



**Council Member Motion  
For the Committee of the Whole Meeting of May 23, 2019**

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**Date:** May 17, 2019

**From:** Councillor Ben Isitt and Councillor Sharmarke Dubow

**Subject:** Ensuring Appropriate Land Use at 950 Kings Road

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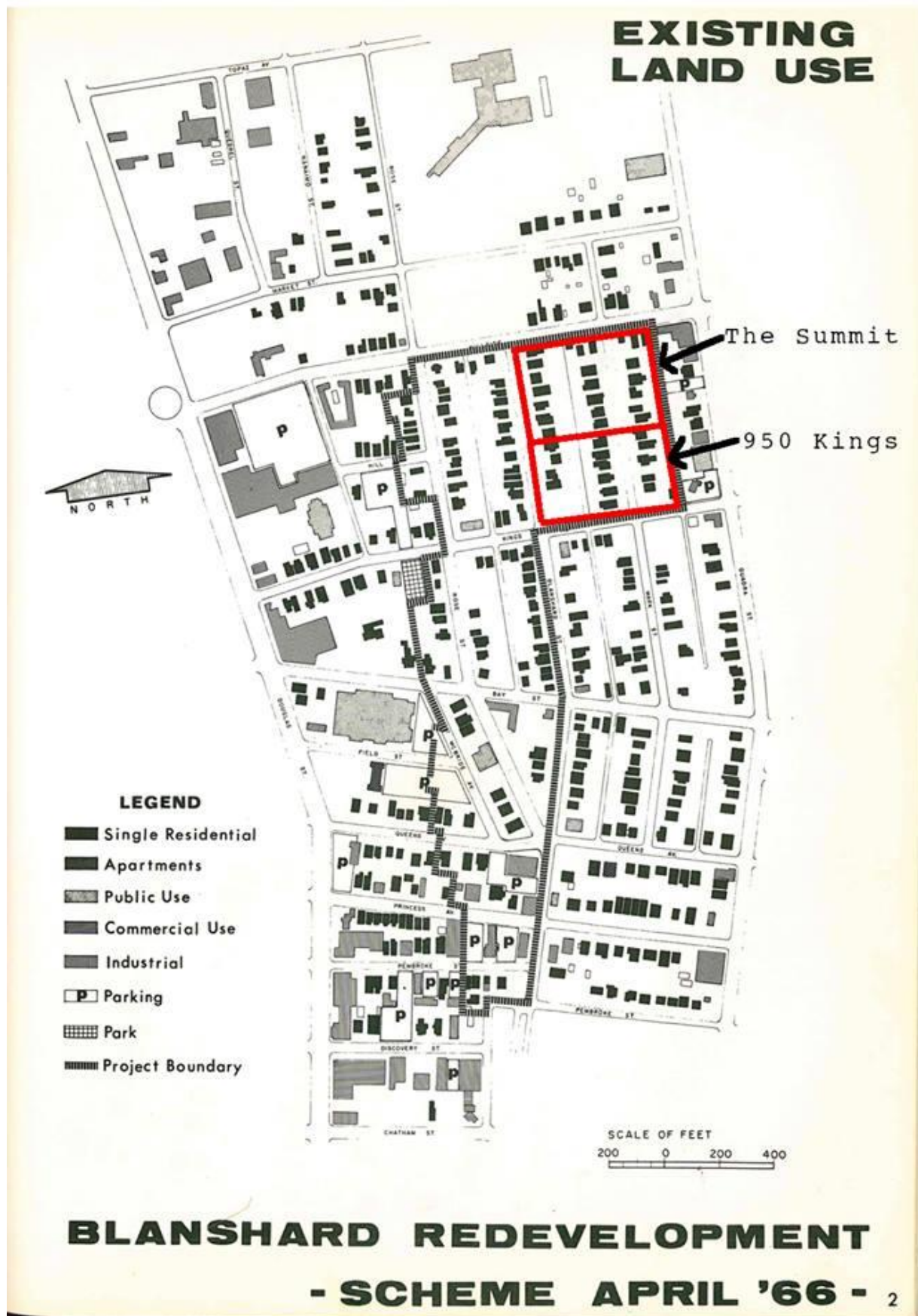


**Background:**

On March 28, Victoria City Council endorsed recommendations relating to the property at 950 Kings Road and the adjacent property at Evergreen Terrace. The history and context of these properties is discussed in the attached report on “Enhancing Parkland and Community Services at 950 Kings Road.” (See Attachment 1)

For additional context, it should be noted that development of the Blanshard Elementary School, Evergreen Terrace housing project and the Blanshard Street Extension in the late 1960s and early 1970s arose out of an extensive, multi-year urban renewal program involving federal, provincial and municipal participation.

While deeply flawed for failing to engage the residents who lived in the former Blanshard-Rose Neighbourhood (and who were displaced by the project), the Blanshard-Rose Urban Renewal Scheme resulted from a lengthy master planning process that allocated a substantial inventory of land for use as greenspace and community education (the school grounds and building). The properties at 950 Kings Road and 955 Hillside Avenue served as a backyard and a living room for low-income residents of the Blanshard Courts (now Evergreen Terrace) housing project.



When the Blanshard Community Centre (now Quadra Village Community Centre) was built in the 1990s, it was designed and constructed without a gymnasium, reflecting the existing use of the property at 950 Kings Road, which has provided integral recreational facilities for the Community Centre and the neighbourhood throughout its history.

Responding to concerns expressed by members of the public regarding appropriate land use at 950 Kings Road, Victoria City Council adopted the following recommendations on March 28, 2019:

That Council:

1. Places itself on record favouring the retention of parkland and community services at 950 Kings Road, to provide a neighbourhood amenity and community amenity in an area that is seeing substantial current and future densification.
2. Places itself on record favouring the rapid creation of new nonmarket housing options on the Provincial government-owned parcel at 2505 Blanshard Street (Evergreen Terrace), subject to the following conditions:
  - (a) Early, meaningful and ongoing engagement with existing residents of Evergreen Terrace and with the Downtown Blanshard Advisory Committee on the types of housing that is desired and the phasing of redevelopment.
  - (b) No net loss of family townhouse units and apartment units at rent levels equivalent to existing rent levels, with a right of first refusal for existing residents to occupy newly created units at equivalent rent levels.
  - (c) High quality design.
3. Directs staff to engage the Downtown Blanshard Advisory Committee and the Capital Regional District / Capital Regional Hospital District and report back to Council on a priority basis with options for creating City parkland and community services at 950 Kings Road.
4. Requests that the Mayor write, on behalf of Council, to the Provincial Rental Housing Management Corporation (BC Housing), requesting a meeting between BC Housing, City Council and City Staff at the earliest opportunity to identify options for expediting the creation of new nonmarket housing options at 2505 Blanshard Street (Evergreen Terrace), subject to the conditions noted above.

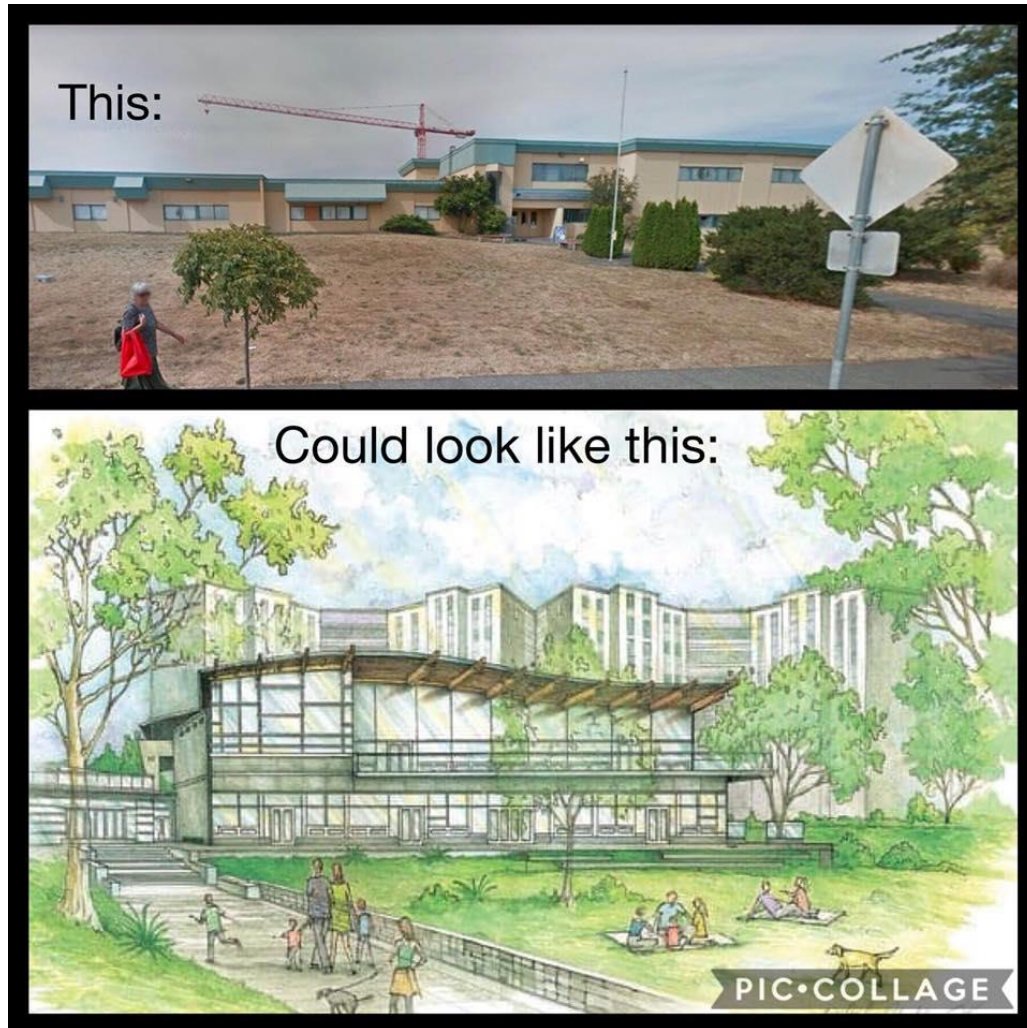
On April 12, 2019, the Mayor of Victoria acted on this Council resolution by writing to the Chief Administrative Officer of the Capital Regional District (CRD), advising the CRD of “Victoria City Council’s desire that any future development at 950 Kings Road would result in no net loss of green space and the inclusion of new community amenities.” (See Attachment 2)

The Capital Regional District (CRD) is still exploring potential future use of 950 Kings Road. However, draft plans presented at the CRD’s Hospital and Housing Committee meeting following the letter from the City of Victoria suggest that development would eliminate much of the existing green space and community amenities currently on site.



Public comments to the CRD and the City regarding these draft plans suggest that they do not meet the needs of the neighbourhood. Therefore, a rezoning to a site-specific zone that better reflects the community's needs may be appropriate.

#### **Vision for 950 Kings Road as proposed in HQ Collective Public Engagement Summary**



In order to respond to public input regarding appropriate use of the property at 950 Kings Road, as reflected in Council's motion of March 28, 2019, as well as concern relating to potential changes in the land use expressed by members of the public, it is recommended that Council provide direction to staff to prepare amendments to the Zoning Regulation Bylaw and the Official Community Plan to revise the zoning to ensure protection of parkland and community services on the property.

This would reflect the current desires of the neighbourhood. Any future development plans could still be considered through a rezoning process with meaningful opportunities for public input and consideration of all relevant factors including the provision of parkland and community amenities that satisfy the needs of the neighbourhood and future residents.



**Recommendations:**

That Council:

1. Direct staff to prepare and bring forward for Council's consideration necessary amendments to the Zoning Regulation Bylaw and the Official Community Plan to limit the permitted uses at 950 Kings Road to:

- school;
- park;
- community centre;
- gymnasium or fitness centre;
- daycare centre;
- art school;
- cultural centre;
- community garden;
- library.

and to restrict the maximum site coverage to:

- a percentage equivalent to the current building footprint.

and to provide the following setbacks:

- westerly (side yard) setback consistent with the existing building;
- southerly (front yard) setback consistent with the existing building.

2. Direct staff to explore with all the stakeholders, as part of the development of an updated Hillside-Quadra Neighbourhood Plan, the potential of 950 Kings Road for future residential development that includes parkland and appropriate community amenities.

Respectfully submitted,



Councillor Isitt



Councillor Dubow

Attachments:

1. Report on "Enhancing Parkland and Community Services at 950 Kings Road"
2. Mayor of Victoria Letter to Capital Regional District Board