

E. LAND USE MATTERS

E.2 1055 Alston Street: Rezoning Application No. 00851 and Development Permit with Variances Application No. 00234 (Vic West)

Committee received a report dated May 9, 2024 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application and Development Permit with Variances Application for the property located at 1055 Alston Street in order to rezone from the M2-S Zone, Songhees Light Industrial District, to a new zone to construct a mixed-use building with one industrial unit and approximately 56 residential units and recommending that that the application proceed to bylaw readings.

Committee discussed the following:

- *Requirement for industrial parking*
- *Noise allowances*
- *Incorporating residential and industrial use*
- *Lack of community amenities*

Moved and Seconded:

Option 1: Require ADP Review

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated May 9, 2024 for 1055 Alston Street.
2. That, after publication of notification in accordance with section 467 of the *Local Government Act*, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Revised plans identifying a second car share stall on-site.
 - b. The application be reviewed by the Advisory Design Panel.
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. Provision of a 1.0m wide statutory right of way for a portion along Alston Street to accommodate a sidewalk and two boulevard trees to City standards.
 - b. Provision of transportation demand management measures including:
 - i. two electric car share vehicles with a security of \$55,000 per vehicle
 - ii. two car share vehicle parking stalls equipped with Level 2 electric vehicle charging stations
 - iii. public access to the shared vehicle parking stalls

- iv. a minimum of 56 car share memberships and credits
 - v. enhanced bicycle facilities including 50% of long-term bicycle spaces to have access to an electrical outlet, 10% of long-term bicycle parking to be oversized for cargo bicycles, and a bicycle maintenance station, and
 - vi. two EcoPasses for a minimum of five years for the industrial space.
- 4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
 - 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.

Development Permit with Variances Application

That Council, after giving notice, consider the following motion:

“1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00234 for 1055 Alston Street, in accordance with plans submitted to the Planning department and date stamped by Planning on April 18, 2024, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the residential vehicle parking from 55 stalls to 17 stalls
 - ii. reduce the visitor vehicle parking from six stalls to two stalls
 - iii. reduce the industrial vehicle parking from eight stalls to four stalls
 - iv. reduce the visitor van accessible stall from one stall to zero stalls
 - v. reduce the surface parking lot setback from a street from 1m to 0.6m
 - vi. eliminate the landscape screen between a surface parking lot and a street.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

OPPOSED (4): Councillor Caradonna, Councillor Dell, Councillor Loughton, and Councillor Thompson

CARRIED (5 to 4)