

**E.3 722 and 726 Discovery Street: Rezoning Application No. 00820 and Development Permit with Variances Application No. 00207 (Burnside)**

Senior Planner of Development Services and Assistant Director of Sustainable Planning and Community Development provided a presentation to the Committee regarding an application for the properties located at 722 and 726 Discovery Street, to rezone from the M-1 Zone, Limited Light Industrial District, to a new residential rental tenure zone in order to increase the density and permit an eight-storey, multi-unit residential building consisting of approximately 90 supportive housing dwelling units.

*Committee discussed the following:*

- *Institutional design*
- *Noted Advisory Design Panel comments*
- *Residents not subject to Residential Tenancy Act*
- *Residents' commuting methods*
- *Building placement on lot*
- *Building operator*
- *Number of units*
- *Staff support to residents*
- *Addiction services*
- *Garry Oak trees on south frontage of property*
- *Salvaging the Garry Oak trees*
- *BC Housing's involvement in housing community members*
- *Inclusion of all income levels*

**Moved By** Councillor Andrew

**Seconded By** Councillor Thornton-Joe

To allow the applicant to speak.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

**Rezoning Application**

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00820 for 722 and 726 Discovery Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.
2. The applicant provided the following items prior to a Public Hearing:
  - a. an updated Arborist Report and Tree Management Plan to the satisfaction of the Director of Parks, Recreation and Facilities
  - b. a revised site plan and landscape plan that comply with the Tree Protection Bylaw with respect to tree identification, soil volumes and tree replacement to the satisfaction of the Director of Parks, Recreation and Facilities

- c. a revised site plan and landscape plan that comply with the City's Downtown Public Realm Plan and Streetscape Standards (DPRP), specifically, the 'New Town' District for the frontage, to the satisfaction of the Director of Engineering and Public Works
  - d. a revised site plan and landscape plan showing nine short-term bicycle parking spaces on site in accordance with Schedule C: Off-street Parking to the satisfaction of the Director of Sustainable Planning and Community Development.
3. The applicant prepared and executed legal agreements to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development, Director of Engineering and Public Works, and the City Solicitor prior to final adoption of the bylaws:
- a. all dwelling units would remain affordable or below-market rental for 60 years, or the life of the building, whichever is greater
  - b. all dwelling units are to be owned by a non-profit or government agency for 60 years, or the life of the building, whichever is greater, to guarantee that the development will continue to provide non-market housing
  - c. a minimum of nine accessible and five adaptable dwelling units to be constructed in accordance with CAN/CSA-B651-95, the National Standard of Canada for barrier-free design
  - c. provide civil design drawings and construct a mid-block crosswalk adjacent to the development, which would include bulb outs, lighting, enhanced street furnishings and landscaping, and coordinate with the mid-block crosswalk requirements associated with the adjacent development proposal on the properties located at 710 Caledonia Ave and 1961 Douglas Street
  - d. the design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP), specifically, the 'New Town' District for the Discovery Street development frontage, including furnishings, materials, sidewalk scoring patterns and pedestrian lights
  - e. provide five (5) BC Transit's EcoPasses for employees, for a five-year duration; install a level 2 electric charger along the site's Discovery Street frontage for public use; and provide electric charging abilities for a minimum of 20% of the long-term bicycle parking spaces
  - f. install solar voltaic rooftop panels in accordance with the plans dated August 18, 2022
  - g. secure sewage attenuation should it be determined that sewage attenuation will be required for this development following the review of Sanitary Design Flow calculations prepared by Lawson Engineering Ltd., to the satisfaction of the Director of Engineering and Public Works.
4. Discharge the existing Easement (CA6123705 and CA6123706) from the title of 722 Discovery Street to the satisfaction of the City Solicitor.

Development Permit with Variances Application

That Council refer the application back to staff and give the applicant an opportunity to reconsider the siting of the building to allow for the retention and protection of the Garry oak trees to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Parks, Recreation and Facilities.

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Andrew

**Amendment:**

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- Street frontage for public use; and provide electric charging abilities for a minimum of 20% of the long-term bicycle parking spaces
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FOR (5): Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Mayor Helps, Councillor Alto, and Councillor Potts

**CARRIED (5 to 3)**

**On the main motion as amended:**

Rezoning Application

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

**CARRIED (7 to 1)**