

arborist report prepared by Talbot Mackenzie & Associates.

5. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young  
OPPOSED (1): Councillor Isitt

### **CARRIED (8 to 1)**

#### **H.1.a.l 457 and 459 Kipling Street – Rezoning Application No. 00644 and Development Permit with Variance Application No. 00644 (Fairfield)**

**Moved By** Councillor Coleman  
**Seconded By** Councillor Alto

#### Rezoning Application No. 00644

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00644 for 457 and 459 Kipling Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.

#### Development Permit with Variance Application No. 00644

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. 00644, if it is approved, consider the following motion:  
"That Council authorize the issuance of Development Permit Application No. 00644 for 457 and 459 Kipling Street in accordance with:

1. Plans date stamped July 3, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except to increase the combined floor area maximum from 380m<sup>2</sup> to 389.78m<sup>2</sup>.
3. The Development Permit lapsing two years from the date of this resolution.

### **CARRIED UNANIMOUSLY**

*Councillor Young returned to the meeting at 8:51 p.m.*

#### **H.1.a.k 505, 517, 519/521 Quadra Street and 931 Convent Place – Rezoning Application No. 00610 & Development Permit with Variance No. 00088 (Fairfield)**

**Moved By** Councillor Coleman  
**Seconded By** Councillor Lucas

Rezoning Application No. 00610

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00610 for 505, 517 and 519/521 Quadra Street and 931 Convent Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
  - a. Statutory Right-of-Way to secure 1.59 metres of the site adjacent Southgate Street, to the satisfaction of the Director of Engineering and Public Works;
  - b. Statutory Right-of-Way to secure 2.02 metres of the site adjacent Convent Place, to the satisfaction of the Director of Engineering and Public Works; and
  - c. Housing Agreement to secure the residential units as rental for a 20 year period, to ensure that these units are not strata titled prior to the 20 year term of the agreement lapsing and to ensure that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances

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. 00610, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No, 00088 for 505, 517, 519/521 Quadra Street and 931 Convent Place, in accordance with:

1. Receipt of final plans generally in accordance with the plans date stamped August 20, 2018, with the following changes to the satisfaction of the Director of Sustainable Planning and Community Development:
  - i. correct minor inconsistencies between plans
  - ii. siting and design of the proposed fence and guardrail as shown on the landscape plan
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required vehicle parking from 115 stalls to 95 stalls;

- ii. reduce the required visitor parking from 9 stalls to 8 stalls
3. Receipt of a car share agreement that includes MODO car share memberships for 50% of the residential units to the satisfaction of the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

That Council refer the application back to Advisory Design Panel for comment whether their concerns were addressed and that this letter be added to the Public Hearing.

*Council discussed the following:*

- *Concerns relating to the loss of rental housing.*
- *Whether the City's Tenancy Relocation Program would be able to assist tenants at this location.*

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Councillor Isitt, Councillor Loveday, and Councillor Madoff

**CARRIED (6 to 3)**

**H.1.a.m      Crystal Pool and Wellness Centre Replacement Project  
– Initial Parking Alternatives Review**

**Moved By** Councillor Lucas  
**Seconded By** Councillor Isitt

That Council;

1. Direct staff to consult with stakeholders and residents from the North Park neighbourhood on neighbourhood street parking options associated with a distributed parking approach; and
2. Approve \$40,000 to be funded from 2018 Contingencies, to complete an investigation of underground parking options in Central Park and/or modular parking on the Save on Food Memorial Parking lot.

**CARRIED UNANIMOUSLY**

**H.1.a.n      Proposed Inclusionary Housing and Density Bonus Policy**

**Moved By** Mayor Helps  
**Seconded By** Councillor Isitt

That Council: