

4.1 Rezoning Application No. 00487 for 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street

Main motion as amended:

That Council postpone consideration of the following motion pending consideration of ADP recommendations:

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Provision of a third-party land lift analysis to determine the value of any increase in density that exceeds the floor space ratio of 1.6:1 FSR with a contribution of 75% of the value of any identified land lift to be contributed to and divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund, to be secured to the satisfaction of the Director of Sustainable Planning and Community Development.
2. That Council consider giving the Zoning Regulation Bylaw Amendment final reading conditional upon the registration of the following:
 - a. Housing Agreement to secure the rental of 10 units for a minimum of 10 years and that future strata bylaws cannot prohibit from renting residential strata units;
 - b. Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment of to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Following consideration of Rezoning Application No. 00487, and if approved that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.

On the main motion as amended:
CARRIED UNANIMOUSLY 16/COTW

4.1 Development Permit with Variances Application No. 000434 for 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street

Main motion as amended:

That Council refer the Application to the Advisory Design Panel to provide recommendations back to Committee of the Whole, with a request that the Panel pay particular attention to:

1. The transition to the buildings along Pandora Avenue and Chambers Street.
2. Overall massing, architectural elements and finishes with particular attention to the relationship with the local neighbourhood.

Following this referral, and after the Public Hearing for Rezoning Application No. 00487, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:

1. Plans date stamped February 5, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

On the main motion as amended:

CARRIED 16/COTW

For:

Mayor Helps, Councillors Alto, Loveday, and Thornton-Joe

Against:

Councillors Coleman, Madoff, and Young