

3.2 Rezoning Application No. 00602 & Development Permit with Variances Application No. 00065 for 736 Princess Avenue and Associated Official Community Amendment (Rock Bay)

Committee received a reports dated January 11, 2018, from the Director of Sustainable Planning and Community Development regarding an application to construct a six-storey, mixed-use building consisting of ground floor commercial and residential above with a floor space ratio of 4.51:1.

The Senior Planner noted a correction in the report stating the proposal is within the Rock Bay District not within the Core Mixed Use District, however the uses and densities the report refers to are correct.

Councillor Loveday withdrew from the meeting at 10:38 a.m. and returned at 10:39 a.m.

Committee discussed:

- Transition with nearby properties and the types of proposals that would be permitted on site.

Motion: It was moved by Councillor Madoff, seconded by Councillor Young:
Rezoning Application No. 00602
 That Council decline Rezoning Application No. 00602 for the property located at 736 Princess Avenue.
Development Permit with Variances Application No. 00065
 That Council decline Development Permit with Variance Application No. 00065 for the property located at 736 Princess Avenue.

Committee discussed:

- Concerns and impacts of transitioning this site to residential and the need for housing in the city.
- Parking considerations and impacts to the street.
- The long term goals of the Official Community Plan and concerns of potential land speculation.

DEFEATED 18/COTW

For: Councillors Madoff and Young
Opposed: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, and Lucas

Motion: It was moved by Councillor Madoff, seconded by Councillor Young:
Rezoning Application No. 00602
 That Council direct staff to work with the applicant on a proposal that complies with the land use and density policies in the Official Community Plan and Downtown Core Area Plan.
Development Permit with Variances Application No. 00065
 That Council direct staff to work with the applicant to revise the proposal to comply with the OCP and reduce the magnitude of the parking variance and refer the

application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

1. The transition to the buildings along Princess Avenue.
2. Overall massing, architectural elements and finishes to ensure the integration with the local neighbourhood.
3. Type of glazing on the building.

Committee discussed:

- A desire for a creative proposal that could fit within the *Official Community Plan* and policies for the site.

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

Rezoning Application No. 00602

2. **work with the applicant to determine and secure a level of affordability in the project as a condition of the rezoning.**

On the amendment:

CARRIED UNANIMOUSLY 18/COTW

Main motion as amended:

Rezoning Application No. 00602

That Council direct staff to:

1. work with the applicant on a proposal that complies with the land use and density policies in the Official Community Plan and Downtown Core Area Plan.
2. work with the applicant to determine and secure a level of affordability in the project as a condition of the rezoning.

Development Permit with Variances Application No. 00065

That Council direct staff to work with the applicant to revise the proposal to comply with the OCP and reduce the magnitude of the parking variance and refer the application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

1. The transition to the buildings along Princess Avenue.
2. Overall massing, architectural elements and finishes to ensure the integration with the local neighbourhood.
3. Type of glazing on the building.

On the main motion as amended:

CARRIED 18/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, and Lucas

Opposed: Councillors Madoff and Young

Committee recessed at 11:18 a.m. and reconvened at 11:24 a.m.