



MINUTES – SPECIAL COMMITTEE OF THE WHOLE

April 14, 2025, 9:02 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Gardiner, Councillor Kim, Councillor Loughton, Councillor Thompson

PRESENT ELECTRONICALLY: Councillor Dell

ABSENT: Councillor Hammond

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, K. Hoese - Director of Sustainable Planning and Community Development, T. Zworski – City Solicitor, S. Johnson – Director of Communications and Engagement, T. Soulliere – Deputy City Manager, A. Johnston – Assistant Director of Development Services, D. Newman – Director of Parks, Recreation and Facilities, W. Doyle – Director of Engineering and Public Works, R. Soward – Manager of Housing, J. Putnik – Tenant Assistance Planner, B. Roder - Deputy City Clerk, A. Heimburger - Senior Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Committee acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities, noting the work that the Nations have done as families and government structures to ensure that the lands and waters remain pristine, historical and loved. Committee encouraged listeners to take a moment each day to reflect on the work of the Nations and consider what it means to them and their families while thanking them for allowing us to live, work and play on their lands.

B. INTRODUCTION OF LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. LAND USE MATTERS

D.1 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road: Rezoning Application No. 00866 (Hillside/Quadra)

Committee received a report dated March 25, 2025 from the Director of Planning and Development regarding a rezoning application for the property located at 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road in order to rezone from the R3-2 Zone, Multiple Dwelling District to a new comprehensive development zone to increase the density at this location, and recommending that the application proceed to bylaw readings.

Committee discussed the following:

- *Willingness of applicant to collaborate with resident groups and community groups, including the Quadra Village Community Centre*
- *Rationale for 2.5 Floor Space Ratio in application and opportunities to increase density*
- *Proposed parking plan and suitability to accommodate the development*
- *Evergreen Terrace green space amenities, including mobility corridor, community gathering functions, and feasibility of daylighting Rock Bay Creek*

Committee recessed at 10:47 a.m. and reconvened at 10:56 a.m.

Moved and Seconded:

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Revisions to the Rezoning Book, date stamped December 16, 2024, to confirm that consideration of parkland dedication requirements, if applicable, will occur in conjunction with future subdivision applications.
3. That subject to third reading of the Zoning Regulation Bylaw amendment bylaw, the applicant prepare and execute a Master Development Agreement prior to adoption of the bylaw that is generally in accordance with Rezoning Book dated December 16, 2024 and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities

and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.

- ii. Provision of the two-bedroom, three-bedroom and four-bedroom units, as well as design of flex-units, as outlined on page 4 of the Rezoning Book.
- iii. Provision of a minimum of 175 affordable units for the greater of the life of the building or a minimum period of 60 years and allocated to low-income households, as defined by BC Housing's income limits and referenced on page 12 the Rezoning Book.
- iv. Provision of a minimum of 21 supportive housing units for the greater of the life of the building or a minimum period of 60 years, to be operated by Aboriginal Coalition to End Homelessness.
- v. Provision of a minimum of 145 non-profit operated below-market units for the greater of the life of the building or a minimum period of 60 years and allocated to low to moderate- and middle-income households, as defined by BC Housing's income limits and referenced on page 12 of the Rezoning Book.
- vi. Provision of an approximately 929m² multi-purpose common amenity space in Building C1 or C2, designed with high ceiling height, for use by all tenants, delivered in conjunction with development of DA-C.
- vii. Provision of a childcare space of approximately 418m² on the ground floor of Building D1.
- viii. Provision of sustainable building features including commitments regarding:
 - A. Natural rainwater management systems
 - B. Landscape-based stormwater management features
 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
 - E. High-reflectance roof materials
 - F. Solar ready buildings
 - G. Sewage heat recovery, except in the first phase
 - H. Step code level four for buildings under seven storeys
 - I. Step code level three for buildings exceeding or equal to seven storeys.
- ix. Provision of an indoor common amenity space in each building for shared use by the building's residents.
- x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
- xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
- xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
 - i. Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.

- ii. Intersection upgrades at Hillside Avenue and Blanshard Street, Kings Road and Dowler Place, Dowler Place and Bay Street, Bay Street and Blanshard Street, and Kings Road and Blanshard Street, as outlined on page 45 of the Rezoning Book.
- iii. Provision and maintenance of a people-priority lane (Evergreen Lane) between Kings Road and Hillside Avenue, including a statutory right-of-way over the entire portion of the lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.
- iv. Provision and maintenance of a 2-3m all-ages recreational loop trail measuring approximately 900m (The Loop), as depicted on page 37 and further described on page 55 of the Rezoning Book, including a statutory right-of-way over the entire portion of pathway that secures public access. The width and design of the pathway will be determined based on the critical root zones of municipal trees and protected trees.
- v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
 - i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.
 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.
- 4. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the

Land Title Office have been so registered to the satisfaction of the City Solicitor.

5. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment:

Moved and Seconded:

Rezoning Application

1. **That Council direct staff to discuss with the applicant the potential for adding more affordable homes in the development.**
2. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
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 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
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- viii. Provision of sustainable building features including commitments regarding:
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 - G. Sewage heat recovery, except in the first phase
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- x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
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- pathway will be determined based on the critical root zones of municipal trees and protected trees.
- v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
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Amendment to the amendment:

Moved and Seconded:

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authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.

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OPPOSED (3): Mayor Alto, Councillor Coleman, and Councillor Kim

CARRIED (5 to 3)

Amendment to the amendment:

Moved and Seconded:

Rezoning Application

1. **That Council direct staff to discuss with the applicant the potential for adding more affordable homes, including for the very low and low income components of the housing continuum, in the development.**
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CARRIED UNANIMOUSLY

On the amendment as amended:

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- v. Provision of a minimum of 145 non-profit operated below-market units for the greater of the life of the building or a minimum period of 60 years and allocated to low to moderate- and middle-income households, as defined by BC Housing's income limits and referenced on page 12 of the Rezoning Book.
- vi. Provision of an approximately 929m² multi-purpose common amenity space in Building C1 or C2, designed with high ceiling height, for use by all tenants, delivered in conjunction with development of DA-C.
- vii. Provision of a childcare space of approximately 418m² on the ground floor of Building D1.
- viii. Provision of sustainable building features including commitments regarding:
 - A. Natural rainwater management systems
 - B. Landscape-based stormwater management features
 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
 - E. High-reflectance roof materials
 - F. Solar ready buildings
 - G. Sewage heat recovery, except in the first phase
 - H. Step code level four for buildings under seven storeys
 - I. Step code level three for buildings exceeding or equal to seven storeys.
- ix. Provision of an indoor common amenity space in each building for shared use by the building's residents.
- x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
- xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
- xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
 - i. Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.
 - ii. Intersection upgrades at Hillside Avenue and Blanshard Street, Kings Road and Dowler Place, Dowler Place and Bay Street, Bay Street and Blanshard Street, and Kings Road and Blanshard Street, as outlined on page 45 of the Rezoning Book.

- iii. Provision and maintenance of a people-priority lane (Evergreen Lane) between Kings Road and Hillside Avenue, including a statutory right-of-way over the entire portion of the lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.
- iv. Provision and maintenance of a 2-3m all-ages recreational loop trail measuring approximately 900m (The Loop), as depicted on page 37 and further described on page 55 of the Rezoning Book, including a statutory right-of-way over the entire portion of pathway that secures public access. The width and design of the pathway will be determined based on the critical root zones of municipal trees and protected trees.
- v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
 - i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.
 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.
- 5. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 6. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation

on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

Rezoning Application

1. That Council direct staff to discuss with the applicant the potential for adding more affordable homes, including for the very low and low income components of the housing continuum, in the development.
2. **That Council direct staff to discuss with the applicant a process to ensure that tenant income is the measure by which tenants may remain eligible for tenancy, such as the use of section 49.1 of the Residential Tenancy Act, to ensure that affordable housing remains affordable once a tenant has an income that exceeds the income test level.**
3. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
4. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Revisions to the Rezoning Book, date stamped December 16, 2024, to confirm that consideration of parkland dedication requirements, if applicable, will occur in conjunction with future subdivision applications.
5. That subject to third reading of the Zoning Regulation Bylaw amendment bylaw, the applicant prepare and execute a Master Development Agreement prior to adoption of the bylaw that is generally in accordance with Rezoning Book dated December 16, 2024 and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
 - ii. Provision of the two-bedroom, three-bedroom and four-bedroom units, as well as design of flex-units, as outlined on page 4 of the Rezoning Book.
 - iii. Provision of a minimum of 175 affordable units for the greater of the life of the building or a minimum period of 60 years and allocated to low-income households, as defined by BC Housing's income limits and referenced on page 12 the Rezoning Book.

- iv. Provision of a minimum of 21 supportive housing units for the greater of the life of the building or a minimum period of 60 years, to be operated by Aboriginal Coalition to End Homelessness.
- v. Provision of a minimum of 145 non-profit operated below-market units for the greater of the life of the building or a minimum period of 60 years and allocated to low to moderate- and middle-income households, as defined by BC Housing's income limits and referenced on page 12 of the Rezoning Book.
- vi. Provision of an approximately 929m² multi-purpose common amenity space in Building C1 or C2, designed with high ceiling height, for use by all tenants, delivered in conjunction with development of DA-C.
- vii. Provision of a childcare space of approximately 418m² on the ground floor of Building D1.
- viii. Provision of sustainable building features including commitments regarding:
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 - B. Landscape-based stormwater management features
 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
 - E. High-reflectance roof materials
 - F. Solar ready buildings
 - G. Sewage heat recovery, except in the first phase
 - H. Step code level four for buildings under seven storeys
 - I. Step code level three for buildings exceeding or equal to seven storeys.
- ix. Provision of an indoor common amenity space in each building for shared use by the building's residents.
- x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
- xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
- xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
 - i. Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.
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 - iii. Provision and maintenance of a people-priority lane (Evergreen Lane) between Kings Road and Hillside Avenue, including a statutory right-of-way over the entire portion of the lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.

- iv. Provision and maintenance of a 2-3m all-ages recreational loop trail measuring approximately 900m (The Loop), as depicted on page 37 and further described on page 55 of the Rezoning Book, including a statutory right-of-way over the entire portion of pathway that secures public access. The width and design of the pathway will be determined based on the critical root zones of municipal trees and protected trees.
- v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
 - i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.
 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.
- 6. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 7. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

OPPOSED (5): Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Kim, and Councillor Thompson

DEFEATED (3 to 5)

Amendment:

Moved and Seconded:

Rezoning Application

1. That Council direct staff to discuss with the applicant the potential for adding more affordable homes, including for the very low and low income components of the housing continuum, in the development.
2. **That Council instruct the Director of Planning and Development to work with the applicant to re-examine opportunities to daylight Rock Bay Creek on the project site, including the potential to incorporate a daylight creek into a community amenity for residents.**
3. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
4. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Revisions to the Rezoning Book, date stamped December 16, 2024, to confirm that consideration of parkland dedication requirements, if applicable, will occur in conjunction with future subdivision applications.
5. That subject to third reading of the Zoning Regulation Bylaw amendment bylaw, the applicant prepare and execute a Master Development Agreement prior to adoption of the bylaw that is generally in accordance with Rezoning Book dated December 16, 2024 and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
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- vi. Provision of an approximately 929m² multi-purpose common amenity space in Building C1 or C2, designed with high ceiling height, for use by all tenants, delivered in conjunction with development of DA-C.
- vii. Provision of a childcare space of approximately 418m² on the ground floor of Building D1.
- viii. Provision of sustainable building features including commitments regarding:
 - A. Natural rainwater management systems
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 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
 - E. High-reflectance roof materials
 - F. Solar ready buildings
 - G. Sewage heat recovery, except in the first phase
 - H. Step code level four for buildings under seven storeys
 - I. Step code level three for buildings exceeding or equal to seven storeys.
- ix. Provision of an indoor common amenity space in each building for shared use by the building's residents.
- x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
- xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
- xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
 - i. Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.
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 - iii. Provision and maintenance of a people-priority lane (Evergreen Lane) between Kings Road and Hillside Avenue, including a statutory right-of-way over the entire portion of the lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.
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- v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
 - i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.
 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.
- 6. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 7. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment to the amendment:

Moved and Seconded:

Rezoning Application

- 1. That Council direct staff to discuss with the applicant the potential for adding more affordable homes, including for the very low and low income components of the housing continuum, in the development.
- 2. **That Council instruct the Director of Planning and Development to discuss work with the applicant potential to re-examine opportunities to daylight Rock Bay Creek on the project site,**

including the potential to incorporate a daylight creek into a community amenity for residents.

3. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
4. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
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 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
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 - vii. Provision of a childcare space of approximately 418m² on the ground floor of Building D1.
 - viii. Provision of sustainable building features including commitments regarding:
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- C. High-efficiency drip irrigation
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- b. To the satisfaction of the Director of Engineering and Public Works:
 - i. Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.
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 - v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
 - c. To the satisfaction of the Director of Parks, Recreation and Facilities:
 - i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or

- land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
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CARRIED UNANIMOUSLY

On the amendment as amended:

Rezoning Application

1. That Council direct staff to discuss with the applicant the potential for adding more affordable homes, including for the very low and low income components of the housing continuum, in the development.
2. **That Council instruct the Director of Planning and Development to discuss with the applicant potential opportunities to daylight Rock Bay Creek on the project site, including the potential to incorporate a daylight creek into a community amenity for residents.**
3. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
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- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
 - i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.

- iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.
- 6. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
 - 7. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

OPPOSED (1): Councillor Gardiner

CARRIED (7 to 1)

On the main motion as amended:

Rezoning Application

- 1. That Council direct staff to discuss with the applicant the potential for adding more affordable homes, including for the very low and low income components of the housing continuum, in the development.
- 2. That Council instruct the Director of Planning and Development to discuss with the applicant potential opportunities to daylight Rock Bay Creek on the project site, including the potential to incorporate a daylight creek into a community amenity for residents.
- 3. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
- 4. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Revisions to the Rezoning Book, date stamped December 16, 2024, to confirm that consideration of parkland dedication requirements, if applicable, will occur in conjunction with future subdivision applications.
- 5. That subject to third reading of the Zoning Regulation Bylaw amendment bylaw, the applicant prepare and execute a Master Development Agreement prior to adoption of the bylaw that is generally in accordance with Rezoning Book dated December 16, 2024 and in a form satisfactory to the City Solicitor to secure the following:

- a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
 - ii. Provision of the two-bedroom, three-bedroom and four-bedroom units, as well as design of flex-units, as outlined on page 4 of the Rezoning Book.
 - iii. Provision of a minimum of 175 affordable units for the greater of the life of the building or a minimum period of 60 years and allocated to low-income households, as defined by BC Housing's income limits and referenced on page 12 the Rezoning Book.
 - iv. Provision of a minimum of 21 supportive housing units for the greater of the life of the building or a minimum period of 60 years, to be operated by Aboriginal Coalition to End Homelessness.
 - v. Provision of a minimum of 145 non-profit operated below-market units for the greater of the life of the building or a minimum period of 60 years and allocated to low to moderate- and middle-income households, as defined by BC Housing's income limits and referenced on page 12 of the Rezoning Book.
 - vi. Provision of an approximately 929m² multi-purpose common amenity space in Building C1 or C2, designed with high ceiling height, for use by all tenants, delivered in conjunction with development of DA-C.
 - vii. Provision of a childcare space of approximately 418m² on the ground floor of Building D1.
 - viii. Provision of sustainable building features including commitments regarding:
 - A. Natural rainwater management systems
 - B. Landscape-based stormwater management features
 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
 - E. High-reflectance roof materials
 - F. Solar ready buildings
 - G. Sewage heat recovery, except in the first phase
 - H. Step code level four for buildings under seven storeys
 - I. Step code level three for buildings exceeding or equal to seven storeys.
 - ix. Provision of an indoor common amenity space in each building for shared use by the building's residents.
 - x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
 - xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
 - xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
 - i. Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including

protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.

- ii. Intersection upgrades at Hillside Avenue and Blanshard Street, Kings Road and Dowler Place, Dowler Place and Bay Street, Bay Street and Blanshard Street, and Kings Road and Blanshard Street, as outlined on page 45 of the Rezoning Book.
- iii. Provision and maintenance of a people-priority lane (Evergreen Lane) between Kings Road and Hillside Avenue, including a statutory right-of-way over the entire portion of the lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.
- iv. Provision and maintenance of a 2-3m all-ages recreational loop trail measuring approximately 900m (The Loop), as depicted on page 37 and further described on page 55 of the Rezoning Book, including a statutory right-of-way over the entire portion of pathway that secures public access. The width and design of the pathway will be determined based on the critical root zones of municipal trees and protected trees.
- v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
 - i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.
 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.

6. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
7. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

E. NOTICE OF MOTIONS

There were no Notices of Motions.

F. CLOSED MEETING, IF REQUIRED

There was no closed meeting.

G. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 11:58 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR