

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

1. 755 Caledonia Avenue

1. Hearing - Development Permit with Variances Application No. 00437

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 755 Caledonia Avenue, in Development Permit Area 2, (Heritage Conservation) Core Business, for purposes of constructing a 16-storey mixed-use building and varying the following requirements of the *Zoning Regulation Bylaw* namely:

- Allowing residential use on the first storey
- Permitting minor intrusions of balconies in the upper floor massing setbacks.

Alison Meyer: This is a Development Permit with Variances application for 755 Caledonia Avenue, phase 2 of Hudson Walk; a 15 storey residential tower. Two variances are being requested to permit ground floor residential and minor intrusions into the upper floor balconies.

Mayor Helps opened the public hearing at 7:36 p.m.

Justin Filuk (Townline Group): Provided information about the Hudson Walk Phase 2 application, which will be a purpose-built rental building and will complement the Phase 1 building. The proposal includes ground floor residential units and the presentation showed how these units will appear. Also described was the public space and the children's play area.

Mayor Helps asked about the changes proposed for the play area.

Justin Filuk: Described the previous play area and how this new opportunity allowed them to develop a larger play area.

Councillor Madoff asked about the process used to select the art.

Justin Filuk: The art was selected through a private process, not through the City, as the art piece is on private property.

Councillor Madoff advised there is an option to work with the City and noted that, in the past, the City has created art that is a play item.

Councillor Thornton-Joe asked about the dog run and if it is open to the public.

Justin Filuk: The proposal is for the dog run to be used for Hudson Walk residents.

Rick (Pandora Avenue): Commented that he was disappointed with the first development.

Councillor Thornton-Joe asked about the letter from the Downtown Residents Association who suggested the deck panels be replaced.

Justin Filuk: Provided information about other projects where they've used frosted deck panels and how that changes the use of the decks. As well they'd like to make the two buildings have a similar look.

Mayor Helps closed the public hearing at 7:51 p.m.

2. Development Permit with Variances Approval:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, "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.

Councillor Isitt spoke in support of the proposal though he believes this is the limit in terms of building height.

Carried Unanimously

Council meeting
November 26, 2015