

F.2 956 Heywood Avenue: Development Permit with Variances Application No. 00126

Development Permit with Variances Application No. 00126

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 956 Heywood Avenue, in Development Permit Area 16, for purposes of constructing a 4-storey multiple dwelling building with variances.

F.2.a Opportunity for Public Comment & Consideration of Approval

Alec Johnston (Planner): Advised that the application is to construct a 4-storey multiple dwelling building with variances

Mayor Helps opened the opportunity for public comment at 8:15 p.m.

Luke Mari (Applicant): Provided information regarding the application.

Alison Boston (Heywood Avenue): Expressed concern for the application due to the displacement of tenants and lack of affordability.

Brain (Brentwood Bay): Expressed support for the application as it relates to the surrounding neighbourhood.

Carter Laird (Quadra Street): Expressed support for the application.

Cheng Lim (Quadra Street): Expressed support for the application.

Dave Coopersmith (Hollywood Crescent): Expressed support for the application due to the opportunity for downsizing.

Daisy Orser (Root Cellar, Cook Street): Expressed support for the application due to increased vibrancy in the neighbourhood

Josh Kalef (Cook Street Village): Expressed support for the application.

Teresa Allen (Cook Street): Expressed support for the application as it will be a suitable addition to community.

Val Coopersmith (Hollywood Crescent): Expressed support for the application due to the opportunity to relocate and stay in the area.

Vernon Andres (Pendergast Street): Expressed support for the application and approval of the proposed plans.

Vittorio Chelli (May Street): Expressed support for the application due to the sensitive infill housing proposed.

David Talbot (Heywood Avenue): Expressed concerns with the proposal due to the increase in the densification.

Dave Brownell (Heywood Avenue): Expressed concerns with the proposal due to the number of variances requested.

Council recessed from 8:43 p.m. p.m. until 8:48 p.m. to provide an opportunity for members of the public to call to speak live.

Laurie (Heywood Avenue): Expressed concerns for the application due to the effects on neighbouring properties as it relates to lighting and privacy.

Lori Laquiox (Pendergast Street): Expressed concerns for the application due to the impacts the design will have on existing neighbours and privacy concerns.

Ron Mahoney (Pendergast Street): Expressed concerns for the application.

No additional persons called in to speak to the proposed application.

Council discussed the following:

- *Recommendations from the design panel*
- *Parking variances proposed*
- *Shadow study as it relates to neighbours' concerns*
- *Side yard setbacks of the subject parcel and adjacent buildings*

Mayor Helps closed the opportunity for public comment at 9:20 p.m.

Moved By Mayor Helps

That Council authorize the issuance of Development Permit with Variances Application No. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
 - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
 - iii. reduce the front setback from 10.50 metres to 6.63 metres;
 - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
 - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
 - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property's title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.

5. The Development Permit lapsing two years from the date of this resolution.

Failed to proceed due to no seconder

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

Refer the application to staff to work with the applicant to:

1. Revise the design to address concerns relating to shading and setbacks.
2. Consider reducing parking and/or unit size, to reduce the building footprint and/or height.

Council discussed the following:

- *Concerns raised by adjacent neighbours*
- *Potential shadowing*

Amendment:

Moved By Councillor Thornton-Joe

Seconded By Councillor Young

2. Consider reducing parking and/or unit size **or number of units**, to reduce the building footprint and/or height.

FOR (5): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Councillor Isitt, Councillor Loveday, Councillor Potts

CARRIED (5 to 3)

On the motion as amended:

Refer the application to staff to work with the applicant to:

1. Revise the design to address concerns relating to shading and setbacks.
2. Consider reducing parking and/or unit size or number of units, to reduce the building footprint and/or height.

Council discussed the following:

- *Proposed front and back setbacks*
- *Decrease in site size*

On the motion as amended:

CARRIED UNANIMOUSLY