasing processes. The following describes each process and sets out their respective authorization limits.

D.1 General

City staff will endeavour to determine if goods, equipment or services, including construction services, can be provided internally prior to commencing any external purchases.

In all circumstances, the City will comply with the spirit and intent of all applicable trade agreements and any other applicable legislation.

Every competition must clearly state that the competition is subject to the terms of this Purchasing Policy.

To obtain better value through larger scale purchases, the City may, with the approval of the Manager, access other public agencies' agreements when appropriate.

The City may enter into an agreement with a supplier for goods, equipment, or services only if that gives the City the best value in connection with quality, service, and price, as compared to the value given by other suppliers.

Before a purchase is committed to, it must be authorized by the Manager through the issuance of a Purchase Order, and if applicable, an agreement approved by the City Clerk.

Dividing a single purchase into two or more purchases or payments to circumvent policies, purchase card limits and/or levels of signing authority is prohibited.

D.2 Petty Cash

The Manager may maintain petty cash funds that are used for minor purchases.

D.3 Purchasing Cards

The Manager may maintain a Purchasing Card program for minor expenditures up to a dollar limit per transaction that is approved by the Director of Finance, but not exceeding \$10,000 per transaction.

The City's purchasing card program is guided by the Purchasing Card Policy.

D.4 Emergency or Sole Source Purchases

The City Manager or a Director may negotiate a purchase for that Department without inviting bids from suppliers if:

- a) the Director has given written approval for the purchase to the Manager, and
- b) the Director and the Manager, jointly determine that the circumstances in which the purchase is required involve an emergency or is from a sole source.

An emergency or sole source purchase requires the approval of:

- a) the Manager, if it is not more than \$30,000,
- b) the Director of Finance if it is not more than \$75,000, and
- c) the City Manager if it is greater than \$75,000.

D.5 Single Source Purchases and Notice of Intent

The City Manager or a Director may negotiate a purchase for that Department without inviting bids from suppliers if:

- a) the Director has given written approval for the purchase to the Manager, and
- b) the Director and the Manager jointly determine that
 - i. there is a single supplier that clearly provides the best value to the City in the circumstances of a particular purchase, or
 - ii. the circumstances in which the purchase is required are extraordinary.

The City will post a Notice of Intent, in a form acceptable to the Manager, on BIDS for a minimum of 5 working days for all single source purchases exceeding \$10,000. If no reasonable objection is provided as a result of the Notice of Intent, the Manager may proceed with the purchase. In the event of a reasonable objection from a vendor who has the ability to perform the work, the City will proceed with a competition.

A single source purchase requires the approval of:

- a) the Manager, if it is not more than \$30,000,
- b) the Director of Finance if it is not more than \$75,000, and
- c) the City Manager if it is greater than \$75,000.

D.6 Competitions

The following limits and processes pertain to all purchases where the above outlined processes do not apply.

1. Purchases of not More Than \$10,000

The Manager has the discretion to decide on the process to be followed. This includes petty cash purchases, purchasing card purchases, single or sole source purchases, or a competition.

2. Purchases of More Than \$10,000 but not More Than \$50,000

The Manager must issue an RFO to potential suppliers.

3. Purchases of More Than \$50,000 but not More Than \$200,000

The Manager must invite and accept tenders or RFP's from potential suppliers, unless it is in the City's best interest to issue an RFO, which can be authorized by the Manager for purchases of more than \$50,000 but not more than \$100,000.

4. Purchases of More Than \$200,000 but not More Than \$500,000

The Manager must invite and accept tenders or RFP's from potential suppliers. Before a contract is awarded, the Manager must make a recommendation for consideration and approval by the Director of Finance or the City Manager.

5. Purchases of More Than \$500,000

The Manager must invite and accept tenders or RFP's from potential suppliers. Before a contract is awarded, the Manager must make a recommendation for consideration and approval by the City Manager.

6. Written Agreement

A written agreement between a supplier and the City is required in each of the following circumstances:

- a) if requested by a supplier
- b) for construction contracts of \$200,000 or more
- c) if an RFP and subsequent successful proposal do not contain sufficient elements, such as specifications, conditions, warranties, or indemnities, to constitute a satisfactory contract for either the City or the supplier
- d) if there is already a contract, such as a Professional Services Agreement, between the City and the supplier, but there are changes to that contract for the particular expenditure

Agreements will be on standard City contracts approved by the City's legal counsel or authorized designate.

All supplier supplied agreements will be reviewed and approved by the City's legal counsel or authorized designate prior to execution.

7. Competitions that Exceed Budget

A competition cannot be awarded if it exceeds the Council approved budget.

The Manager must refer any such competition to the Director of the applicable department, who jointly with the Director of Finance and the City Manager, will determine whether to reject the bid or seek Council approval to shift or increase the budget.

8. Identical Bids

If identical lowest bids are received by the City, the Manager must take into consideration the location of the suppliers, giving preference to local suppliers. If the identical bids are from two or more local suppliers, or if identical bids are received from two or more suppliers that are not local suppliers, the successful bid must be chosen by the drawing of lots under the Manager's

supervision. The City Manager must supervise the drawing of lots if the bids exceed \$75,000.

9. Financial Security

The Manager may require financial security from potential suppliers when the Manager considers that to be in the City's best interest.

E. USED GOODS OR EQUIPMENT

To ensure maximum value to the City's purchasing dollars, the purchasing function and performance must be optimized. To this end, the City may consider the purchase of used goods or equipment where a positive business case can be shown.

F. SUSTAINABILITY GUIDELINES

The City considers the environmental, social and economic value of the goods and services being purchased with the intent to shift spending away from goods and services that negatively impact the environment and society towards products and services that are more environmentally sound and socially beneficial.

Recognizing its role as a major purchaser of goods and services, the City will seek opportunities to encourage and influence markets for environmentally and socially preferable products through employee education; supporting pilot testing of potential new products; and adopting innovative product standards, specifications, and contracts.

It is the City's practice to include sustainability guidelines as value added evaluation criteria in all RFPs. The evaluation criteria used will be tailored to the specific competition; however, more points will be awarded for higher impact activities.

G. COMMUNITY INVOLVEMENT

The City is part of the local community and recognizes the value of community involvement. To strengthen the City's support for community involvement and to recognize a vendor's community involvement at the local, national or international level, value added evaluation criteria may be added to RFPs. The value added evaluation criteria used will be tailored to the specific competition; however, the more community involvement can be demonstrated, the more points will be awarded.

H. STANDARDS OF CONDUCT

Employees will conduct themselves in a manner that a reasonable and informed third party would conclude as being appropriate when expending City funds.

These provisions supplement and augment other City policies such as Human Resources Policy #116 – Conflict of Interest.

Where an employee has been privy to confidential or sensitive information, it is their responsibility to ensure that it remains so. Such information must not be used for any personal gain or advantage. Information given in the course of an employee's professional activity should be forthright and not intended to mislead or deceive others.

Employees shall maintain relationships with suppliers and third parties in a manner that contributes to and promotes fair competition in the market and protects the interests and reputation of the City. Employees should not use their position to garner personal favours or advantages.

I. EXEMPTIONS

Trade agreements outline some exclusions to competitive processes and this policy does not apply in situations where those exclusions exist.

The City also has separate policies or processes for the procurement of certain goods and services, such as:

- a) Financial investments (guided by the City's Investment Policy)
- b) Insurance (purchased through a broker, which is selected through a competitive process)
- c) Employee benefits (through Greater Victoria Labour Relations Association)

J. DISPOSAL OF SURPLUS

The Manager must dispose of all goods, equipment and materials, for which the City no longer has a use, by any method the Manager considers to be in the City's best interest, including without limitation, public auction, public tender, negotiated sale, or donation to non-profit organizations. Wherever possible, items that cannot be sold or donated will be recycled, limiting the amount sent to the landfill.

City employees may not be given any surplus items and will not be able to buy surplus items directly from the City unless the sale is through a third party auction. City employees responsible for declaring the goods, materials or equipment surplus to the City's needs shall not be eligible to obtain the goods through any means including third party auction or re-purchase from the supplier.

K. STATE OF EMERGENCY

In the event of an activation of the City's Emergency Operations Centre or if a State of Emergency is declared by City Council, the Federal, Provincial or Regional Governments for the City of Victoria for the purposes of this policy, the following shall apply:

- a) The Director/Deputy Director of the EOC shall have the authority of the City Manager
- b) The Logistics Section Chief and/or the Finance Section Chief shall have the authority of the Director of Finance
- c) The Logistics Section Chief and/or the Finance Section Chief may increase City's Purchasing Card holders' limits to a level that they consider appropriate based on the nature of the emergency
- d) The Supply Branch Coordinator, the Procurement Unit Coordinate and/or Incident Commanders shall have the authority of the Manager

Documentation and procedures provided by Emergency Management BC shall be followed to ensure Disaster Financial Assistance eligibility is maintained.

Appendix B

CORPORATE SUPPLY ARRANGEMENTS ACCESS
AGREEMENT

THIS AGREEMENT is made _____, 20__.

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, as represented by the Minister of Citizens' Services ("Province", "we", "us" or "our", as applicable)

AND:

[NAME OF PUBLIC SECTOR CUSTOMER] ("you" or "your" as applicable)

PURPOSE: To allow you to review and issue a draw down ("Draw Down") against various Corporate Supply Arrangements ("CSAs") established by the Province with its suppliers for goods and services. Upon signing of this Agreement ("Agreement"), you may draw down against one or more CSAs, and this Agreement will apply only in respect of those CSAs against which a Draw Down is made by you.

NOW THEREFORE, in consideration of the sum of One Dollar and other good and valuable consideration, including you being permitted to issue Draw Downs against the CSAs (the receipt and sufficiency of which is hereby acknowledged) the parties agree as follows:

1. In this Agreement:

"CSA Holder" means a supplier who has been issued a CSA; and

"Draw Down" means the order issued by you against a CSA for the provision of a specified quantity of goods or services at the prices and on the terms and conditions set out in the CSA.

2. We will:

- (a) grant you the right to review the CSAs and order the goods and services through Draw Downs on the terms and conditions of the respective CSAs and this Agreement;
- (b) provide you information about the CSAs, including but not limited to, the terms and conditions applicable on a Draw Down and pricing information;
- (c) list you on the Purchasing Services' website http://www.pss.gov.bc.ca/csa/pdfs/approved_csa_users.pdf and notify CSA Holders that you are authorized to issue Draw Downs against the CSAs.

3. You will:

- (a) be responsible for ensuring that you have read and understood the terms and conditions of each CSA and respective Draw Down before making a Draw Down against that CSA;
- (b) include in each Draw Down forwarded to a CSA Holder
 - (i) the CSA Reference Number,
 - (ii) your purchase order number, if required, and
 - (iii) the specified quantity of the goods or services being ordered
- (c) be solely responsible for all payments and other obligations to the CSA Holder incurred through making a Draw Down against the CSA;
- (d) not permit any person who is not your authorized employee responsible for your procurement activities to have access to CSA information provided to you by the Province;
- (e) designate an individual to represent you in matters related to this Agreement;

- (f) comply with all of the terms of any CSA against which you make a Draw Down, and with the terms and conditions of any Draw Down made as set out in the CSA documents on the Purchasing Services' website;

- (g) not renegotiate any part of the CSA with the CSA Holder, unless such renegotiation is specifically contemplated in the CSA or the Province has provided written consent, which will be limited to renegotiating only to the extent necessary to address your specific insurance, indemnification, limitation of liability requirements, privacy, confidentiality and security requirements through a supplemental agreement with the CSA Holder, subject to paragraph 4(d) of this Agreement; and

- (h) not use the CSA information as a bargaining tool with the CSA Holder for the purposes of entering into a separate agreement for the same or similar goods or services (other than a supplemental agreement described above).

4. You acknowledge and agree that:

- (a) each Draw Down you issue under a CSA is intended by you to form a separate binding contractual agreement between the CSA Holder and you for the goods or services described in the Draw Down, and you intend to be bound under the terms of such agreement;

- (b) the Province is not party to any agreement between you and a CSA Holder that is formed upon your issuing a Draw Down;

- (c) you are responsible for determining whether the issuance of a Draw Down under a particular CSA is in accordance with your legal and policy obligations, including without limitation any law, policy or agreement applicable to the procurement of goods or services, and the Province makes no representation or warranty that the issuance of any Draw Down by you under a CSA will meet any requirements that you are subject to under any law, policy or agreement;

- (d) the CSAs and the contractual terms and conditions applicable on Draw Down have been established in the interests of, and on terms and conditions appropriate to, the Province of British Columbia;

- (e) we make no warranties or representations of any kind with respect to the appropriateness or suitability of any goods or services drawn-down by you, and expressly disclaim any warranties or representations as to the appropriateness or suitability of the terms and conditions of the CSA or of any Draw Down for you;

- (f) in no event will we be liable to you or to any third party for any damages or losses of any kind in connection with any CSA, any Draw Down or any goods or services drawn-down, including without limitation direct, special, indirect, consequential, punitive, exemplary damages, damages for lost profits or lost savings;

- (g) in the event that we make any payment on your behalf (including on behalf of your employees, contractors or subcontractor's employees or contractors) to a CSA Holder or other third party in connection with any CSA, any Draw Down or any goods or services drawn-down, we reserve the right to invoice you, and you will pay, the full amount of that payment;

- (h) you will indemnify and save harmless us and our employees and agents from any losses, claims, damages, actions, causes of action, costs and expenses that we or any of our employees or agents may sustain, incur, suffer or be put to at any time, either before or after this Agreement ends, which are based upon, arise out of or occur, directly or indirectly, by reason of, any act or omission by you or by any of your agents, employees, officers, directors, or subcontractors in respect of any CSA or any goods or services obtained under a CSA;
- (i) notwithstanding paragraph 3(g), a CSA Holder is not under any obligation whatsoever to agree to any terms and conditions different from those set out in the CSA or enter into a supplemental agreement of any kind with you.
5. No partnership, joint venture or agency will be created or will be deemed to be created by this Agreement or any action of the parties under this Agreement.
6. Either party may cancel this Agreement on 30 days notice by giving notice of termination in writing to the other party. In the event that there is a breach of this Agreement, we may, in our sole discretion, immediately cancel this Agreement and refuse you further access to the CSAs.
7. This Agreement will be in effect for one year from the date of signing and will renew automatically unless either of the parties sends to the other a written notice of termination no less than thirty (30) days before the renewal date.
8. This Agreement constitutes the entire agreement between the parties and no understandings, representations or agreements, oral or otherwise, exist between the parties with respect to the subject matter of this Agreement except as expressly set out or incorporated by reference to this Agreement.
9. Each of the parties will, upon the reasonable request of the other, make, do, execute or cause to be made, done or executed all further and other lawful acts, deeds, things, devices, documents, instruments and assurances whatever for the better or more perfect and absolute performance of the terms and conditions of this Agreement.
10. If any provision of this Agreement or the application thereof to any person or circumstance is invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to any other person or circumstance will not be affected or impaired thereby and will be valid and enforceable to the extent permitted by law.
11. This Agreement will enure to the benefit of and be binding upon the Province and its assigns and upon you, your successors and permitted assigns.
12. A waiver of any term of this Agreement or of any breach by you of this Agreement is effective only if it is in writing and signed by us and is not a waiver of any other term or any other breach.
13. No amendment or modification to this Agreement is effective unless it is in writing and signed by the parties.
14. This Agreement may be entered into by each party signing a separate copy of this Agreement (including a photocopy or faxed copy) and delivering it to the other party by fax.
15. This Agreement will be governed by and construed and interpreted in accordance with the laws of the Province of British Columbia.
16. Notwithstanding any other provision of this Agreement, at no time will we be providing legal advice to you, nor relieve you from your obligation to obtain legal advice on the terms and conditions applicable on a Draw Down against a specific CSA.

WHEREFORE this Agreement has been duly executed as of the date first above written.

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA as represented by the Minister of Citizens'
Services

By: _____

[signatory name / title]

[Please print your organization name above]

By: _____
(Signature)

[Authorized signatory name /title]

Telephone: _____

Email: _____

Address: _____

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to repeal the Civic Expenditures Bylaw No. 09-054.

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

- 1 This Bylaw shall be cited as the "CIVIC EXPENDITURES BYLAW REPEAL BYLAW NO. 16-039."
- 2 That Civic Expenditures Bylaw No. 09-054 is hereby repealed.

READ A FIRST TIME the day of 2016

READ A SECOND TIME the _____ day of _____ 2016

READ A THIRD TIME the _____ day of _____ 2016

ADOPTED on the day of 2016

CITY CLERK

MAYOR



Council Report

For the Meeting of April 14th, 2016

To: Council
From: Susanne Thompson, Director of Finance
Subject: 2016 Boulevard Tax Bylaw

Date: April 4, 2016

RECOMMENDATION

That Council adopt the "Boulevard Tax Bylaw, 2016".

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 2016 is \$540,000. There are approximately 7,000 properties that would be subject to the boulevard tax for 2016.

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 2016 tax year.

Respectfully submitted,

Christopher Paine
Manager-Revenue

Susanne Thompson
Director of Finance

Report accepted and recommended by the City Manager:

Date: April 7, 2016

List of Attachments

NO. 16-041

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, 2016"
2. For the purpose of providing the required sum for the year 2016 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 2016 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 2016 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 15-035 the Boulevard Tax Bylaw, 2015, is repealed.

READ A FIRST TIME the	day of	2016
READ A SECOND TIME the	day of	2016
READ A THIRD TIME the	day of	2016
ADOPTED the	day of	2016

CORPORATE ADMINISTRATOR

MAYOR



Council Report

For the Meeting of April 14th, 2016

To: Council
From: Susanne Thompson, Director of Finance
Subject: 2016 Business Improvement Area Bylaw

Date: April 4, 2016

RECOMMENDATION

That Council adopt the "Business Improvement Area Rate Bylaw, 2016".

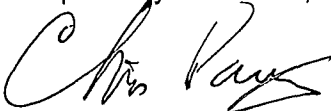
EXECUTIVE SUMMARY

In 2014, Council passed bylaw 14-062, Business Improvement Area Bylaw, 2015. This bylaw re-established 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 2016, the authorized grant amount is \$1,014,077. The Business Improvement Area Rate Bylaw, 2016 must be passed prior to May 15th, and after the Financial Plan bylaw to be effective for the 2016 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 December 3, 2015 the DVBA's 2016 budget was presented to the Governance and Priorities Committee and subsequently received for information at the December 10, 2015 Council meeting.

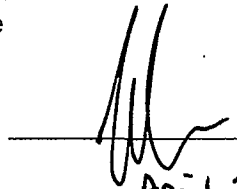
Respectfully submitted,


 Christopher Paine
 Manager-Revenue


 Susanne Thompson
 Director of Finance

Report accepted and recommended by the City Manager:

Date:


 April 7, 2016

NO. 16-040

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.
2. For the purpose of recovering the annual grant authorized by Council for the year 2016 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.
3. The taxes must be included in the City's real property tax roll for the year 2016 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, 2016".

READ A FIRST TIME THIS	day of	2016.
READ A SECOND TIME THIS	day of	2016.
READ A THIRD TIME THIS	day of	2016.
ADOPTED on the	day of	2016.

CORPORATE ADMINISTRATOR

MAYOR

Schedule A - Bylaw No. 16-040

Folio Number	Property Location	Legal Description	2016 Levy
01001154	A 777 BLANSHARD ST	LOT 1, SECTION 88, VICTORIA, VIS7062	\$106.24
01001155	B 777 BLANSHARD ST	LOT 2, SECTION 88, VICTORIA, VIS7062	\$130.94
01001156	101 777 BLANSHARD ST	LOT 3, SECTION 88, VICTORIA, VIS7062	\$82.75
01001157	102 777 BLANSHARD ST	LOT 4, SECTION 88, VICTORIA, VIS7062	\$81.98
01001158	103 777 BLANSHARD ST	LOT 5, SECTION 88, VICTORIA, VIS7062	\$93.70
01001159	104 777 BLANSHARD ST	LOT 6, SECTION 88, VICTORIA, VIS7062	\$171.52
01001160	105 777 BLANSHARD ST	LOT 7, SECTION 88, VICTORIA, VIS7062	\$82.05
01004001	1019 BLANSHARD ST	VICTORIA LOTS 279 & 280	\$2,593.92
01004023	1009 BLANSHARD ST	THE NORTHERLY 30 FEET OF LOT 261, VICTORIA, CITY	\$375.68
01004024	804 BROUGHTON ST	LOT 1 PLAN 31711 VICTORIA OF LOTS 261 & 262	\$1,456.64
01005023	1107 BLANSHARD ST	LOT 281, VICTORIA CITY	\$2,600.96
01005024	1115 BLANSHARD ST	VICTORIA A OF LOTS 302/3	\$423.68
01005162	1125 BLANSHARD ST	LOT A PLAN VIP73975 VICTORIA OF LOTS 302 & 303	\$1,878.40
01006001	812 VIEW ST	LOT 1, OF LOTS 304, 305, 326, & 327, VICTORIA, PLAN 27731	\$3,325.44
01007019	826 YATES ST	LOT 1 PLAN VIP65118 VICTORIA OF LOTS 368 370 371 372 383 384 385 386 AND 387	\$7,265.92
01007021	1321 BLANSHARD ST	LOT A OF LOTS 368-370, 385-387 VICTORIA, VIP83640	\$51,270.40
01008025	800 JOHNSON ST	LOT 1 OF LOTS 388, 389, 390 & 432, VICTORIA, PLAN 49562	\$10,860.16
01008028	1 834 JOHNSON ST	LOT 1 OF LOTS 392 AND 393, VICTORIA, EPS522	\$209.28
01008029	2 834 JOHNSON ST	LOT 2 OF LOTS 392 AND 393, VICTORIA, EPS522	\$256.64
01008030	3 834 JOHNSON ST	LOT 3 OF LOTS 392 AND 393, VICTORIA, EPS522	\$153.15
01015001	1961 DOUGLAS ST	LOT A OF LOTS 736, 747, 748, 749 & 751, VICTORIA, PLAN 24557	\$1,797.44
01015006	752 CALEDONIA AVE	VICTORIA LOT 740 EXC PT INCL IN PL 29949	\$322.56
01015007	746 CALEDONIA AVE	LOT 739 VICTORIA	\$573.44
01015011	710 CALEDONIA AVE	LOT 1 PLAN 23509 VICTORIA	\$1,939.71
01015013	734 CALEDONIA AVE	LOT 1 OF LOTS 737 & 738, VICTORIA, VIS5569	\$483.20
01015014	736 CALEDONIA AVE	LOT 2 OF LOTS 737 & 738, VICTORIA, VIS5569	\$182.40
01015015	738 CALEDONIA AVE	LOT 3 OF LOTS 737 & 738, VICTORIA, VIS5569	\$350.72
01015016	732 CALEDONIA AVE	LOT 4 OF LOTS 737 & 738, VICTORIA, VIS5569	\$196.48
01016001	1819 DOUGLAS ST	THE NORTH 1/2 OF LOT 730 & 731, VICTORIA	\$691.20
01016013	1813 DOUGLAS ST	VICTORIA LOT 730/731, S PT.	\$629.82
01016024	1803 DOUGLAS ST	LOT 1 OF LOTS 712-716, 723-729 VICTORIA, VIP83911	\$494.72

Schedule A - Bylaw No. 16-040

Folio Number	Property Location	Legal Description	2016 Levy
01016025	1803 DOUGLAS ST	LOT A OF LOTS 712-716, 723-729, VICTORIA, VIP86828	\$10,501.76
01017001	1701 DOUGLAS ST	LOT A OF LOTS 692 TO 700 AND OF LOTS 703 TO 711 VICTORIA PLAN 13333	\$2,683.26
01017004	780 FISGARD ST	LOT 2 OF LOTS 692 TO 696 INCLUSIVE, AND OF LOTS 707 TO 711 INCLUSIVE, VICTORIA, EPP3862	\$1,612.80
01018010	741 FISGARD ST	LOT 684 VICTORIA	\$2,178.24
01018016	722 CORMORANT ST	LOT 674 VICTORIA	\$2,509.44
01018017	1601 DOUGLAS ST	VICTORIA S PT LOTS 672/3	\$596.48
01018022	101 770 CORMORANT ST	LOT 1 OF LOTS 678, 679 & 680, VICTORIA, VIS1190	\$533.76
01018074	727 FISGARD ST	LOT A PLAN VIP53962 VICTORIA AM LOTS 677 686 687	\$7,892.48
01018075	1675 DOUGLAS ST	LOT A OF LOTS 672, 673, 689, 690 & 691, VICTORIA, PLAN 54550	\$12,376.96
01018076	719 FISGARD ST	LOT 1 OF LOTS 687 AND 688, VICTORIA, PLAN 76202	\$1,006.08
01019008	1520 BLANSHARD ST	LOT B, DISTRICT LOT 1257, VICTORIA, PLAN 60943	\$5,784.32
01019009	1515 DOUGLAS ST	LOT 1 OF LOT 1247, 1248 AND 1257 VICTORIA EPP27886	\$5,902.08
01020003	723 PANDORA AVE	LOT 157 VICTORIA	\$746.82
01020004	735 PANDORA AVE	LOT 156 VICTORIA	\$542.08
01020008	769 PANDORA AVE	LOT 151, VICTORIA, CITY	\$971.52
01020009	785 PANDORA AVE	LOT 150 VICTORIA	\$797.44
01020010	791 PANDORA AVE	LOT 149 VICTORIA	\$628.80
01020012	726 JOHNSON ST	LOT 2 PLAN VIP69294 VICTORIA	\$613.12
01020013	722 JOHNSON ST	LOT 142 VICTORIA	\$3,204.48
01020014	716 JOHNSON ST	LOT 141	\$685.38
01020015	1405 DOUGLAS ST	LOT 1 PLAN 21972 VICTORIA OF LOTS 139 & 140 .	\$6,017.92
01020017	1483 DOUGLAS ST	LOT A PLAN 38222 VICTORIA OF LOTS 139 158 & 163 .	\$6,238.08
01020021	1410 BLANSHARD ST	LOT 1 OF LOTS 147 & 148, VICTORIA, VIS6683	\$808.96
01020022	1406 BLANSHARD ST	LOT 2 OF LOTS 147 & 148, VICTORIA, VIS6683	\$205.44
01020023	780 JOHNSON ST	LOT 3 OF LOTS 147 & 148, VICTORIA, VIS6683	\$412.80
01021001	1313 DOUGLAS ST	LOT 20/37 VICTORIA N PT OF L20 .	\$1,440.64
01021002	705 JOHNSON ST	VICTORIA LOT 36 AND W PT LOT 35 .	\$262.40
01021004	721 JOHNSON ST	LOT 34	\$743.68
01021005	727 JOHNSON ST	LOT 33 VICTORIA	\$615.68
01021006	731 JOHNSON ST	LOT 32 VICTORIA	\$1,532.16
01021009	1320 BLANSHARD ST	LOT 1 PLAN 11516 VICTORIA	\$326.40

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01021010	1318 BLANSHARD ST	LOT 2 PLAN 11516 VICTORIA	\$938.24
01021011	794 YATES ST	LOT 29 & THE SOUTHERLY 22 FEET OF LOT 107, VICTORIA CITY	\$2,574.72
01021012	784 YATES ST	VICTORIA E PT LOT 572 .	\$578.56
01021013	760 YATES ST	LOT 1 PLAN 28532 VICTORIA	\$1,145.60
01021020	702 YATES ST	LOT 20 VICTORIA PARCEL B.	\$3,454.72
01021023	706 YATES ST	LOT A, VICTORIA, PLAN 46366	\$11,611.52
01021026	780 YATES ST	LOT 1 PLAN VIP63791 VICTORIA LOTS 30 31 108 AND 572	\$2,687.36
01021030	726 YATES ST	LOT 1 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$188.16
01021031	732 YATES ST	LOT 2 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$228.48
01021032	736 YATES ST	LOT 3 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$163.20
01021033	740 YATES ST	LOT 4 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$200.96
01021034	744 YATES ST	LOT 5 OF LOTS 23, 24, 25 AND 26 VICTORIA EPS2516	\$165.12
01022001	1225 DOUGLAS ST	LOT 1 PLAN 11443 VICTORIA	\$5,577.60
01022002	709 YATES ST	VICTORIA PARCEL A, OF LOTS 3/17/18	\$1,966.72
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 INCHES OF SAID LOT	\$670.72
01022008	749 YATES ST	OF SAID LOT	\$851.20
01022009	753 YATES ST	LOT 13 VICTORIA PORTION E PT	\$371.20
01022010	759 YATES ST	VICTORIA LOTS 12 & 105 & 106	\$1,378.24
01022017	716 VIEW ST	LOT 2 OF 4 PLAN 22063 VICTORIA	\$396.80
01022018	714 VIEW ST	LOT A PLAN 23702 VICTORIA OF LOT 4	\$276.93
01022019	712 VIEW ST	LOT 4 VICTORIA EXC PTS INCL IN PLANS 22063 & 23702 THE EASTERLY 40 FEET OF LOT 3, VICTORIA CITY, EXCEPT THE NORTHERLY 7 FEET THEREOF	\$200.96
01022020	708 VIEW ST	THEREOF	\$810.24
01022021	1201 DOUGLAS ST	LOT 2/3 VICTORIA	\$6,509.44
01022031	743 YATES ST	LOT A PLAN VIS4308 VICTORIA OF LOTS 13 14 AND 15 BARE LAND STRATA .	\$10,460.16
01022032	738 VIEW ST	LOT B PLAN VIS4308 VICTORIA OF LOTS 5 6 AND 7 BARE LAND STRATA .	\$17,994.88
01023001	1175 DOUGLAS ST	LOT A OF LOTS 44, 45, 403 & 410, VICTORIA, PLAN 22117	\$23,390.08
01023003	749 VIEW ST	LOT 39, VICTORIA CITY	\$908.80
01023004	751 VIEW ST	LOT 38 VICTORIA	\$1,402.88
01023005	1114 BLANSHARD ST	LOT 61, VICTORIA, CITY	\$926.72
01023006	1106 BLANSHARD ST	LOT 2 OF LOTS 28 & 66, VICTORIA, PLAN 4755	\$1,217.28

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01023007	780 FORT ST	LOT 1 PLAN 4755 VICTORIA DISTRICT LOT 28 & 66.	\$535.04
01023008	778 FORT ST	VICTORIA N W PT LOT 28 .	\$487.62
01023009	766 FORT ST	VICTORIA N PT LOT 46 RS	\$1,064.32
01023010	762 FORT ST	VICTORIA N PT LOT 47 RS	\$1,125.12
01023011	744 FORT ST	VICTORIA LOT 48 & E 1/2 LOT 49 EXC S 8' NOW PT FORT ST .	\$4,627.20
01023012	738 FORT ST	THE WEST 1/2 OF LOT 49, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET	\$914.56
01023013	732 FORT ST	THE EASTERLY 30 FEET OF LOT 50, VICTORIA EXCEPT THE SOUTHERLY 8 FEET	\$886.40
01023014	728 FORT ST	LOT 50 VICTORIA N W PT . THE EASTERLY 31.25 FEET OF LOT 51, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	\$828.80
01023015	724 FORT ST	LOT 51 VICTORIA PORTION N W PT	\$615.04
01023016	716 FORT ST	LOT 52 VICTORIA N PT RS .	\$837.76
01023017	706 FORT ST	LOT 52 VICTORIA N PT RS .	\$536.00
01023018	1125 DOUGLAS ST	LOT 2, DISTRICT LOT 403, VICTORIA CITY, PLAN 7304	\$3,724.80
01024005	737 FORT ST	LOT 53 VICTORIA EXCEPT PLAN 30593 33082	\$797.89
01024009	761 FORT ST	LOT 71/72 VICTORIA E PT 72 EXC PT INCL IN PL 30593 .	\$1,803.52
01024011	783 FORT ST	LOT 2 PLAN 8705 VICTORIA	\$413.12
01024012	789 FORT ST	LOT 69 VICTORIA EXCEPT PLAN 30593.	\$1,347.20
01024013	1018 BLANSHARD ST	VICTORIA N 30' OF LOT 68 .	\$510.72
01024014	1002 BLANSHARD ST	THE SOUTHERLY 90 FEET OF LOT 68, VICTORIA CITY	\$1,289.60
01024015	754 BROUGHTON ST	THE EAST 1/2 OF LOT 67, VICTORIA	\$978.56
01024016	744 BROUGHTON ST	LOT 67&65 VICTORIA W PT OF LT 67	\$1,088.64
01024017	740 BROUGHTON ST	THE EASTERLY 50 FEET OF LOT 64, VICTORIA, CITY	\$633.60
01024019	734 BROUGHTON ST	LOT 63 VICTORIA	\$2,124.16
01024024	747 FORT ST	LOT A PLAN 30593 VICTORIA OF LOTS 53/64/72/73/74	\$7,742.08
01024026	BSMT 777 FORT ST	LOT 1 OF LOT 70, VICTORIA, VIS700	\$165.82
01024027	G-FLR 777 FORT ST	LOT 2 OF LOT 70, VICTORIA, VIS700	\$242.18
01024028	2-FLR 777 FORT ST	LOT 3 PLAN VIS700 VICTORIA OF L 70	\$319.42
01024029	3-FLR 777 FORT ST	LOT 4 PLAN VIS700 VICTORIA OF L 70	\$211.20
01024030	4-FLR 777 FORT ST	LOT 5 PLAN VIS700 VICTORIA OF L 70	\$212.48
01024032	731 FORT ST	LOT B, DISTRICT LOTS 53 AND 54, VICTORIA, PLAN 33082	\$1,020.80
01024034	701 FORT ST	LOT A PLAN 33082 VICTORIA EXCEPT PLAN VIP59410, DISTRICT LOTS 53-56 AND 58	\$10,620.80
01024035	720 BROUGHTON ST	LOT A PLAN VIP59410 VICTORIA OF LOTS 57 58 59 AND 60	\$24,131.84

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01024036	101 732 BROUGHTON ST	LOT 1 OF LOT 62, VICTORIA, VIS6827	\$105.60
01024037	201 732 BROUGHTON ST	LOT 2 OF LOT 62, VICTORIA, VIS6827	\$1,141.76
01024038	301 732 BROUGHTON ST	LOT 3 OF LOT 62, VICTORIA, VIS6827	\$1,137.92
01025015	905 DOUGLAS ST	LOT A PLAN 1061 VICTORIA LOTS 75/76/77/94	\$2,019.50
01025021	933 DOUGLAS ST	LOT A PLAN 36042 VICTORIA OF LOTS 75 & 94 .	\$3,489.92
01025022	980 BLANSHARD ST	LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88 .	\$10,828.16
01025025	A 711 BROUGHTON ST	LOT 1 PLAN VIS4317 VICTORIA OF LOT 93	\$229.06
01025026	B 711 BROUGHTON ST	LOT 2 OF LOT 93, VICTORIA, VIS4317	\$144.64
01025027	C 711 BROUGHTON ST	LOT 3 OF LOT 93, VICTORIA, VIS4317	\$145.28
01025028	D 711 BROUGHTON ST	LOT 4 OF LOT 93, VICTORIA, VIS4317	\$69.38
01025029	E 711 BROUGHTON ST	LOT 5 OF LOT 93, VICTORIA, VIS4317	\$777.60
01025032	H 711 BROUGHTON ST	LOT 8 OF LOT 93, VICTORIA, VIS4317	\$567.68
01026002	727 COURTNEY ST	LOT 103 VICTORIA	\$725.76
01026005	725 COURTNEY ST	LOT 101	\$725.76
01026006	740 BURDETT AVE	LOT A PLAN 26090 SECTION 88 VICTORIA & OF LOT 100	\$6,164.80
01026008	850 BLANSHARD ST	LOT A, SECTION 88, VICTORIA, PLAN 26292	\$2,171.20
01026009	810 BLANSHARD ST	LOT B, SECTION 88, VICTORIA, PLAN 26090	\$5,125.76
01026010	716 BURDETT AVE	LOT 99 VICTORIA	\$1,107.20
01026014	733 COURTNEY ST	LOT 102 VICTORIA WEST PT .	\$380.16
01026015	739 COURTNEY ST	LOT 102 VICTORIA EAST PT .	\$380.16
01026016	759 COURTNEY ST	LOT 1, SECTION 88, VICTORIA, PLAN 74954	\$588.42
01026018	809 DOUGLAS ST	LOT 1 OF LOTS 95-98 AND 104, VICTORIA VIS6797	\$1,911.04
01026019	869 DOUGLAS ST	LOT 2 OF LOTS 95-98 AND 104, VICTORIA VIS6797	\$2,142.72
01027001	780 BLANSHARD ST	LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 35B	\$4,399.36
01028007	728 HUMBOLDT ST	LOT A PLAN VIP71706 VICTORIA OF LOTS 316, 317, 320, 321 & 1627 .	\$8,374.08
01028174	762 HUMBOLDT ST	LOT 165, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VIS5966	\$181.76
01028175	758 HUMBOLDT ST	LOT 165, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VIS5966	\$275.20
01028176	754 HUMBOLDT ST	LOT 167, CHRIST CHURCH TRUST ESTATE AND OF LOT 1627, VICTORIA, VIS5966	\$552.32
01028177	780 HUMBOLDT ST	LOT 1, CHRIST CHURCH TRUST ESTATE, AND OF LOT 1627, VICTORIA, VIS6102	\$201.15
01028178	792 HUMBOLDT ST	LOT 2, CHRIST CHURCH TRUST ESTATE, AND OF LOT 1627, VICTORIA, VIS6102	\$271.04
01029001	777 DOUGLAS ST	LOT 1 OF LOT 352 , PLAN 17151, VICTORIA	\$4,476.48

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01030009	749 DOUGLAS ST	LOT 1 PLAN 31886 VICTORIA LEASED PORTION .	\$864.00
01030019	703 DOUGLAS ST	LOT 2 OF LOTS 1269, 1270A, 1270B, SECTION 18, VICTORIA, PLAN 31886	\$1,134.72
01030021	757 DOUGLAS ST	LOT 1 PLAN 31886 VICTORIA LEASED PORTION .	\$899.84
01030027	755 HUMBOLDT ST	LOT 1 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B, VICTORIA, VIS6606	\$616.32
01030110	729 HUMBOLDT ST	LOT 80 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B VICTORIA, VIS6606	\$196.74
01030111	733 HUMBOLDT ST	LOT 81 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B VICTORIA, VIS6606	\$369.92
01030207	725 HUMBOLDT ST	LOT 177 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B, VICTORIA, VIS6606	\$191.04
01030208	723 HUMBOLDT ST	LOT 178 OF LOTS 205, 206, 1627, 1270, 1270A & 1270B, VICTORIA, VIS6606	\$350.08
01030209	711 DOUGLAS ST	LOT 2 OF LOTS 1269, 1270A & 1270B, VICTORIA AND SECTION 18, VICTORIA, PLAN 31886	\$129.15
01030220	707 DOUGLAS ST	LEASE PART OF LOT 2 OF LOTS 1269, 1270A & 1270B, VICTORIA AND SECTION 18, VICTORIA, PLAN 31886	\$167.30
01030221	715 DOUGLAS ST	LEASE PART OF LOT 2 OF LOTS 1269, 1270A & 1270B, VICTORIA AND SECTION 18, VICTORIA, PLAN 31886	\$100.67
01030222	717 DOUGLAS ST	LEASE PART OF LOT 2 OF LOTS 1269, 1270A & 1270B, VICTORIA AND SECTION 18, VICTORIA, PLAN 31886	\$89.02
01030223	709 DOUGLAS ST	LEASE PART OF LOT 2 OF LOTS 1269, 1270A & 1270B, VICTORIA AND SECTION 18, VICTORIA, PLAN 31886	\$88.90
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	\$14,396.80
01032002	633 COURTNEY ST	LOT 1 PLAN 26451 VICTORIA OF LOTS 347/8/9/350/1/364/5 & 366	\$10,696.32
01032003	850 DOUGLAS ST	LOT 1 OF LOTS 349, 350, 351, 363 AND 364, VICTORIA, PLAN 16810	\$12,206.72
01032004	818 DOUGLAS ST	LOT 2 PLAN 26451 VICTORIA 349/50/51	\$1,225.60
01032005	805 GORDON ST	LOT A PLAN 17686 VICTORIA	\$1,748.16
01032006	625 COURTNEY ST	LOT 1 PLAN VIS4624 OF LOTS 366 & 367	\$15.97
01032007	625 COURTNEY ST	LOT 2 PLAN VIS4624 OF LOTS 366 & 367	\$248.00
01032008	625 COURTNEY ST	LOT 3 PLAN VIS4624 OF LOTS 366 & 367	\$263.04
01032009	625 COURTNEY ST	LOT 4 PLAN VIS4624 OF LOTS 366 & 367	\$362.56
01032010	625 COURTNEY ST	LOT 5 PLAN VIS4624 OF LOTS 366 & 367	\$1,774.40
01033001	605 COURTNEY ST	LOT 224 VICTORIA METROPOLITAN BUILDING	\$3,405.44
01033002	607 COURTNEY ST	LOT 227 VICTORIA	\$1,100.80
01033003	801 GOVERNMENT ST	LOT A PLAN 27815 VICTORIA OF 225/6	\$13,027.20
01034001	609 BROUGHTON ST	LOT 1267 VICTORIA AND THAT AREA BENEATH THE PUBLIC SIDEWALK WEILER BUILDING	\$7,135.36
01034002	913 GOVERNMENT ST	LOT 1268 VICTORIA PORTION N PT, ROGERS' BLOCK .	\$1,090.56
01034003	911 GOVERNMENT ST	LOT 1268 VICTORIA EXC N 22 FT & EXC S 22 FT .	\$1,336.32

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01034004	909 GOVERNMENT ST	LOT 1268 VICTORIA S PT .	\$1,250.56
01034005	907 GOVERNMENT ST	VICTORIA N PT LOT 223 .	\$1,077.76
01034006	600 COURTNEY ST	LOT 223 VICTORIA S PT .	\$2,056.32
01035001	617 BROUGHTON ST	LOT A PLAN 14044 VICTORIA OF LOTS 229 230 235 236 237 525 .	\$7,098.88
01035006	912 DOUGLAS ST	LOT A, OF LOTS 231 & 232, VICTORIA, VIP87927	\$3,079.04
01036001	655 FORT ST	LOT 537, VICTORIA CITY	\$3,002.88
01036002	685 FORT ST	LOT 1, OF LOTS 240 AND 536, VICTORIA CITY, PLAN 16563.	\$10,063.36
01036003	1000 DOUGLAS ST	PARCEL A (DD 104348I), LOT 240, VICTORIA CITY	\$3,745.28
01036004	1005 BROAD ST	LOT 255, VICTORIA, EXCEPT THAT PART Lying WITHIN THE BOUNDARIES OF BROAD STREET	\$3,907.84
01037001	1023 GOVERNMENT ST	PLAN 2671 VICTORIA LOTS 1 AND 20 PLAN 2671 .	\$1,562.88
01037004	637 FORT ST	LOT 238 & 538, VICTORIA, CITY EXCEPT THE EASTERLY STRIP	\$11,431.10
01037007	1001 GOVERNMENT ST	LOT 7 & 8 PLAN 2671 VICTORIA OF LOT 121A HAMLEY BUILDING .	\$1,825.28
01037009	1009 GOVERNMENT ST	LOTS 4, 5 AND THE NORTHERLY 24 FEET OF LOT 9 OF LOT 121A, VICTORIA, PLAN 2671	\$1,228.80
01037010	1017 GOVERNMENT ST	PLAN 2671 DISTRICT LOT 121A VICTORIA LOT 2 & 3 .	\$1,926.40
01037011	1007 GOVERNMENT ST	LOT 6 AND THE SOUTHERLY PART OF LOT 9 OF LOT 121A, VICTORIA, PLAN 2671	\$1,057.92
01037012	615 FORT ST	LOT A OF LOT 121-A, VICTORIA, VIP87839	\$6,563.20
01037014	102 608 BROUGHTON ST	LOT 1 OF LOT 121A VICTORIA, EPS1336	\$675.20
01037015	100 608 BROUGHTON ST	LOT 2 OF LOT 121A VICTORIA, EPS1336	\$231.68
01037016	200 608 BROUGHTON ST	LOT 3 OF LOT 121A VICTORIA, EPS1336	\$910.08
01039012	1150 DOUGLAS ST	LOT A (DD EC116724) OF LOTS 121, 169, 169A, 170, 170A, 404-406, 411-415, VICTORIA, PLAN 48135	\$73,760.00
01040001	631 YATES ST	LOT 1 PLAN 31129 VICTORIA OF LOTS 428 & 429 .	\$4,872.32
01040002	1222 DOUGLAS ST	VICTORIA S PT LOT 426 & E PT LOT 427 & PCL A OF LOTS 427/428 .	\$4,677.12
01040003	1280 DOUGLAS ST	VICTORIA N PT LOT 426 .	\$1,096.96
01040007	1214 DOUGLAS ST	LOT A PLAN 48444 VICTORIA EXCEPT PLAN VIP64889, OF LOTS 416-419 .	\$6,528.00
01040008	1200 DOUGLAS ST	LOT B OF LOTS 416 - 419, VICTORIA, PLAN 48444	\$2,392.32
01040009	650 VIEW ST	LOT C PLAN 48444 VICTORIA OF LOTS 416-419 .	\$1,770.24
01040010	1215 BROAD ST	LOT 1 OF LOTS 416 AND 417, VICTORIA, PLAN 64889	\$1,804.80
01041001	1241 GOVERNMENT ST	LOT A OF LOTS 164, 164A, 165, 165A (DD E36455), VICTORIA, PLAN 10820	\$1,996.16
01041003	615 YATES ST	LOT 1 OF LOTS 164A & 165A, VICTORIA, PLAN 38582	\$4,634.88
01041004	1210 BROAD ST	LOT 166A, VICTORIA, CITY	\$1,906.56
01041007	612 VIEW ST	LOT 167 VICTORIA	\$5,296.00

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01041008	1221 GOVERNMENT ST	LOT 5 PLAN 10820 VICTORIA	\$2,121.60
01041009	1223 GOVERNMENT ST	LOT 2 PLAN 10820 VICTORIA	\$2,583.04
01041010	620 VIEW ST	THE EAST HALF OF LOT 167-A, VICTORIA, CITY	\$3,644.16
01042001	1325 GOVERNMENT ST	LOT 159 VICTORIA N PT EXC PT INCL IN PL 33100 .	\$1,466.24
01042003	1314 BROAD ST	LOT 159A/160A, PORTION E PTS VICTORIA	\$2,392.96
01042004	1312 BROAD ST	LOT 2, DISTRICT LOT 161A, VICTORIA, PLAN 5500	\$391.04
01042006	622 YATES ST	LOT "A" OF LOTS 161-A AND 162-A, VICTORIA, PLAN 3564	\$384.00
01042007	614 YATES ST	LOT C PLAN 3564 VICTORIA	\$656.64
01042008	606 YATES ST	VICTORIA E PT LOT 162 .	\$473.60
01042011	1313 GOVERNMENT ST	THE NORTH 1/2 OF LOT 161, VICTORIA, CITY	\$995.84
01042012	1319 GOVERNMENT ST	LOT 160, VICTORIA	\$3,094.40
01042014	1323 GOVERNMENT ST	LOT A PLAN 33100 DISTRICT LOT 159 VICTORIA	\$819.84
01042015	1301 GOVERNMENT ST	LOT A OF LOTS 161 AND 162, VICTORIA, PLAN 49321, EXCEPT PART IN PLAN 54020	\$2,259.20
01042016	1305 GOVERNMENT ST	LOT 1 PLAN VIP54020 VICTORIA OF LOTS 161 & 162 .	\$1,509.76
01043001	1315 BROAD ST	LOTS 424 & 425, VICTORIA, CITY	\$1,048.13
01043003	1328 DOUGLAS ST	VICTORIA PARCEL 1 OF A, OF LOTS 430/431 .	\$833.92
01043007	1300 DOUGLAS ST	LOT 1 PLAN 17635 VICTORIA	\$1,352.96
01043008	648 YATES ST	LOT 421 VICTORIA	\$1,127.68
01043009	644 YATES ST	LOT 7 PLAN 2567	\$348.16
01043010	642 YATES ST	LOT 6 PLAN 2567 VICTORIA	\$323.20
01043011	640 YATES ST	LOT 5 PLAN 2567 VICTORIA	\$309.12
01043012	634 YATES ST	LOT 4 PLAN 2567 VICTORIA	\$634.88
01043013	632 YATES ST	LOT 3, OF LOT 423, VICTORIA, PLAN 2567	\$611.84
01043014	1305 BROAD ST	LOTS 1/2 PLAN 2567 VICTORIA VICTORIA PARCEL A, OF LOTS 430 AND 431 (DD 74649I) AND E PT LOT 430 AND E PT OF LOT 431 .	\$915.20
01043015	645 JOHNSON ST		\$1,808.64
01043017	1310 DOUGLAS ST	LOT 1 OF LOT 420, VICTORIA, VIS5193	\$527.04
01044003	1416 DOUGLAS ST	LOT A PLAN 12000 VICTORIA	\$1,064.32
01044006	1402 DOUGLAS ST	THE EASTERLY 60 FEET OF LOT 671, VICTORIA	\$1,297.92
01044008	1407 BROAD ST	LOT 665, VICTORIA CITY	\$578.56
01044009	1415 BROAD ST	LOT 666, VICTORIA, CITY	\$1,246.72
01044011	634 JOHNSON ST	LOT A OF LOTS 664 AND 671, VICTORIA, PLAN 34894	\$2,699.20

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01044012	1410 DOUGLAS ST	LOT 1 OF LOT 670, VICTORIA, PLAN 23213	\$722.56
01045001	603 PANDORA AVE	LOT 1 PLAN 7110 VICTORIA AND LOT 661 662 663	\$902.40
01045006	618 JOHNSON ST	LOT B PLAN 7492 VICTORIA	\$604.80
01045010	1408 BROAD ST	LOT 1, OF LOT 658, VICTORIA, PLAN 32505	\$480.00
01045011	1414 BROAD ST	LOT 2 PLAN 32505 VICTORIA OF LOTS 658/659 .	\$492.80
01045012	1 1407 GOVERNMENT ST	LOT 1 OF LOTS 656 AND 663, VICTORIA, VIS1633	\$334.72
01045013	2 1407 GOVERNMENT ST	LOT 2 OF LOTS 656 & 663, VICTORIA, VIS1633	\$404.48
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	\$102.66
01045019	2 1411 GOVERNMENT ST	LOT 2 PLAN VIS4995 VICTORIA OF LOT 663 LOT A PLAN VIP71660 VICTORIA OF LOTS 659 & 660 HERITAGE TX/EX BYLAW SEC 359(1)(A) LGA	\$472.96
01045028	1420 BROAD ST		\$5,710.08
01046010	1672 DOUGLAS ST	LOT A PLAN 11299 VICTORIA LEASED PORTION OF LOT 2 OF LOTS 535, 584-592, 594-601, 1249, 1250-1252, AND CLOSED ROAD ADJOINING, VICTORIA, VIP76432	\$1,358.08
01046021	20 20 CENTENNIAL SQ		\$316.42
01046024	1 1689 GOVERNMENT ST	LEASED AREA OF LOT 1, VICTORIA, VIP76432	\$788.48
01047002	613 HERALD ST	LOT 617	\$552.96
01047007	1720 DOUGLAS ST	LOT 611 & 612, VICTORIA, CITY	\$1,881.60
01047008	1708 DOUGLAS ST	THE NORTHERLY 50 FEET OF LOT 609 & LOT 610, VICTORIA, CITY	\$555.78
01047016	618 FISGARD ST	LOT 604	\$587.52
01047017	614 FISGARD ST	PLAN 2779 VICTORIA LOT 13 AND E PT LOT 14 .	\$425.60
01047018	612 FISGARD ST	LOT 14 PLAN 2779 VICTORIA W PT .	\$460.16
01047019	1701 GOVERNMENT ST	PLAN 2779 VICTORIA LOTS A & 8 OF LOTS 602 & 603 .	\$817.92
01047021	1713 GOVERNMENT ST	LOT 7 PLAN 2779 VICTORIA	\$284.80
01047024	622 FISGARD ST	LOT 605 VICTORIA GEE TUCK TONG BENEVOLENT SOCIETY .	\$903.68
01047025	655 HERALD ST	LOT A PLAN 42094 VICTORIA OF LOTS 614/615/616 PT LOT 606 & W PT 607 .	\$321.28
01047027	646 FISGARD ST	LOT 2 PLAN VIP55957 VICTORIA OF LOTS 609 AND 610 .	\$762.88
01047028	1725 GOVERNMENT ST	LOT 1 OF LOTS 618 & 619, VICTORIA, EPS569	\$91.71
01047029	1725 GOVERNMENT ST	LOT 2 OF LOTS 618 & 619, VICTORIA, EPS569	\$207.36
01047057	1717 GOVERNMENT ST	LOT 5 OF LOTS 618 AND 619, VICTORIA, PLAN VIP2779	\$246.59
01048003	611 CHATHAM ST	VICTORIA LOT 634/635.	\$1,151.42
01048004	629 CHATHAM ST	LOT 633	\$552.96
01048005	635 CHATHAM ST	LOT 632	\$552.96

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01048006	1850 DOUGLAS ST	LOT A OF LOTS 629, 630 & 631, VICTORIA, PLAN 25475	\$1,384.32
01048010	624 HERALD ST	LOT 624	\$552.96
01048011	618 HERALD ST	LOT 623	\$558.66
01048012	610 HERALD ST	VICTORIA LOTS 620/621/622 .	\$1,866.24
01048013	1802 DOUGLAS ST	LOT 1 PLAN 36720 VICTORIA OF LOTS 627 & 628	\$10,340.48
01048014	1885 GOVERNMENT ST	LOT A PLAN 45681 VICTORIA OF LTS 636 & 637	\$1,438.72
01048016	650 HERALD ST	LOT 1 OF LOT 625, VICTORIA, VIS5362	\$188.16
01048017	652 HERALD ST	LOT 2 PLAN VIS5362 VICTORIA LOT 625	\$108.86
01049002	1900 DOUGLAS ST	LOT 1 PLAN 29369 VICTORIA OF LOTS 638 TO 648	\$1,953.18
01049004	1901 GOVERNMENT ST	LOT B PLAN 2779 VICTORIA OF LOTS 638/639 .	\$450.56
01055001	701 BELLEVILLE ST	LOT 30, 31, 32, 33, 34 & 35, DISTRICT LOT 1269, VICTORIA, PLAN 760	\$2,516.93
01057007	1907 STORE ST	LOT A PLAN 45292 VICTORIA OF LOTS 487-491/500/501/506-508	\$1,982.78
01057008	530 CHATHAM ST	LOT B OF LOTS 491-500, VICTORIA, PLAN 45292	\$3,975.68
01058001	515 CHATHAM ST	VICTORIA LOTS 483/4/5/6	\$2,045.44
01058002	533 CHATHAM ST	LOT 481 & 482, VICTORIA	\$1,117.31
01058004	1802 GOVERNMENT ST	VICTORIA LOT 477/478	\$2,671.36
01058005	542 HERALD ST	LOT 476 VICTORIA	\$739.20
01058010	504 HERALD ST	VICTORIA LOTS 469/70/71/72 .	\$2,934.40
01058011	532 HERALD ST	LOT A OF LOTS 473 & 474, VICTORIA, PLAN 68503	\$945.28
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	\$956.80
01058036	536 HERALD ST	359(1)(A) LGA	\$1,057.28
01059002	517 HERALD ST	LOT 1, VICTORIA, PLAN 14527	\$1,464.96
01059003	523 HERALD ST	LOT 2 PLAN 14527	\$574.08
01059005	541 HERALD ST	LOT 463, VICTORIA, CITY	\$591.74
01059006	543 HERALD ST	LOT 462, VICTORIA, CITY	\$676.48
01059008	1750 GOVERNMENT ST	LOT 460 VICTORIA	\$696.51
01059009	564 FISGARD ST	LOT 459 VICTORIA	\$973.44
01059010	554 FISGARD ST	LOT 2 PLAN 8952 VICTORIA	\$696.32
01059011	546 FISGARD ST	LOT 457 VICTORIA	\$1,368.96
01059012	538 FISGARD ST	LOT 456, VICTORIA, CITY	\$1,577.60
01059013	530 FISGARD ST	LOT 454	\$622.08

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01059015	531 HERALD ST	LOT A PLAN VIP68735 VICTORIA OF LOT 464 .	\$982.40
01059017	532 FISGARD ST	LOT C PLAN VIP68735 VICTORIA OF LOT 455 .	\$775.68
01059030	1705 STORE ST	LOT 1 OF LOTS 451, 452, 467, 468, VICTORIA, PLAN 76332	\$1,733.18
01060003	533 FISGARD ST	LOT 446 VICTORIA	\$520.32
01060004	539 FISGARD ST	VICTORIA LOT 445 AND W PT LOT 444 .	\$1,045.76
01060005	549 FISGARD ST	THE WESTERLY 1/2 OF LOT 443, VICTORIA CITY AND THE EASTERLY 40 FEET OF LOT 444, VICTORIA, CITY	\$952.96
01060006	557 FISGARD ST	LOT A PLAN 17268 VICTORIA	\$558.08
01060007	565 FISGARD ST	LOT B PLAN 17268 VICTORIA	\$1,276.16
01060009	550 PANDORA AVE	LOT 440 VICTORIA	\$816.64
01060011	536 PANDORA AVE	VICTORIA LOT 438 & W PT LOT 439 .	\$655.81
01060012	534 PANDORA AVE	VICTORIA E PT LOT 437 .	\$271.23
01060018	546 PANDORA AVE	LOT 1 PLAN 32936 VICTORIA OF LOT 439 .	\$1,196.16
01060021	1619 STORE ST	LOT 1 PLAN 41127 VICTORIA OF LOTS 154 434 449 450 .	\$945.92
01060024	505 FISGARD ST	LOT A PLAN 42419 VICTORIA OF LOTS 449 & 450 .	\$1,381.12
01060025	506 PANDORA AVE	LOT A PLAN 41127 VICTORIA OF LOTS 154/434/435/450 .	\$1,884.19
01060038	530 PANDORA AVE	LOT 1 OF LOTS 435, 436, 437, 447, 448 AND 449 VICTORIA, EPS1833	\$482.56
01060039	524 PANDORA AVE	LOT 2 OF LOTS 435, 436, 437, 447, 448 AND 449, VICTORIA, EPS1833	\$462.72
01060040	519 PANDORA AVE	LOT 3 OF LOTS 435, 436, 437, 447, 448 AND 449, VICTORIA, EPS1833 LOT 194 VICTORIA /PCL A193/528/529/E PT 530/1262/AMD 1263/AMD 1264/E PT 1265/PCL A	\$1,008.00
01061002	560 JOHNSON ST	1265 -6/N PT 1265-6 MARKET SQUARE	\$10,449.28
01061004	529 PANDORA AVE	LT 530 VICTORIA	\$426.24
01061008	582 JOHNSON ST	AMENDED LOT 1259, (DD 68237-I), VICTORIA, CITY	\$1,299.84
01061009	572 JOHNSON ST	LOT 1260 VICTORIA	\$915.84
01061010	566 JOHNSON ST	LOT 1261 VICTORIA	\$1,116.80
01061020	1 501 PANDORA AVE	LOT 1 PLAN VIS1580 VICTORIA OF LT 193 .	\$220.42
01061025	595 PANDORA AVE	LOT 1 OF LOTS 531, 532 & 533, VICTORIA, PLAN 77724	\$476.80
01062003	541 JOHNSON ST	LOT 12, 13 & PART OF ALLEY ADJOINING LOT 13 OF LOT 178, VICTORIA, PLAN 2524	\$336.64
01062008	579 JOHNSON ST	PARCEL A OF LOTS 173 & 174, VICTORIA, CITY	\$572.16
01062009	585 JOHNSON ST	LOT 173, VICTORIA, EXCEPT THE WESTERLY 14.5 FEET	\$734.08
01062010	1320 GOVERNMENT ST	LOT 172, VICTORIA CITY	\$2,132.48
01062013	1308 GOVERNMENT ST	LOT 3 PLAN 23847 VICTORIA OF 182E .	\$455.68

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01062014	578 YATES ST	LOT 4 PLAN 23847 VICTORIA OF 182E .	\$805.12
01062015	574 YATES ST	LOT 5 PLAN 23847 VICTORIA OF 182E & 183 .	\$445.44
01062017	564 YATES ST	THE EASTERLY PART OF LOT 184, VICTORIA, CITY	\$680.96
01062020	546 YATES ST	LOT 1 OF LOTS 175, 176, 186, 187, VICTORIA, PLAN 30210	\$3,202.56
01062022	536 YATES ST	LOT 187 VICTORIA W PT .	\$548.48
01062026	1321 WADDINGTON ALLEY	LEASED PORTION OF LOT 9, VICTORIA, PLAN 2524	\$26.37
01062031	565 JOHNSON ST	LOT A PLAN 36667 VICTORIA OF LOTS 174 & 175 .	\$1,396.48
01062034	547 JOHNSON ST	LOT 177, LOT 1 OF LOTS 175 AND 176, VICTORIA, PLAN 7314, EXCEPT PART IN PLANS 28721 AND 30210	\$2,550.40
01062037	537 JOHNSON ST	LOT 1 PLAN VIP68655 VICTORIA OF LOTS 178 & 179 .	\$795.52
01063006	510 YATES ST	LOT 24 OF LOT 191, VICTORIA, PLAN 2524	\$716.16
01063010	516 YATES ST	LOT 1 PLAN VIP52204 VICTORIA OF LOT 190 VICTORIA YOUTH HOSTEL	\$686.08
01063013	101 1310 WADDINGTON ALLEY	LOT 1 OF LOT 190 VICTORIA EPS2086	\$138.24
01064001	503 YATES ST	LOT 1 PLAN 7167 VICTORIA OF LOTS 197 198 199 200 .	\$2,810.24
01064002	527 YATES ST	VICTORIA PCL C (DD 53505-I) OF LOTS 197 & 198 EXC PT IN PL 7167 .	\$1,540.48
01064004	533 YATES ST	LOT 197 VICTORIA PARCEL B, PERMISSIVE EXEMPTION SEC 341 LGA .	\$764.16
01064005	535 YATES ST	LOT 1 PLAN 18712 VICTORIA	\$2,257.28
01064007	1218 LANGLEY ST	VICTORIA LOT 1622/1623.	\$986.24
01064009	12 BASTION SQ	LOT A PLAN 19960 VICTORIA	\$3,292.80
01064010	10 BASTION SQ	VICTORIA PARCEL E, (DD 169756-I) OF LOTS 197/198/200/204 HERITAGE .	\$4,257.28
01065002	1200 GOVERNMENT ST	LOTS 1595, 1596, 1597 & 1598, VICTORIA, CITY	\$3,064.32
01065004	1254 GOVERNMENT ST	LOT 1 PLAN 7696 VICTORIA LEASED AREA 6411 SQ FT .	\$2,263.68
01065005	1230 GOVERNMENT ST	LOT 1, VIP7696 OFFICE SPACE PORTION OF THE 5TH FLR LOTS 7, 8, 9,10,11, 12 & NORTH PART OF LOT 13, BLOCK 76, SECTION 18, VICTORIA, PLAN 219	\$374.40
01066002	1130 GOVERNMENT ST		\$1,988.80
01066003	1116 GOVERNMENT ST	LOT 6 BLOCK 76 PLAN 219 SECTION 18 VICTORIA E A MORRIS BUILDING .	\$912.64
01066004	1110 GOVERNMENT ST	BLOCK 76 PLAN 219 VICTORIA LOTS 4/5/14/15 & S PT 13 .	\$2,827.52
01066005	1108 GOVERNMENT ST	LOT 1 PLAN 13144 VICTORIA ROYAL BANK BUILDING .	\$2,592.00
01066006	1102 GOVERNMENT ST	BLOCK 76 PLAN 219 VICTORIA LT 1 & S PT LOTS 17/18 LASCELLES' BLOCK . LOT 12 BLOCK 77 PLAN 219 VICTORIA PORTION W PT, EXCEPT PLAN 49436, WILSON & PROCTOR BUILDING	\$2,275.20
01067001	15 BASTION SQ		\$1,304.96
01067005	45 BASTION SQ	LOT 1 PLAN 23995 SECTION 18 VICTORIA	\$1,486.72
01067006	1114 LANGLEY ST	LOT 4 BLOCK 77 PLAN 219 VICTORIA	\$387.84

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01067008	520 FORT ST	LOT A PLAN 23498 SECTION 18 VICTORIA	\$914.56
01067011	500 FORT ST	LOT 18 BLOCK 77 PLAN 219 VICTORIA	\$1,623.04
01067015	510 FORT ST	LOT 2 PLAN 29564 SECTION 18 VICTORIA PERMISSIVE EXEMPTION SEC 341 LGA	\$547.84
01067016	506 FORT ST	LOT 1, SECTION 18, VICTORIA, PLAN 29564	\$761.60
01067018	31 BASTION SQ	LOT 1 PLAN 22323 SECTION 18 VICTORIA BOARD OF TRADE BUILDING	\$4,882.56
01067019	1107 WHARF ST	LOT A PLAN 32475 VICTORIA RITHET BUILDING	\$3,600.64
01067020	512 FORT ST	LOT A PLAN 47531 SECTION 18 VICTORIA	\$817.92
01067022	101 19 BASTION SQ	LOT 1, SECTION 18, VICTORIA, VIS1861	\$106.50
01067023	102 19 BASTION SQ	LOT 2, SECTION 18, VICTORIA, VIS1861	\$94.46
01067024	201 19 BASTION SQ	LOT 3, SECTION 18, VICTORIA, VIS1861	\$128.45
01067025	202 19 BASTION SQ	LOT 4, SECTION 18, VICTORIA, VIS1861	\$93.89
01067026	301 19 BASTION SQ	LOT 5, SECTION 18, VICTORIA, VIS1861	\$125.89
01067027	302 19 BASTION SQ	LOT 6, SECTION 18, VICTORIA, VIS1861	\$95.17
01067028	401 19 BASTION SQ	LOT 7, SECTION 18, VICTORIA, VIS1861	\$128.38
01067029	402 19 BASTION SQ	LOT 8, SECTION 18, VICTORIA, VIS1861	\$92.99
01068002	517 FORT ST	LOT 5, 6 & 7, BLOCK 74, SECTION 18, VICTORIA, PLAN 219	\$2,361.60
01068003	1010 LANGLEY ST	LOT 4 BLOCK 74 PLAN 219 VICTORIA	\$602.24
01068004	1000 LANGLEY ST	LOT A PLAN 26978 SECTION 18 VICTORIA	\$925.44
01068005	1001 WHARF ST	LOT 13, BLOCK 74, SECTION 18, VICTORIA, PLAN 219	\$1,743.36
01069001	525 FORT ST	LOT 9, BLOCK 75, VICTORIA, PLAN 219	\$942.72
01069003	1012 GOVERNMENT ST	LOT 5 BLOCK 75 PLAN 219 VICTORIA	\$881.28
01069007	1020 GOVERNMENT ST	LOT 6, BLOCK 75, VICTORIA, PLAN 219	\$1,085.44
01069009	1022 GOVERNMENT ST	LOT A PLAN 48819 SECTION 18 VICTORIA BANK OF BC BUILDING PARCEL B (BEING A CONSOLIDATION OF LOTS 1 AND 2, SEE CA3746612) BLOCK 75	\$4,358.40
01069011	1000 GOVERNMENT ST	VICTORIA DISTRICT PLAN 219 PARCEL A (BEING A CONSOLIDATION OF LOTS 3, 4, 11 AND 12, SEE CA3709435) BLOCK 75	\$2,675.20
01069012	1006 GOVERNMENT ST	SECTION 18 VICTORIA VIP219	\$2,777.60
01070003	910 GOVERNMENT ST	LOT 1, SECTION 18, VICTORIA, VIS612	\$24,934.40
01072001	816 GOVERNMENT ST	LOTS 1-8, BLOCK 71, SECTION 18, VICTORIA, PLAN 219	\$7,962.88
01073022	1202 WHARF ST	LOT 2 PLAN 28188 VICTORIA OF 200A/200B/203 FINLAYSON BUILDING HERITAGE-UPC 17	\$4,446.08
01073023	WHARF ST	VICTORIA THAT PT SEC 18 OUTLINED IN RED ON PL 893 B L	\$9.92
01073028	B 1218 WHARF ST	LOT 1 PLAN VIS490 VICTORIA OF LOT 203	\$271.49

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01073029	1218 WHARF ST	LOT 2 OF LOT 203, VICTORIA, VIS490	\$522.24
01073032	1000 WHARF ST	PLAN 219 VICTORIA WATER LOT FRONTING ON LOTS 7-13 & S PT OF 14 BLK 70 PL 219	\$817.28
01073044	107 1234 WHARF ST	LOT 8 PLAN VIS962 VICTORIA OF LOTS 200-A 200-B 201 203 .	\$74.94
01073102	812 WHARF ST	LOT 1 PLAN 46631 SECTION 18 VICTORIA LEASED PORTION 15,023 SQ FT & PT OF THE BED OF VICTORIA HARBOUR	\$3,012.48
01073103	102 812 WHARF ST	LOT 1, SECTION 18, VICTORIA LEASED PORTION 648 & PART OF THE BED OF VICTORIA HARBOUR	\$568.96
01073104	812 WHARF ST	LOT 1 PLAN 46631 SECTION 18 VICTORIA LEASED PORTION 2412 & PT OF THE BED OF VICTORIA HARBOUR	\$1,414.40
01073105	1004 WHARF ST	LOT 1, VICTORIA, PLAN 46965	\$88.96
01073106	1002 WHARF ST	LOT 2 PLAN 46965 VICTORIA OLD CUSTOMS BUILDING .	\$1,388.80
01073111	950 WHARF ST	BLOCK 70, WATER LOT 7 INCLUDING WEST BOUNDARY OF WATER LOTS 7-14, VICTORIA, PLAN 219	\$414.72
01073112	812 WHARF ST	LOT 1 PLAN 46631 SECTION 18 VICTORIA LEASED PORTION 80 SQ FT	\$27.20
01073113	812 WHARF ST	LOT 1 PLAN 46631 VICTORIA LEASED PORTION 1293 SQ FT .	\$444.16
01073116	1006 WHARF ST	LOT 1 OF THE BED OF VICTORIA HARBOUR, VICTORIA, PLAN 73553	\$613.76
01073117	1244 WHARF ST	LOT A, LOT 201, VICTORIA, VIP86556	\$1,269.12
01074004	1314 WHARF ST	LOT 182F VICTORIA	\$1,029.12
01075004	1630 STORE ST	LOT 126 VICTORIA PARCEL A	\$1,702.40
01075005	1622 STORE ST	LOT 127 VICTORIA	\$2,284.16
01075016	STORE ST	VICTORIA LEASE/PERMIT/LICENCE # W10131240, LEASE COMMENCEMENT OCT 1/10 WATER LOT OF S PT 128 & WATER LOT OF LOT 127.	\$344.96
01075024	SWIFT ST	LOT A VICTORIA WATER LOT FRONTING ON PART OF LOT A OF LOTS 125 AND 126 VICTORIA PUBLIC HARBOUR	\$45.70
01075124	100 407 SWIFT ST	LOT 100 OF LOTS 125 & 126, AND PART OF VICTORIA HARBOUR, VICTORIA, VIS4930 LOT 1 OF LOT 129, VICTORIA AND PART OF THE BED OF THE VICTORIA HARBOUR, EPP35103	\$647.68
01075131	1610 STORE ST		\$261.12
01076002	1720 STORE ST	LOT A PLAN 18303 VICTORIA OF LTS 122 123 124 & 1271	\$2,981.12
01076007	461 HERALD ST	LOT A PLAN 33307 VICTORIA OF LTS 122 & 123	\$517.76
01076008	450 SWIFT ST	LOT 1 PLAN 36884 VICTORIA	\$2,361.60
01076010	402 SWIFT ST	PLAN 36884 VICTORIA WATER LOT ,LOT 1 PLAN 36884 AND FOOT OF SWIFT ST VICTORIA PUBLIC HARBOUR	\$42.75
01076012	440 SWIFT ST	LOT A, PART OF THE BED OF VICTORIA HARBOUR. VICTORIA, VIP85421	\$475.52
01077024	1810 STORE ST	LOT 1 PLAN 40579 VICTORIA OF LOTS 109/110/111 & 112	\$3,778.56

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01077027	1824 STORE ST	LOT 113 VICTORIA	\$1,379.84
01077035	1808 STORE ST	LOT 1 PLAN 40579, VICTORIA HARBOUR LEASE NO. W0205895	\$94.72
01077039	STORE ST	LOT A, PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP79899	\$25.22
01077040	1924 STORE ST	LOT A OF PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP89366	\$362.85
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 28869	\$3,215.36
01090002	680 MONTREAL ST		\$5,024.64
01090011	257 BELLEVILLE ST	LOT A, VICTORIA, PLAN 21081	\$1,371.20
01090135	225 BELLEVILLE ST	LOT 122 PLAN VIS259 VICTORIA OF LOTS 563-568/575 & 577-580 .	\$1,452.80
01091020	430 BELLEVILLE ST	PLAN 32311 VICTORIA PART OF LOT 1 PLAN 32311 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.	\$3,677.44
01091034	490 BELLEVILLE ST	LOT 1 PLAN VIP32311 5760 SQ FT LEASE FOR EXTRA MILE HOSPITALITY (STEAMSHIP GRILL AND TAPHOUSE).	\$6.72
01091035	470 BELLEVILLE ST	LEASED PORTION OF LOT 1 OF PART OF THE BED OF VICTORIA HARBOUR, VICTORIA, VIP88260	\$1,105.92
01091040	254 BELLEVILLE ST		\$1,287.04
01091041	470 BELLEVILLE ST	LOT 1 PLAN VIP32311 7785 SQ FT LEASE FOR THE BATEMAN FOUNDATION. LOT 1 VICTORIA VIP32311 PT OF LOT 1 IS LEASED BY LANEWOOD GALLERIES LTD PARENT PID 000-100-579	\$926.72
01091042	470 BELLEVILLE ST		\$1,433.60
01515001	1855 BLANSHARD ST	LOT 1 BLOCK B VICTORIA SUBURBAN LOT 2	\$863.81
01515026	1815 BLANSHARD ST	LOT 1 OF SUBURBAN LOT 3, VICTORIA, CITY	\$868.48
01516001	1725 BLANSHARD ST	LOT A (DD 80401W), SUBURBAN LOT 3, VICTORIA, PLAN 24225	\$1,038.08
01516028	1703 BLANSHARD ST	LOT 1 PLAN 44563 VICTORIA SUBURBAN LOT 3 & 4	\$1,624.96
01517160	1601 BLANSHARD ST	LOT 53 VICTORIA SUBURBAN LOT 4	\$555.52
01517161	1609 BLANSHARD ST	LOT 1 PLAN VIP72894 VICTORIA SUBURBAN LOT 4	\$1,347.20
02114004	640 MONTREAL ST	VICTORIA .747 OF AN ACRE OF LAND & LAND COVERED BY WATER FRONTING ON LOT A OF PL 35797	\$43.01
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 1276 1277 1280-1285 1296 1298	\$883.84
02114142	0 KINGSTON ST		\$69.76
02114145	144 KINGSTON ST	LOT B OF LOTS 1282-1285, VICTORIA, VIP65113	\$96.64
02114146	146 KINGSTON ST	LOT 1 PLAN VIP68049 VICTORIA OF LOTS 1282 1283 1284 1285 AND PART OF THE BED OF THE PUBLIC HARBOUR OF VICTORIA	\$4,110.40
02117020	309 BELLEVILLE ST	LOT A PLAN 33406 VICTORIA OF LOTS 549 550 551 556 557 558 559 560 561 1272 1273	\$4,051.84

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02118001	345 QUEBEC ST	LOT A, OF LOTS 926, 927, 928, 929, 930, 945 & 954, VICTORIA, PLAN 24914	\$5,773.12
02119001	205 QUEBEC ST	VICTORIA LOT 940/941	\$625.28
02119006	225 QUEBEC ST	LOT 936 VICTORIA PORTION E PT.	\$540.16
02139016	520 MENZIES ST	LOT A OF LOTS 898, 899, 900, 912, 913 & 914, VICTORIA, PLAN 34995	\$2,160.00
02139017	425 QUEBEC ST	LOT A PLAN 16491 VICTORIA & LOT A OF 903 TO 907 & 916 TO 921 PL 24597	\$5,313.60
02140002	427 BELLEVILLE ST	LOT 1 PLAN 26549 VICTORIA OF 505/39/40/47/48/55	\$2,191.68
02140003	463 BELLEVILLE ST	LOT A PLAN 29722 VICTORIA OF LOTS 502/3/4 & 552/3/4 & 892/3/6/7	\$11,298.88
02140013	404 QUEBEC ST	VICTORIA PARCEL A, PORTION OF LOT 544, OF LOT 544	\$669.44
02140014	412 QUEBEC ST	PLAN 34577 VICTORIA LOT A OF LOTS 544/545/546 PLAN 34577	\$2,311.04
03193065	P 810 HUMBOLDT ST	LOT 1 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$1,365.12
03193066	AG01 810 HUMBOLDT ST	LOT 2 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$703.36
03193067	AG04 810 HUMBOLDT ST	LOT 3 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$122.43
03193068	AG05 810 HUMBOLDT ST	LOT 4 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$398.72
03193070	BG02 810 HUMBOLDT ST	LOT 6 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$150.14
03193071	BG01 810 HUMBOLDT ST	LOT 7 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$120.32
03193072	A01 810 HUMBOLDT ST	LOT 8 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$109.63
03193073	A02 810 HUMBOLDT ST	LOT 9 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$133.25
03193074	A03 810 HUMBOLDT ST	LOT 10 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$70.53
03193075	A04 810 HUMBOLDT ST	LOT 11 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$113.79
03193076	A05 810 HUMBOLDT ST	LOT 12 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$131.65
03193077	809 FAIRFIELD RD	LOT 13 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$264.96
03193078	805 FAIRFIELD RD	LOT 14 OF LOTS 328-331, 1240-1244, VICTORIA, VIS6830	\$307.84
13080153	234 100 HARBOUR RD	LOT 1, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.54
13080154	236 100 HARBOUR RD	LOT 2, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.83
13080155	238 100 HARBOUR RD	LOT 3, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$60.38
13080156	240 100 HARBOUR RD	LOT 4, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.70
13080157	242 100 HARBOUR RD	LOT 5, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.69
13080158	244 100 HARBOUR RD	LOT 6, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$34.50
13080159	246 100 HARBOUR RD	LOT 7, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.98
13080160	248 100 HARBOUR RD	LOT 8, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.70
13080161	250 100 HARBOUR RD	LOT 9, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.02

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13080162	252 100 HARBOUR RD	LOT 10, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.28
13080163	254 100 HARBOUR RD	LOT 11, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$41.18
13080164	239 100 HARBOUR RD	LOT 12, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$34.24
13080165	237 100 HARBOUR RD	LOT 13, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.02
13080166	235 100 HARBOUR RD	LOT 14, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.18
13080167	233 100 HARBOUR RD	LOT 15, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.93
13080168	231 100 HARBOUR RD	LOT 16, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.02
13080169	229 100 HARBOUR RD	LOT 17, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.44
13080170	227 100 HARBOUR RD	LOT 18, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.32
13080171	332 100 HARBOUR RD	LOT 19, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.06
13080172	334 100 HARBOUR RD	LOT 20, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.83
13080173	336 100 HARBOUR RD	LOT 21, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$96.32
13080174	340 100 HARBOUR RD	LOT 22, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.34
13080175	342 100 HARBOUR RD	LOT 23, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.27
13080176	344 100 HARBOUR RD	LOT 24, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.95
13080177	346 100 HARBOUR RD	LOT 25, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.53
13080178	348 100 HARBOUR RD	LOT 26, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.70
13080179	352 100 HARBOUR RD	LOT 27, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.28
13080180	352 100 HARBOUR RD	LOT 28, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.28
13080181	354 100 HARBOUR RD	LOT 29, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$40.74
13080182	339 100 HARBOUR RD	LOT 30, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.70
13080183	337 100 HARBOUR RD	LOT 31, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.12
13080184	335 100 HARBOUR RD	LOT 32, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.28
13080185	333 100 HARBOUR RD	LOT 33, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.12
13080186	331 100 HARBOUR RD	LOT 34, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.18
13080187	329 100 HARBOUR RD	LOT 35, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.44
13080188	327 100 HARBOUR RD	LOT 36, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.22
13080189	325 100 HARBOUR RD	LOT 37, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.65
13080190	309 100 HARBOUR RD	LOT 38, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.14
13080191	307 100 HARBOUR RD	LOT 39, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.03
13080192	305 100 HARBOUR RD	LOT 40, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84

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13080193	303 100 HARBOUR RD	LOT 41, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.19
13080194	301 100 HARBOUR RD	LOT 42, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.15
13080195	302 100 HARBOUR RD	LOT 43, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.20
13080196	304 100 HARBOUR RD	LOT 44, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.06
13080197	308 100 HARBOUR RD	LOT 45, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.06
13080198	308 100 HARBOUR RD	LOT 46, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.06
13080199	328 100 HARBOUR RD	LOT 47, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.45
13080200	330 100 HARBOUR RD	LOT 48, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.45
13080201	432 100 HARBOUR RD	LOT 49, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.39
13080202	434 100 HARBOUR RD	LOT 50, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.26
13080203	436 100 HARBOUR RD	LOT 51, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.52
13080204	438 100 HARBOUR RD	LOT 52, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$55.68
13080205	440 100 HARBOUR RD	LOT 53, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.70
13080206	442 100 HARBOUR RD	LOT 54, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.63
13080207	444 100 HARBOUR RD	LOT 55, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$34.40
13080208	446 100 HARBOUR RD	LOT 56, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.53
13080209	448 100 HARBOUR RD	LOT 57, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.70
13080210	450 100 HARBOUR RD	LOT 58, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.34
13080211	452 100 HARBOUR RD	LOT 59, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.34
13080212	454 100 HARBOUR RD	LOT 60, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$41.12
13080213	439 100 HARBOUR RD	LOT 61, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$34.02
13080214	437 100 HARBOUR RD	LOT 62, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.12
13080215	435 100 HARBOUR RD	LOT 63, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.28
13080216	433 100 HARBOUR RD	LOT 64, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.12
13080217	431 100 HARBOUR RD	LOT 65, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.18
13080218	429 100 HARBOUR RD	LOT 66, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.18
13080219	427 100 HARBOUR RD	LOT 67, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.06
13080220	425 100 HARBOUR RD	LOT 68, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.74
13080221	423 100 HARBOUR RD	LOT 69, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080222	421 100 HARBOUR RD	LOT 70, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.10
13080223	419 100 HARBOUR RD	LOT 71, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.19

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13080224	417 100 HARBOUR RD	LOT 72, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.78
13080225	415 100 HARBOUR RD	LOT 73, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.10
13080226	413 100 HARBOUR RD	LOT 74, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.94
13080227	411 100 HARBOUR RD	LOT 75, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.01
13080228	409 100 HARBOUR RD	LOT 76, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.34
13080229	407 100 HARBOUR RD	LOT 77, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080230	403 100 HARBOUR RD	LOT 78, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080231	403 100 HARBOUR RD	LOT 79, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.03
13080232	401 100 HARBOUR RD	LOT 80, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.31
13080233	402 100 HARBOUR RD	LOT 81, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.65
13080234	404 100 HARBOUR RD	LOT 82, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.22
13080235	406 100 HARBOUR RD	LOT 83, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.22
13080236	408 100 HARBOUR RD	LOT 84, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.22
13080237	410 100 HARBOUR RD	LOT 85, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.47
13080238	412 100 HARBOUR RD	LOT 86, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.85
13080239	414 100 HARBOUR RD	LOT 87, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.81
13080240	416 100 HARBOUR RD	LOT 88, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.97
13080241	418 100 HARBOUR RD	LOT 89, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.20
13080242	420 100 HARBOUR RD	LOT 90, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.65
13080243	422 100 HARBOUR RD	LOT 91, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080244	424 100 HARBOUR RD	LOT 92, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84
13080245	426 100 HARBOUR RD	LOT 93, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080246	428 100 HARBOUR RD	LOT 94, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.03
13080247	430 100 HARBOUR RD	LOT 95, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.96
13080248	532 100 HARBOUR RD	LOT 96, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.77
13080249	534 100 HARBOUR RD	LOT 97, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.98
13080250	536 100 HARBOUR RD	LOT 98, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.55
13080251	538 100 HARBOUR RD	LOT 99, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$56.19
13080252	540 100 HARBOUR RD	LOT 100, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.60
13080253	542 100 HARBOUR RD	LOT 101, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.43
13080254	544 100 HARBOUR RD	LOT 102, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$34.30

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13080255	546 100 HARBOUR RD	LOT 103, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.43
13080256	548 100 HARBOUR RD	LOT 104, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.18
13080257	550 100 HARBOUR RD	LOT 105, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.28
13080258	552 100 HARBOUR RD	LOT 106, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.28
13080259	554 100 HARBOUR RD	LOT 107, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$40.74
13080260	539 100 HARBOUR RD	LOT 108, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.86
13080261	537 100 HARBOUR RD	LOT 109, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.83
13080262	535 100 HARBOUR RD	LOT 110, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.12
13080263	533 100 HARBOUR RD	LOT 111, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.12
13080264	531 100 HARBOUR RD	LOT 112, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.12
13080265	529 100 HARBOUR RD	LOT 113, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.18
13080266	527 100 HARBOUR RD	LOT 114, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.06
13080267	525 100 HARBOUR RD	LOT 115, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.74
13080268	523 100 HARBOUR RD	LOT 116, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080269	521 100 HARBOUR RD	LOT 117, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.78
13080270	519 100 HARBOUR RD	LOT 118, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84
13080271	517 100 HARBOUR RD	LOT 119, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84
13080272	513 100 HARBOUR RD	LOT 120, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.20
13080273	513 100 HARBOUR RD	LOT 121, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.20
13080274	511 100 HARBOUR RD	LOT 122, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.01
13080275	509 100 HARBOUR RD	LOT 123, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.34
13080276	507 100 HARBOUR RD	LOT 124, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84
13080277	505 100 HARBOUR RD	LOT 125, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.49
13080278	503 100 HARBOUR RD	LOT 126, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.90
13080279	501 100 HARBOUR RD	LOT 127, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.06
13080280	502 100 HARBOUR RD	LOT 128, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.65
13080281	504 100 HARBOUR RD	LOT 129, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.22
13080282	506 100 HARBOUR RD	LOT 130, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.15
13080283	508 100 HARBOUR RD	LOT 131, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.22
13080284	510 100 HARBOUR RD	LOT 132, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.47
13080285	512 100 HARBOUR RD	LOT 133, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.85

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13080286	514 100 HARBOUR RD	LOT 134, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.81
13080287	516 100 HARBOUR RD	LOT 135, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.90
13080288	518 100 HARBOUR RD	LOT 136, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.20
13080289	520 100 HARBOUR RD	LOT 137, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.74
13080290	522 100 HARBOUR RD	LOT 138, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.03
13080291	524 100 HARBOUR RD	LOT 139, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080292	526 100 HARBOUR RD	LOT 140, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.03
13080293	528 100 HARBOUR RD	LOT 141, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.10
13080294	530 100 HARBOUR RD	LOT 142, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.96
13080295	638 100 HARBOUR RD	LOT 143, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$34.40
13080296	640 100 HARBOUR RD	LOT 144, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.54
13080297	642 100 HARBOUR RD	LOT 145, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.53
13080298	644 100 HARBOUR RD	LOT 146, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$34.24
13080299	646 100 HARBOUR RD	LOT 147, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.53
13080300	648 100 HARBOUR RD	LOT 148, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.70
13080301	650 100 HARBOUR RD	LOT 149, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.34
13080302	652 100 HARBOUR RD	LOT 150, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.18
13080303	654 100 HARBOUR RD	LOT 151, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$40.74
13080304	639 100 HARBOUR RD	LOT 152, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$33.28
13080305	637 100 HARBOUR RD	LOT 153, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.42
13080306	635 100 HARBOUR RD	LOT 154, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.64
13080307	633 100 HARBOUR RD	LOT 155, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.64
13080308	631 100 HARBOUR RD	LOT 156, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.64
13080309	629 100 HARBOUR RD	LOT 157, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$32.64
13080310	627 100 HARBOUR RD	LOT 158, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.81
13080311	625 100 HARBOUR RD	LOT 159, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.74
13080312	623 100 HARBOUR RD	LOT 160, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.03
13080313	621 100 HARBOUR RD	LOT 161, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.78
13080314	619 100 HARBOUR RD	LOT 162, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84
13080315	617 100 HARBOUR RD	LOT 163, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080316	615 100 HARBOUR RD	LOT 164, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.20

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13080317	613 100 HARBOUR RD	LOT 165, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.94
13080318	611 100 HARBOUR RD	LOT 166, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.01
13080319	609 100 HARBOUR RD	LOT 167, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.14
13080320	607 100 HARBOUR RD	LOT 168, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.78
13080321	605 100 HARBOUR RD	LOT 169, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.49
13080322	603 100 HARBOUR RD	LOT 170, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080323	601 100 HARBOUR RD	LOT 171, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.70
13080324	602 100 HARBOUR RD	LOT 172, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.55
13080325	604 100 HARBOUR RD	LOT 173, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.15
13080326	606 100 HARBOUR RD	LOT 174, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.15
13080327	608 100 HARBOUR RD	LOT 175, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.06
13080328	610 100 HARBOUR RD	LOT 176, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.41
13080329	612 100 HARBOUR RD	LOT 177, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.85
13080330	614 100 HARBOUR RD	LOT 178, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.81
13080331	616 100 HARBOUR RD	LOT 179, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.90
13080332	618 100 HARBOUR RD	LOT 180, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.10
13080333	620 100 HARBOUR RD	LOT 181, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.65
13080334	622 100 HARBOUR RD	LOT 182, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080335	624 100 HARBOUR RD	LOT 183, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84
13080336	626 100 HARBOUR RD	LOT 184, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080337	628 100 HARBOUR RD	LOT 185, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.03
13080338	630 100 HARBOUR RD	LOT 186, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.77
13080339	738 100 HARBOUR RD	LOT 187, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.89
13080340	740 100 HARBOUR RD	LOT 188, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.82
13080341	742 100 HARBOUR RD	LOT 189, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.31
13080342	744 100 HARBOUR RD	LOT 190, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.84
13080343	746 100 HARBOUR RD	LOT 191, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.22
13080344	748 100 HARBOUR RD	LOT 192, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.94
13080345	750 100 HARBOUR RD	LOT 193, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.63
13080346	752 100 HARBOUR RD	LOT 194, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.63
13080347	754 100 HARBOUR RD	LOT 195, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.36

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13080348	739 100 HARBOUR RD	LOT 196, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.43
13080349	737 100 HARBOUR RD	LOT 197, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.57
13080350	735 100 HARBOUR RD	LOT 198, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.73
13080351	733 100 HARBOUR RD	LOT 199, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.82
13080352	731 100 HARBOUR RD	LOT 200, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.73
13080353	729 100 HARBOUR RD	LOT 201, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.82
13080354	727 100 HARBOUR RD	LOT 202, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$29.57
13080355	725 100 HARBOUR RD	LOT 203, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.46
13080356	723 100 HARBOUR RD	LOT 204, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080357	721 100 HARBOUR RD	LOT 205, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.39
13080358	719 100 HARBOUR RD	LOT 206, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.39
13080359	717 100 HARBOUR RD	LOT 207, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.78
13080360	715 100 HARBOUR RD	LOT 208, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.20
13080361	713 100 HARBOUR RD	LOT 209, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.94
13080362	711 100 HARBOUR RD	LOT 210, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.01
13080363	709 100 HARBOUR RD	LOT 211, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.14
13080364	707 100 HARBOUR RD	LOT 212, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.50
13080365	705 100 HARBOUR RD	LOT 213, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.23
13080366	703 100 HARBOUR RD	LOT 214, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.49
13080367	701 100 HARBOUR RD	LOT 215, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.95
13080368	704 100 HARBOUR RD	LOT 216, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$48.74
13080369	706 100 HARBOUR RD	LOT 217, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.45
13080370	708 100 HARBOUR RD	LOT 218, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.19
13080371	710 100 HARBOUR RD	LOT 219, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$28.77
13080372	712 100 HARBOUR RD	LOT 220, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.94
13080373	714 100 HARBOUR RD	LOT 221, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.81
13080374	716 100 HARBOUR RD	LOT 222, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.97
13080375	718 100 HARBOUR RD	LOT 223, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.10
13080376	720 100 HARBOUR RD	LOT 224, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$39.36
13080377	722 100 HARBOUR RD	LOT 225, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080378	724 100 HARBOUR RD	LOT 226, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58

Schedule A - Bylaw No. 16-040

Folio Number	Property Location	Legal Description	2016 Levy
13080379	726 100 HARBOUR RD	LOT 227, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080380	728 100 HARBOUR RD	LOT 228, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$27.58
13080381	823 100 HARBOUR RD	LOT 229, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.65
13080382	821 100 HARBOUR RD	LOT 230, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.02
13080383	819 100 HARBOUR RD	LOT 231, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.09
13080384	817 100 HARBOUR RD	LOT 232, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.93
13080385	815 100 HARBOUR RD	LOT 233, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.46
13080386	813 100 HARBOUR RD	LOT 234, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$116.48
13080387	811 100 HARBOUR RD	LOT 235, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$116.48
13080388	809 100 HARBOUR RD	LOT 236, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$30.34
13080389	807 100 HARBOUR RD	LOT 237, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.02
13080390	805 100 HARBOUR RD	LOT 238, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.74
13080391	803 100 HARBOUR RD	LOT 239, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.09
13080392	806 100 HARBOUR RD	LOT 240, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.30
13080393	808 100 HARBOUR RD	LOT 241, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.02
13080394	810 100 HARBOUR RD	LOT 242, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$26.40
13080395	812 100 HARBOUR RD	LOT 243, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.55
13080396	814 100 HARBOUR RD	LOT 244, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$207.68
13080397	818 100 HARBOUR RD	LOT 245, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$31.81
13080398	820 100 HARBOUR RD	LOT 246, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$36.29
13080399	822 100 HARBOUR RD	LOT 247, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.93
13080400	824 100 HARBOUR RD	LOT 248, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.80
13080401	826 100 HARBOUR RD	LOT 249, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$24.93
13080402	828 100 HARBOUR RD	LOT 250, DISTRICT LOT 119, ESQUIMALT, VIS2360	\$25.02
			<u>\$1,024,170.94</u>



Council Report
For the Meeting of April 14, 2016

To: Council **Date:** March 31, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Update Report for Heritage Designation Bylaws for 222 and 226 Dallas Road

EXECUTIVE SUMMARY

The purpose of this report is to recommend new Heritage Designation Bylaws for the houses at 222 and 226 Dallas Road which were relocated from 524 and 526 Michigan Street as part of the Capital Park project in James Bay. The bylaws contained incorrect wording describing the properties to be protected and need to be amended. It has been confirmed the houses have successfully relocated to the new sites on Dallas Road.

The proponents for the development have been advised of the need to make the corrections and are in favour of the amendments.

RECOMMENDATION

That the adoption, third reading and second reading of Heritage Designation Bylaws for 222 Dallas Road and 226 Dallas Road be rescinded.

That the corrected bylaws for the Heritage Designation of 222 Dallas Road and 226 Dallas Road be given second and a date be set for a Public Hearing to consider adoption.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Steve Barber'.

Steve Barber
Senior Heritage Planner (Interim)
Development Services

A handwritten signature in blue ink that reads 'J. Tinney'.

Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

A handwritten signature in black ink, likely of the City Manager.

Date: April 7, 2016

List of Attachments

- Amended Heritage Designation (222 Dallas Road Bylaw No. 16-021
- Amended Heritage Designation (226 Dallas Road) Bylaw No. 16-022.

