

REPORTS OF COMMITTEES2. Committee of the Whole – July 27, 2016

*Councillor Coleman withdrew from the meeting at 9:10 p.m. due to a pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of B.C.*

6. Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver StreetMotion:

It was moved by Councillor Isitt, seconded by Councillor Lucas:

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 onsite 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 housing and affordable housing.
    - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
    - Information regarding the current demographic at the building.
    - Clear 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 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 an 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."

*Council discussed the following:*

- *The Province's authority to override the City's zoning regardless of Council's decision.*
- *Whether decreasing the number of units would allow the residence to be run in such a way that would lessen the impact on neighbours.*

**Carried**

**For:** Mayor Helps, Councillors Alto, Coleman, Madoff, Isitt, Loveday, Lucas, and Thornton-Joe  
**Opposed:** Councillor Young

*Councillor Coleman returned to the meeting at 9:26 p.m.*

*Councillor Loveday withdrew from the meeting at 9:27 p.m.*

**7. Rezoning Application No. 00564 for 2695 Capital Heights Development Permit & Development Variance Permit Application No. 000564 for 2695 Capital Heights**

**Motion:**

It was moved by Councillor Alto, seconded by Councillor Madoff:

**Rezoning Application No. 00564 for 2695 Capital Heights**

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and;

2. That prior to the Public Hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.

**Development Variance Permit Application No. 000564 for 2695 Capital Heights**

3. 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. 00564, if it is approved, consider the following motions:
  1. That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
    - a. Plans date stamped June 9, 2017.
    - b. Development meeting all *Zoning Regulation Bylaw* requirements.
    - c. The Development Permit lapsing two years from the date of this resolution.
  2. That Council authorize the issuance of a Development Variance Permit Application for 2695 Capital Heights, in accordance with:
    - a. Plans date stamped June 9, 2017.
    - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
      - i. reduce the rear setback from 7.50m to 1.01m.
    - c. The Development Permit lapsing two years from the date of this resolution.

**Carried Unanimously**