

By email to: Michael Angrove,
City of Victoria mangrove@victoria.ca

07 December 2020

Dear Michael Angrove:

Re: Hillside-Quadra CALUC Community Meeting for 1120-1126 Hillside Avenue

Community Meeting Details

Date: 29 October 2020

Location of meeting: Online – Zoom format

Attendees

Proponent: Evan Peterson of Barefoot Planning for owners The Rootcellar company

Neighbours: 5: 2 in notification distance, 3 outside notification area

Meeting facilitators: Hillside Quadra Neighbourhood Action Committee (NAC): 3 members

Meeting Chair: Jon Munn

Note taker: John Hall; Zoom Host: Rowena Locklin

Proposed Development Details

The proponent—Evan Peterson of Barefoot Planning presented the proposal and answered questions.

The purpose of this proposal is to legitimize the long-standing non-conforming commercial use of the property. The current three-year 2018 Temporary Use Permit will expire in 2021. The proposed rezoning will allow:

[a] a local business to continue, and

[b] restrict new development or alternative uses (without a further rezoning/development permit).

Permitted Use: retail furniture store by 3-year Temporary User Permit (TUP) (June 2018)

Land Use Zone: R-2 ZONE, TWO FAMILY DWELLING DISTRICT

Official Community Plan (OCP) Urban Place Designation: Urban Residential

Currently, the lot at 1120-1126 Hillside Avenue is occupied by Monarch Furniture and owned by the Rootcellar company. The previous use was a food/ convenience store which operated for many years as a non-conforming use within the R-2 zone.

The proponent purchased the subject property with the intention of operating a retail business and developing the required parking stalls to support the operations. The applicant received City approval to

develop the parking lot, but while developing the parking lot, the planned retail business became no longer viable, and the non-conforming status expired prior to finding another tenant.

The parking lot has 13 spaces permitted and 10 are required. Bicycle parking is also provided.

The proponent is seeking an unnamed site-specific new zone to permit commercial retail uses and not permit a residential use. The proposed retail uses included: retail store, professional businesses, business offices, and high tech. The proponent stated that a Local Area planning process is currently underway in the neighbourhood, so very limited uses is proposed. The land owners do not want to be involved in the neighbourhood planning process, but may accept a proposed future mix of uses that also permits commercial retail.

It was noted that the OCP Urban Residential designation states that the future use consist *primarily of multi-unit residential in a wide range of detached and attached building forms, including townhouses and row-houses, low and mid-rise apartments* No commercial uses are stated.

Discussion

Issues

The issues discussion was covered traffic/ parking, and use.

Proposed Uses

Questions were posed about the definition and scope of the proposed uses. What did retail include? Could it include cannabis retail? Was green grocer specifically prohibited in the TUP? Did high tech include manufacturing of computers?

Evan indicated that the zone proposed would be quite narrow and would not raise any concerns. He did not have all the answers at hand, but would get back to the CALUC Chair within a week and confirm.

Evan was asked if the application would include an OCP amendment, because commercial uses were not in the OCP urban place designation for the property. He stated that he believed some OCP policies supported commercial uses in urban residential, but would need to investigate and get back with an answer.

One neighbour thought that Monarch was a good neighbour and were concerned that another tenant could negatively affect the neighbourhood.

Transportation/ Parking

It was noted that many neighbours had been excited to learn Rootcellar could move in when they heard a rumour several years ago. An attendee noted that they were glad Rootcellar did not move in because the number of delivery trucks and customer vehicles would increase traffic in the residential block to the north.

Design – Building Form and Character

Some building design elements were discussed. An illustration of the building facades was shared. Favourable comments were offered regarding the art/ murals and the lighting.

The Chair indicated that he would add any additional comments received by the proponent and state that the comments were received after the meeting.

ADDITIONAL COMMENTS

Provided via email by Evan Peterson November 3, 2020.

- 1. The existing TUP only allows for "Retail sales of furniture".*
- 2. While we have not submitted the final application, the uses that we intend to include are: Business Offices, Professional Businesses, and Retail Stores*
- 3. As previously noted, the proposed permitted uses were taken from other comparable Victoria zones (namely C-1); however, none of the above are defined in the Zoning Bylaw and are meant to include "normal" businesses within those categories.*
- 4. On that note, the neighbourhood can be assured that more impactful businesses, like cannabis dispensaries or liquor stores, are not included in the general "retail stores" use and would be prohibited.*
- 5. As previously noted, we will likely remove High-tech from the final application, as the definition in the Zoning Bylaw does allow for manufacturing, which was raised as a concern at the meeting.*

Provided via email by Evan Peterson December 1, 2020.

At this point, we are submitting a rezoning under the current Land Use designation [no proposed OCP amendment re: Urban Residential designation]. Staff seem to be OK with this, so far.

Jon Munn
CALUC Co-Chair
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Evan Peterson

1120 Hillside Avenue (Hillside/Quadra Neighbourhood)

All feedback received from the Development Tracker online comment form.

Name	Position	Comments	Address	Email	Date
Grant Walker	Uncommitted at this point		751 Fairfield		2020-10-23 6:04