



MINUTES - COMMITTEE OF THE WHOLE

May 4, 2023, 10:30 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

**The City of Victoria is located on the homelands of the Songhees and Esquimalt People
Meeting will recess for a lunch break between 12:00 p.m. and 1:00 p.m.**

PRESENT: Councillor Hammond in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, Councillor Thompson

ABSENT: Mayor Alto (*joined at 1:12 p.m.*)

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Director of Parks, Recreation & Facilities, K. Hoese - Director of Sustainable Planning and Community Development, P. Bellefontaine - Director of Engineering & Public Works, A. Meyer - Assistant Director of Development Services, D. Atkinson – Fire Chief, M. Sabell – Assistant Chief of Fire Prevention, C. Mycroft - Manager of Executive Operations, M. Betanzo - Senior Planner, M. Angrove - Planner, K. Stevenot – Senior Planner of Heritage, B. Roder - Committee Secretary

Acting Mayor Hammond assumed the role of Chair.

A. APPROVAL OF AGENDA

Moved By Councillor Thompson

Seconded By Councillor Kim

That the agenda be approved.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Hammond

Seconded by unanimous consent

That the following items be approved without further debate:

CARRIED UNANIMOUSLY

F.1 Proclamation: Island Good Days Week

Committee received a report dated April 25, 2023, from the City Clerk, regarding a proclamation for *Island Good Days Week*, June 19 to 25, 2023.

Moved By Councillor Hammond
Seconded by unanimous consent

That the *Island Good Days* Proclamation be forwarded to the May 18, 2023, Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

F.2 Proclamation: Never Give Up Day

Committee received a report dated April 25, 2023, from the City Clerk, regarding a proclamation for *Never Give Up Day*, August 18, 2023.

Moved By Councillor Hammond
Seconded by unanimous consent

That the *Never Give Up Day* Proclamation be forwarded to the May 18, 2023, Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

F.3 Proclamation: Deafblind Awareness Month

Committee received a report dated April 25, 2023, from the City Clerk, regarding a proclamation for *Deafblind Awareness Month*, June 2023.

Moved By Councillor Hammond
Seconded by unanimous consent

That the *Deafblind Awareness Month* Proclamation be forwarded to the May 18, 2023, Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

F.4 Proclamation: Longest Day of Smiles

Committee received a report dated April 25, 2023, from the City Clerk, regarding a proclamation for *Longest Day of Smiles*, June 18, 2023.

Moved By Councillor Hammond
Seconded by unanimous consent

That the *Longest Day of Smiles* Proclamation be forwarded to the May 18th, 2023, Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

F.5 Proclamation: Moose Hide Campaign Day

Committee received a report dated April 25, 2023, from the City Clerk, regarding a proclamation for *Moose Hide Campaign Day*, May 11, 2023.

Moved By Councillor Hammond
Seconded by unanimous consent

That the *Moose Hide Campaign Day* Proclamation be forwarded to the May 4, 2023, Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

F.6 Proclamation: International Internal Audit Awareness Month

Committee received a report dated April 28, 2023, from the City Clerk, regarding the proclamation for *International Internal Audit Awareness Month*, May 2023.

Moved By Councillor Hammond
Seconded by unanimous consent

That the *International Internal Audit Awareness Month* Proclamation be forwarded to the May 4, 2023, Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

H.1 Council Member Motion: Approval for participation in the Canadian Urban Transit Association's Transit Board Members Committee

Committee received a Council Member Motion dated April 28, 2023, from Mayor Alto, inviting Mayor Alto to join the Transit Board Members Committee (TBMC), a committee composed of municipal elected officials who are members of local transit authorities and directly involved in local transit policy priorities.

Moved By Councillor Hammond
Seconded by unanimous consent

That Council authorize Mayor Alto's participation in the Canadian Urban Transit Association's Transit Board Members Committee.

CARRIED UNANIMOUSLY

H.2 Council Member Motion: Approval for Participation on the National Board of the Federation of Canadian Municipalities

Committee received a report dated May 1, 2023 from Councillor Coleman regarding a request for approval for Councillor Coleman to be a member of the BC Caucus of the Federation of Canadian Municipalities for the 2023/2024 term.

Moved By Councillor Hammond
Seconded by unanimous consent

The Federation of Canadian Municipalities (FCM) is the national voice of Canadian municipal communities dealing with all parties in the Federal Government. FCM has a national Board of 78 elected members from five regions (BC, the Prairies & Territories, Ontario, Quebec & the Maritimes). Board elections occur at the annual AGM. Local Council support is required for any candidate to run for a Board position.

In the 2023/2024 term, there will be six sets of Board meeting:

Sept 5 – 8	Virtual
Sept 12 – 14	Yellowknife (NWT)
Nov 20 – 24 (Advocacy Days)	Ottawa (Ont)
Feb 20 – 23	Virtual
Mar 5 – 7	Prince George (BC)
May TBC	Virtual

Costs associated with Board attendance (Travel, Accommodation, Meals & Ground Transportation) are estimated at up to \$8,200.....there are no costs associated with the virtual meetings.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse): Rezoning Application No. 00729 and associated Official Community Plan Amendment (Victoria West)

Committee received a report dated April 20, 2023, from the Director of Sustainable Planning and Community Development, and a presentation from the Senior Planner of Development Agreements, the Senior Planner of Urban Design, and the Senior Planner of Heritage, regarding a development application pertaining to the properties located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse).

Committee discussed the following:

- *Timeline of application process and development*
- *Official Community Plan consultation period*
- *Consultation with the Songhees and Esquimalt Nations*
- *Proposed increase in Floor Space Ratio density*
- *Potential to amend Master Development Agreement*
- *Traffic control and crossings on Esquimalt Road*
- *Purpose-built rental tower*
- *Proposed green space*

Moved By Councillor Thompson
Seconded By Councillor Caradonna

MOTION TO CLOSE THE MAY 4, 2023 COMMITTEE OF THE WHOLE MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

The Committee of the Whole meeting was closed to the public at noon.

Committee recessed for lunch at noon and reconvened at 1:00 p.m.

Mayor Alto joined the meeting at 1:12 p.m.

The Committee of the Whole meeting was reopened to the public at 1:48 p.m.

Committee discussed the following:

- *Planning and phasing of retail space*
- *Usages of turntable plaza*
- *Distribution of podiums*
- *Noise study*
- *Importance of public amenities*
- *Restoration of heritage buildings*

Motion to extend:

Moved By Councillor Dell
Seconded By Councillor Hammond

That the meeting be extended to 3:15 p.m.

CARRIED UNANIMOUSLY

Moved By Councillor Gardiner
Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251

- Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
 3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
 4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.

- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment:

Moved By Councillor Caradonna

Seconded By Mayor Alto

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
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- comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
- b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
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 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
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 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure

- community amenities and to facilitate the orderly development of the site.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
 6. **That the final FSR sit at approximately 4.4 and with the inclusion of 3 additional floors of affordable housing on the affordable housing site.**

Amendment to the amendment:

Moved By Councillor Gardiner

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
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 6. **That the final FSR sit at approximately 4.4 and with the inclusion of 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provider.**

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved By Councillor Thompson

Seconded By Councillor Kim

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6. **That the final FSR sit at approximately 4.4 and with the inclusion of 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (5): Mayor Alto, Councillor Caradonna, Councillor Hammond, Councillor Loughton, and Councillor Thompson

OPPOSED (4): Councillor Coleman, Councillor Dell, Councillor Gardiner, and Councillor Kim

CARRIED (5 to 4)

Amendment to the amendment:

Moved By Councillor Gardiner

Seconded By Councillor Caradonna

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6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Loughton, and Councillor Thompson

OPPOSED (1): Councillor Kim

CARRIED (8 to 1)

Amendment to the amendment:

Moved By Councillor Kim

Seconded By Councillor Loughton

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
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- iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
- v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
- 5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
- 6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of 3 additional floors at minimum of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors at minimum on the purpose built rental building.**

FOR (4): Mayor Alto, Councillor Caradonna, Councillor Kim, and Councillor Loughton

OPPOSED (5): Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, and Councillor Thompson

DEFEATED (4 to 5)

Amendment to the amendment:

Moved By Councillor Thompson

Seconded By Councillor Caradonna

- 1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
- 2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.

3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding

- neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
 5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
 6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson
OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

Amendment to the amendment:

Moved By Councillor Loughton

Seconded By Councillor Thompson

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and

- b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.

5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

Amendment to the amendment:

Moved By Councillor Dell

Seconded By Councillor Coleman

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:

- a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
 6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by**

the housing provide, and ~~an additional 3 floors on the purpose built rental building purpose built rental units in the proposal.~~

FOR (2): Councillor Coleman, and Councillor Dell

OPPOSED (7): Mayor Alto, Councillor Caradonna, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson

DEFEATED (2 to 7)

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.

- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
 6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson
 OPPOSED (2): Councillor Coleman, and Councillor Gardiner

CARRIED (7 to 2)

Amendment:

Moved By Councillor Caradonna
Seconded By Councillor Kim

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.

- c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
- 5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
- 6. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
- 7. **That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.**

FOR (6): Councillor Caradonna, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (3): Mayor Alto, Councillor Coleman, and Councillor Gardiner

CARRIED (6 to 3)

Amendment:

Moved By Mayor Alto

Seconded By Councillor Thompson

That number 6 and number 7 of the motion be listed before number 5 and the remainder of the motion be reordered accordingly.

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary

- by the Director of Engineering and Public Works and update all applicable documents accordingly.
- c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**
 6. **That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.**
 7. **That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.**

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Loughton

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in

Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.

2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks,

- Recreation and Facilities and update all applicable documents accordingly.
- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. **Direct staff to explore the possibility of working with BC Housing to provide deep subsidy units across the development site where rental units will be situated.**
 8. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment to the amendment:

Moved By Councillor Caradonna
Seconded By Mayor Alto

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:

- a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
- a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
- a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;

- iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. **Direct staff to explore with the affordable housing provider the possibility of working with BC Housing to provide deep subsidy units across the development site where rental units will be situated.**
 8. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

The Chair ruled the amendments as out of order to the main motion and requested they be brought forward as a motion arising for Council deliberation.

Motion to extend:

Moved By Councillor Thompson

Seconded By Councillor Dell

That the meeting be extended to 3:40 p.m.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Dell

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251

- Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
 3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
 4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.

- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
7. **That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.**
8. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (5): Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (4): Mayor Alto, Councillor Coleman, Councillor Gardiner, and Councillor Hammond

CARRIED (5 to 4)

Councillor Kim left the meeting at 3:26 p.m.

Amendment:

Moved By Councillor Thompson

Seconded By Councillor Dell

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any

- other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 to 4.6 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (4): Mayor Alto, Councillor Dell, Councillor Loughton, and Councillor Thompson

OPPOSED (4): Councillor Caradonna, Councillor Coleman, Councillor Gardiner, and Councillor Hammond

Absent (1): Councillor Kim

DEFEATED (4 to 4)

Councillor Kim rejoined the meeting at 3:28 p.m.

Amendment:

Moved By Councillor Dell
Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from

- underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. **Direct staff to work with the applicant to ensure heritage buildings are maintained and prioritize seismic safety and adaptive use in their restoration.**
 9. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment to the amendment:

Moved By Councillor Thompson
Seconded By Mayor Alto

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in

Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.

2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks,

- Recreation and Facilities and update all applicable documents accordingly.
- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalié Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. **Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.**
 9. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (1): Councillor Hammond

CARRIED (8 to 1)

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in

Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.

2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks,

- Recreation and Facilities and update all applicable documents accordingly.
- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalié Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. **Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.**
 9. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (1): Councillor Hammond

CARRIED (8 to 1)

Motion to extend:

Moved By Councillor Thompson

Seconded By Councillor Coleman

That the meeting be extended to 3:45 p.m.

CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Alto

Seconded By Councillor Thompson

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of ~~90~~ 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
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 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail

- set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
- c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
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 - i. a timely rail re-alignment;
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 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Dell

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary

- by the Director of Engineering and Public Works and update all applicable documents accordingly.
- c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. **Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.**
 10. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Motion to extend:

Moved By Councillor Thompson

Seconded By Councillor Coleman

That the meeting be extended to 3:50 p.m.

CARRIED UNANIMOUSLY

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.

- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. **Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the**

development, that could be used for events like public events, weddings, conferences or types of large gatherings.

10. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (5): Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (4): Mayor Alto, Councillor Coleman, Councillor Gardiner, and Councillor Hammond

CARRIED (5 to 4)

Amendment:

Moved By Councillor Caradonna

Seconded By Councillor Thompson

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage

- considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.

7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.
10. **Direct staff to expedite the execution of this file over and above other land use items.**
11. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment to the amendment:

Moved By Mayor Alto

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into

consideration feedback received through that process, and work with the applicant to:

- a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.

6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.
10. **Direct staff to expedite the execution of this file over and above other land use items.**
11. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

Motion to extend:

Moved By Councillor Kim

Seconded By Councillor Thompson

That the meeting be extended to 4:00 p.m.

CARRIED UNANIMOUSLY

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.

3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding

- neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
 5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.
 10. **Direct staff to expedite the execution of this file.**
 11. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (4): Mayor Alto, Councillor Caradonna, Councillor Dell, and Councillor Thompson

OPPOSED (5): Councillor Coleman, Councillor Gardiner, Councillor Hammond, Councillor Kim, and Councillor Loughton

DEFEATED (4 to 5)

On the main motion as amended:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
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 - c. The Township of Esquimalt

- d. The Songhees Nation
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 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
- a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
- a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalié Road to Catherine Street;

- iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
- v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.
10. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

Committee recessed at 4:05 p.m. and reconvened at 4:10 p.m.

Motion to extend:

Moved By Councillor Thompson
Seconded By Councillor Coleman

That the meeting be extended to 4:15 p.m.

CARRIED UNANIMOUSLY

F. STAFF REPORTS

F.7 Code of Conduct for Council

Committee received a report dated April 26, 2023, from the City Solicitor and City Clerk, seeking Council's instruction as to whether Council wishes to establish a code of conduct for Council members.

Moved By Mayor Alto

Seconded By Councillor Coleman

1. That Council resolve that it wishes to establish a code of conduct for Council members.
2. That Council instruct the City Solicitor and the City Clerk to bring to Committee of the Whole, for Council's consideration, a report on options for the content of the code of conduct.
3. That these motions be brought forward for ratification at today's Council meeting.

CARRIED UNANIMOUSLY

Motion to call the question on the matter:

Moved By Councillor Thompson

Seconded by unanimous consent

That the previous question be called.

CARRIED UNANIMOUSLY

On the motion:

1. That Council resolve that it wishes to establish a code of conduct for Council members.
2. That Council instruct the City Solicitor and the City Clerk to bring to Committee of the Whole, for Council's consideration, a report on options for the content of the code of conduct.
3. That these motions be brought forward for ratification at today's Council meeting.

CARRIED UNANIMOUSLY

F.8 Downtown Revitalization Program (Verbal)

Motion to postpone:

Moved By Mayor Alto

Seconded By Councillor Kim

That this item be postponed for two weeks.

CARRIED UNANIMOUSLY

F.9 Late Item - 2122 Cook Street Remedial Action Requirement

Committee received a report dated May 2, 2023, from the Assistant Chief of Fire Prevention, seeking Council authorization to impose remedial action requirements to remove the unsafe conditions on the property located at 2122 Cook Street.

Moved By Councillor Thompson

Seconded By Councillor Coleman

1. That Council, under the authority provided in Section 73 of the Community Charter, declare the apartment building located at 2122 Cook Street (the “Building”), legally described as Parcel B (DD 1573201) of Lots 12 & 13, Section 3, Plan 62, Victoria (the “Lands”), to be a hazard that creates an unsafe condition for occupants and visiting members of the public that requires remedial action to remove the unsafe condition and hazard.
2. That Council, under the authority of section 72 of the Community Charter, impose the remedial action requirements as set out in Schedule A to this Report as amended upon the registered owner of 2122 Cook Street, legally described as Parcel B (DD 1573201) of Lots 12 & 13, Section 3, Plan 62, Victoria.
3. That Council authorize Staff to take all appropriate actions in accordance with Section 17 of the Community Charter to ensure the Building is brought into compliance with the remedial action detailed in Schedule A as amended subject to the following:
 - a. The property owner has not fully complied with the remedial action order on or before the compliance date specified in this Council Resolution; and
 - b. That all costs incurred by the City of Victoria to bring the property into compliance shall be at the expense of the property owner and, as per Section 17 of the Community Charter, these costs shall be treated as a debt owned to the City of Victoria;
4. That Council set the time limit for compliance with the remedial actions detailed in Schedule A to this Report as amended at 12:00 p.m., May 12, 2023.
5. That Council set the time limit for submission of a notice of a request for Council to reconsider the remedial action requirements detailed in Schedule A as amended as 10:30 AM on May 8, 2023.
6. That Council forward this matter to the May 4, 2023 daytime Council meeting for ratification.

CARRIED UNANIMOUSLY

G. NOTICE OF MOTIONS

NOTICE OF MOTION from Councillor Thompson:

That Council:

- direct staff to present the Governance Review Report to Council for consideration, with the goal of addressing all items by June 30, 2023; and
- in order to ensure the Governance Review Report is completed by this date, schedule one or more Special Committee of the Whole meetings, including additional

daytime meetings or on Thursday evenings that are not currently planned for Council meetings.

H. NEW BUSINESS

H.3 Council Member Motion: Further Investigation of Patio Bylaw Opportunities

Committee received a Council Member Motion dated April 30, 2023, from Mayor Alto, seeking further investigation of the Patio Regulation Bylaw Opportunities.

Moved By Mayor Alto

Seconded By Councillor Coleman

1. That Council rescind the following resolution passed at the March 16, 2023 meeting:
That the following bylaw be adopted:
 1. *Patio Regulation Bylaw No. 23-035*
2. Direct staff to:
 - a. extend patios currently existing under the Business Recovery from Pandemic Bylaw to November 30, 2023, and;
 - b. investigate how changes to the Patio Regulation Bylaw could allow greater flexibility and innovation in the commercial use of public space, and report to Council on the implications of such use.
3. Should this resolution be approved, that it be forwarded to the daytime Council meeting of May 4th, 2023, for final consideration.

Motion to postpone:

Moved By Mayor Alto

Seconded by unanimous consent

That item 1 be postponed for two weeks:

1. That Council rescind the following resolution passed at the March 16, 2023 meeting:
That the following bylaw be adopted:
 1. *Patio Regulation Bylaw No. 23-035*

CARRIED UNANIMOUSLY

On number 2 and 3 of the motion:

2. Direct staff to:
 - a. extend patios currently existing under the Business Recovery from Pandemic Bylaw to November 30, 2023, and;
 - b. investigate how changes to the Patio Regulation Bylaw could allow greater flexibility and innovation in the commercial use of public space, and report to Council on the implications of such use.

3. Should this resolution be approved, that it be forwarded to the daytime Council meeting of May 4th, 2023, for final consideration.

CARRIED UNANIMOUSLY

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Thompson
Seconded By Councillor Kim

That the Committee of the Whole Meeting be adjourned at 4:28 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT