



Council Report

For the Meeting of September 21, 2017

To: Council **Date:** September 14, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00588 for 1002 Vancouver Street - Application Ready to Proceed to Public Hearing

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment (Bylaw No. 17-092) and the Heritage Designation Bylaw (Bylaw No. 17-088), and first, second and third reading to Bylaw No. 17-093 to authorize the Housing Agreement.

Following consideration of the Rezoning Application No. 00588, that Council consider this updated motion with respect to Development Variance Permit Application No. 000195:

"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:

1. Plans date stamped May 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 1002 Vancouver Street. The proposal is to convert the existing building into a multiple-dwelling consisting of 78 supportive units and 15 affordable rental units for seniors over the age of 50.

In accordance with the Council motion of July 27, 2017, the necessary conditions that would advance the rezoning for the subject property have been fulfilled. The meeting minutes, applicant responses to questions from Council, reports from Fire and Police Departments summarizing calls for service and police calls, revised site plan identifying the Statutory Right of Way on Rockland Avenue, are attached. The motion from the July 27, 2017, Committee of the Whole (included below) can be replaced with the motion included in the staff recommendation.

Rezoning Application No. 00588

1. *That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:*

- a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
- b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
- c. Establishment of a legal mechanism to secure the landscape security deposit for on-site hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
- d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - Whether or not pets are permitted, especially dogs and cats.
 - Whether there are accessible units.
 - The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
 - Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion:
 "That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:

1. Plans date stamped May 23, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

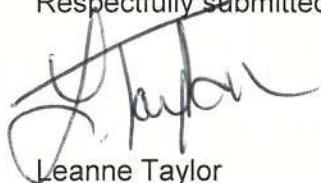
3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Restriction on Age

Pursuant to Section 10 of the *Human Rights Code*, no one can discriminate against a person in tenancy because of age, but there is an exception for reserving rental units to those 55 years old and over. If an age restriction is a component of the selection criteria for the building, it must be 55 years in order to be in compliance with the *Human Rights Code*.

The recommendation provided for Council's consideration contains the appropriate language to advance this Application to a Public Hearing.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division




Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Sept. 18, 2017

List of Attachments

- Attachment A: Minutes from the Council Meeting dated July 27, 2017
- Attachment B: Minutes from the Committee of the Whole Meeting dated July 27, 2017
- Attachment C: Applicant responses to questions in Council minutes
- Attachment D: Report on calls for service from the Victoria Fire Department
- Attachment E: Report of police calls from the Victoria Police Department
- Attachment F: Revised site plan received September 15, 2017 deemed May 23, 2017.