

**Rezoning Application No. 00556 and Development Permit with Variances**  
**Application No. 00028 for 1417 May Street**

Zoning Regulation Bylaw, Amendment Bylaw (No.1139) No. 18-013:

To rezone the land known as 1417 May Street from the R1-B Zone, Single Family Dwelling District, to the R-86 Zone, Ground-Oriented Dwelling May Street District, to permit a multi-unit residential building with four ground-oriented units.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1417 May Street, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design, finishes and landscaping for the multi-unit residential building.

**E.3.a Public Hearing & Consideration of Approval**

Michael Angrove (Planner): *Advised that the application is to rezone the property to allow for a two storey multi-family dwelling.*

*Mayor Helps opened the public hearing at 7:24 p.m.*

Peter Johannknecht and Bianca Bodley (Applicants): Provided information regarding the application.

*Council discussed the following:*

- *What public consultation was undertaken by the applicant.*

Ric Houle (Pandora Avenue): Expressed concerns relating to the application, due to the increased density.

David Reed (Eberts Street): Expressed concerns relating to the application, due to the increased density and lack of neighbourhood consultation.

Lisa Sesser (May Street): Expressed concerns relating to the application, due to the increased density and lack of neighbourhood consultation.

Carol Finley (Eberts Street): Expressed concerns relating to the application, due to the increased density, traffic concerns, and lack of neighbourhood consultation.

*Council discussed the following:*

- *That the design of the building reflects the passive house design.*

*Mayor Helps closed the public hearing at 7:59 p.m.*

**Moved By** Councillor Alto  
**Seconded By** Mayor Helps

That the following bylaw **be given third reading:**

4. Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013

*Council discussed the following:*

- *The supportability of a passive house, which will create energy efficiencies.*
- *The lack of neighbourhood consultation following the change to the design and application.*
- *That the fourplex design supports the need for gentle density.*
- *Concerns relating to the lack of affordable housing.*
- *Whether the design of the building is a good fit for the neighbourhood.*

FOR (3): Mayor Helps, Councillor Alto, and Councillor Lucas

OPPOSED (5): Councillor Isitt, Councillor Loveday, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

**DEFEATED (3 to 5)**