

**PLANNING & LAND USE COMMITTEE REPORT**  
**FROM THE MEETING HELD OCTOBER 29, 2015**

For the Council Meeting of October 29, 2015, the Committee recommends the following:

**1. Accelerating Local Area Planning:** That Council:

1. Initiate local area planning in accordance with the new planning approach outlined in the body of this report and the following schedule:

**March 2016 - February 2017:** Fairfield, Gonzales and Victoria West

**March 2017 - February 2018:** Fernwood, Jubilee, North Park, Rockland, as well as Fort Street corridor within Fairfield and Oak Bay Village within Gonzales

**March 2018 - February 2019:** James Bay, Hillside Quadra, Oaklands.

2. Consult with community associations, groups and other interested citizens on the new local area planning program and develop shared principles and other Terms of Reference for the program through a collaborative workshop later this year.

**2. BC Lotteries Commission (BCLC) Request for Expressions of Interest for Siting of a New Casino Facility:** That Council:

1. Direct staff to engage with BCLC to gather further information.
2. Direct staff to review current policy, identify and assess any key issues, and provide a draft response to BCLC's Request for Expression of Interest for Council consideration at the November 26, 2015, Planning and Land Use Committee meeting.

**3. Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-220 Cook Street:** That this application return to the Planning and Land Use Committee for further consideration once the following conditions are met:

1. The applicant arrange and participate in a second Community Association Land Use Committee (CALUC) meeting.
2. Provision of a third-party land lift analysis to determine the value of any increase in density that exceeds the floor space ratio of 1.5:1 FSR.

**4. Rezoning Application No. 00301 and Development Permit Application No. 000302 for 605-629 Speed Avenue and 606-618 Francis Avenue – Update:** That Council consider the following updated motion related to consultation requirements pertaining to the proposed Official Community Plan Amendment, the Development Permit Application and the community amenity contribution:

1. That Council consider giving first reading to the *Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14)*.
2. That Council consider the *Official Community Plan Amendment Bylaw, 202, Amendment Bylaw (No. 14)* in conjunction with the *City of Victoria 2014 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* pursuant to Section 882(3)(a) of the *Local Government Act* and deem those plans to be consistent with the proposed *Official Community Plan Amendment Bylaw*.

- a. That Council determine pursuant to Section 879(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers with 200m of the subject properties and determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments for their consideration;
  - b. That Council determine pursuant to Section 879(2)(a) of the *Local Government Act*, that having regard to the holding of the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation;
  - c. That Council consider consultation under Section 879(2) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the site specific nature of the proposed amendment;
  - d. That Council consider giving second reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14);
  - e. That Council consider referring the *Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14)* for consideration at a Public Hearing;
  - f. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036);
  - g. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) for consideration at a Public Hearing.
3. Following the Public Hearing and subject to the adoption of the *OCP and Zoning Regulation Bylaw* Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motions:  
 "That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:
- a. Plans date stamped July 8, 2013.
  - b. Development meeting all *Zoning Regulation Bylaw* requirements.
  - c. The Development Permit lapsing two years from the date of this resolution."
4. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution be split equally between the Victoria Housing Fund and neighbourhood amenities within the Burnside-Gorge neighbourhood.

**5. Development Variance Permit Application No. 00157 for 740 Hillside Avenue: That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:**

"That Council authorize the issuance of Development Variance Permit Application No. 00157 for 740 Hillside Avenue, in accordance with:

1. Plans date stamped September 4, 2015.
2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:
  - a. Schedule C, Section 16.C 5 – reduce parking requirement for 980m<sup>2</sup> of medical offices from 1 stall per 37.5m<sup>2</sup> to 1 stall per 68m<sup>2</sup>.
3. The Development Variance Permit lapsing two years from the date of this resolution."

6. **Development Variance Permit Application No. 00160 for 1581 Hillside Avenue:** That Council, after giving notice and allowing an opportunity for public comment consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00160 for 1581 Hillside Avenue, in accordance with:

1. Plans date stamped September 17, 2015.
2. The following variances to the Sign Bylaw:
  - Vary the size of the total allowable signage from 33.07m<sup>2</sup> to 50.82m<sup>2</sup> on Shakespeare Street.”

7. **Development Permit with Variances Application No. 000438 for 2918 Hipwood Lane:** That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000438 for 2918 Hipwood Lane, in accordance with:

1. Plans date stamped September 29, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Part 1.23 (8)(a): Reduce the front yard setback from 6m to 4.8m.
  - b. Part 1.23 (8)(b): Reduce the rear yard setback from 6m to 4.5m.
3. The Development Permit lapsing two years from the date of this resolution.”

8. **Development Permit with Variances Application No. 000437 for 755 Caledonia Avenue:** That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000437 for 755 Caledonia Avenue in accordance with:

1. Plans date stamped October 5, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - a. Section 6.8.1(e) - Variance to permit residential use on the first storey.
  - b. Section 6.8.3(b) – Variance to permit a massing setback ratio from 5:1 to 6:1 on Blanshard Street and from 5:1 to 5.2:1 on Caledonia Avenue.
3. The Development Permit lapsing two years from the date of this resolution.

9. **Housing Affordability Task Force:** That Council:

1. Direct City staff to report to Council with recommendations specific to the consideration of implementing inclusionary zoning as a way to support the development of more affordable housing, examining models in other jurisdictions, and providing options for the implementation of inclusionary zoning both downtown and throughout the city in the context of work currently being undertaken on community amenity contributions.

2. That staff be directed to examine opportunities for creating incentives for Secondary Suites and Garden Suites, including options for encouraging affordability in the new units created.

10. **Councillor Motion – Affordable Housing:** That Council approve the following motion.

*BE IT RESOLVED* that all land use planning reports include a standing section that considers and comments on any affordability aspects of the application.