

Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 for 210 Gorge Road East

Zoning Regulation Bylaw, Amendment Bylaw (No. 1167) No. 18-095:

To rezone the land known as 210 Gorge Road from the T-1 Zone, Limited Transient Accommodation District, to the R-89 Zone, Gorge Road Multiple Dwelling District, to permit a multi-unit residential building.

Development Permit:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 210 Gorge Road, in Development Permit Area 7A (Corridors) for the purposes of approving the exterior design and finishes for the multi-unit residential building, as well as landscaping.

G.5.a Public Hearing & Consideration of Approval

Leanne Taylor (Senior Planner): *Advised that the application is to construct a six-storey, multiple dwelling consisting of rental units and supportive housing units.*

Mayor Helps opened the public hearing at 8:56 p.m.

Kathy Stinson (Applicant): Provided information regarding the application.

Council discussed the following:

- *The breakdown of mixed income housing that will be provided.*

Wendy Balls (Washington Avenue): Expressed concerns with the application, due to the proposed height of the building as well as safety concerns.

Houston (Resident): Expressed concerns with the application, due to safety concerns and the concentration of supportive housing in the neighbourhood.

Robert Houston (Resident): Expressed concerns with the application, due to safety concerns and the negative affect on the neighbourhood.

John Hurcock (Resident): Expressed concerns with the application, due to safety concerns and the negative affect on the neighbourhood.

Carl Eldritch (East Gorge Road): Expressed concerns with the application, as a balance is required in the neighbourhood in order to create an urban village.

Katy Cousen (Belfor Avenue): Expressed concerns with the application, due to safety and parking concerns and due to the inconsistencies with the neighbourhood plan.

Dory Lithstrum (Caroll Street): Expressed concerns with the application, due to the concentration of supportive housing in this neighbourhood.

Gene Ronalds (Caroll Street): Expressed concerns with the application, due to safety concerns and the concentration of supportive housing in this neighbourhood.

Vicky Jackson (Gorge Road East): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan.

Keith Harris (Gorge Road East): Expressed concerns with the application, due to safety and traffic concerns and the concentration of supportive housing in this neighbourhood.

Don Evans (Pandora Avenue): Expressed support for the application and the mixed income housing model, due to the need for supportive housing in the City.

Kristina Comley (Carroll Street): Expressed concerns with the application, due to safety issues and the negative affect on the neighbourhood.

Avery Stetski (President of the Burnside Gorge Neighbourhood Association): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan.

Claire King (Albany Street): Expressed concerns with the application, as the proposal is inconsistent with the Regional Housing First mixed community housing model.

Kathleen Perkin (Harriet Road): Expressed support for the application, due to the need for supportive housing and as the building will address affordable housing issues

Hugh Hughson (Belford Avenue): Expressed concerns with the application, due to the size of the proposed building and potential negative impact on the neighbourhood.

Michelle Peterson (Irma Street): Expressed concerns with the application, due to the poor integration of supportive housing into the neighbouring community and lack of community amenities.

Elizabeth Cull (Waterfront Street): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan and the potential negative affect it will have on the neighbourhood.

Nigel (Resident): Expressed concerns with the application and the mixed community housing model.

Don Elliot (Director of the Greater Victoria Coalition to End Homelessness): Expressed support for the application, due to the need for supportive housing.

Ron Rice (Harold Street): Expressed support for the application, due to the need for supportive housing.

Mayor Helps closed the public hearing at 10:15 p.m.

Moved By Councillor Isitt

Seconded By Councillor Loveday

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1167) No. 18-095

Council discussed the following:

- *The need for supportive housing in the City during a housing crisis.*

- *The disproportionate burden of shelter beds and supportive housing in the Burnside Gorge neighbourhood.*
- *The inconsistencies of the application with the neighbourhood plan.*

Motion to refer:

Moved By Councillor Thornton-Joe

Seconded By Councillor Madoff

Refer this back to staff to see a reduction of storeys to conform with the local area plan, to possibly include ground-floor commercial, to consider an increase in parking, and to bring the type of unit percentages more closely aligned to the Regional Housing First program implementation plan.

Council discussed the following:

- *Whether changes to the application will allow it to integrate better with the neighbourhood.*

Amendment:

Moved By Mayor Helps

Seconded By Councillor Loveday

That the motion be amended as follows:

Refer this back to staff to see a reduction of storeys to conform with the local area plan, to possibly include ground-floor commercial, ~~to consider an increase in parking~~, and to bring the type of unit percentages more closely aligned to the Regional Housing First program implementation plan.

FOR (4): Mayor Helps, Councillor Isitt, Councillor Loveday, and Councillor Madoff

OPPOSED (4): Councillor Coleman, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

DEFEATED (4 to 4)

On the motion to refer:

Council discussed the following:

- *That commercial stores would allow for a better integration within the community.*

Moved By Councillor Coleman

Seconded By Councillor Madoff

That Mayor Helps be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *That the motion to refer will allow the the application to build supportive housing while still respecting local area plans.*

Amendment:

Moved By Councillor Isitt

Seconded By Mayor Helps

That the motion be amended as follows:

Refer this back to staff to see a reduction of storeys to conform with the local area plan, to possibly include ground-floor commercial, to consider an increase in parking, and to bring the type of unit percentages more closely aligned to the Regional Housing First program implementation plan.

Council discussed the following:

- *The mix of supportive housing in the application.*

FOR (3): Mayor Helps, Councillor Isitt, and Councillor Loveday

OPPOSED (5): Councillor Coleman, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (3 to 5)

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the meeting be extended to 11:30 p.m.

CARRIED UNANIMOUSLY

On the motion to refer:

Council discussed the following:

- *The need for work on supportive services, supportive housing, and affordable housing in the City.*

FOR (7): Mayor Helps, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)