



MINUTES - VICTORIA CITY COUNCIL

June 11, 2020, 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
Due to the COVID-19 Pandemic, public access to City Hall is not permitted. This meeting
may be viewed on the City's webcast at www.victoria.ca.

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Isitt,
Councillor Thornton-Joe, and Councillor Young

PRESENT ELECTRONICALLY: Councillor Loveday and Councillor Potts,

ABSENT: Councillor Dubow

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk , T. Soulliere -
Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor,
K. Hoese - Director of Sustainable Planning and Community
Development, C. Havelka - Deputy City Clerk, C. Mycroft -
Manager of Executive Operations, P. Martin - Council Secretary

A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

E. PUBLIC AND STATUTORY HEARINGS

E.1 1301 Hillside Avenue: Rezoning Application No. 00636 and Development Permit with Variance Application No. 00074

Zoning Regulation Bylaw, Amendment Bylaw (No. 1215) No. 20-018:

To rezone the land known as 1301 Hillside Avenue from the C-SS Zone, Special Service Station District, to the C1-CH Zone, Cook-Hillside Multiple Dwelling District, to permit a six-storey residential building with live-work units on the ground floor.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1301 Hillside Avenue, in Development Permit Area 7A – Corridors, for the purposes of approving the exterior design and finishes as well as landscaping for the proposed mixed-use development.

E.1.a Public Hearing & Consideration of Approval

Michael Angrove (Senior Planner): *Advised that the application is to develop a new six-storey, multi-unit residential building with ground floor live-work units.*

Mayor Helps opened the public hearing at 6:41 p.m.

Adam Cooper (Applicant): Provided information regarding the application.

Council discussed the following:

- *Whether the land lift analysis has been redone following the changes to the application.*

Christopher Lockley (Empire Street) (Telephone): Expressed concerns with the application in regards to a potential increase in traffic in the neighbourhood.

Shelley Morris (Video): Expressed support for the application as it will enhance the neighbourhood.

Candace Bates (Vista Heights) (Video): Expressed support for the application due to the inclusion of affordable housing.

James Murray (Inverness Road) (Video): Expressed support for the application due to the inclusion of affordable housing.

Adam Kreek (Kings Road) (Video): Expressed support for the application as it will help to make the City more bike friendly.

Joanne Thibault (Resident) (Video): Expressed support for the application as it will be a good inclusion to the neighbourhood.

Peter Wood (Fisgard street) (Video): Expressed support for the application due to the inclusion of affordable housing and the need for work/live units.

John Luton (Phillipa Place) (Video): Expressed support for the application as it is a better use of an abandoned site as well as the inclusion of bicycle parking.

Isha Matous-Gibbs (Murray Avenue) (Video): Expressed support for the application due to the inclusion of affordable housing.

Arin Wright (Resident) (Video): Expressed support for the application due to the inclusion of affordable housing.

Georgette Morgen (Resident) (Video): Expressed support for the application due to the inclusion of affordable housing.

Rachel Bond (Resident) (Video): Expressed support for the application due to the inclusion of affordable housing.

James Macauley (Resident) (Video): Expressed support for the application due to the need for densification and the inclusion of affordable housing.

Eric Swanson (Center Road) (Video): Expressed support for the application due to the inclusion of affordable housing.

Emily Bond (Resident) (Video): Expressed support for the application due to the inclusion of affordable housing.

Mark Waterman (Telephone): Expressed concerns with the application due to the height, massing, and limited set-backs, as well as concerns with the potential increase in traffic in the neighbourhood

Chloe Bush (Cook Street) (Telephone): Expressed concerns with the application as it is not an appropriate application for this neighbourhood.

Council recessed from 8:04 p.m. to 8:09 p.m.

Diane Bakers (Lang Street) (Telephone): Expressed concerns with the application as there are no bike lanes near this site to support the proposed bike parking, the limited number of parking stalls, and the location of the new bus stop in relation to the sidewalk.

Council discussed the following:

- *The location of the new bus stop.*
- *The proposed location of new AAA bike lanes.*

Mayor Helps closed the public hearing at 8:18 p.m.

Moved By Mayor Helps

Seconded By Councillor Alto

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1215) No. 20-018

Council discussed the following:

- *The importance of the inclusion of affordable housing.*

- *That the traffic concerns are alleviated by the inclusion of a bus pass and the bike parking.*
- *Concern with the change in application from rental to condominium housing.*
- *That the location is appropriate for increased density.*

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young
 OPPOSED (1): Councillor Isitt

CARRIED (6 to 1)

Moved By Councillor Alto
Seconded By Councillor Young

That the following bylaws **be adopted**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1215) No. 20-018
2. Housing Agreement (1301 Hillside Avenue) Bylaw (2020) No. 20-019

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young
 OPPOSED (1): Councillor Isitt

CARRIED (6 to 1)

Councillor Isitt requested that the above motion to adopt bylaws be recalled and that the bylaws be voted upon separately.

Moved By Councillor Alto
Seconded By Councillor Young

That the following bylaw **be adopted**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1215) No. 20-018

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young
 OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

Moved By Councillor Alto
Seconded By Councillor Young

That the following bylaw **be adopted**:

1. Housing Agreement (1301 Hillside Avenue) Bylaw (2020) No. 20-019

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Young

That Council authorize the issuance of Development Permit with Variances Application No. 00074 for 1301 Hillside Avenue in accordance with:

1. Plans date stamped January 20, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 1. reduce the number of residential vehicle parking stalls from 48 to 19;
 2. reduce the number of visitor vehicle parking stalls from 5 to 4;
 3. increase the site coverage from 40% to 75.5%; and
 4. reduce the open site space from 50% to 20.9%.
3. The Development Permit lapsing two years from the date of this resolution.

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young
OPPOSED (1): Councillor Isitt

CARRIED (6 to 1)

Motion Arising:

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That staff be directed to undertake an evaluation of residential parking only on Basil Avenue, East of Higgins Street.

Amendment:

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the motion be amended as follows:

That staff be directed to undertake an evaluation of residential parking only on Basil Avenue, East of Higgins Street **and Vista Heights.**

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Young
Seconded By Councillor Alto

That the motion be amended as follows:

That staff be directed to undertake an evaluation of residential parking only on Basil Avenue, East of Higgins Street and Vista Heights, within six months of occupancy of the building.

CARRIED UNANIMOUSLY

On the main motion as amended:

That staff be directed to undertake an evaluation of residential parking only on Basil Avenue, East of Higgins Street and Vista Heights, within six months of occupancy of the building.

FOR (7): Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young
OPPOSED (1): Mayor Helps

CARRIED (7 to 1)

E.2 3020 Douglas Street and 584 Burnside Road East: Rezoning Application No. 00676 and Development Permit with Variance Application No. 00542

Zoning Regulation Bylaw, Amendment Bylaw (No. 1223) No. 20-050:

To rezone the land known as 3020 Douglas Street and 584 Burnside Road East from the T-1 Zone, Limited Transient Accommodation District, to the CD-15 Zone, Crosstown District, to permit an approximately seven-storey, mixed-use building consisting of commercial and residential uses on proposed development area 1 and an approximately six-storey commercial building on proposed development area 2.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 3020 Douglas Street and 584 Burnside Road East, in Development Permit Area 7A: Corridors – Burnside Road for the purposes of approving the exterior design and finishes for the proposed seven-storey, mixed-use building on proposed development area 1 as well as landscaping. In accordance with the definition of “storey” in the *Zoning Regulation Bylaw*, the proposed mixed-use building is considered seven storeys due to the design of the underground parkade, which projects slightly above grade. The proposed building appears and functions as a six-storey building.

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

Leanne Taylor (Senior Planner): *Advised that the application is to build a mixed-use development consisting of a mix of commercial and residential uses.*

Mayor Helps opened the public hearing at 8:49 p.m.

Deanna Bhandar (Applicant): Provided information regarding the application.

Council discussed the following:

- *How the pedestrian walkway may be included in the design plans as part of phase two.*
- *The breakdown of housing affordability included in the proposed building.*

Mary Chudley (Resident) (Telephone): Expressed support for the application.

Paul Swarson (Burnside Road East) (Telephone): Expressed concerns with the application due to the negative impacts the supportive housing has had on the neighbourhood.

Marco Marcavelli (Manchester Road) (Telephone): Expressed concerns with the application due to the negative impacts the cluster of supportive housing has had on the neighbourhood.

Sarah (Burnside Road East) (Telephone): Expressed support for the application as the various negative issues the neighbourhood is experiencing have not come from this site.

Gail Chong (Resident) (Telephone): Expressed concerns with the application due to the negative impacts the cluster of supportive housing has had on the neighbourhood.

Council recessed from 9:33 p.m. until 9:40 p.m.

Mayor Helps closed the public hearing at 9:43 p.m.

Moved By Councillor Isitt
Seconded By Councillor Potts

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1223) No. 20-050

Council discussed the following:

- *The need for decomodified and supportive housing in the City.*
- *That the inclusion of many supports and programs included with this development will have a positive impact on those involved in the building.*
- *The support received by the community association.*
- *That the application is in support of the City's neighbourhood plan.*

CARRIED UNANIMOUSLY

Moved By Councillor Isitt
Seconded By Councillor Young

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1223) No. 20-050

2. Housing Agreement (3020 Douglas Street and 584 Burnside Road East) Bylaw (2020) No. 20-030
3. Housing Agreement (3020 Douglas Street and 584 Burnside Road East) Bylaw (2020) No. 20-031

CARRIED UNANIMOUSLY

Moved By Councillor Isitt
Seconded By Councillor Potts

That Council authorize the issuance of Development Permit with Variance Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East in accordance with:

1. Plans date stamped March 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height of the building from 17m to 23.93m; and
 - ii. locate 54 long-term bicycle parking spaces on parking level 2.
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

N. ADJOURNMENT

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That the Council meeting adjourn.
TIME: 10:00 pm

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR