

F. PUBLIC AND STATUTORY HEARINGS

F.1 324/328 Cook Street and 1044, 1048, and 1052/1054 Pendergast Street: Rezoning Application No. 00634 and Development Permit with Variances Application No. 00527

Zoning Regulation Bylaw, Amendment Bylaw (No. 1233) No. 20-081:

To rezone the lands known as 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street from the CR-3M Zone, Commercial Residential Apartment Modified District, and the R-K Zone, Medium Density Attached Dwelling District, to the CR-CP Zone, Cook and Pendergast District, to permit ground floor commercial uses and multi-unit residential dwellings.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, in Development Permit Area 5: Large Urban Village, for the purposes of approving the exterior design and finishes for the mixed-use building as well as landscaping.

F.1.a Public Hearing & Consideration of Approval

Alec Johnston (Senior Planner): *Advised that the application is to construct a four-storey, mixed-use building with ground-floor commercial uses and residential units above.*

Mayor Helps opened the public hearing at 6:59 p.m.

Council discussed the following:

- *The amenity contributions included in the project.*

Luke Ramsay, Peter Johannknecht, Scott Murdoch, and Chris Paul (Applicants): Provided information regarding the application.

Amy White (Pendergast Street): Expressed concerns with the application due to the loss of homes in order to build the proposed building.

Anna Hammond (Goodson Street): Expressed support for the application due to their support and expanded space of the Cook Street Village Community Centre.

Bev Rule (Moss Street): Expressed support for the application due to their support and expanded space of the Cook Street Village Community Centre.

Carol Turnbull (Hillside Avenue): Expressed support for the application due to their support and expanded space of the Cook Street Village Community Centre.

Lucille Prue (Palmer Road): Expressed support for the application due to their support and expanded space of the Cook Street Village Community Centre.

Bridget Harris (Cook Street): Expressed concerns with the application due to the loss of homes in order to build the proposed building.

Resident: Expressed concerns with the application due to the increased traffic in Cook Street Village.

Cleo Gagner (Resident): Expressed concerns with the amount of the amenity contributions in relation to the loss of homes in order to build the proposed building.

Council recessed from 7:40 p.m. until 7:46 p.m. to provide an opportunity for members of the public to call to speak live.

Doris Maddaford (Resident): Expressed concerns with the application as the space the Cook Street Village Community Centre will gain is not located at the proposed property, and concerns with the lack of affordable housing.

Mayor Helps closed the public hearing at 8:06 p.m.

Moved By Councillor Young
Seconded By Mayor Helps

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1233) No. 20-081

Council discussed the following:

- *Concerns with the loss of housing in order to build the proposed building.*

Amendment:

Moved By Councillor Isitt
Seconded By Mayor Helps

That the bylaw be amended as follows:

That schedule 1 be amended by adding to part 4.102.4 c the words "within 200 meters of this zone" immediately after the words "a building in the City".

CARRIED UNANIMOUSLY

On the main motion as amended:

That the following bylaw be given third reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1233) No. 20-081, as amended as follows:

That schedule 1 be amended by adding to part 4.102.4 c the words "within 200 meters of this zone" immediately after the words "a building in the City".

Council discussed the following:

- *That the applicant will help with any increased rent costs for the two tenants losing their homes.*
- *The amount of new family housing units that will be created.*
- *Concerns with the lack of inclusion of affordable housing with this project.*
- *The need for affordable rental properties for the City.*

Moved By Councillor Alto

Seconded By Councillor Loveday

That Mayor Helps be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *How the building fits with the neighbourhood plan.*
- *The importance of the amenity contributions for the City.*
- *The amenities being provided through the tenant assistant policy.*

Moved By Councillor Alto

Seconded By Councillor Dubow

That Councillor Isitt be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *The wish to have the applicant provide affordable and inclusive housing to offset the creation of strata housing.*

Moved By Councillor Dubow

Seconded By Councillor Alto

That Councillor Thornton-Joe be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *The importance of creating housing to allow new families to move into the neighbourhood.*

FOR (4): Mayor Helps, Councillor Alto, Councillor Thornton-Joe, and Councillor Young

OPPOSED (4): Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

DEFEATED (4 to 4)

Council recessed from 9:04 p.m. until 9:11 p.m.