

F.1.b.d 480 and 492 Esquimalt Road – Rezoning Application No. 00794 and Development Permit with Variances Application No. 00183 (Victoria West)

Moved By Councillor Loveday

Seconded By Councillor Alto

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00794 for 480 and 492 Esquimalt Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Revised plans that address the following:
 - a. confirm the percentage of horizontal ground-mounted long-term bicycle parking stalls to meet Schedule C requirements.
2. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
 - a. Secure the building as rental in perpetuity.
 - b. Secure a minimum of 30 two-bedroom units.
 - c. Secure a Statutory Right of Way over the courtyard for public use.
 - d. Secure the following building amenities:
 - i. minimum of 47 storage lockers for residents
 - ii. rooftop amenity spaces as proposed in the landscape plans, including seating, barbeques and portable propane fire pits.
3. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Engineering and Public Works and the City Solicitor:
 - a. Secure the provision of car share memberships and usage credits for all residential units, one car share vehicle, one dedicated car share vehicle stall and public access to the stall, a minimum of 123 long-term bicycle stalls to exceed the minimum requirements by 19, ten of which are cargo bicycle stalls, a bicycle wash and repair station, electrical outlets for 50% of the bicycle parking stalls, enrollment in the BC Transit EcoPass program for three years for each of the three commercial units, and end of trip facilities for the commercial tenants.
 - b. Secure a sidewalk to City standards on Russell Street north of the development site connecting to Dundas Street.
 - c. Secure a Statutory Right-of-Way of between 0.95m and 1.75m along the Esquimalt Road frontage to accommodate a sidewalk and boulevard to City standard widths.

- d. Secure a Statutory Right-of-Way of 1.63m along the Russell Street frontage.
 - e. Release of the existing triangular-shaped Statutory Right-of-Way at 492 Esquimalt Road, numbered 175468-G.
 - f. Secure the proposed removal of power poles and the subsequent undergrounding of power servicing on Russell Street.
4. Provision of a letter from the owner at 404 Dundas and outlines their awareness and agreement to follow the requirements of tree replacement on their property.
 5. Revised Arborist Report to change the proposed small trees to Part 2, small trees, and to include the Part 1, medium trees proposed. The report must also be revised to include the review of the BC Hydro Servicing and providing comment on the feasibility for retention of the municipal tree at 414 Dundas
 6. Subject to a minimum floor area of light industrial space

Development Permit with Variances Application

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00794 if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances Application No. 00183 for 480 and 492 Esquimalt Road, in accordance with:
 - a. Plans date stamped May 31, 2022.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height from six storeys to seven storeys to accommodate the rooftop amenity access and mechanical room
 - ii. decrease the rear yard setback from 3.0m to 0.12m
 - iii. decrease the residential vehicle parking from 83 stalls to 43 stalls
 - iv. decrease the visitor vehicle parking from 9 stalls to 4 stalls
 - v. decrease the commercial vehicle parking from 30 stalls to 16 stalls.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

Amendment:

Moved By Councillor Loveday

Seconded By Councillor Isitt

Strike number 6 and replace with:

6. That staff work with applicant to secure as much light industrial space as possible.

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (8 TO 1)

On the main motion as amended:

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (8 TO 1)