



MINUTES - SPECIAL VICTORIA CITY COUNCIL

August 1, 2019, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Potts, Councillor Thornton-Joe, Councillor Young

ABSENT: Councillor Isitt, Councillor Loveday

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor, A. Meyer - Assistant Director of Development Services, C. Mycroft - Manager of Executive Operations, P. Martin - Council Secretary, M. Angrove - Planner

A. APPROVAL OF AGENDA

Moved By Councillor Thornton-Joe

Seconded By Councillor Dubow

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

E. PUBLIC AND STATUTORY HEARINGS

E.1 2424 Richmond Road: Rezoning Application No. 00649

Zoning Regulation Bylaw, Amendment Bylaw (No. 1187) No. 19-054:

To rezone the land known as 2424 Richmond Road from the R1-B Zone, Single Family Dwelling District, to the R2-57 Zone, Two Single Family Dwellings (Richmond) District, to permit two single family dwellings on one lot.

E.1.a **Public Hearing & Consideration of Approval:**

Michael Angrove (Planner): *Advised that the application is to keep an existing single-family dwelling and construct a new single-family dwelling on the same lot, to be strata titled in the future.*

Mayor Helps opened the public hearing at 6:32 p.m.

Russ Collins (Applicant): Provided information regarding the application.

Trevor McCray (Emerson Street): Expressed concerns with the application due to the lack of greenspace and parking, as well as the size of the proposed building.

Council discussed the following:

- *How the building has been situated to allow for greenspace in the backyard.*

Mayor Helps closed the public hearing at 6:44 p.m.

Moved By Councillor Young
Seconded By Councillor Collins

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1187) No. 19-054

Council discussed the following:

- *That the application allows for gentle densification in an appropriate area.*

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Potts

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1187) No. 19-054

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Potts

That the following bylaw **be adopted:**

1. Housing Agreement (2424 Richmond Road) Bylaw (2019) No. 19-055

CARRIED UNANIMOUSLY

E.2 2330 Government Street: Rezoning Application No. 00682

Zoning Regulation Bylaw, Amendment Bylaw (No. 1198) No. 19-078:

To rezone the land known as 2330 Government Street from the M-G Zone, Government Light Industrial 2 District, to the M-G-4 Zone, Government Light Industrial 4 District, to permit a brewpub.

E.2.a Public Hearing & Consideration of Approval:

Michael Angrove (Planner): *Advised that the application is to allow a brewpub.*

Mayor Helps opened the public hearing at 6:50 p.m.

David Nichols (Applicant): Provided information regarding the application.

There were no persons present to speak to the proposed bylaw.

Mayor Helps closed the public hearing at 6:55 p.m.

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1198) No. 19-078

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1198) No. 19-078

CARRIED UNANIMOUSLY

E.3 1900-1912 Richmond Road: Rezoning Application No. 00651 and Development Permit Application No. 000531

Zoning Regulation Bylaw, Amendment Bylaw (No. 1191) No. 19-060:

To rezone the land known as 1900, 1908 & 1912 Richmond Road from the R3-2 Zone, Multiple Dwelling District, and the C-1 Zone, Limited Commercial District, to the C1-R Zone, Richmond Limited Commercial 2 District, to permit an assisted living and memory care building with ground floor commercial uses.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1900, 1908 & 1912 Richmond Road, in Development Permit Area 5: Large Urban Village and Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for the assisted living, memory care and commercial building and associated landscaping.

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

Michael Angrove (Planner): *Advised that the application is to replace the existing building with a five-storey assisted living building, with ground-floor commercial use.*

Mayor Helps opened the public hearing at 6:58 p.m.

Don Milliken and Kate Milliken Binns (Applicants): Provided information regarding the application.

Council discussed the following:

- *That there is no loss of trees on the site.*

Steve Surric (Olipath Road): Expressed support for the application due to the need for assisted living housing.

Heather Fox (Ashgrove Street): Expressed concerns with the application due to the size and massing of the proposed building and the loss of sunshine for her home.

Catherine Stone (Ashgrove Street): Expressed concerns with the application due to the size and the loss of sunshine for her home.

Stella (Dallas Road): Expressed support for the application due to the need for assisted living housing.

Denise Stone (Ashgrove Street): Expressed concerns with the application due to the loss of sunshine for her home and lack of low-income housing.

Ben Zeigler (Amphiant Street): Expressed concerns with the application as it does not fit in well with the community.

Big Murray (Windsor Road): Expressed support for the application due to the need for this type of assisted living housing.

Bill Milliken: Expressed support for the application due to the need for this type of assisted living housing.

Judith Milliken (St. Andrew's Street): Expressed support for the application due to the need for this type of assisted living housing.

Brian Key (Ashgrove Street): Expressed concerns with the application due to traffic concerns and the size of the proposed building.

Brian Roe (Menzie Street): Expressed support for the application due to the need for this type of assisted living housing.

Council discussed the following:

- *That the dark cladding could be replaced with a lighter colour.*
- *How the application will affect traffic in the area.*
- *How the size and massing of the proposed building may affect neighbouring properties.*
- *How the proposed housing will deal with affordability.*

Mayor Helps closed the public hearing at 7:53 p.m.

Moved By Mayor Helps

Seconded By Councillor Thornton-Joe

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1191) No. 19-060

Council discussed the following:

- *The need for this type of assisted living housing in the City.*
- *That this type of transit corridor is a good fit for the size and massing of the proposed building.*
- *That the removal of balconies on the side of neighbouring properties alleviates many privacy concerns.*
- *That the limited need for parking and close access to transit will alleviate traffic and parking concerns.*
- *That the medical clinic that is currently in this location will be moving to a location within a 100-meter radius.*
- *The concerns raised by the immediate neighbours and the neighbourhood association.*

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Potts

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1191) No. 19-060

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted:**

1. Housing Agreement (1900, 1908, & 1912 Richmond Road) Bylaw (2019) No. 19-083

CARRIED UNANIMOUSLY

Moved By Mayor Helps

Seconded By Councillor Alto

That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped May 1, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution.

Amendment:

Moved By Mayor Helps

Seconded By Councillor Alto

That a point five and six be added as follows:

5. **That the dark cladding be replaced with lighter cladding, to the satisfaction of the Director of Planning.**
6. **That the landscaping fronting Ashgrove be done in consultation with the neighbours and to the satisfaction of the Director of Planning.**

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped May 1, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution.
5. That the dark cladding be replaced with lighter cladding, to the satisfaction of the Director of Planning.
6. That the landscaping fronting Ashgrove be done in consultation with the neighbours and to the satisfaction of the Director of Planning.

CARRIED UNANIMOUSLY

Moved By Councillor Dubow

Seconded By Councillor Alto

Motion arising:

That the \$1 million for the Housing Trust Fund be allocated for affordable housing for seniors.

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

Motion arising:

That Council request that the applicant reach out to the North and South Jubilee Neighbourhood Associations to explore agreements for their regular use of onsite amenity space.

CARRIED UNANIMOUSLY

M. ADJOURNMENT

Moved By Councillor Alto
Seconded By Councillor Dubow

That the Council meeting adjourn.
TIME: 8:28 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR