

## **PUBLIC AND STATUTORY HEARINGS**

### **4. Rezoning Application No. 00513 and Development Permit No. 000460 for 701 Belleville Street**

#### **1. Public Hearing**

##### **Rezoning Application No. 00517**

The purpose of this Bylaw is to rezone the land known as 701 Belleville Street from the T-1 Zone, Limited Transient Accommodation District, to the CA-80 Zone, Central Area (Belleville) District, to permit seniors housing for independent and assisted living uses, increase building height (from 21.5m to 45.0m), increase density (from a floor space ratio of 1.2:1 to 4:1) and reduce required setbacks.

New Zone: C-80 Zone, Central Area (Belleville) District

Legal description: Lot 30, District Lot 1269, Victoria City, Plan 760

Lot 31, District Lot 1269, Victoria City, Plan 760

Lot 32, District Lots 576 and 1269, Victoria City, Plan 760

Lot 33, District Lots 576 and 1269, Victoria City, Plan 760

Lot 34, District Lot 1269, Victoria City, Plan 760

Lot 35, District Lot 1269, Victoria City, Plan 760

Existing Zone: T-1 Zone, Limited Transient Accommodation District

Charlotte Wain (Senior Planner): *Advised that the application is for the construction of a 15-storey, mixed use building.*

*Mayor Helps opened the public hearing at 9:09 p.m.*

Brian McCauley (President of Concert Properties Ltd.): Provided information regarding the application and the contribution that will be provided for affordable housing.

David Simpson (DYS Architecture): Provided information regarding the application, including specifics on the height and character of the building within the neighbourhood.

Bruce Hemstock (PWL Partnership): Provided information regarding the proposed landscaping of the property.

*Council discussed the following:*

- *Whether the funds provided by the applicant to the Housing Trust Fund should be specified for use within the James Bay neighbourhood.*

Doug Ford (Douglas Street): Expressed concerns regarding the application due to the loss of parking in the neighbourhood.

Bill Miles (Douglas Street): Expressed concerns regarding the application due to the loss of parking in the neighbourhood.

*Council discussed the following:*

- *The parking considerations that have been made by the applicant.*
- *The shadow impacts of the building.*

*Mayor Helps closed the public hearing at 9:39 p.m.*



## 2. **Bylaw Approval**

### **Motion:**

It was moved by Councillor Lucas, seconded by Mayor Helps, that the following bylaw **be given third reading:**

*1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1095) No. 17-034*

*Council discussed the following:*

- *The importance of creating seniors housing in the City.*

### **Amendment:**

It was moved by Councillor Lucas, seconded by Mayor Helps, that the money allocated to the housing trust fund be used exclusively in the James Bay neighbourhood.

*Council discussed the following:*

- *Allowing the Housing Trust Fund the latitude to allocate the funds at their discretion.*

**On the amendment:**  
**Defeated**

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

*Council discussed the following:*

- *Whether the proposed height and character of the application is supportable in relation to the surrounding neighbourhood.*
- *The lack of affordable housing commitments.*
- *Whether the reduction of parking per unit is supportable.*

**On the motion:**  
**Carried**

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

*Final adoption of Zoning Regulation Bylaw, Amendment Bylaw (No. 1095) No. 17-034 and Housing Agreement (701 Belleville Street) Bylaw No. 17-035 has been postponed, pending execution of the Statutory-Right-of-Way.*