

Council discussed the following:

- That 219 rental units in the City is a positive addition.
- The ecological benefit of repurposing an existing building.

Carried Unanimously

Adoption of Zoning Regulation Bylaw, Amendment Bylaw (No. 1113) No. 17-085 and Housing Agreement (345 Quebec Street) Bylaw (2017) No. 17-089 is pending registration of the Section 219 Covenant.

3. **Rezoning Application No. 00520 and Development Permit with Variances Application No. 000475 for 3031 Jackson Street**

1. **Public Hearing**

Rezoning Application No. 00520

To rezone the land known as 3031 Jackson Street from the R1-B Zone, Single Family Dwelling District, to the R-J Zone, Low Density Attached Dwelling District, to permit construction of ten townhouses.

New Zone: R-J Zone, Low Density Attached Dwelling District

Legal description: Lot 3, Section 4, Victoria District, Plan 6385

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

Jim Handy (Senior Planner): Advised that the application is to construct 10 attached dwelling (townhouse) units.

Mayor Helps opened the public hearing at 7:38 p.m.

Rodney McNeil (Architect): Provided information regarding the application, which proposes the creation of 10 townhouse units which will help to create more affordable home ownership and densification in the neighbourhood.

Ariel Pagnotta (Jackson Street): Expressed concerns relating to the application due to increased traffic in the neighbourhood.

June Randall (Jackson Street): Expressed concerns relating to the application due to increased traffic in the neighbourhood.

Damian Graham (Jackson Street): Expressed concerns relating to the application as it is too dense for this neighbourhood and a lack of parking.

Jan Bailey (Jackson Street): Expressed concerns relating to the application due to a potential lack of privacy.

Alison Bottomley (Jackson Street): Expressed concerns relating to the application due to a lack of parking and the increased density.

Christian Prohom (Summit Avenue): Expressed concerns relating to the application due to a potential lack of privacy to the Wilderness Park Co-op.

Al Legalat (Jackson Street): Expressed concerns relating to the application due to increased traffic in the neighbourhood and lack of parking.

Council discussed the following:

- Whether having the street designated as residential-only parking would alleviate parking concerns.
- What would happen to the protected Gary Oak trees on the site.

Councillor Loveday withdrew from the meeting at 8:08 p.m. and returned at 8:09 p.m.

- Concerns relating to how the trees would be replaced and by what variety of tree.

Councillor Isitt withdrew from the meeting at 8:11 p.m. and returned at 8:13 p.m.

- Concerns relating to the densification of the neighbourhood.

Mayor Helps closed the public hearing at 8:18 p.m.

2. **Bylaw Approval**

Motion:

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1111) No. 17-082

Council discussed the following:

- Concerns relating to what is a reasonable type of development on this site.
- Concerns relating to the lack of neighbourhood support.
- That the shape of the site creates a difficulty for redevelopment.
- That there is a lack of housing affordability in this application.
- The value of the current Gary Oak trees, which are endangered.
- The number of townhouse units or single family dwelling units that would be appropriate on this lot.

Defeated

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

Council recessed at 8:52 p.m. and reconvened at 8:57 p.m.

4. **Rezoning Application No. 00572 for 853 Cormorant Street**

1. **Public Hearing**

Rezoning Application No. 00572

To rezone the land known as 853 Cormorant Street from the CA-3 Zone, Central Area General Commercial District, to the CA-81 Zone, Central Area Commercial (Cannabis) District, to permit a storefront cannabis retailer.

New Zone: CA-81 Zone, Central Area Commercial (Cannabis) District

Legal description: Lot 26, Suburban Lot 5, Victoria City

Existing Zone: CA-3 Zone, Central Area General Commercial District

Jim Handy (Senior Planner): Advised that the application is to rezone the property to allow for the retail sale of cannabis.

Mayor Helps opened the public hearing at 8:58 p.m.

Shadrick Cain (Applicant): Provided information regarding the application for a business, which has been in place for 18 years.

Katherine Woodcock (Quadra Street): Expressed concerns relating to the proximity to other cannabis retail stores.

Deborah Divac (Resident): Expressed support for the application in relation to her position on the board of the Vancouver Island Compassion Society and the health benefits of medicinal cannabis.

Denver Allen (Brokerage Court): Expressed support for the application in relation to his position on the board of the Vancouver Island Compassion Society.

Jenny Farkas (President of the North Park Neighbourhood Association): Advised that no issues were raised during the community association meeting about this specific storefront.

Will Stuart (Resident): Expressed support for the application in relation to the affordable medicinal cannabis that is provided by the non-profit organization.

Mayor Helps closed the public hearing at 9:15 p.m.

2. **Bylaw Approval**

Motion:

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1106) No. 17-069

Council discussed the following:

- That this is a longstanding business in this location.

Carried

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