



MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, AUGUST 27, 2015, AT 7 P.M.

PLACE OF MEETING:

Council Chambers, City Hall

PRESENT:

Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young

STAFF PRESENT:

J. Johnson, City Manager; P. Bruce, Fire Chief; B. Dellebuur, Acting Assistant Director, Transportation & Parking Services; K. Hamilton, Director, Citizen Engagement and Strategic Planning; C. Havelka, Council Secretary; J. Jenkyns, Deputy City Manager; A. Meyer, Assistant Director, Sustainable Planning and Community Development; C. Mycroft, Executive Assistant to the City Manager; T. Soulliere, Director, Parks and Recreation; S. Thompson, Director, Finance; J. Tinney, Director, Sustainable Planning and Community Development; R. Woodland, Corporate Administrator

COMBINED DEVELOPMENT APPLICATION

2. 1002-1008, 1012 Pandora Avenue

1. Public Hearing - Zoning Regulation Bylaw, Amendment Bylaw (No. 1005)

To rezone the land known as 1002-1008 and 1012 Pandora Avenue from the CA-1 Zone, Pandora Avenue Special Commercial District and the R-2 Zone, Two Family Dwelling District, to the CA-75 Zone, Pandora Vancouver Mixed Use District., to permit a mixed use commercial and residential building.

New Zone: CA-75 Zone, Pandora Vancouver Mixed Use District

Legal Description: Lot 1, Suburban Lot 15, Victoria City, Plan 22437
Lot 2, Suburban Lot 15, Victoria City, Plan 22437 except Parcel A (DD C70855)

Existing Zone: CA-1 Zone, Pandora Avenue Special Commercial District
R-2 Zone, Two Family Dwelling District

Mayor Helps opened the public hearing at 7:44 p.m.

Alison Meyer (Assistant Director, Development Services, Sustainable Planning and Community Development): This is a rezoning application to rezone the application known as St. Andrews School to a new zone that allows ground floor commercial, with residential above, with four stories fronting Mason Street and six stories fronting Pandora Avenue. She described the current zoning on the site and advised there is a concurrent Development Permit application.

Mark Kopinya, (Blue Sky Properties (Applicant): Advised that they have changed the proposal in response to neighbourhood concerns and he described the setbacks, massing, and how the design adheres to the Official Community Plan (OCP) with the height below what's permitted in the zone. He also described the landscaping, bike lanes, the walkability of the proposal, traffic calming amenities and how the traffic egress and access on Mason Street were adjusted to minimize traffic impact. He provided a shadowing study, advising there is no impact on Mason Street from spring

to fall. Eleven non-market rental units are being voluntarily provided with this proposal and he outlined how this compares with units provided in the Capital Park project.

Councillor Thornton-Joe asked what the difference is between LEED silver and LEED silver equivalent.

Mark Kopinya: Described the requirements to meet LEED silver standards.

Councillor Isitt asked about previous traffic volumes for the school and asked for information about vehicle access and egress for the school.

Brad Dellebuur (Acting Assistant Director, Transportation & Parking Services): Advised that as this is a new proposal it has to comply with current access regulations.

Councillor Alto asked about the restriction on delivery trucks on Mason Street and Cook Street.

Mark Kopinya: The restricted weight for trucks is 10,000 lbs.

Councillor Alto asked if eleven non-market units was a fixed number.

Mark Kopinya: Advised that this makes up a large contribution without any City assistance.

Councillor Madoff asked what is the largest truck that could turn onto Vancouver Street.

Peter Joyce, Traffic Engineer, Bunt & Associates: Provided information regarding the size of trucks that could access the property from Vancouver Street.

Councillor Loveday asked how much the non-market units would rent for and how that compares with the Capital Park project.

Mark Kopinya: Advised how the Capital Park project is governed differently than this project and how affordability is achieved through suite size. They will be affordable in comparison to other projects.

Charles Joerin (North Park Street): Read a letter which is the official view of the North Park Neighbourhood Association (NPNA), which is opposed to the project due to the massing and large footprint it will have. He spoke about traffic concerns and that the proposal does not meet community objectives.

Didi Mitchell (North Park Street): Continued to read the letter, advising the project is not affordable to North Park residents and there was no meaningful public consultation.

Martin Pratt (Hillside Avenue): Said the proposal strikes a balance as more housing is needed, and if they would have three storeys on Mason Street to reduce shading. He said all traffic should be moved to Pandora Avenue.

Bill Valentine (Woodburn Avenue): Said to maintain a vibrant Victoria, development decisions need to be for a broader benefit of the City and this proposal is supportable as it sufficiently benefits the interests of downtown.

Michael Bradly (Elford Street): Is the property manager at this site and says the project is needed as a catalyst for change, noting the social issues on the site.

Susan Quipp (Michigan Street): Said this type of high end housing is not needed and there is ten-year limit on the building being used for rental. She described how the current site could be used for social programs and micro-housing.

Stephen Portman (Queens Avenue): Doesn't support this proposal but the site needs to be redeveloped to become a place where people of all income levels can live and where the highest and best public use is considered.

Jessie Rucker (Mason Street): Doesn't support this proposal as it conflicts with the OCP, greenway and strategic plan and he also has concerns about the traffic. The size of the building will shade the Mason Street garden.

Joseph Calenda (Frechette Street): Spoke about good planning and this application should be approved because it is good planning which should trump neighbourhood objections.

John Laszczyk (View Street): Is the Rector of St. Andrews Church which provides services for the homeless. The proposal for the St. Andrews site is supportable and the OCP calls for development in this area and downtown Victoria has to grow to become vibrant.

Alan Gallupe (Jackson Street): Is on the Board of the NPNA and said the proposal didn't allow real community input and doesn't have community support and isn't forward thinking in terms of addressing environmental and social issues, noting the many people who petitioned against the proposal.

Wendy Payne (Woodstock Avenue): She walks in this area and doesn't feel safe and believes density will bring more people to the area, which will help. This proposal is a compromise and should be accepted.

Angela Moran (Mason Street): Said she opposes this proposal and described the urban farm that has grown to a successful business. The proposal is too large and the footprint should be broken up and another development is needed to align with the NPNA vision.

Joka van den Beeg (Mason Street): Said the issues of concern are in the OCP summary that calls for community gardens and sustainable growth, with affordable housing through innovation. This project is not sustainable and the traffic issues, massing and loss of green space, mean it should be rejected.

Jenny Hyslop (Stanley Avenue): Read a letter from Maurita Prato from Lifecycles Project Society noting the importance of the Mason Street farm and a development is needed that addresses the needs of the NPNA and the farm. The OCP supports food production and this proposal is not in alignment with that plan.

Tristan Trotter (Mason Street): Doesn't support the proposal as they didn't change the plans for the store or built space, which is too dense and it will impact this quiet neighbourhood. The transition to the neighbourhood is lacking and there are many traffic concerns.

Bev Pylyk (Pandora Avenue): She works for the Island Catholic School and she supports the proposal as presented as it's in the best interest of the community.

Brian Robertson (Cook Street): Is the senior minister of the Open Door and said the voice of the community should be heard and the proponent should go back to the table and make the project work.

Ed Chwyl (Arbutus Road): Past Chair of the Conservatory of Music said the proposal will be a positive catalyst for the area and he noted the annual taxes it will bring to the City. The proposal responded to community concerns and should be supported.

Judith Spice (Prior Street): Said the community is not safe at night and neither is the park. The project should be supported as the development will improve the area.

Jenny Farkas (Queens Avenue): Is a member of the NPNA Board said the neighbourhood wants density, affordable housing and innovation but this project is a bad fit for the neighbourhood.

Dennis Oliver (North Park Avenue): The proposal is too large and the school building can be saved.

Bruce Carter (Victoria Chamber of Commerce): Noted the community consultation that developed the OCP and that density is called for at this urban site. The developer has made improvements and this will increase the supply of housing at no cost to the city. The bike lane on Pandora Avenue won't allow access there.

Alison Acker (Toronto Street): Is on the Coalition to End Homelessness and she is against this proposal as it is not good enough.

Josh Christopher (Queens Avenue): Said a big box store is not needed in this area and will impact small businesses. They need to wait for a proposal supported by the community and one that fosters small businesses.

Brett Black (Fisgard Street): He has always found the neighbourhood to be friendly and doesn't support the proposal. A mixed-housing project is needed that meets neighbourhood concerns.

Roy Cullen (Chair of Victoria Conservatory of Music): Noted the social issues in this area and that a positive investment in the community would change that culture and this proposal is that type of project. The developer has responded to concerns and has also made an affordable housing allowance.

Jane Butler-McGregor (CEO Victoria Conservatory of Music): Said she supports this project which will bring positive investment, energy and jobs to the area and the new residents will bring broader benefits to the community.

Council recessed at 10:01 p.m. and reconvened at 10:09 p.m.

Tony Joe (Wilson Street): Said this won't solve affordable housing issues but fills a gap in the rental housing continuum. This development will add vibrancy to the neighbourhood, noting that a future application could be less favourable.

Dan Greco (Oak Bay Avenue): Is the Chairman for Anawim House and supports the rezoning application as affordable housing is needed in Victoria and it will ease the demand for rental housing. The density will also make the area safer.

Harold Stanley (Caledonia Avenue): Said the North Park village epitomizes what the OCP wants to see in a community for walkability and liveability and this steps over the bounds for acceptable development. There will be an increase in traffic and it will impact the Mason Street farm and playground, and the large retail space is not supportable.

Jesse Brown (Balmoral Road): Spoke about the future of the Mason Street farm that is an integral part of the community and the developer didn't properly engage the stakeholders and did not make core changes in their earlier plan and this plan is not supportable.

Mike Simpson (Balmoral Road): Is opposed to the application and there is an opportunity to set a high standard of community engagement and this developer is not consulting the community in that manner. The proposal didn't change and it doesn't respect farmers and the units are not affordable.

Jennifer Bagelman (Cook Street): Is opposed to the project and the increased traffic is not in keeping with the greenway plan, cycling plan or OCP, and the lack of citizen engagement provides the grounds to reject the application.

Jodi Siksworth (Green Street): Is opposed to the development and the neighbourhood is safe and the people there are part of the community. They don't want the area gentrified like some areas and there is the opportunity to create something positive for the community.

Sara Stallard (Mason Street): Said she has never felt unsafe in this neighbourhood and any ills will not be solved by this development. Franklin Park will be shaded and so will the farm. There are issues with traffic turning into Mason Street and they need to support local businesses not a big retailer.

Geoff Courtnall (Yates Street): Said new investment is needed in the community and this proposal will help to clear up issues in the area. Bosa gives to the community they work in and this new building will give back to the community and add to the neighbourhood.

Rob Reid (Vancouver Street): Said he saw Harris Green become safer with commercial development and this proposal is a good plan and there is a need for housing so the overall benefits this brings to the City is supportable.

David Marshall (Fort Street): Said the proposal is largely consistent with the OCP and noted that the design of the development and traffic flow has been revised. This is a good project that will revitalize the neighbourhood and incorporates innovative programs.

Don Evans (Pandora Avenue): Is the Executive Director of Our place and supports the proposal that will build a vibrant community where there is a vacant property. The retail component will provide jobs and the 200 units will make a difference with the low vacancy rate in Victoria.

Motion to Extend Past 11 p.m.

It was moved by Councillor Isitt, seconded by Councillor Loveday, to extend the Council meeting past 11 p.m. Carried Unanimously

Mayor Helps advised that the hearing may be adjourned to another evening as there are at least 40 more people waiting to speak at this hearing.

Tony Mathews (Mason Street): Said the area does have issues but things have improved and Bosa has spoken to them and he supports the development.

Heather Benning (Vancouver Street): Is concerned how the development will impact the farm and would like to see some development and densification, but something that contributes to the neighbourhood; she is discouraged by this development.

Manj Benning (Vancouver Street): Said densification is important to keep downtown vibrant but it has to be innovative and there is room for innovation to have something they can be proud of.

Mariko Ihara (Duke Road): Read from a letter from Anastasia Holland that expressed concerns about the proposed development and increased traffic and the housing offered is not affordable. This will impact established business and the proposal is not in touch with what the community needs. Speaking for herself, she also has many concerns and doesn't support the current proposal and would like a better proposal with more community green space and housing.

Sue Goldsach (Lampson Street): Said people with businesses in the area may feel pushed out due to the economic and social issues, and this development will bring in diverse people, as it has a balance of retail with low cost housing and will make people feel safe.

Morgan Purvis-Bellamano (Graham Street): Said people are investing in the City and development and density are needed, but this kind of opposition shows they have to do better to represent the community and there can be economic growth without disrupting values.

David Gramlich (North Park Street): Said he supports this development and it will provide what's needed in the community and it is economically feasible and will provide jobs. It may not meet everyone's wishes, but if this is turned down it will be many years before anyone else develops it.

Ernesto Mendez (Vision Way): Said this development adds to the community and invites a wide demographic into downtown Victoria, as it provides development and planning at a neighbourhood scale and is sustainable for the urban environment.

Motion to Adjourn the Hearing

It was moved by Councillor Isitt, seconded by Councillor Alto, that the public hearing be adjourned and continue on Thursday, September 17, 2015 at 7:30 p.m.

Robert Woodland (Corporate Administrator): Said Council is adjourning the hearing to continue on a specific day. Between today and September 17, 2015, Council must not receive written or verbal submissions from the public or applicant on this application outside of the hearing. Comments on the development proposal can be sent to publichearings@victoria.ca or written correspondence can be sent to Legislative Services at Victoria City Hall. If members of the public have questions about the process, they can contact Legislative Services.

Carried unanimously