



Committee of the Whole Report For the Meeting of April 23, 2020

To: Committee of the Whole **Date:** April 9, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00715 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue and associated Official Community Plan Amendment

RECOMMENDATION

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00715 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, and change the OCP designation from Public Facilities, Institutions, Parks and Open Space and Traditional Residential to Urban Residential
2. That first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:
 - i. a housing agreement to ensure the residential rental units remain affordable or below-market in perpetuity in accordance with the City's definition of affordability and below-market in the *Victoria Housing Strategy 2016-2025* (Phase Two: 2019-2022)
 - ii. that the applicant provides a minimum of 14 three-bedroom, eight four-bedroom dwelling units, 15 accessible dwelling units in accordance with in accordance with CAN/CSA-B651-95, the National Standard of Canada for barrier-free design, and private amenity space with a minimum floor area of 139m²
 - iii. a Statutory Right-of-Way of 3.928m on Grant Street and 1.90m on Vining Street be registered on title to the satisfaction of the Director of Engineering and Public Works
 - iv. a Statutory Right-of-Way of 10.85m along the proposed driveway at Grant Street be registered on title to the satisfaction of the Director of Engineering and Public Works
 - v. construction of a vehicle turnaround on Grant Street adjacent to the subject properties

- to the satisfaction of the Director of Engineering and Public Works
 - vi. construction of community gardens or contribution of cash in lieu equivalent to the installation of such gardens within the 145m² road closure area on the north side of North Park Street in consultation with the Fernwood Community Association and the Compost Education Centre and to the satisfaction of the Director of Sustainable Planning and Community Development and Director of Engineering and Public Works
 - vii. construction of an 8m wide greenway on the Victoria High lands adjacent to the development site in accordance with the plans dated April 6, 2020 to the satisfaction of the Director of Parks, Recreation and Facilities and the Director of Sustainable Planning and Community Development
3. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered
 4. That the applicant provide a revised site plan and civil drawing showing a Grant Street turnaround to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities
 5. That Council consider who is affected by the proposed changes to the Official Community Plan and determine, pursuant to Section 475(1) of the *Local Government Act* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties.
 6. That Council provide an opportunity for consultation pursuant to section 475 of the *Local Government Act* and direct the Director of Sustainable Planning and Community Development to:
 - i. mail a notice of the proposed OCP Amendment to the affected persons; and
 - ii. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration
 7. That Council specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies because the proposed OCP amendment does not affect them
 8. That Council direct the Director of Engineering and Public Works to bring forward for Council's consideration, a report and bylaws for road closures and necessary restructuring on Vining St and North Park St to accommodate the project
 9. That Recommendations 1 to 8 be adopted on the condition that they create no legal rights for the applicant or any other person, no obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building

and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue. The proposal is to rezone from the R-K Zone, Medium Density Attached Dwelling District, and R-2 Zone, Two-Family Dwelling District to a new residential rental tenure zone in order to increase the density and permit a multi-unit residential development consisting of approximately 158 affordable and below-market rental dwelling units. An amendment to the *Official Community Plan* (OCP) from Public Facilities, Institutions, Parks and Open Space and Traditional Residential to Urban Residential is required to facilitate this development.

The following points were considered in assessing this application:

- While the current OCP Urban Place Designations do not envision this form of development, the proposed Urban Residential Urban Place Designation would support the proposed density of 1.29:1 floor space ratio (FSR) and building heights ranging from three to five storeys.
- The applicant is proposing a density of 1.29:1 FSR and building heights ranging from three to five storeys, which is consistent with the Urban Residential Urban Place Designation.
- The Fernwood Strategic Directions in the OCP support new population and housing growth within walking distance of North Park Village and the retention of neighbourhood heritage character and streetscapes of significance.
- The *Fernwood Neighbourhood Plan* (1994) supports the retention of duplex zoning. The Plan states that the focus of future non-market housing for the Fernwood area should be for seniors and family-housing, and that the scale of development for non-market housing should reflect that of the surrounding housing stock, being generally small scale and lower density. The Plan also encourages better access across the Vic High School site and more attractive public outdoor space with appropriate amenities. Although the scale of the proposal may be greater than this Plan envisioned many of its other goals are achieved with this proposal.
- The applicant is proposing 14 studios, 45 one-bedroom, 77 two-bedroom, 14 three-bedroom and eight four-bedroom dwelling units of affordable housing, including ground-oriented, accessible, and dwelling units that would support aging in place.
- The applicant would construct an 8m wide greenway linking Gladstone Avenue and Grant Street on the abutting Victoria High lands, which is identified as a priority greenway in the City's *Greenways Plan* (2003). The greenway would include outdoor seating, garbage bins, bike racks, lighting and a double-row of trees with groundcover shrub plantings.
- The applicant is working with neighbourhood non-profit organizations to expand community gardens on and off-site and use the amenity space for family support

programs, social recreation opportunities and out of school care programs.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the R-K Zone, Medium Density Attached Dwelling District, and R-2 Zone, Two-Family Dwelling District to a new residential rental tenure zone in order to increase the density to 1.29:1 floor space ratio (FSR) to permit five residential buildings, including four and five-storey multi-unit residential buildings and three blocks of townhouses, consisting of approximately 158 affordable and below-market rental dwelling units. An amendment to the *Official Community Plan* (OCP) from Public Facilities, Institutions, Parks and Open Space and Traditional Residential to Urban Residential is required to facilitate this development.

The new zone would be drafted to reflect the proposed development and the following differences from the existing R-K and R-2 Zones related to increasing the density, height and site coverage, and reducing setbacks would be accommodated in the new zone.

Affordable Housing

The applicant proposes the creation of 158 new residential units, which would increase the overall supply of housing in the area. The following mix of studios, one, two, three, and four-bedroom units would be provided:

Unit Type	Number of dwelling units
Studios	14
One-bedroom	45 (seven units would be accessible)
Two-bedroom	77 (seven units would be accessible)
Three-bedroom	14 (one unit would be accessible)
Four-bedroom	8
Total	158 (15 accessible units)

It is recommended that a covenant be registered on title to secure the three and four bedroom sized units and accessible dwelling units.

The applicant is partnering with BC Housing in order to deliver a mixed income model under BC Housing's Community Housing Fund in which:

- 20% of the units are deeply subsidized serving very low income households (<\$19,999), and would be secured at income assistance rates, as determined by the Ministry of Social Development and Poverty Reduction. These units are considered affordable according to the City of Victoria's definition.
- 50% of the units are Rent Geared to Income (RGI) and would be secured at BC Housing's Housing Income Limits. These units will rents at 30% of tenants' specific household's incomes and will serve median to moderate incomes (\$35,000 to \$84,999) and are considered affordable and below-market depending on unit size, according to the City of Victoria's definition.

- 30% of the units will serve moderate and above moderate income households (>\$50,000) and will be secured using BC Housing's moderate income definition. These units are considered below-market according to the City of Victoria's definition.

Staff recommend for Council's consideration that the applicant enter a Housing Agreement to ensure the affordability of the project aligns with the Community Housing Fund and ensures the residential rental units remain affordable or below-market in perpetuity in accordance with the City's definition of affordable and below-market housing in the *Victoria Housing Strategy 2016-2025* (Phase Two: 2019-2022).

Tenant Assistance Policy

The proposal is to demolish an existing townhouse complex consisting of 18 dwelling units and a vacant building consisting of four dwelling units for a total loss of 22 rental dwelling units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Sustainability

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation

The application proposes to install 195 long-term and 30 short-term residential bicycle parking spaces with this development, which supports active transportation.

Public Realm

The following public realm improvements are proposed in association with this Rezoning Application:

- constructing a truck turnaround at the end of Grant Street
- constructing an 8m wide Greenway on the Vic High lands abutting the development site
- widening Vining Street by an additional 1.90m and installing a sidewalk, street lights, curb and gutters
- reducing the width of North Park Street by 4m and installing community gardens.

These would be secured with legal agreements, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant is proposing 15 accessible dwelling units, which would be designed in accordance with CAN/CSA-B651-95, the National Standard of Canada, for barrier-free design. These standards either meet or exceed the accessibility requirements of both BC Housing and the British Columbia Building Code. The seven one-bedroom, seven two-bedroom, and one three-bedroom units would be wheelchair accessible, and fully accessible and safe useable environments for persons with physical, sensory or cognitive disabilities. The proposed outdoor areas and pathways surrounding the buildings are also designed to be accessible.

Land Use Context

The area is characterized by a mix of residential uses, including single-family dwellings, duplexes, townhouses and multi-unit residential buildings as well as institutional uses, park and community gardens.

Existing Site Development and Development Potential

The site is presently occupied by townhouses and a two-storey, multi-unit residential building. A large portion of the site is vacant.

The subject properties currently zoned R-K could be developed as two and a half storey townhouses and the properties currently zoned R-2 could be developed as two-storey duplexes.

Data Table

The following data table compares the proposal with the existing R-K and R-2 Zones. An asterisk is used to identify where the proposal differs from the existing Zone.

Zoning Criteria	Apartment 1	Apartment 2	Townhouse 1	Townhouse 2	Townhouse 3	Zone Standard R-K Zone	Zone Standard R-2 Zone
Site area (m ²) – minimum	8681.10 (total site)					28,490	43,845
Lot width (m) - minimum	54.94					18	15
Density (Floor Space Ratio) – maximum	1.29:1*					0.6:1	0.5:1
Height (m) – maximum	12* (measured to exterior roof pitch)	14.78* (measured to exterior roof pitch)	11.25* (measured to exterior roof pitch)	10.65* (measured to exterior roof pitch)	9.80* (measured to exterior roof pitch)	8.50 (measured from average grade to the highest point of the finished ceiling height (interior))	7.60
Site coverage (%) – maximum	41*					33	40
Open site space (%) – minimum	49					45	30
Setbacks (m) – minimum							
North (Gladstone)	147.30	99.80	44.80	7* (building)/1* (stairs)	48.50	7.50 (building)/1.60 (stairs)	3.50

Zoning Criteria	Apartment 1	Apartment 2	Townhouse 1	Townhouse 2	Townhouse 3	Zone Standard R-K Zone	Zone Standard R-2 Zone
Ave)							
South (Grant St)	7* (living room)	54.60	100.50	155.60	115.90	2.50 (blank wall)/4 (habitable room)/7.5 (living room)	10.70 or 35% of lot depth whichever is greater
East	3.60* (living room)	3.60* (living room)	2.50* (living room)/1 (stairs)	2.50* (living room)/1 (stairs)	28.60	Same as south setbacks	3
West	5.80* (living room)	4* (living room)/5.80* (amenity room)	27.50	4* (living room)	5.20 (habitable room)	Same as south setbacks	4.55
Vehicle parking – minimum							
Residential	96					96	
Visitor	16					16	
Before and after school care	5					2	
Bicycle parking stalls – minimum							
Long-term	195					195	
Short-term	30					17	

Relevant History

On May 25, 2019 the City provided owners authorization to CRHC to proceed with its land use application to include the City lands within its land use application for the Caledonia Housing Project identified on the Land Use Application Form.

This rezoning proposal was put forward in response to Council's objectives to find innovative ways to facilitate the development of new affordable housing. The applicant has proposed to build affordable and below-market housing on land owned in part by the City located at 1235 Caledonia St., 1230 Grant St. and two portions of Vining Street and North Park Street.

If Council approves the rezoning then SD 61 would exchange nearby parcels it owns for the City land that is subject to the rezoning. These SD 61 parcels are located at 1801 & 1805 Chambers Street (lands adjoining Haegart Park), 1216 North Park Street & 1855 Chambers Avenue

(Compost Education Centre & Community Gardens) and 2005 Chambers Avenue (Spring Ridge Commons). If CRHC is not successful in securing the necessary rezoning, the land exchange will not occur and the land exchange agreement between the City and SD 61 would terminate.

Providing land in support of affordable housing is consistent with the City's 2019-2022 Strategic Plan Objective 3: Affordable Housing - Action 5 to consider existing City land for affordable housing. The proposal also supports the direction provided for in the Victoria Housing Strategy 2016-2025 to consider opportunities to use existing City lands to support increased affordable housing supply.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fernwood CALUC at a Community Meeting held on June 5, 2019. At the time of writing this report, a letter from the CALUC had not been received.

Additional consultation efforts are noted in the applicant's proposal overview and design rationale dated September 2019 (attached).

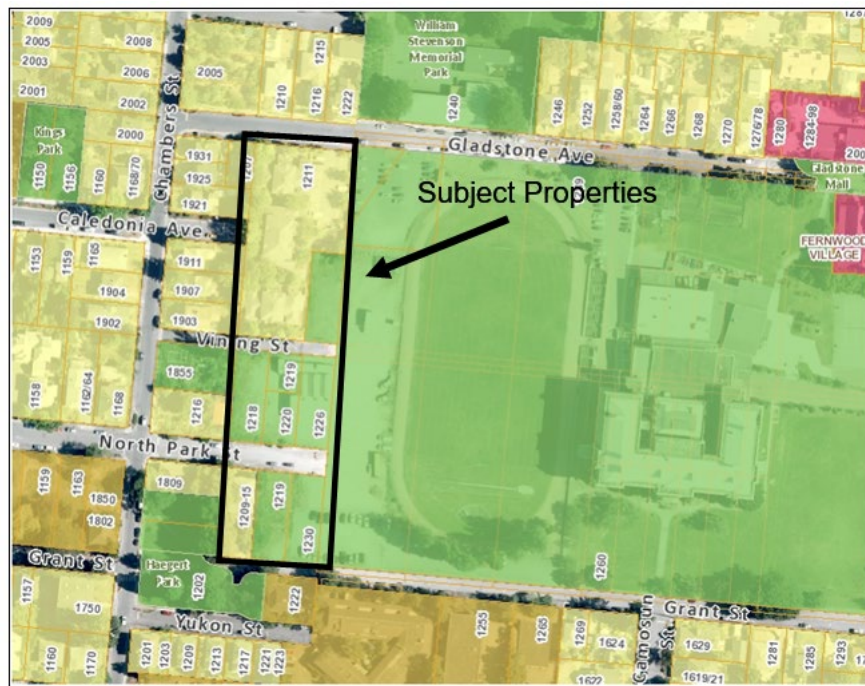
ANALYSIS

Official Community Plan

OCP Designations and Proposed Amendment

The subject site is within two OCP Urban Place Designations. As shown on the map below, the designation for the subject properties located at 1218, 1219, 1220 and 1226 North Park Street, 1230 Grant Street and 1219 Vining Street is Public Facilities, Institutions, Parks and Open Space Core (green layer), which supports recreational, institutional (i.e. government offices), educational buildings and structures within open space (green). Variable heights ranging from two and a half storeys or higher depending on the adjacent context, and a density of approximately 0.5:1 floor space ratio (FSR) is supportable.

The designation for the subject properties located at 1211 Gladstone Avenue and 1209-1215 North Park Street is Traditional Residential (yellow), which supports ground-oriented buildings up to two-storeys, including single-family dwellings, duplexes and attached housing. A density of up to approximately 1:1 FSR is supportable.



Map 1. Official Community Plan Urban Place Designations

The applicant is proposing to amend the OCP Urban Place designations to Urban Residential, which supports attached dwellings up to three-storeys and mid-rise multi-unit residential buildings up to six-storeys and a density of up to 1.2:1 FSR. Even though the proposed density of 1.29:1 FSR is slightly above the density specified for Urban Residential, the proposal further advances other policies and objectives in the OCP, such as:

- providing 158 affordable and rental dwelling units
- achieving new housing growth within walking distance to North Park and Fernwood Villages
- proposing a mix of unit types that are suitable for seniors and households with children as well as accessible units
- providing underground parking and maximizing the amount of open space and outdoor amenities available to residents and visitors
- providing amenity space for family support programs, social recreation opportunities and out of school care programs
- incorporating community gardens for food production
- providing an 8m wide greenway linking Grant Street and Gladstone Avenue.

With respect to the procedures for an OCP Amendment, the *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying owners and occupiers of land located within 200 metres of the subject site along with posting a notice on the City's website will provide adequate opportunities for consultation with those affected.

Given that through the Community Association Land Use Committee (CALUC) Community

Meeting process, all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. Although this proposal will have no impact on the two Waste Management Plans, the City's Financial Plan may need to be adjusted to accommodate the future costs that are anticipated in association with maintenance of the new greenway.

Built Form

The OCP encourages a high quality of architecture, landscape and urban design to enhance the visual identity and appearance of the city. The applicant is proposing a human-scale design with a variety of traditional and contemporary architectural features to provide visually-interesting buildings that respect the neighbourhood context. All five buildings contain ground-oriented units with private entrances and direct connections to the street, proposed greenway and interior open space. All the residential parking would be provided underground, except for five surface parking spaces, screened from public view, for accessible vehicles and visitors. The careful site planning maintains views of Vic High at various vantage points within the neighbourhood.

The applicant is proposing substantial open space and outdoor amenities for residents and visitors in order to create a sense of place that expands beyond the property boundaries. The outdoor amenities include a children's urban agriculture planting area, playground, allotment garden beds for community gardening, rain gardens, accessible pathways, pedestrian-scale lighting, picnic tables and benches.

Housing

This proposal is a result of a partnership between the City, Capital Regional Housing Authority, School District 61 and BC Housing, which is consistent with the OCP's aim of advancing innovative approaches to housing that result in a range of market and non-market residential units, through a variety of partnerships. The OCP also encourages affordable non-market and innovative forms of ground-oriented housing that attract a mix of residents, including seniors and households with children. The applicant is proposing a mix of unit types, including ground-oriented, accessible, larger family-size units and dwelling units that would support aging in place.

Multi-Generational Neighbourhoods

The OCP encourages new development that would attract young people, seniors and households with children. The on-site amenities, such as the indoor common areas, playground, community gardens, and outdoor seating would encourage social interactions. The

OCP also encourages new development with community supports for families and employers, such as out-of-school care programs for the neighbourhood, which the applicant would be providing as part of this development in the proposed amenity space.

Food Security

The OCP encourages the provision of gardens and other food production spaces for the use of residents in new multi-unit residential developments. The applicant is proposing numerous community gardens for residents as well as looking to partner with local non-profit organizations to offer urban agriculture opportunities on site.

Local Area Plans

The *Fernwood Neighbourhood Plan* (1994) supports the retention of the duplex zoning in order to preserve the current “look and image” of single-family homes and duplexes in the neighbourhood. In addition, the Plan states that the focus of future non-market housing for the Fernwood area should be for seniors and family-housing, and that the scale of development for non-market housing should reflect that of the surrounding housing stock, being generally small scale and lower density. In accordance with the Plan objectives, the applicant is proposing a traditional architectural design for the townhouse units to ensure that this housing type fits in with the existing neighbourhood context.

In regards to site planning, the proposed four-storey building would front Grant Street, the five-storey building would be located in the middle of the site and the townhouses would front Gladstone and abut the adjacent single family dwellings. This is to maintain a respectful building transition and minimize potential privacy impacts on the neighbouring properties to the west.

Providing better access across the Vic High School site is also strongly encouraged in the *Fernwood Neighbourhood Plan*. This would be achieved with the proposed construction of a greenway linking Grant Street to Gladstone Avenue.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria’s urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This application was received prior to October 24, 2019, and therefore falls under *Tree Preservation Bylaw* No. 05-106 consolidated June 1, 2015. The tree inventory for the proposal, outlined in the Arborist Report prepared by Talbot Mackenzie & Associates dated April 1, 2020, states that 59 trees may be impacted by this proposal, including 40 trees on the subject properties, 10 trees offsite on the neighbouring properties, eight trees on City property, and one shared tree. There are 30 trees on the subject properties proposed for removal including two bylaw-protected trees and one offsite tree growing on the north side of the community garden. All tree removals are a result of the excavation for the underground parkade, extension of Caledonia Avenue, and the construction of a new sidewalk on Vining Street.

Mitigation measures have been suggested in the arborist report for the retention of 28 trees, which include arborist supervision during construction, mechanisms to alleviate soil compaction, and methods to maintain existing grades within the critical root zones of trees.

A preliminary site servicing plan has been provided which excludes third-party servicing such as BC Hydro and telecommunications. There are significant servicing changes required for this proposed development and it is crucial that the applicant work with staff to ensure there are no impacts to the existing trees noted to be retained or the proposed new trees.

The applicant is proposing to plant 88 new trees with this development. This includes four new boulevard trees on Grant Street and four replacement trees as per the *Tree Preservation Bylaw*. A variety of canopy sizes from large to small, some fruit and nut bearing trees, are also being proposed. Along the greenway, the applicant would be planting a double row of 33 new municipal trees. The proposed tree placement would accommodate medium-large canopy trees. Tree species would be determined by Parks at the Building Permit stage.

Other Policy

Greenway

A north-south greenway connecting Grant Street and Gladstone Avenue is identified in the OCP and the City's *Greenways Plan* (2003). With the support from the School Board, the applicant is willing to construct an 8m wide greenway on the Vic High lands that directly abuts the subject property as part of this development. The proposed greenway is designed for all user groups and would include amenities such as outdoor seating, garbage bins, bike racks, lighting and a tree-lined border with shrub planting. The City would maintain the greenway after it is built.

The construction of a new greenway would result in an increase to the City's operational budget for the long-term maintenance of the pathway, landscaping, furnishings and lighting. The table below provides a summary of these incremental costs, which would take effect following completion of construction.

Caledonia Greenway Incremental Operating Costs	Cost
Landscaping Maintenance	\$19,569
Maintenance of Assets and Amenities (furnishings, lighting, pathway maintenance, etc.)	\$16,498
Impact to Operating Budget (2019)	\$36,067

Regulatory Considerations

Statutory Right-of-Way

The applicant is willing to provide a Statutory Right-of-Way of 3.928m on the Grant Street frontage to improve the function of this street and help fulfill policies and objectives contained in the OCP, *Greenways Plan* (2003), *Pedestrian Master Plan* (2008), and the *Urban Forest Master Plan* (2013). A SRW of 10.85m on the proposed driveway on Grant Street is also proposed to allow for trucks to turnaround at the end of the street. This SRW may be increased or decreased depending on the revisions to the turnaround area prior to public hearing.

The applicant worked with staff on the site planning to minimize the number of driveways and amount of surface area dedicated to vehicles and ensure there is useable and attractive open site space throughout the development. Vining Street was determined to be the appropriate access point into the middle of the site for emergency vehicles, handydart buses and other accessible vehicles. To accommodate two-way traffic flow and provide a new sidewalk with

street lighting as well as curb and gutter on Vining Street, a SRW of 1.90m on the south side would be required to achieve a minimum road width of 8m that would allow for the required upgrades to make the road functional.

Road Closures

To facilitate this development, the closure and removal of highway dedication for the portions of Vining Street and North Park Street would be required as shown on the road closure plan attached to this report. The proposed closure of these portions of Vining and North Park Streets will have no impact on the neighbourhood transportation network and would allow for the expansion of community gardens and the Compost Education Centre within the closed portion of North Park Street in exchange for the loss of community gardens adjacent to Vining Street. The remaining portions of Vining and North Park Streets will continue to adequately service all adjacent properties.

Should Council wish to proceed with advancing the application to a Public Hearing then a road closure bylaw would be brought forward in conjunction with the zoning regulation bylaw amendments for Council's consideration.

CONCLUSIONS

The proposal to increase the density and permit a multi-unit residential development consisting of approximately 158 affordable or below-market rental dwelling units further advances several policies and objectives in the OCP related to urban design and place-making, affordable housing, parks and open space, transportation, food security and multi-generational neighbourhoods. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00715 for the property located at 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: April 30, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, date stamped April 6, 2020
- Attachment D: Letter from applicant to Mayor and Council, dated September 26, 2019
- Attachment E: Proposal overview and design rationale from the applicant, dated September 2019
- Attachment F: Sustainability Features, dated September 27, 2019
- Attachment G: Transportation Study, dated September 24, 2019
- Attachment H: Tenant Assistance Plan
- Attachment I: Arborist Report, dated March 4, 2020 (Updated March 6, 2020 and April 1, 2020)
- Attachment J: Advisory Design Panel report, dated January 15, 2020
- Attachment K: Advisory Design Panel minutes, dated
- Attachment L: Letter from architect regarding the recommendations from the Advisory Design Panel, dated April 13, 2020
- Attachment M: Correspondence (Letters received from residents).