



## REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, April 18, 2024, 9:00 A.M. - 2:00 P.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt Nations

Meeting will recess for a lunch break between 12:00 p.m. and 1:00 p.m.

Pages

A. TERRITORIAL ACKNOWLEDGEMENT

B. INTRODUCTION OF LATE ITEMS

C. APPROVAL OF AGENDA

\*D. CONSENT AGENDA

Proposals for the Consent Agenda:

- E.1 - Minutes from the Committee of the Whole meeting held March 7, 2024
- F.1 - 1212 Vista Heights: Rezoning Application No. 00809 and Development Permit with Variances Application No. 000639 (Hillside/Quadra)
- F.2 - 1011 Fort Street: Rezoning Application No. 00863 (Downtown)
- G.2 - UBCM Disaster Risk Reduction - Climate Adaption Grant Application
- G.3 - Support for Canadian Senior Women's Basketball Team Event

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Committee of the Whole meeting held March 7, 2024

1

F. LAND USE MATTERS

\*F.1 1212 Vista Heights: Rezoning Application No. 00809 and Development Permit with Variances Application No. 000639 (Hillside/Quadra)

8

*Addendum: Presentation*

A report regarding the Rezoning and Development Permit with Variances application for the property located at 1212 Vista Heights to permit the construction of a new two-family dwelling unit (duplex) on the subject property, and recommending that the application proceed to bylaw readings.

\*F.2 1011 Fort Street: Rezoning Application No. 00863 (Downtown)

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*Addendum: Presentation*

A report regarding the Rezoning Application for the property located at 1011 Fort Street to allow the conversion of ground floor commercial space into two residential units fronting onto Meares Street, while maintaining the commercial use fronting onto Fort Street, and recommending that the application proceed to bylaw readings.

## **G. STAFF REPORTS**

### **\*G.1 Electric Vehicle Strategy Bylaw Updates 64**

#### ***Addendum: Attachment D and Presentation***

A report regarding the increasing electric vehicle (EV) adoption by the public in Victoria and seeking Council approval for staff to proceed with proposed measures directed at enhancing and expanding EV use within the City.

### **G.2 UBCM Disaster Risk Reduction - Climate Adaption Grant Application 84**

A report regarding an opportunity for funding related to disaster risk reduction and preparing for natural hazards in a changing climate and requesting that Council support staff in submitting a grant application for the Union of BC Municipalities' Community Emergency Preparedness Fund, Disaster Risk Reduction - Climate Adaptation stream.

### **G.3 Support for Canadian Senior Women's Basketball Team Event 91**

A report regarding the details associated with potential City sponsorship of a series of games featuring the Canadian Senior Women's Basketball Team in June 2024 and recommending that Council approves funding support for the event.

## **H. NOTICE OF MOTIONS**

## **I. NEW BUSINESS**

### **I.1 Council Member Motion: Reducing Reliance on Parks Sheltering in Victoria 103**

A Council Member Motion regarding sheltering at Victoria parks and requesting that Council direct staff to offer housing or indoor sheltering to those sheltering at Irving Park and Vic West Park as a precondition for phasing out sheltering in those two parks.

### **I.2 Council Member Motion: "Irving Park" Parks Regulation Bylaw Amendment 105**

A Council Member Motion regarding overnight sheltering at Irving Park and requesting that Council direct staff to bring forward amendments to the Parks Regulation Bylaw to prohibit overnight sheltering at Irving Park.

## **J. CLOSED MEETING, IF REQUIRED**



K. ADJOURNMENT OF COMMITTEE OF THE WHOLE



## MINUTES - COMMITTEE OF THE WHOLE

March 7, 2024, 9:02 A.M.

### COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt Nations  
Meeting will recess for a lunch break between 12:00 p.m. and 1:00 p.m.

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

ABSENT: Councillor Coleman

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, K. Hoese - Director of Sustainable Planning and Community Development, B. Roder - Senior Legislative Coordinator, A. Klus - Legislative Coordinator

GUESTS: Shaun Heffernan and Laura Bernier, Urban Systems

#### A. TERRITORIAL ACKNOWLEDGEMENT

Committee acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities and asked that we reflect on the work that has gone into creating these amazing lands and the seas that surround them.

#### C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

**CARRIED UNANIMOUSLY**

#### D. CONSENT AGENDA

*Councillor Dell requested item **H.4 – Council Member Motion: Centennial Square: The Fountain, Monoliths and Tiara** be removed from the consent agenda.*

Moved and Seconded:

That the following Consent Agenda items be approved:

**E.1 Minutes from the Committee of the Whole meeting held February 15, 2024**

That the minutes from the Committee of the Whole meeting held February 15, 2024 be approved.

**H.1 Council Member Motion: Association of Vancouver Island and Coastal Communities (AVICC) 2024 Conference**

Committee received a Council Member Motion dated February 22, 2024 from Councillor Caradonna requesting authorization to attend, and approve associated costs for, the AVICC AGM and Convention in Victoria in April 2024.

That Council authorize Councillor Jeremy Caradonna to be reimbursed for the costs associated with attending the AVICC conference:

- Group field trip to Metchosin \$70
- Delegate banquet \$125
- Taxes \$29.75

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- Total: \$224.75

**H.2 Council Member Motion: Association of Vancouver Island and Coastal Communities (AVICC) 2024 Conference**

Committee received a Council Member Motion dated February 22, 2024 from Councillor Thompson requesting authorization to attend, and approve associated costs for, the AVICC AGM and Convention in Victoria in April 2024.

That Council authorize the attendance and associated costs for Councillor Thompson to attend the AVICC AGM and Convention in Victoria in April 2024.

The approximate cost for attending is \$582.75 including early bird registration, the workshop on housing, and the delegates' banquet.

**H.3 Council Member Motion: Advocacy for Local Natural Areas Protection Fund**

Committee received a Council Member Motion dated February 29, 2024 from Councillor Gardiner, regarding the establishment of a Local Natural Areas Protection Fund consistent with Resolution EB32 adopted at the 2023 UBCM convention.

That Council request that the Mayor write to the Premier, copying the Minister of Municipal Affairs, Minister of Environment and Climate Change Strategy and the Minister of Water, Land and Resource Stewardship, as well as Members of the Legislative Assembly representing Victoria:

Stating Council's support for establishment of a Local Natural Areas Protection Fund consistent with Resolution EB32 adopted at the 2023 UBCM convention.

## **CARRIED UNANIMOUSLY**

### **F. PRESENTATION**

#### **F.1 Capital Regional District Regional Water Supply (RWS) - Development Cost Charge (DCC) Program**

Committee received a presentation dated February 22, 2024 from Shaun Heffernan and Laura Bernier from Urban Systems regarding the proposed CRD Regional Water Supply Develop Cost Charge Program.

*Committee discussed the following:*

- *How development cost charge rates are set, DCC rates and impact on new housing and additional funding on a broad level*
- *Sewage rates*
- *Impact on development / affect on developers/projects*
- *Population growth estimates and affect on rate changes, grants from higher levels of government to help subsidize*
- *Water use versus conservation, affect of higher rates on conservation, demand management*

### **G. STAFF REPORTS**

#### **G.1 Provincial Electric Kick Scooter Pilot Project**

Committee received a report dated February 23, 2024 from the Acting Director of Engineering and Public Works providing an update on the provincial Electric Kick Scooter Pilot Project and seeking Council's endorsement for the City's participation in the pilot.

*Committee discussed the following:*

- *Length of the pilot program*
- *Regulations and enforcement of specific e-devices, safety*
- *Rental businesses and tours using e-devices; regulations, licensing,*
- *Interim report back*
- *Encourage Province to expand pilot*

Moved and Seconded:

That Council:

1. Instruct the Director of Engineering and Public Works to notify the Province that the City wishes to participate in the Electric Kick Scooter Pilot Project, starting on April 5, 2024, and ending on April 5, 2028; and;
2. Direct staff to report back in 2026 on the interim findings of the Pilot Project.

## CARRIED UNANIMOUSLY

*Committee recessed at 10:31 a.m. and reconvened at 10:45 a.m.*

### H. NEW BUSINESS

#### H.4 Council Member Motion: Centennial Square: The Fountain, Monoliths and Tiara

Committee received a Council Member Motion dated February 29, 2024 from Councillor Gardiner, regarding the future of Centennial Square.

*Committee discussed the following:*

- *The impact on staff resources to develop report and action the proposed recommendations*
- *consolidate publicly available resources into singular factsheet / link to information*

Moved and Seconded:

That Council request staff to present to Council, before completion or presentation of the report of the consultant retained to develop a design concept of Centennial Square, at a Committee of the Whole in April of 2024; the staff presentation to include:

1. a brief review of the development of Centennial Square and the fountain, including conditions/obligations to neighbouring municipalities which gifted the monoliths;
2. a review of The Centennial Square Action Plan (June 2018) including the proposed phased transformation;
3. a summary of the 2018 consultation survey regarding Centennial Square;
4. a summary of responses obtained in June and July 2023 to the use of funds from the Buildings and Infrastructure Reserve for the Centennial Square Action Plan; and
5. response to other matters raised by the public.

That this motion be forwarded to the March 7, 2024 daytime Council meeting for consideration.

#### **Amendment:**

Moved and Seconded:

That Council request staff to present to Council, before completion or presentation of the report of the consultant retained to develop a design concept of Centennial Square, at a Committee of the Whole in April of 2024; the staff presentation to include:

1. a brief review of the development of Centennial Square and the fountain, including conditions/obligations to neighbouring municipalities which gifted the monoliths;

2. a review of The Centennial Square Action Plan (June 2018) including the proposed phased transformation;
3. a summary of the 2018 consultation survey regarding Centennial Square;
4. a summary of responses obtained in June and July 2023 to the use of funds from the Buildings and Infrastructure Reserve for the Centennial Square Action Plan; and
- 5. ~~response to other matters raised by the public.~~**

That this motion be forwarded to the March 7, 2024 daytime Council meeting for consideration.

OPPOSED (1): Councillor Caradonna

**CARRIED (7 to 1)**

**Amendment:**

Moved and Seconded:

That Council request staff to present to Council, before completion or presentation of the report of the consultant retained to develop a design concept of Centennial Square, at a Committee of the Whole in April of 2024; the staff presentation to include:

1. a brief review of the development of Centennial Square and the fountain, including conditions/obligations to neighbouring municipalities which gifted the monoliths;
2. a review of The Centennial Square Action Plan (June 2018) including the proposed phased transformation;
3. a summary of the 2018 consultation survey regarding Centennial Square;
4. **~~a summary of responses obtained in June and July 2023 to the use of funds from the Buildings and Infrastructure Reserve for the Centennial Square Action Plan; and~~**

That this motion be forwarded to the March 7, 2024 daytime Council meeting for consideration.

OPPOSED (2): Councillor Caradonna and Councillor Gardiner

**CARRIED (6 to 2)**

**Amendment:**

Moved and Seconded:

That Council request staff to **~~provide online links to present to Council, before completion or presentation of the report of the consultant retained to develop a design concept of Centennial Square, at a Committee of the Whole in April of 2024; the staff presentation to include:~~**

1. ~~a brief review of the development of Centennial Square and the fountain, including conditions/obligations to neighbouring municipalities which gifted the monoliths;~~
2. ~~a review of~~ The Centennial Square Action Plan (June 2018) including the proposed phased transformation;
3. ~~a summary of~~ the 2018 consultation survey regarding Centennial Square

That this motion be forwarded to the March 7, 2024 daytime Council meeting for consideration.

*A point of order was raised regarding the intent of the amendment. The Chair ruled that the amendment does dramatically change the motion but does not fundamentally defeat the motion.*

**On the amendment:**

OPPOSED (3): Mayor Alto, Councillor Gardiner, and Councillor Hammond

**CARRIED (5 to 3)**

**Motion to call the question on the matter:**

Moved and Seconded:

That the previous question be called.

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

That Council request staff to provide online links to:

1. The Centennial Square Action Plan (June 2018) including the proposed phased transformation;
2. the 2018 consultation survey regarding Centennial Square

That this motion be forwarded to the March 7, 2024 daytime Council meeting for consideration.

OPPOSED (3): Councillor Dell, Councillor Gardiner, and Councillor Hammond

**CARRIED (5 to 3)**

**J. ADJOURNMENT OF COMMITTEE OF THE WHOLE**

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 11:41 a.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR

DRAFT





## Committee of the Whole Report

### For the Meeting of April 18, 2024

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**To:** Committee of the Whole **Date:** April 4, 2024

**From:** Karen Hoesel, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00809 and Development Permit Application No. 000639 for 1212 Vista Heights

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### RECOMMENDATION(S)

#### Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in the staff report dated March 1, 2024, for 1212 Vista Heights.
2. That, after publication of notification in accordance with section 467 of the *Local Government Act*, first, second, and third reading of the zoning regulation bylaw amendment be considered by Council.
3. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

#### Development Permit Application

That Council consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit No. 000639 for 1212 Vista Heights, in accordance with plans submitted to the Planning department and date stamped by Planning on February 15, 2024.
2. That the Development Permit, if issued, expires two years from the date of this resolution.

### LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and concurrent Development Permit Application. Relevant rezoning considerations include the addition of a new two-family dwelling unit (duplex) as a permitted use, while the relevant Development Permit considerations relate to the applications consistency with the missing middle housing design guidelines.

## Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the Zoning Regulation Bylaw but may not vary the use or density of the land from that specified in the Bylaw.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application and Development Permit Application for the property located at 1212 Vista Heights in the Hillside Quadra Neighbourhood Area.

The proposal is to rezone from the R1-B, Single Family Dwelling District, to the R-2 Zone, Two Family Dwelling District to permit the construction of a new two-family dwelling unit (duplex) on the subject property. The existing single-family dwelling and detached garage are proposed to be demolished.

The following points were considered in assessing the Rezoning application:

- The proposal is consistent with the Traditional Residential designation in the *Official Community Plan, 2012* (OCP), which envisions ground-orientated dwellings up to a maximum density of 1.1:1 floor space ratio (FSR).
- The *Hillside Quadra Neighbourhood Plan* contains policies to maintain and enhance a diversity of housing and the plan encourages consideration of rezoning applications to permit two-family dwellings.
- The subject property is 568.87m<sup>2</sup> in size and 16.59m wide, which is generally consistent with the recommended minimum lot size and width specified in the *Neighbourliness Guidelines for Duplexes*.

There is a concurrent Development Permit application pertaining to the form and character, exterior design, finishes, and landscaping. No variances are required to facilitate the proposal.

The following points were considered in assessing the Development Permit application:

- The front entrances have been located and designed to create building identity, distinguish between individual units, and create visual interest for pedestrians.
- Landscaping has been incorporated within the driveway area to soften the impacts of front yard parking and emphasize unit entryways where they are accessed from a driveway.
- The design delineates private front yard spaces, porches, and patios from the public realm and creates a semi-private transitional zone, while maintaining visibility of unit entrances.

## BACKGROUND

### Description of Proposal

The proposal is to rezone the subject property from the R1-B Zone, Single Family Dwelling District, to the R-2 Zone, Two Family Dwelling District, to permit the construction of a new two-family dwelling unit (duplex). In addition to permitting two-family dwellings as a permitted use, the subject property would be regulated by the provisions of the R-2 Zone.

### Land Use Context

The area is characterized by single-family dwellings.



Figure 1. Aerial Map

### Existing Site Development and Development Potential

The site is presently used as a single-family dwelling with a detached accessory structure (garage). Under the current R1-B, Single Family Dwelling District Zone, the property could be

redeveloped as a single-family dwelling, which could contain a secondary suite or garden suite.

Alternatively, the property could be redeveloped as a houseplex with up to six units, subject to Schedule P of the Zoning Regulation Bylaw, Missing Middle Regulations and DPA 15F: Missing Middle Housing design guidelines.

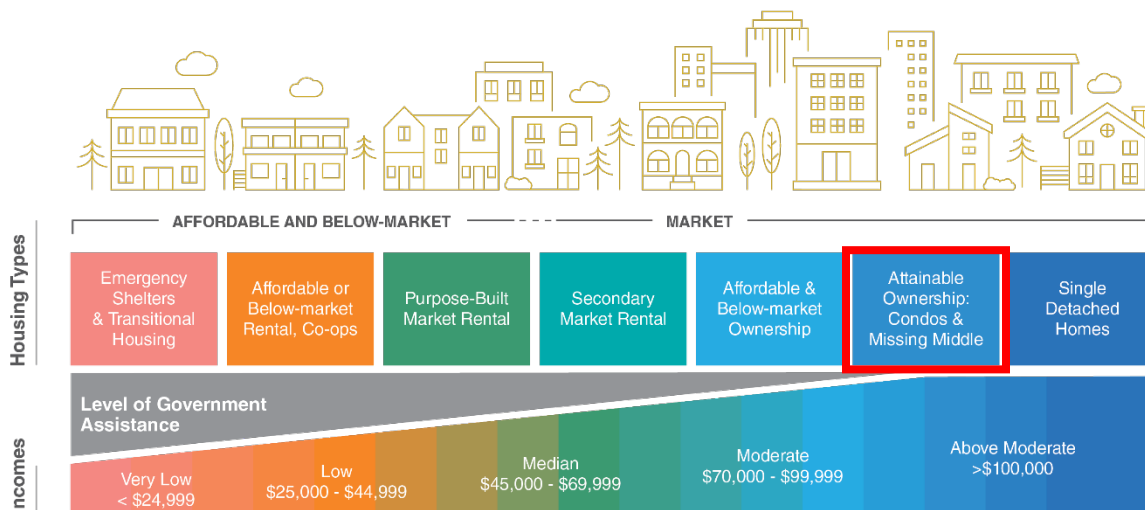
## Data Table

The following data table compares the proposal with the existing R1-B Zone. No variances are required to facilitate construction of the proposed new residential two-family dwelling unit (duplex).

Zoning Criteria	Proposal	R-2 Zone
Site area (m <sup>2</sup> ) – minimum	568.87	555.00
Number of units – maximum	2	2
Density (Floor Space Ratio) – maximum	0.45:1	0.50:1
Total floor area (m <sup>2</sup> ) – maximum	253.53	380.00
Combined floor area (m <sup>2</sup> ) (max)	253.53	380.00
Lot width (m) – minimum	16.59	15.00
Height (m) – maximum	7.13	7.60
Storeys – maximum	2	2
Basement	no	Not permitted for 2 storey buildings
Roof deck	no	Not permitted
Site coverage (%) – maximum	25.55	40.00
Open site space (%) – minimum	63 %	30 %
Number of dwellings units in an attached dwelling	2	2
Setbacks (m) – minimum		
Front	7.5m	7.50m
Rear	12.02m	12.00m
Side (west)	3.00m	3.00m
Side (east)	2.17m	1.66m
Combined side yards	5.17m	4.50m
Parking – minimum	2	2

## Housing

The application, if approved, would add two new residential units for market strata ownership, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.



**Figure 2. Housing Continuum**

## *Housing Mix*

At present there is no policy that provides targets regarding housing mix and unit type is not regulated or secured. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including family housing.

## *Existing Tenant*

The proposal to demolish the existing single-family dwelling in order to build a new two-family dwelling (duplex) would result in a loss of one existing residential rental unit. The sole tenant currently residing on the property is ineligible for compensation under the City's Tenant Assistance Policy but will still be provided with compensation as per the *Residential Tenancy Act*.

A copy of the Tenant Assistance Plan is attached to this report for review.

## **Accessibility**

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*. However, Schedule C of the Zoning Regulation Bylaw requires the applicant to provide one van accessible parking space, which the current design includes.

## **Sustainable Mobility**

No sustainable mobility improvements beyond minimum City standards are proposed in association with this application.

## Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this application.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, prior to submission of the application, it was posted on the Development Tracker along with an invitation to complete a comment form on September 8, 2021. Mailed notification was sent to owners and occupiers of property within 100m of the subject property advising that a consultation process was taking place, and that information could be obtained, and feedback provided through the Development Tracker.

A sign was posted on site, to notify those passing by of this consultative phase. Additionally, the applicant participated in a Hillside Quadra Neighbourhood Action Committee (CALUC) meeting on September 28, 2021. A letter dated October 18, 2021, along with the comment forms, are attached to this report.

Pursuant to section 464(3) of the *Local Government Act*, Council is prohibited from holding a public hearing when a residential rezoning application is consistent with the OCP and is intended to permit residential development. However, notice must still be sent to all owners and occupiers of adjacent properties prior to introductory readings of the bylaws, as specified in the City's *Land Use Procedures Bylaw*.

## ANALYSIS

### Rezoning Application

#### Official Community Plan

The proposal is to permit the construction of a new two-family dwelling unit (duplex) on the subject property, which has a combined floor area of 253.53 m<sup>2</sup> and density of 0.46:1 FSR. The proposed use and density are consistent with the vision contained in the OCP for Traditional Residential properties, which include ground-oriented residential uses up to approximately 1:1.1 FSR and three storeys in height. The proposal to construct a new residential two-family dwelling unit (duplex) on the subject property is considered consistent with applicable OCP policies.

#### Hillside Quadra Neighbourhood Plan

The Hillside Quadra Neighbourhood Plan supports ground-orientated residential construction, which includes duplexes, in Traditional Residential designated areas of the neighbourhood. The proposal to construct a new residential two-family dwelling unit (duplex) aligns with the housing policies of the Hillside Quadra Neighbourhood Plan.

#### Neighbourliness Guidelines for Duplexes

The Neighbourliness Guidelines for Duplexes recommend a minimum lot size of 670m<sup>2</sup> and minimum lot width of 15m for interior duplex lots. The subject site area (568.87m<sup>2</sup>) is below the recommended minimum; however, the lot width (16.59m) exceeds the recommended minimum.

Therefore, given the proposal also exceeds the minimum site standards and zoning provisions of

the R-2 Zone, the proposal is considered generally consistent with the recommendations in the guidelines. The Neighbourliness Guidelines for Duplexes also state that a new duplex must maintain the impression of a single building on a single lot and that driveways should have a minimum impact on a pedestrian's enjoyment of the street. The use of brick, concrete pavers, and textures concrete is encouraged.

The proposal aligns with the design guidelines for construction of new duplexes.

## **Development Permit Application**

### Official Community Plan: Design Guidelines

The OCP identifies this property within DPA 15F: Missing Middle Housing and is therefore subject to the applicable Missing Middle Housing design guidelines.

The proposal aligns with the following Missing Middle Housing design guidelines:

- residential buildings should be orientated towards adjacent public streets and open spaces with entryways clearly visible, and with direct access from the fronting street
- landscape treatments including use of front patios, accented paving treatments, fence and gate details, and other approaches should be used that help call out a residential entry
- design the open site space that it cannot be used to park vehicles, integrate parking in a manner that provides substantial landscaped areas in the rear yards, locate, and consolidate off-street parking areas to minimize extent of driveways and eliminate need for driveway access to individual units, and design driveways to be used as open space
- use of defining features such as a roof overhang, patio or porch or other features to help identify the individual unit entrance ways and incorporate a semi elevated front entrance
- new buildings should incorporate durable and natural building materials into their façade to avoid a 'thin veneer' look and encourage graceful weathering of materials over time
- creative use of landscaping or other screening should be incorporated to reduce the perceived scale of development without compromising surveillance of public areas.

### Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

### Sustainability

The applicant has not identified any sustainability features associated with this proposal.

### Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after July 1, 2021, so *Tree Protection Bylaw No. 21-035* applies. A total of seven trees have been inventoried. Of these, two trees are located on the subject lot, one of which is bylaw protected. Four bylaw protected trees are located off-site and there is one existing municipal tree on the Vista Heights frontage.

Two bylaw protected off-site trees will require removal to accommodate a new driveway and for excavation of the building foundation. The municipal tree will also require removal to

accommodate the new driveway. The remaining two off-site trees and one on-site bylaw protected tree can be retained following the mitigation measures outlined in the arborist report. The applicant is proposing to plant three new trees on the subject lot, and two new trees on the neighbouring property which will replace trees removed as required under the Bylaw. A new boulevard tree will be planted along the Vista Heights frontage.

## **CONCLUSIONS**

The proposal to rezone the subject property in order to permit the construction of a new two-family dwelling unit (duplex) is considered consistent with the Traditional Residential Urban Place Designation in the OCP, the Hillside Quadra Neighbourhood Plan, and the Missing Middle Housing design guidelines.

The proposal meets the general intent of the Neighbourliness Guidelines for Duplexes, and no variances are required.

It is therefore recommended that Council consider supporting this application.

## **ALTERNATE MOTION**

### **Alternate Option 1 – Decline**

That Council decline Rezoning Application No. 00809 and Development Permit Application No. 000639 for the property located at 1212 Vista Heights.

Respectfully submitted,

Kasha Janota-Bzowska,  
Planner  
Development Services Division

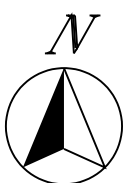
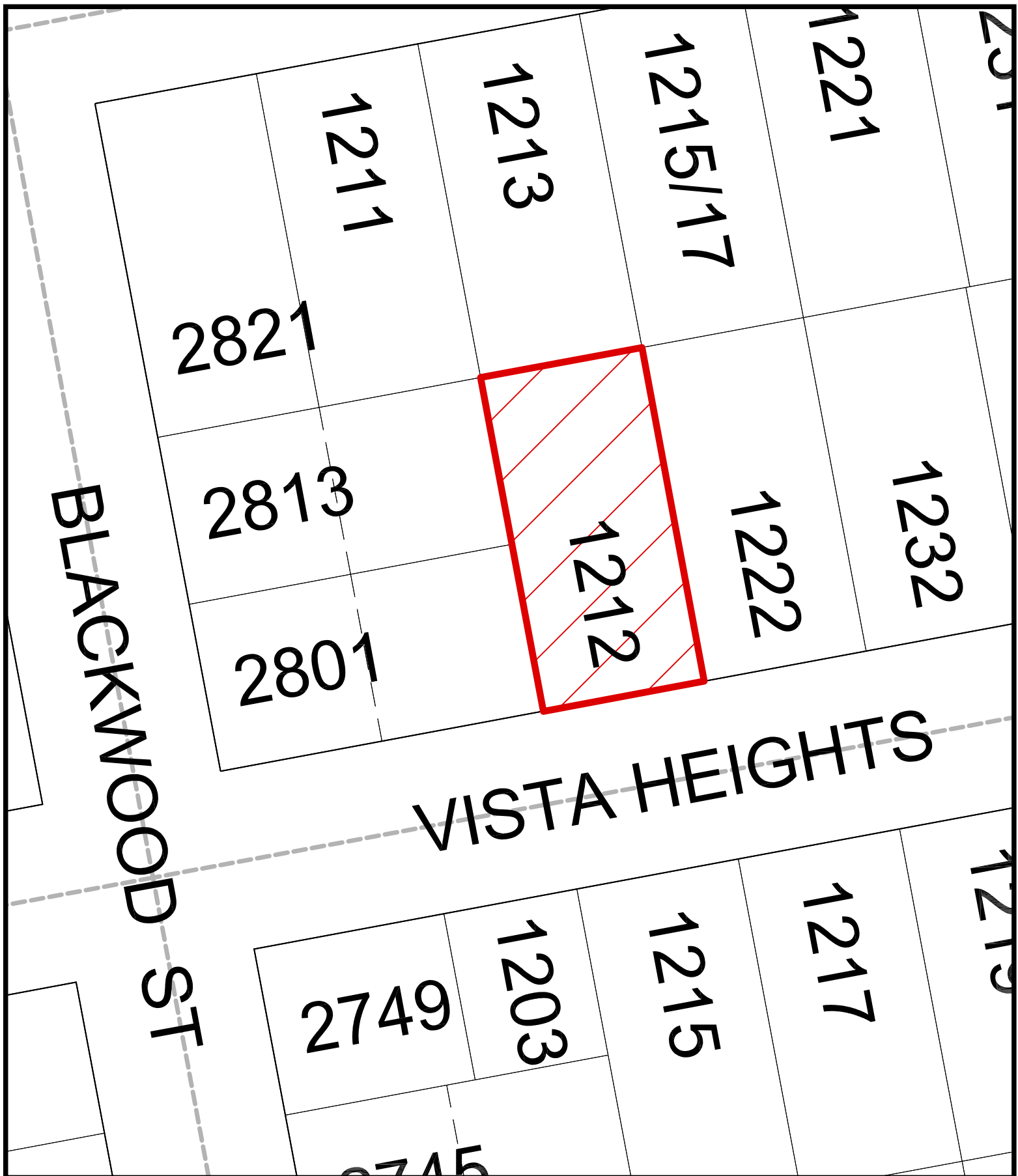
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Plans date stamped February 14, 2024
- Attachment C: Letter from applicant to Mayor and Council dated February 26, 2024
- Attachment D: Copy of Approved Tenant Assistance Plan
- Attachment E: Community Association Land Use Committee Comments dated October 18, 2021
- Attachment F: Pre-Application Consultation Comments from Online Feedback Form.





1212 Vista Heights  
Rezoning No.00809



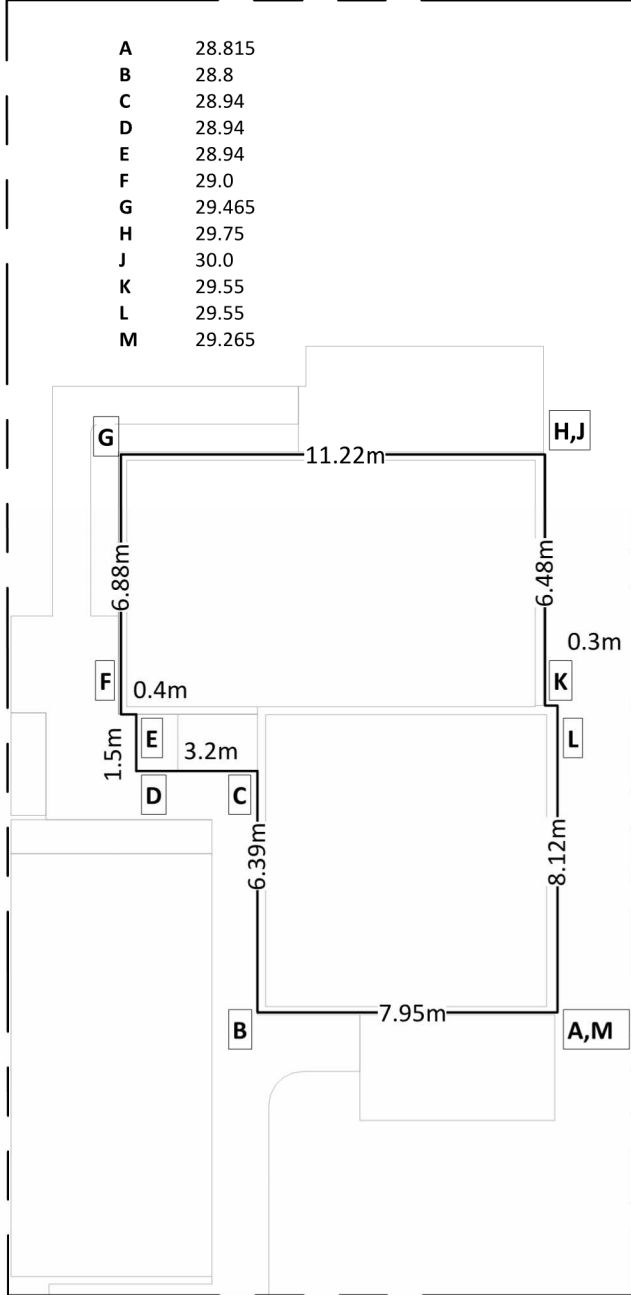
Municipal Zoning Compliance Summary

0 - ZONING SUMMARY						
NO.	ITEM	DESCRIPTION			BYLAW/ REFERENCES	
0-1	ZONING DISTRICT	R1-B (SINGLE FAMILY)	EXISTING	R-2 (TWO FAMILY)	PROPOSED	80-159
0-2	DEVELOPMENT PERMIT AREA (DPA)	DPA-16 (GENERAL)	EXISTING			OCP
0-3	PRINCIPAL USE	TWO FAMILY DWELLING	PERMITTED	TWO FAMILY DWELLING	PROPOSED	R-2: 2.1.1
0-4	LOT DIMENSIONS	SITE AREA (m <sup>2</sup> ): ≥ 555 REQUIRED 568.87 EXISTING SITE AREA FOR EACH DWELLING UNIT (m <sup>2</sup> ): ≥ 277.5 REQUIRED 284.43 EXISTING LOT WIDTH, AVERAGE (m): ≥ 15 REQUIRED 21.32 EXISTING PANHANDLE LOT: [ ] EXISTING [ ] N/A			R-2: 2.1.2	
0-5	FLOOR AREA	FLOOR SPACE RATIO (m <sup>2</sup> ): ≥ 0.5 REQUIRED 0.446 PROPOSED FLOOR AREA PER DWELLING UNIT (m <sup>2</sup> ): ≥ 46 REQUIRED ≥ 113.92 PROPOSED FIRST AND SECOND LEVELS COMBINED (m <sup>2</sup> ): ≤ 280 REQUIRED 253.53 PROPOSED FLOOR AREA, ALL LEVELS COMBINED (m <sup>2</sup> ): ≤ 380 REQUIRED 253.53 PROPOSED SUMMARY OF PROPOSED FLOOR AREAS (m <sup>2</sup> ): 56.96 SOUTH DWELLING - UPPER LEVEL 56.96 SOUTH DWELLING - MAIN LEVEL 69.82 NORTH DWELLING - UPPER LEVEL 69.82 NORTH DWELLING - MAIN LEVEL 253.53 TOTAL FLOOR AREA			R-2: 2.1.3	
0-6	HEIGHT, STOREYS & ROOF DECKS	AVERAGED FINISH BUILDING GRADE (m): +29.272 PROPOSED TWO FAMILY BUILDING HEIGHT (STOREYS): ≤ 2 REQUIRED 2 PROPOSED TWO FAMILY BUILDING HEIGHT (m): ≤ 7.6 REQUIRED 7.334 PROPOSED <sup>1</sup> ROOF DECK: NONE PERMITTED NONE PROPOSED			<sup>1</sup> MID-POINT OF UPPER ROOF PEAK (+37.643) & U/S EAVES (+35.620) IS +36.606m	R-2: 2.1.4
0-7	SETBACKS & PROJECTIONS	FRONT YARD (VISTA HEIGHTS) SETBACK (m): ≥ 7.5 REQUIRED 7.5 PROPOSED PORCH PROJECTION INTO FRONT YARD (m): ≤ 3.5 REQUIRED 1.5 PROPOSED <sup>1</sup> REAR YARD (NORTH) SETBACK (m): ≥ 12.005 REQUIRED <sup>1</sup> 12.02 PROPOSED SIDE YARD (WEST) SETBACK (m): ≥ 3 REQUIRED 3.00 PROPOSED SIDE YARD (EAST) SETBACK (m): ≥ 2.132 REQUIRED <sup>1</sup> 2.166 PROPOSED COMBINED SIDE YARD SETBACKS (m): ≥ 4.5 REQUIRED 5.166 PROPOSED EAVE PROJECTIONS INTO SETBACKS (m): ≤ 0.75 REQUIRED ≤ 0.61 PROPOSED			<sup>1</sup> GREATER OF 35% LOT DEPTH OR 10.7m <sup>2</sup> 1.5m ROOF OVERHANG AT SOUTH UNIT PATIO AND ENTRY <sup>3</sup> GREATER OF 10% LOT WIDTH (±2.132) OR 1.5m	R-2: 2.1.5
0-8	SITE COVERAGE & OPEN SPACE	SITE COVERAGE (%): ≤ 40 REQUIRED 25.67 PROPOSED <sup>1</sup> LOT OPEN SPACE (%): ≥ 30 REQUIRED 62.86 PROPOSED <sup>2</sup> REAR YARD OPEN SPACE (%): ≥ 33 REQUIRED 100 PROPOSED			<sup>1</sup> 146.02 m <sup>2</sup> COVERAGE <sup>2</sup> 357.62 m <sup>2</sup> TOTAL OPEN SPACE	R-2: 2.1.6
0-9	OFF-STREET VEHICULAR PARKING	GEOGRAPHIC SUB-AREA: [ ] CORE AREA [ ] VILLAGE/CENTRE [ ] OTHER CLASS OF USE: TWO FAMILY DWELLING OFF-STREET PARKING SPACES: TWO FAMILY DWELLING: NO. UNITS STALLS REQUIRED 2 1.0 / UNIT 2 TOTAL PROVIDED 2 1 BICYCLE PARKING SPACES: TWO FAMILY DWELLING: NO. UNITS STALLS REQUIRED 2 - 0 TOTAL PROVIDED 2 2			<sup>1</sup> BOTH REQUIRED VEHICULAR SPACES TO BE PROVIDED WITH ENERGIZED EV OUTLETS <sup>2</sup> TWO CARGO LENGTH 0.6 X 2.4m BICYCLE SPACES PROPOSED (NONE REQUIRED)	80-159: SCHEDULE C

Property Data & Project Information Table

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	A REZONING & DP APPLICATION FOR THE CONSTRUCTION OF A NEW TWO-STORY TWO-FAMILY DWELLING, ON THE SITE OF AN EXISTING SINGLE FAMILY DWELLING. CURRENT ZONING DISTRICT PERMITS ONLY SECONDARY OR GARDENS SUITES; REZONING WOULD ALLOW THE SECOND FAMILY TO OWN THEIR HOME.
CIVIC ADDRESS	1212 VISTA HEIGHTS, VICTORIA BC, V8T 2H5
LEGAL DESCRIPTION	LOT 219, BLOCK 12, PLAN 299, SECTION 4, VICTORIA DISTRICT (PLAN VIP299)
PROPERTY IDENTIFICATION (P.I.D.)	004-019-776
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS
C.A.L.U.C.	HILLSIDE-QUADRA NEIGHBOURHOOD ACTION COMMITTEE

PROJECT INFORMATION TABLE	CURRENT/PERMITTED	PROPOSED REZONING	PROPOSED DESIGN
ZONING DISTRICT	R1-B (SINGLE FAMILY)	R-2 (TWO FAMILY)	R-2 (TWO FAMILY)
SITE AREA (m <sup>2</sup> )	≥ 460	≥ 555	568.87 (EXISTING)
TOTAL FLOOR AREA (m <sup>2</sup> )	≤ 300	≤ 380	253.53
FLOOR AREA, FIRST AND SECOND STOREYS COMBINED (m <sup>2</sup> )	≤ 280	≤ 280	253.53
FLOOR SPACE RATIO	N/A	≤ 0.5	0.446
SITE COVERAGE (%)	≤ 40	≤ 40	25.55
OPEN SITE SPACE (%)	-	≥ 30	62.84
REAR YARD OPEN SITE SPACE (%)	-	≥ 33	100
HEIGHT OF BUILDING (m)	≤ 7.6	≤ 7.6 (NO BASEMENT)	7.130
NUMBER OF STOREYS	2	2 (NO BASEMENT)	2
PARKING STALLS ON SITE	≥ 1	≥ 2	2
BUILDING SETBACKS:	FRONT YARD (m)	≥ 7.5	≥ 7.5 OR AVG ABUTTING 7.50
	FRONT STEPS (m)	≥ 5.0 (MAX 1.7 m HIGH)	≥ 4.0
	FRONT PORCH (m)	≥ 5.9	≥ 4.0
	BAY WINDOWS (m)	-	≥ 6.9
	REAR YARD (m)	7.5 OR 25% (8.58)	10.7 OR 35% (12.01)
	SIDE YARD - WEST (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.5 OR 10%; 1 SIDE ≥ 3.0
	SIDE YARD - EAST (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.5 OR 10%; 1 SIDE ≥ 3.0
RESIDENTIAL USE DETAILS:	COMBINED SIDE YARDS (m)	≥ 4.5	≥ 4.5
	EAVE PROJECTION IN SETBACKS (m)	≤ 0.75	≤ 0.75
	TOTAL NUMBER OF UNITS	1	≤ 2
	UNIT TYPE	SINGLE FAMILY	TWO FAMILY
	MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	≥ 70	≥ 46
	TOTAL RESIDENTIAL UNIT AREA (m <sup>2</sup> )	≤ 300	≤ 380
			253.53

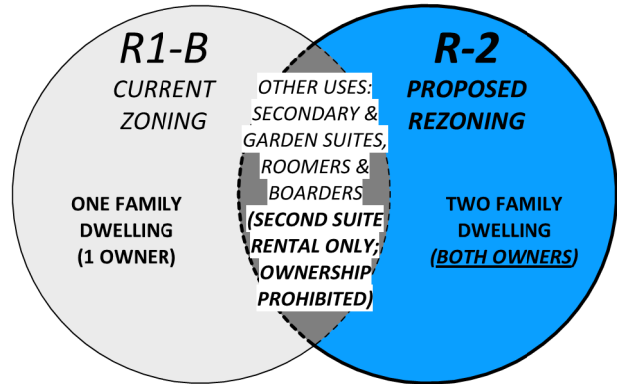


Average Grade Calculation

AVERAGE BETWEEN POINTS	DISTANCE (m)	(AVG.) x (DIST.)
A-B	(28.815 + 28.8)/2 = 28.8075	7.95
B-C	(28.8 + 28.94)/2 = 28.87	6.39
C-D	(28.94 + 28.94)/2 = 28.94	3.2
D-E	(28.94 + 28.94)/2 = 28.94	1.5
E-F	(28.94 + 29.0)/2 = 28.97	0.4
F-G	(29 + 29.465)/2 = 29.2325	6.88
G-H	(29.465 + 29.75)/2 = 29.6075	11.22
H-I	(29.75 + 30)/2 = 29.875	0
I-J	(30 + 29.55)/2 = 29.775	6.48
J-K	(29.55 + 29.55)/2 = 29.55	0.3
K-L	(29.55 + 29.265)/2 = 29.4075	8.12
L-M	(29.265 + 28.815)/2 = 29.04	0
TOTAL		52.44m
		(PERIMETER) 1535.02

AVERAGE GRADE = 29.272m = (1535.02) / (52.44)

1 AVERAGE GRADE CALCULATION PLAN  
1 : 200



# 1212 Vista Heights

## Revised Rezoning & Development Permit Application

### Parks Comment Response - 14 February 2024

Drawing List	
A0.01	COVER
A1.00	SITE SURVEY
A1.01	NEIGHBOURHOOD CONTEXT
A1.02	SITE & LANDSCAPE PLANS
A1.03	3D VIEWS
A2.01	FLOOR PLANS
A2.02	ROOF PLAN
A3.01	ELEVATIONS - SOUTH & WEST
A3.02	ELEVATIONS - NORTH & EAST
A4.01	BUILDING SECTIONS



OWNER

CHARLES CHANG  
VICTORIA, BC  
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CONSULTANTS

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SURVEYOR

POWELL & ASSOCIATES  
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McELHANNY  
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VICTORIA BC V8X 4A3  
250-370-9221

CONTACT: NATHAN DUNLOP

ATTACHMENT B

Christine Lintott  
Architects Inc.



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Telephone: 250.384.1969  
www.lintottarchitect.ca

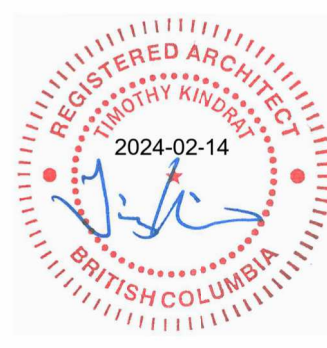
Issue Date

REZONING APPLICATION 23 DEC 2021  
REZONING REVISION 4 JAN 2023  
REZONING REVISION #2 15 DEC 2023  
DP APPLICATION 15 JAN 2024  
REZ/DP REVISIONS 14 FEB 2024

Revision

No.	Description	Date
2	REZONING REVISION	2023 01 04
3	REZONING REVISION #2	2023 12 15

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## 1212 Vista Heights

Victoria BC, V8T 2H5

COVER

Date 2024-02-14 1:26:37 PM

Drawn by TK

Checked by CL

# A0.01

Scale As indicated

Revisions

Received Date:  
February 14, 2024



REZONING APPLICATION	23 DEC 2021
REZONING REVISION	4 JAN 2023
REZONING REVISION #2	15 DEC 2023
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<b>REZ/DP REVISIONS</b>	<b>14 FEB 2024</b>

Revision

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SURVEY DRAWING  
ARCHITECTURAL SEAL NOT REQUIRED

# 1212 Vista Heights

Victoria BC, V8T 2H5

## SITE SURVEY

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Drawn by SURVEYOR  
Checked by

A1.00

scale



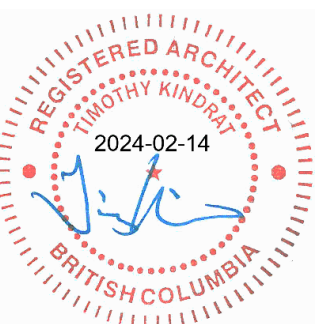




Issue	Date
REZONING APPLICATION	23 DEC 2021
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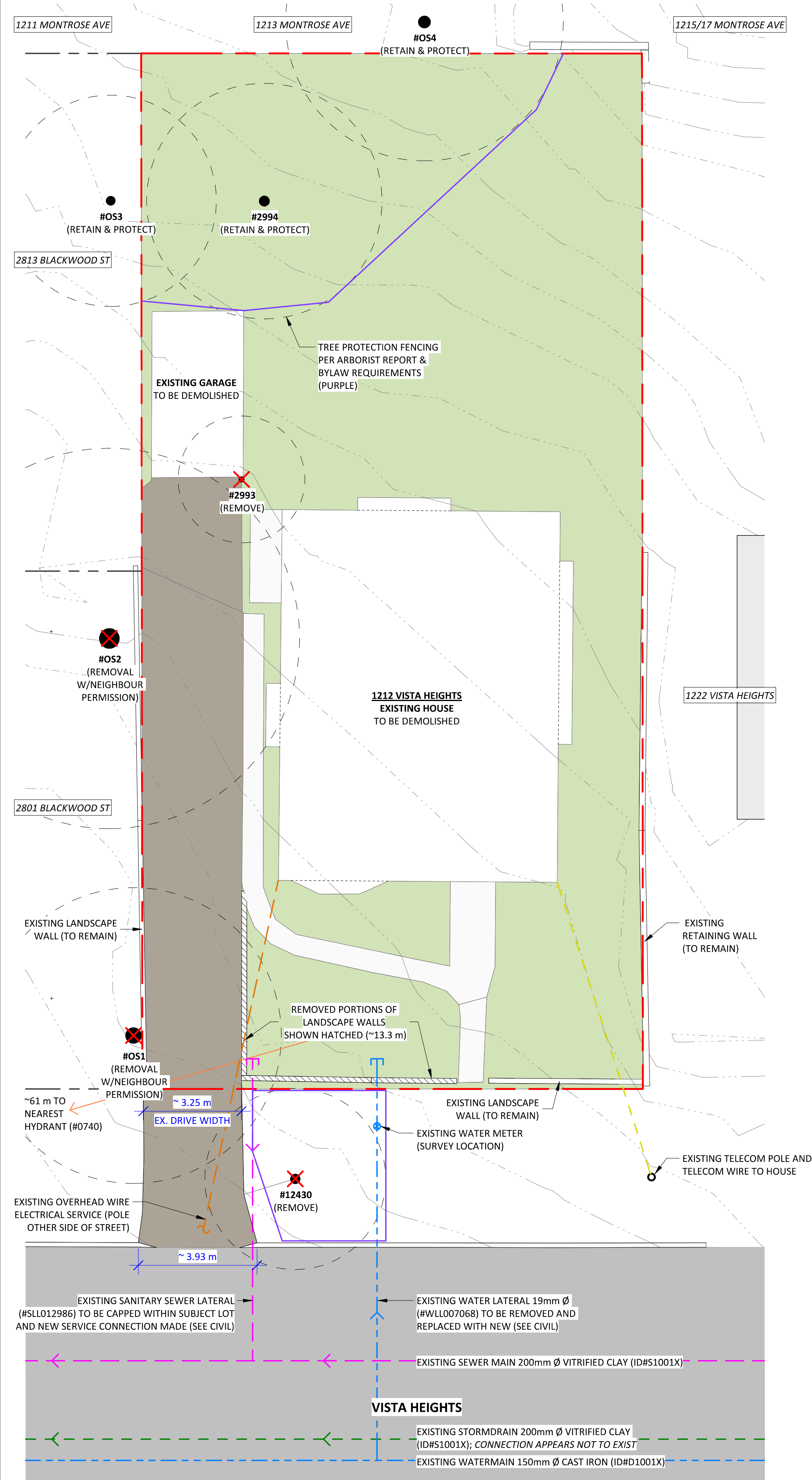
## 1212 Vista Heights

Victoria BC, V8T 2H5

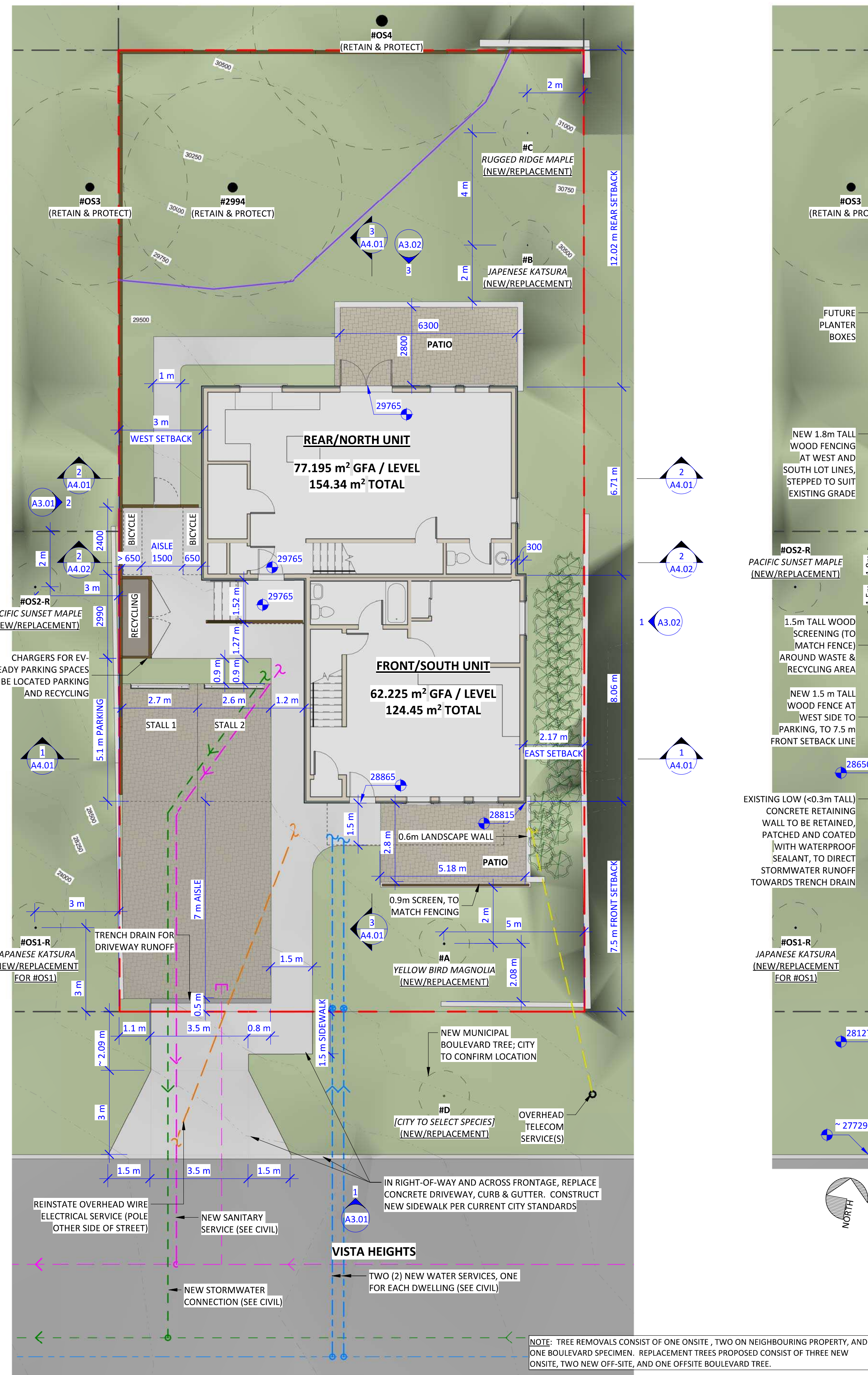
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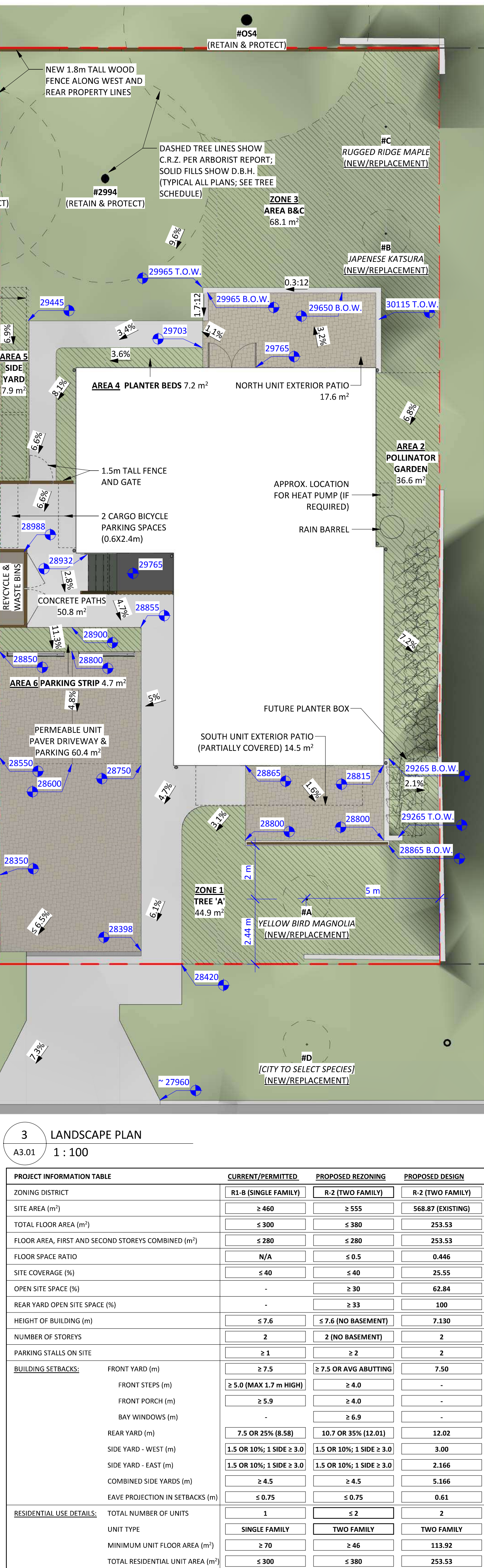
1 SITE PLAN - EXISTING  
A0.03 1:100



2 SITE PLAN - PROPOSED  
A0.03 1:100

Plant List (SUGGESTED SPECIES AND LATIN NAME)		
AREA 4 - PLANTER BEDS AREA 5 - SIDE YARD	<ul style="list-style-type: none"><li>• COMPACT STRAWBERRY BUSH (<i>ARBUTUS UNEDO COMPACTA</i>)</li><li>• MOUNTAIN LAUREL (<i>KALMIA LATIFOLIA</i>)</li><li>• AZALEA (<i>AZALEA SPP.</i>)</li><li>• RHODODENDRON (<i>ERICACEAE SPP.</i>)</li><li>• MOCK ORANGE (<i>PHAEDELPHUS LEWISII</i>)</li><li>• JAPANESE PIERIS (<i>PIERIS JAPONICA</i>)</li><li>• DWARF SKIMMIA (<i>SKIMMIA JAPONICA</i>)</li><li>• CALIFORNIA LILAC (<i>CEANOTHUS THYRSIFLORUS</i>)</li><li>• BOKWOOD (<i>BUXUS SEMPERVIRENS</i>)</li><li>• KINKINICK, AKA BEARBERRY (<i>ARCTOSTAPHYLOS UVA-URSI</i>)</li><li>• NEW ZEALAND FLAX (<i>PHORMIUM SPP.</i>)</li></ul>	AREA 2 - POLLINATOR GARDEN
AREA 1 - TREE 'A' AREA 3 - TREES 'B' & 'C'	SEEDING LAWN BLEND	AREA 6 - PARKING STRIP
LOWER ALLERGEN, POLLINATOR FRIENDLY PLANTS: <ul style="list-style-type: none"><li>• KINKINICK, AKA BEARBERRY (<i>ARCTOSTAPHYLOS UVA-URSI</i>)</li><li>• LILY OF THE VALLEY (<i>PIERIS JAPONICA</i>)</li><li>• YARROW (<i>ACHILLEA MILLEFOLIUM</i>)</li><li>• STONECROP (<i>SEDUM SPP.</i>)</li><li>• TALL OREGON GRAPE (<i>MAHONIA AQUIFOLIUM</i>)</li><li>• CALIFORNIA LILAC (<i>CEANOTHUS THYRSIFLORUS</i>)</li><li>• SHRUBBY VERONICA (<i>HEBE SPP.</i>)</li><li>• FLOWERING ONION (<i>ALLIUM SPP.</i>)</li><li>• EVERGREEN HUCKLEBERRY (<i>VACCINIUM OVATUM</i>)</li><li>• WOOD SORREL (<i>OXALIS OREGANA</i>)</li><li>• BOKWOOD (<i>BUXUS SEMPERVIRENS</i>)</li><li>• KINKINICK, AKA BEARBERRY (<i>ARCTOSTAPHYLOS UVA-URSI</i>), GROUND COVER</li></ul>		
AREA 6 - PARKING STRIP		
LOW LANDSCAPING, NOT TO EXCEED 0.15m IN HEIGHT		

Tree Inventory									
NO.	COMMON NAME	LATIN NAME	LOCATION	PROTECTED	STATUS	D.B.H.	C.R.Z.	HEIGHT	COMMENTS
2993	BING CHERRY	<i>PRUNUS AVIUM</i>	REAR YARD	No	REMOVE	180	2100	3000	NOT SUITABLE FOR RETENTION DUE TO DAMAGE ASSOCIATED WITH DEMOLITION OF GARAGE
2994	APPLE	<i>MALUS DOMESTICA</i>	REAR YARD	Yes	RETAIN/PROTECT	340	3900	5000	ERECT PROTECTIVE FENCING
12430	EUROPEAN HAWTHORN	<i>CRATAGUS OXYACANTHA</i>	OFF-SITE	Yes	REMOVE	320	3000	5000	REMOVE EXISTING BOULEVARD TREE
A	YELLOW BIRD MAGNOLIA	<i>MAGNOLIA ACCUMINATA</i>	FRONT YARD	Yes	NEW/REPLACEMENT	60	900	2000	NEW REPLACEMENT SPECIMEN; MINIMUM SIZE NOTED
B	JAPANESE KATSURA	<i>CERCIDIPHYLLUM JAPONICUM</i>	REAR YARD	Yes	NEW/REPLACEMENT	60	900	2000	NEW REPLACEMENT SPECIMEN; MINIMUM SIZE NOTED
C	RUGGED RIDGE MAPLE	<i>ACER MITABE</i>	REAR YARD	Yes	NEW/REPLACEMENT	60	900	2000	NEW REPLACEMENT SPECIMEN; MINIMUM SIZE NOTED
D	T.B.D.	T.B.D.	OFF-SITE	Yes	NEW/REPLACEMENT	60	900	2000	NEW REPLACEMENT SPECIMEN IN MUNICIPAL BOULEVARD; CITY TO CONFIRM SPECIES & LOCATION
OS1	CHERRY PLUM	<i>PRUNUS Cerasifera</i>	OFF-SITE	Yes	REMOVE	520	4900	6000	NOT SUITABLE FOR RETENTION DUE TO DAMAGE ASSOCIATED WITH DRIVEWAY & U/G SERVICES
OS1-R	JAPANESE KATSURA	<i>CERCIDIPHYLLUM JAPONICUM</i>	REAR YARD	Yes	NEW/REPLACEMENT	60	900	2000	REPLACEMENT FOR OS1 IF DAMAGED, PER NEIGHBOUR TREE AGREEMENT
OS2	CHERRY PLUM	<i>PRUNUS Cerasifera</i>	OFF-SITE	Yes	REMOVE	660	6300	7000	TREE ON NEIGHBOURING PROPERTY, FOR REMOVAL PER WRITTEN AGREEMENT
OS2-R	PACIFIC SUNSET MAPLE	<i>MAGNOLIA ACCUMINATA</i>	OFF-SITE	Yes	NEW/REPLACEMENT	60	900	2000	REPLACEMENT FOR OS2, PER NEIGHBOUR TREE AGREEMENT
OS3	BING CHERRY	<i>PRUNUS AVIUM</i>	OFF-SITE	Yes	RETAIN/PROTECT	300	3500	3000	ERECT PROTECTIVE FENCING
OS4	BING CHERRY	<i>PRUNUS AVIUM</i>	OFF-SITE	Yes	RETAIN/PROTECT	400	4600	5000	ERECT PROTECTIVE FENCING



3 LANDSCAPE PLAN  
A3.01 1:100

PROJECT INFORMATION TABLE		CURRENT/PERMITTED	PROPOSED REZONING	PROPOSED DESIGN
ZONING DISTRICT		R1-B (SINGLE FAMILY)	R-2 (TWO FAMILY)	R-2 (TWO FAMILY)
SITE AREA (m <sup>2</sup> )		≥ 460	≥ 555	568.87 (EXISTING)
TOTAL FLOOR AREA (m <sup>2</sup> )		≤ 300	≤ 380	253.53
FLOOR AREA, FIRST AND SECOND STOREYS COMBINED (m <sup>2</sup> )		≤ 280	≤ 280	253.53
FLOOR SPACE RATIO		N/A	≤ 0.5	0.446
SITE COVERAGE (%)		≤ 40	≤ 40	25.55
OPEN SITE SPACE (%)		-	≥ 30	62.84
REAR YARD OPEN SITE SPACE (%)		-	≥ 33	100
HEIGHT OF BUILDING (m)		≤ 7.6	≤ 7.6 (NO BASEMENT)	7.130
NUMBER OF STOREYS		2	2 (NO BASEMENT)	2
PARKING STALLS ON SITE		≥ 1	≥ 2	2
BUILDING SETBACKS:	FRONT YARD (m)	≥ 7.5	≥ 7.5 OR AVG ABUTTING	7.50
	FRONT STEPS (m)	≥ 5.0 (MAX 1.7 m HIGH)	≥ 4.0	-
	FRONT PORCH (m)	≥ 5.9	≥ 4.0	-
	BAY WINDOWS (m)	-	≥ 6.9	-
	REAR YARD (m)	7.5 OR 25% (8.58)	10.7 OR 35% (12.01)	12.02
	SIDE YARD - WEST (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.5 OR 10%; 1 SIDE ≥ 3.0	3.00
	SIDE YARD - EAST (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.5 OR 10%; 1 SIDE ≥ 3.0	2.166
	COMBINED SIDE YARDS (m)	≥ 4.5	≥ 4.5	5.166
	EAVE PROJECTION IN SETBACKS (m)	≤ 0.75	≤ 0.75	0.61
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	1	≥ 2	2
	UNIT TYPE	SINGLE FAMILY	TWO FAMILY	TWO FAMILY
	MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	≥ 70	≥ 46	113.92
	TOTAL RESIDENTIAL UNIT AREA (m <sup>2</sup> )	≤ 300	≤ 380	253.53

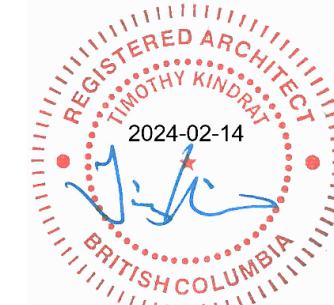
Christine Lintott Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250.384.1969  
www.lintottarchitect.ca

Issue	Date
REZONING APPLICATION	23 DEC 2021
REZONING REVISION	4 JAN 2023
REZONING REVISION #2	15 DEC 2023
DP APPLICATION	15 JAN 2024
REZ/DP REVISIONS	14 FEB 2024

Revision		
No.	Description	Date
	POST-CALUC CHANGES	2021 12 23
	REZONING REVISION	2023 01 04
	REZONING REVISION	2023 12 15
	#2	
	REZ/DP REVISIONS	2024 02 14

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1212 Vista Heights

Victoria BC, V8T 2H5

SITE & LANDSCAPE PLANS

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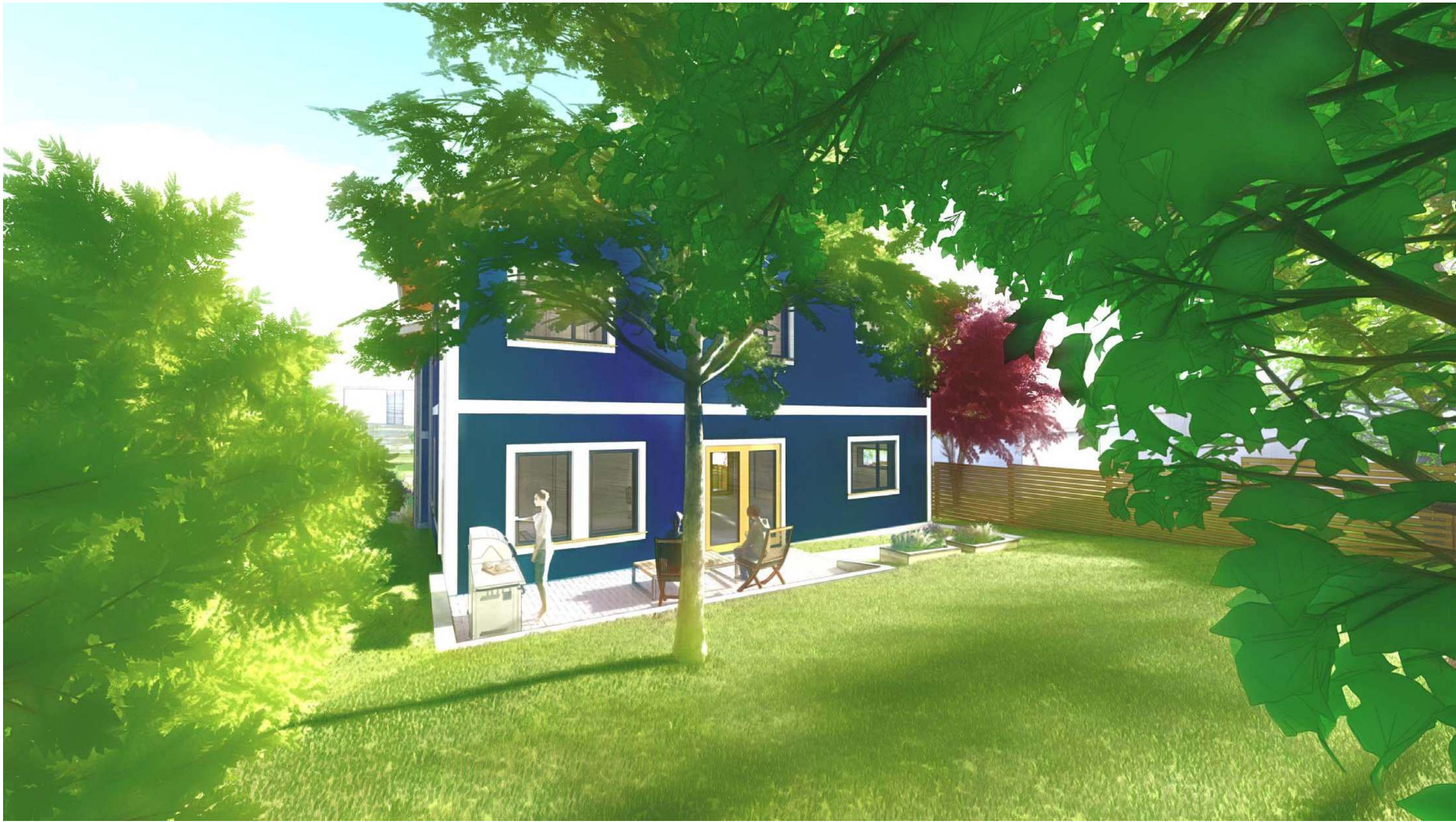
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Scale As indicated





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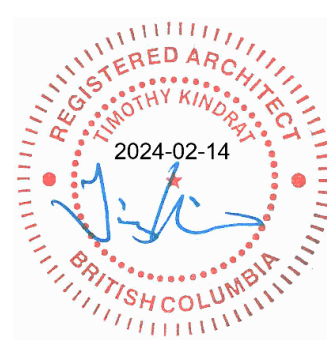


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3	REZONING REVISION #2	2023 12 15

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1212 Vista Heights

Victoria BC, V8T 2H5

3D VIEWS

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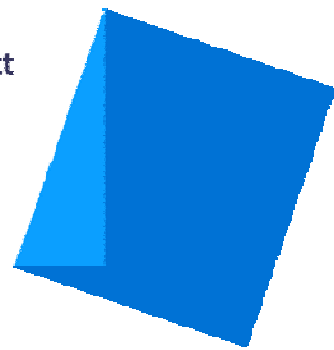
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Scale





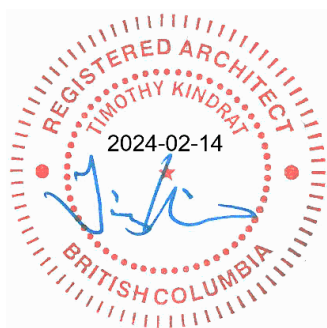
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DP APPLICATION 15 JAN 2024  
**REZ/DP REVISIONS 14 FEB 2024**

Revision

No. Description Date

Consultant Seal



1212 Vista Heights

Victoria BC, V8T 2H5

FLOOR PLANS

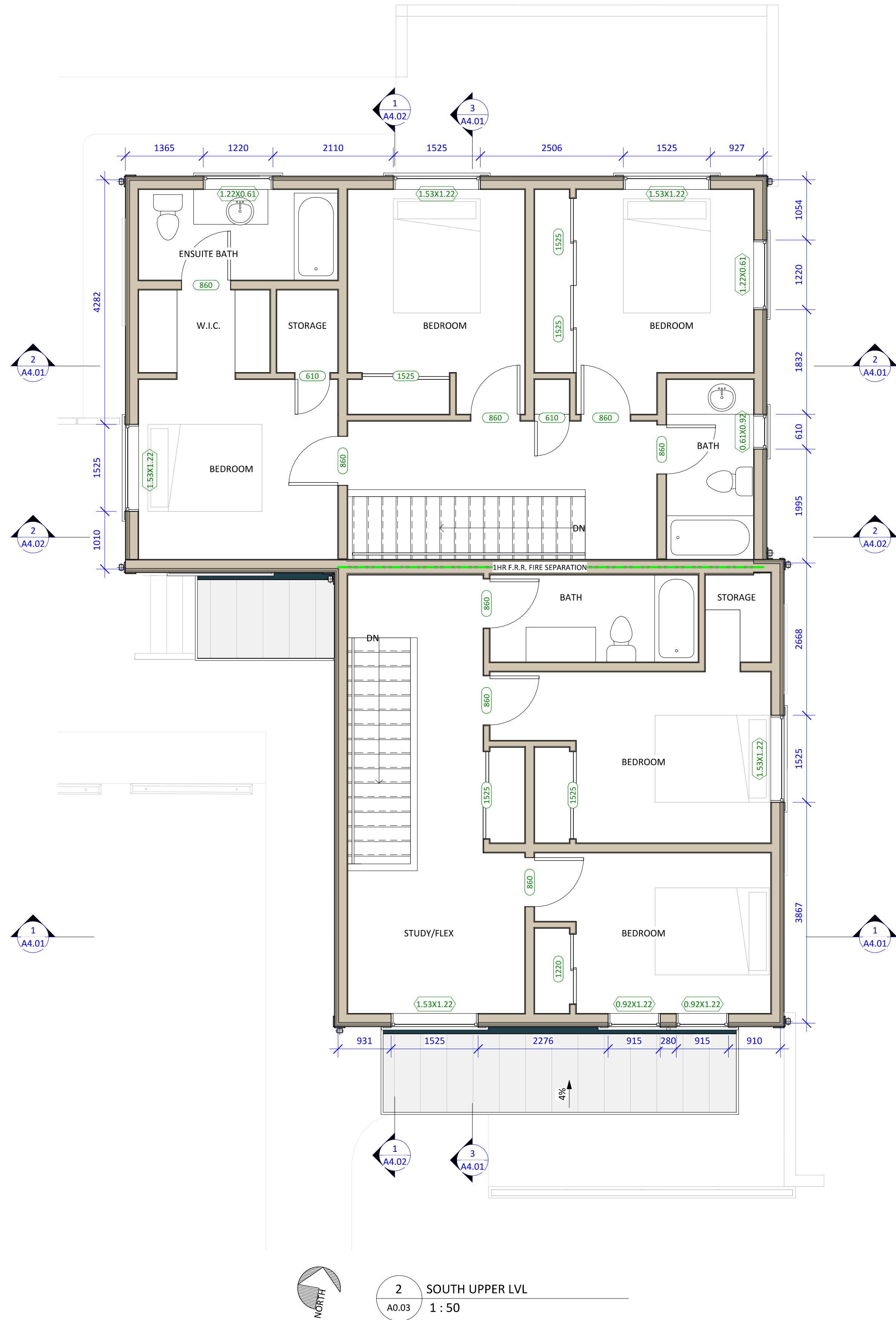
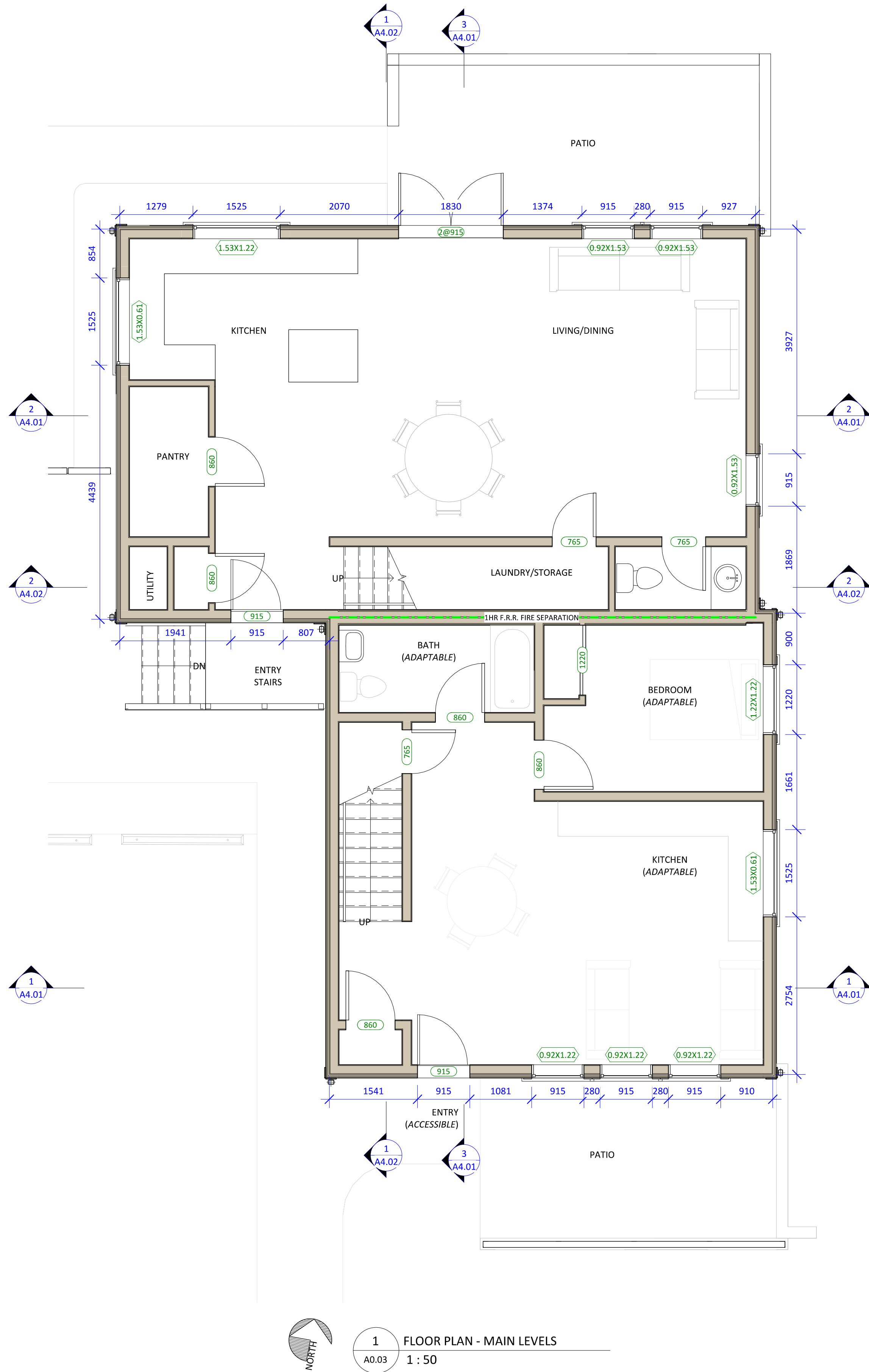
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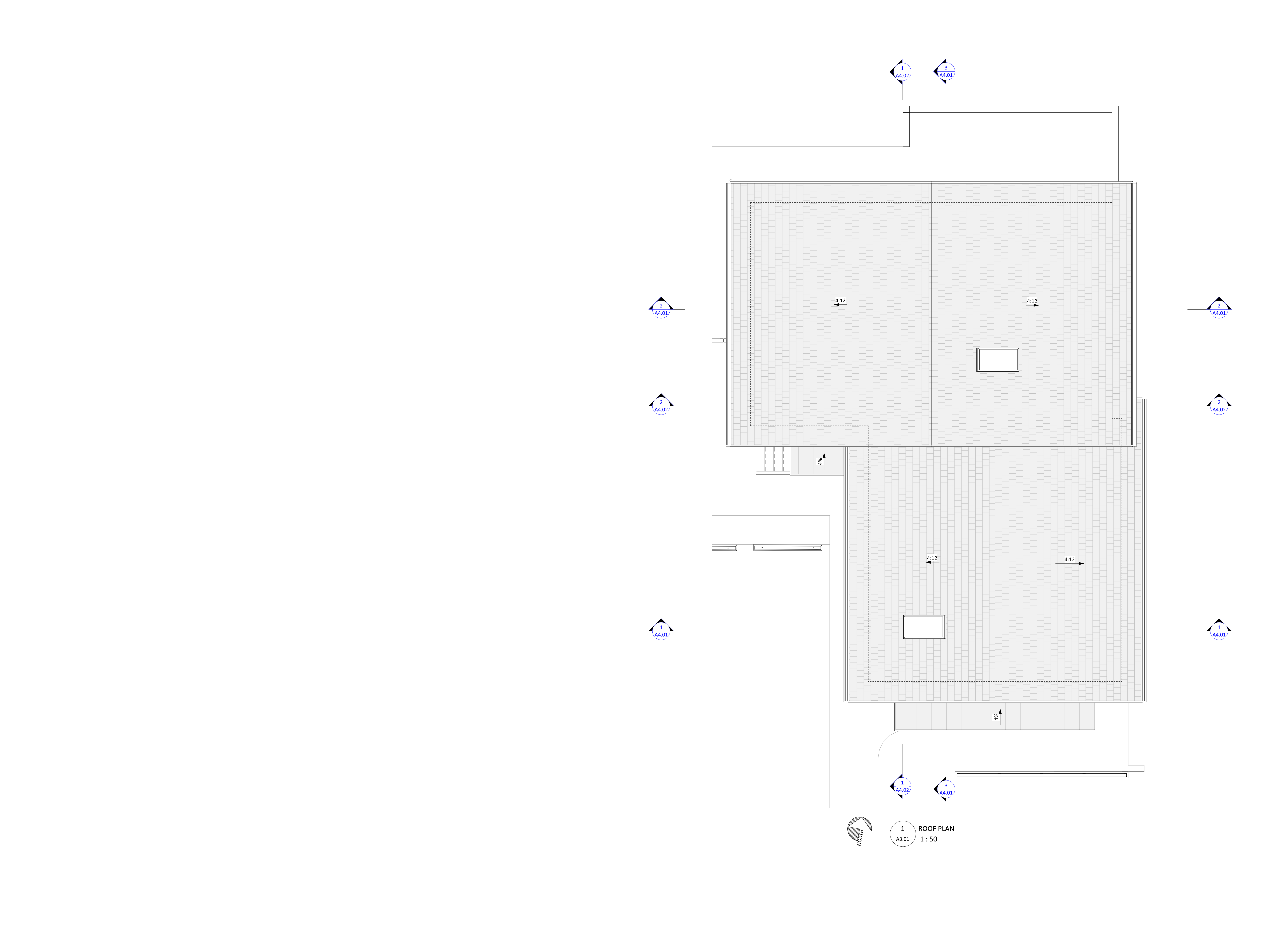
Drawn by TK

Checked by CL

A2.01

Scale 1 : 50





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Issue

Date

REZONING APPLICATION

23 DEC 2021

REZONING REVISION

4 JAN 2023

REZONING REVISION #2

15 DEC 2023

DP APPLICATION

15 JAN 2024

REZ/DP REVISIONS

14 FEB 2024

Revision

No.

Description

Date

Consultant Seal

REGISTERED ARCHITECT

BRITISH COLUMBIA

2024-02-14

1212 Vista Heights

Victoria BC, V8T 2H5

ROOF PLAN

Date2024-02-14 1:28:07 PM

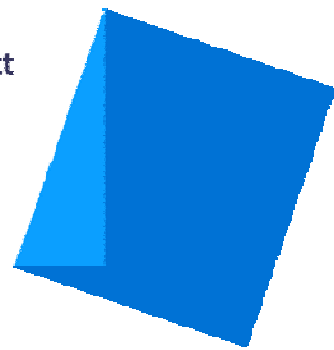
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A2.02

Scale1 : 50



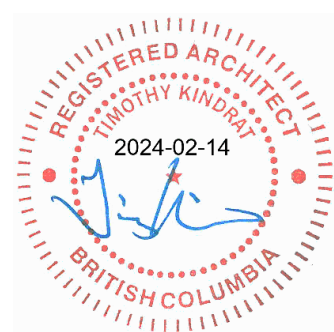


Issue Date

REZONING APPLICATION 23 DEC 2021  
REZONING REVISION 4 JAN 2023  
REZONING REVISION #2 15 DEC 2023  
DP APPLICATION 15 JAN 2024  
**REZ/DP REVISIONS 14 FEB 2024**

Revision No.	Description	Date
2	REZONING REVISION	2023 01 04
3	REZONING REVISION #2	2023 12 15

Consultant Seal



1212 Vista Heights

Victoria BC, V8T 2H5

ELEVATIONS - SOUTH &  
WEST

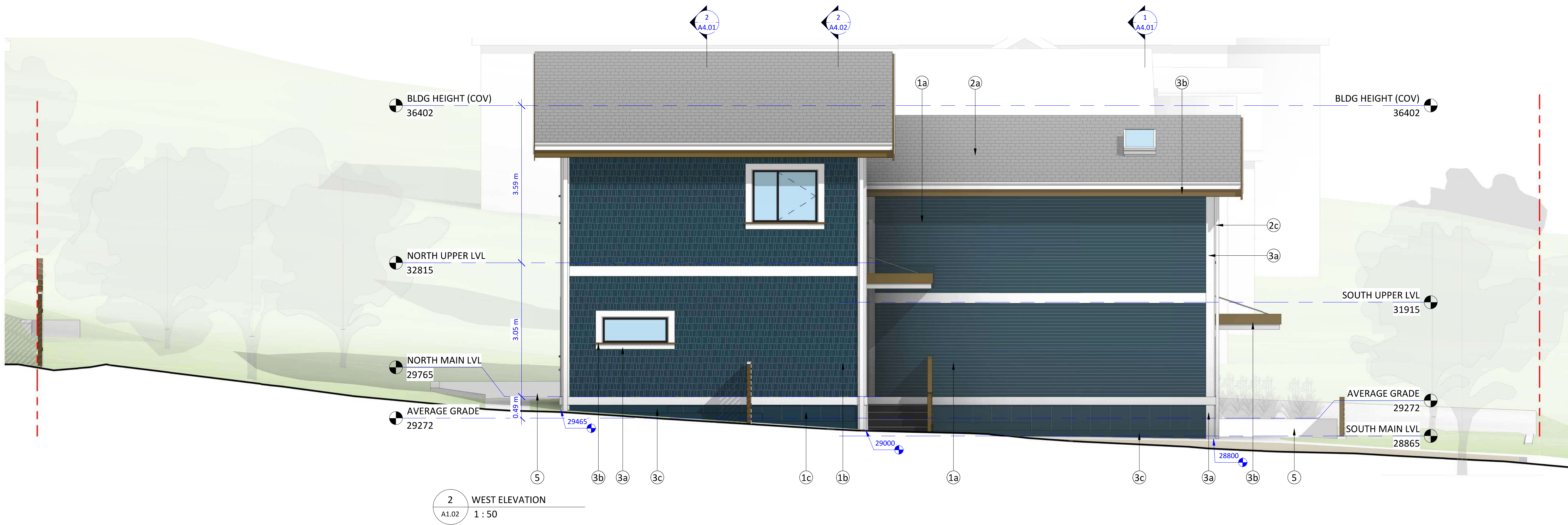
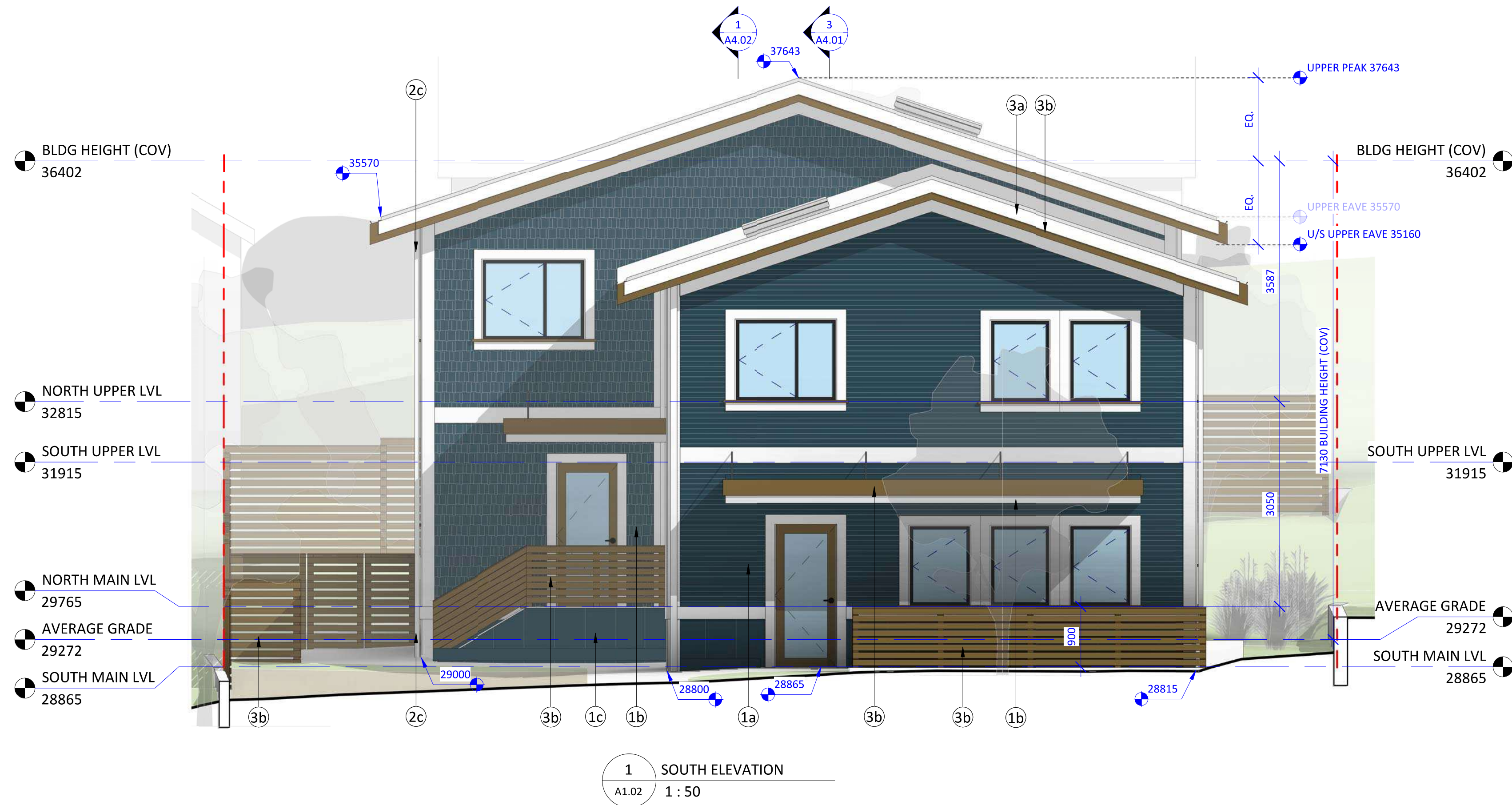
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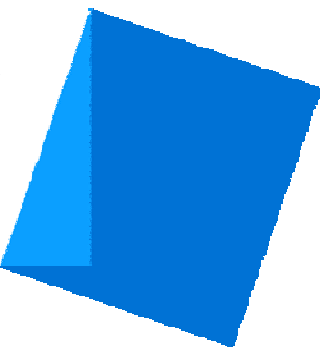
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Issue Date

REZONING APPLICATION 23 DEC 2021  
REZONING REVISION 4 JAN 2023  
REZONING REVISION #2 15 DEC 2023  
DP APPLICATION 15 JAN 2024  
**REZ/DP REVISIONS 14 FEB 2024**

Revision

No.	Description	Date
3	REZONING REVISION #2	2023 12 15

Consultant Seal



1212 Vista Heights

Victoria BC, V8T 2H5

ELEVATIONS - NORTH &  
EAST

Date 2024-02-14 1:29:18 PM

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A3.02

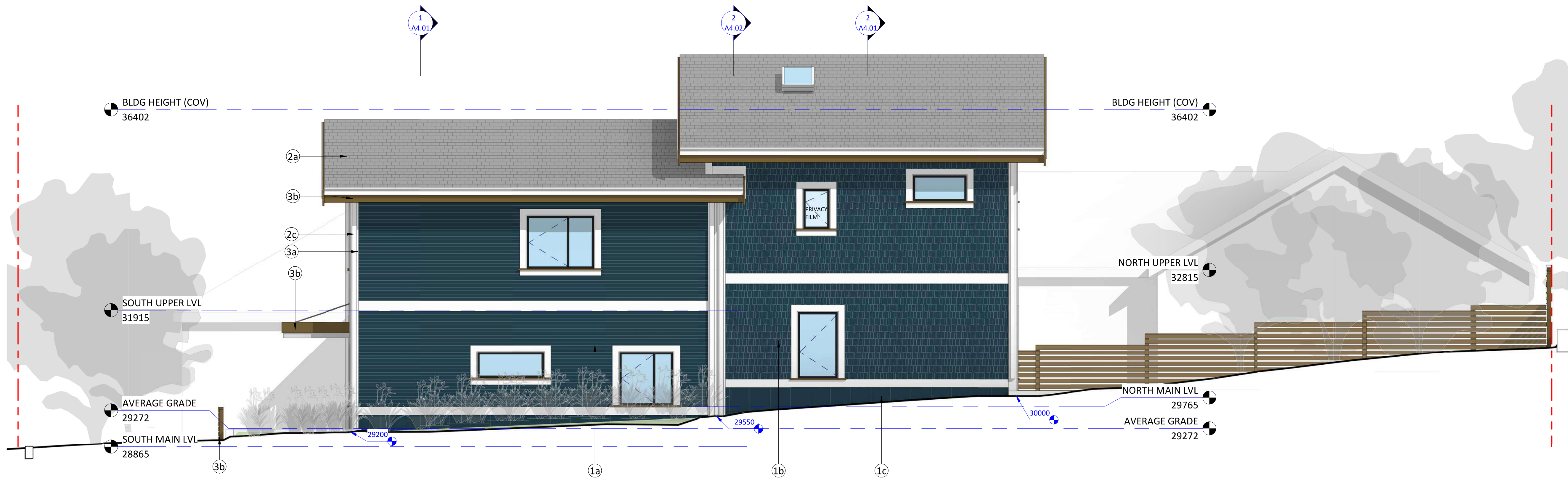
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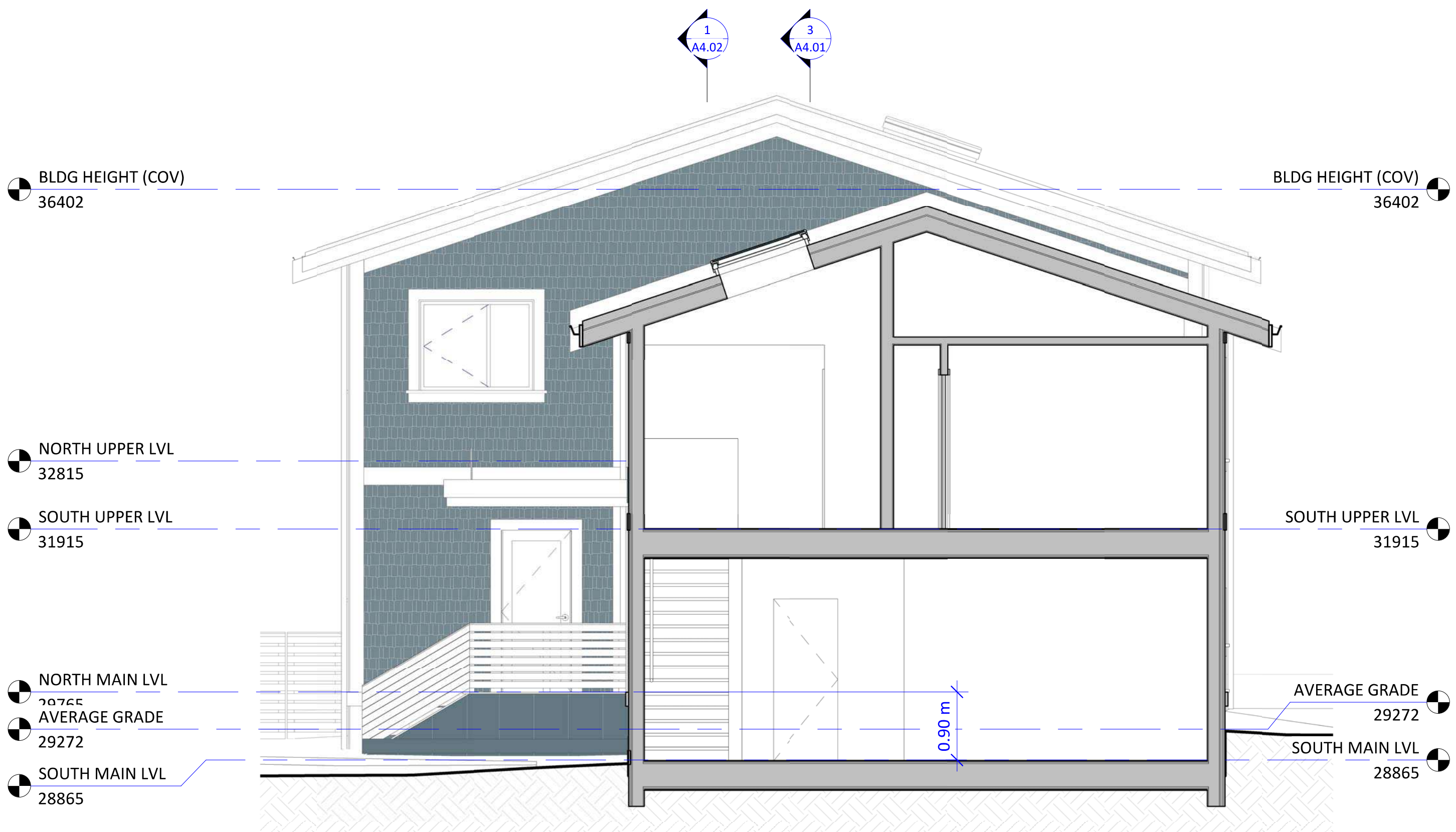
LEGEND - EXTERIOR FINISHES

1a	CEMENTITIOUS LAP SIDING, COLOUR:"DEEP OCEAN"
1b	CEMENTITIOUS SHINGLE SIDING, COLOUR:"DEEP OCEAN"
1c	CEMENTITIOUS PANEL SIDING, COLOUR:"DEEP OCEAN"
2a	ASPHALT SHINGLE ROOFING, COLOUR:"GRAY"
2c	METAL GUTTER AND RAINWATER LEADER, COLOUR:"WHITE"
3a	CEMENTITIOUS TRIM BOARD (TYPICAL), COLOUR:"WHITE"
3b	CEMENTITIOUS TRIM BOARD (ACCENT), COLOUR:"MINT"
3c	CEMENTITIOUS TRIM BOARD (SIDING MATCH), COLOUR:"DEEP OCEAN"
5	PAINTED CONCRETE, COLOUR:"WHITE"

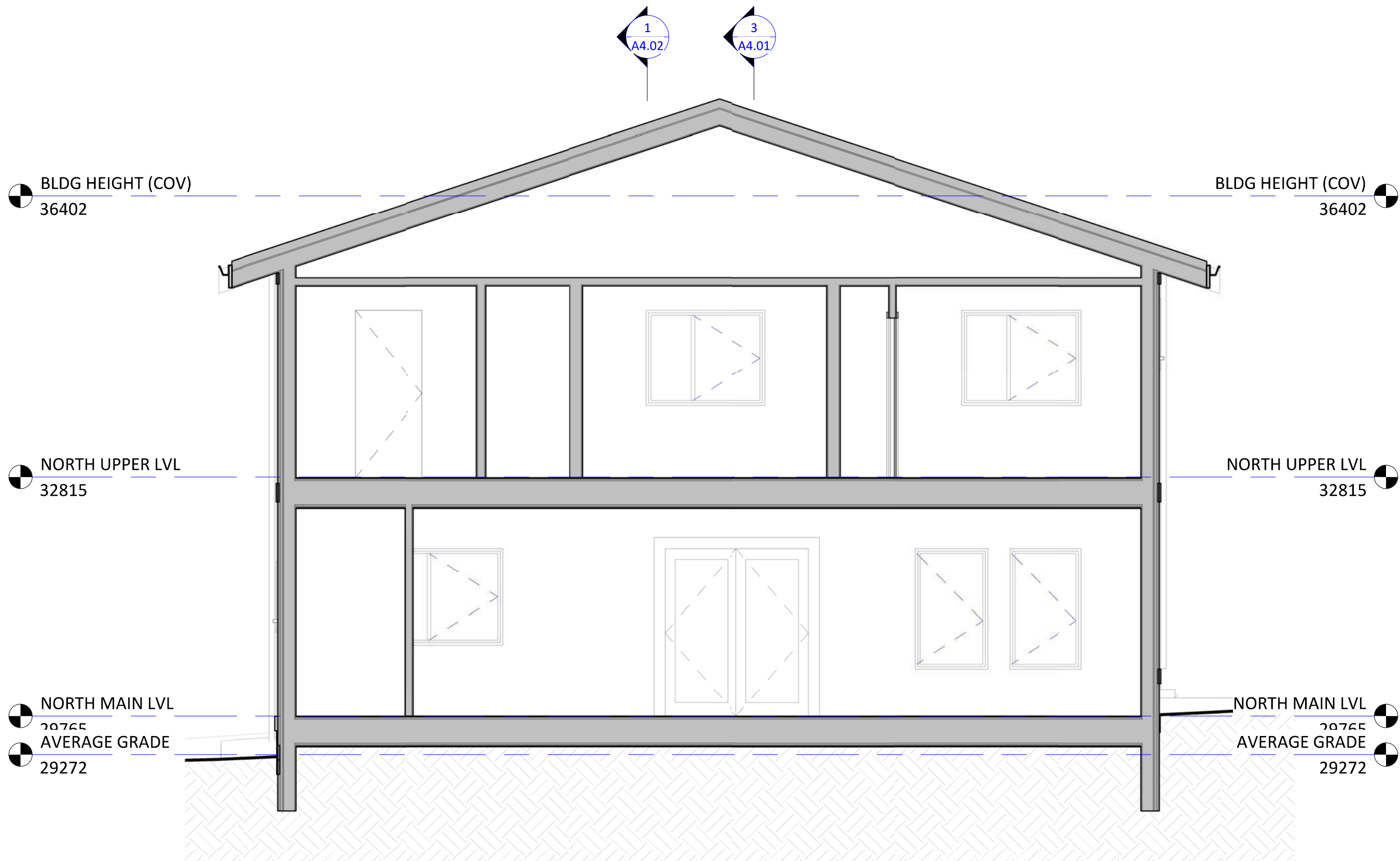


1 EAST ELEVATION  
1 : 50

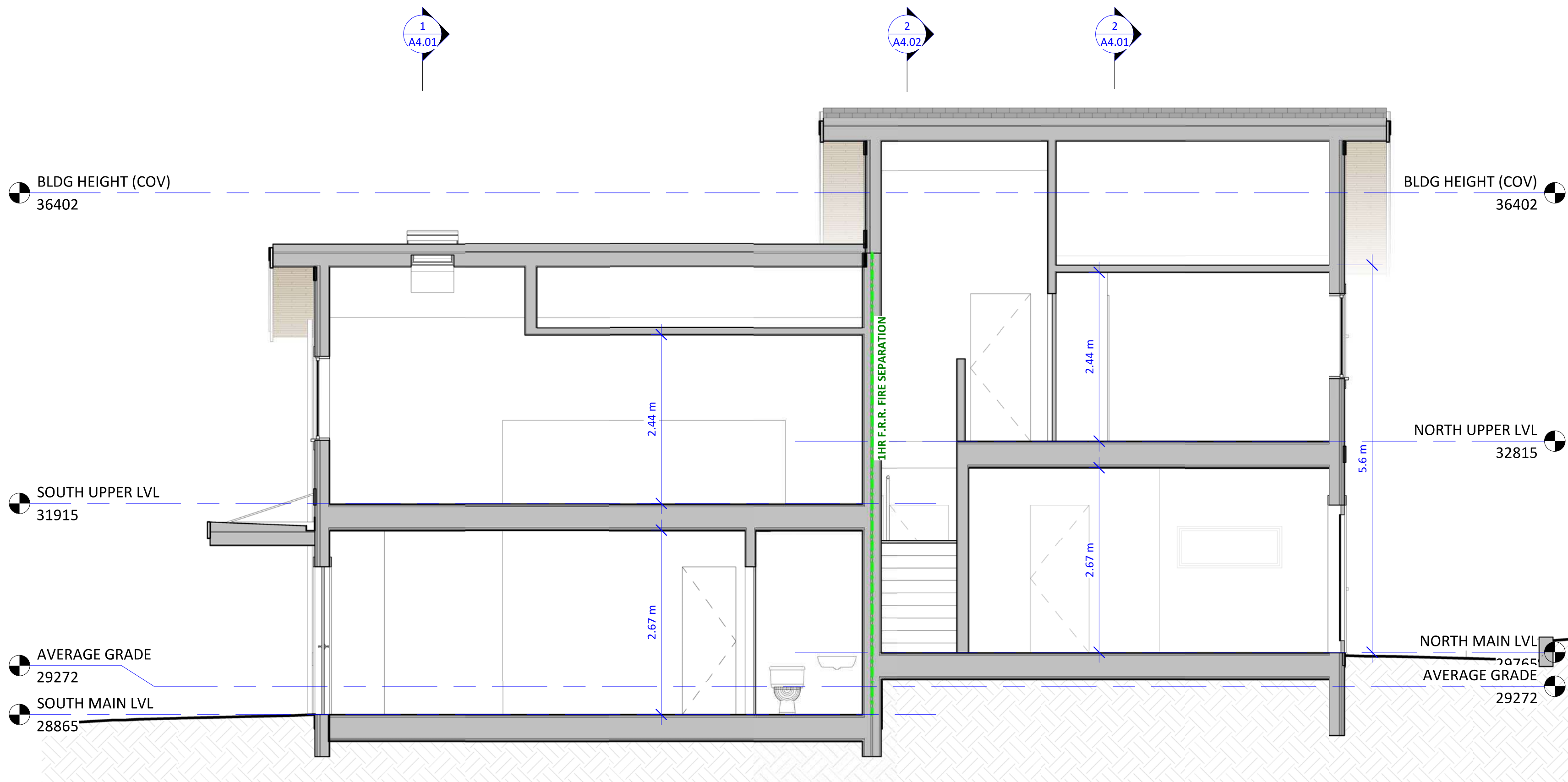




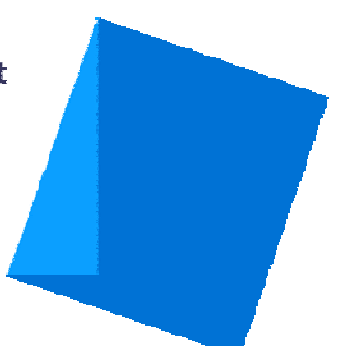
1 BUILDING SECTION - SOUTH UNIT (FACING NORTH)  
A1.02 1 : 50



2 BUILDING SECTION - NORTH DWELLING (FACING NORTH)  
A1.02 1 : 50



3 BUILDING SECTION - LONGITUDINAL (FACING WEST)  
A1.02 1 : 50

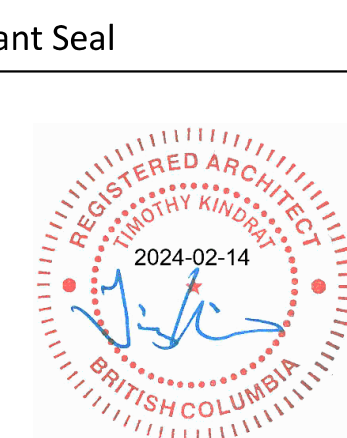


Christine Lintott  
Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250.384.1969  
www.lintottarchitect.ca

Issue	Date
REZONING APPLICATION	23 DEC 2021
REZONING REVISION	4 JAN 2023
REZONING REVISION #2	15 DEC 2023
DP APPLICATION	15 JAN 2024
<b>REZ/DP REVISIONS</b>	<b>14 FEB 2024</b>

Revision		
No.	Description	Date
3	REZONING REVISION #2	2023 12 15



## 1212 Vista Heights

Victoria BC, V8T 2H5

### BUILDING SECTIONS

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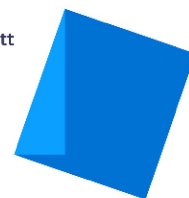
## 1212 Vista Heights

Rezoning (REZ00809) & Development Permit (DP000639) Applications

Letter to Mayor & Council

Revised February 26<sup>th</sup>, 2024

Christine Lintott  
Architects Inc.



Unit 1 -864 Queens Avenue  
Victoria, BC V8T 1M5  
250.384.1969

### Letter to Mayor and Council (Revised) – City of Victoria

Situated in the Hillside-Quadra neighbourhood, this proposal is for a new two storey, two-family dwelling building, to be built on the site of an existing older single family house and detached garage. The current "R1-B" zoning would allow the construction of the building as proposed however the "R1-B" designation only permits a second family as a rented secondary or garden suite. This effectively prohibits the second family from owning their home, and demands they occupy their home only as renters without the option of ownership. Not only does this exclude that family from ownership of their home, but it also requires the landlord household bear the full expense of the property ownership.

This Rezoning Application seeks to remove this barrier by rezoning to the "R-2" two-family dwelling district, making dual home ownership possible through strata titling the property. In this way, we seek to expand home ownership in the established and desirable Hillside-Quadra neighbourhood, while integrating the new development with its primarily detached single-family context.

As a duplex home proposal within "Missing Middle" Development Permit Area (DPA) 15F of the Official Community Plan (OCP), the project is defined as "Missing Middle Development" under items 2(a)(a) and (2)(b), and therefore subject to a requirement for a development permit and consideration of the Missing Middle Design Guidelines (2022). Though the proposal embeds the principles of the Missing Middle Design Guidelines, as a two-family dwelling (i.e. having fewer than three self-contained dwelling units), the proposal does not constitute a "houseplex" as defined in Schedule "P" of the Zoning Regulation Bylaw.

### Description of Proposal

The new duplex maintains the current driveway location and is sited to preserve the rear yard and ensure required parking is behind the front setback. With a gradual slope across the site that is higher at the rear, the two homes are configured in a front-back arrangement with an offset Western aspect that enables each to have a street facing entrance and orientation. Each home will thus have direct access to a separate yard without need for divisive fencing and while minimizing the length of shared wall between them for improved acoustic privacy. To further enhance access and housing inclusivity, the South unit has been designed as an adaptable dwelling unit and shall meet BC Building Code requirements for a cost effective conversion for accessibility.

Two electrified parking spaces are proposed located behind the front setback in a configuration described by the Guideline, to be surfaced with unit pavers for permeability and aesthetic appeal. The front unit amenity will be neatly defined with high quality landscape screening, and new wood fencing at the West and North sides shall

create privacy, screen the parking, and delineate the common bicycle and recycling areas. Attention has also been paid to neighbour overlook and privacy concerns, particularly for Eastern neighbour's second storey window, as windows have been deliberately located to limit views.

Neighbour concerns given voice at the CALUC meeting have been addressed through various measures. Fencing was expanded as requested by immediate neighbours to provide privacy and separation, including where the proposed parking area abuts the neighbouring lot. Landscape plantings and replacement tree species have been selected and identified on a landscape plan for clarity.

## **Planning Policy & Guidelines**

Though the Rezoning application process for this project predates the approval of the “Missing Middle Housing” Schedule “P” regulation, the design process incorporates many best practices for duplexes as identified in the “Missing Middle Design Guidelines”. The offset front-back orientation maintains a pattern of landscaped front and back yards and allow different floor elevations in response to the natural topography, enabling direct connection with the outdoor yards. This also facilitates adaptable access for the Southern unit, which is entered off a semi-private and sun-facing patio facing the street to enrich and enliven Vista Heights. Site landscaping promotes permeability, and includes plantings specifically chosen to encourage and support pollinators.

The project advances a gentle density approach, and embeds multiple goals identified in the Official Community Plan (OCP), particularly those related to housing affordability. Strata division of the lot shall make ownership more affordable and diversify the range of housing choices within the neighbourhood.

With the supply of adaptable and accessible housing being particularly constrained, the inclusion of an adaptable dwelling unit is also supportive of diversity and demographic change. Adaptable dwelling units can help to accommodate a wide range of life and familial circumstances, including aging in place, injury or disability, mobility impairments, multi-generational living, et cetera, in direct support of the following OCP objectives:

- 13(b) "That housing affordability is enabled for housing types across the housing spectrum, particularly for people in core housing need."
- 13(d) "That a wide range of housing choices is available within neighbourhoods to support a diverse, inclusive and multigenerational community."

Materials are robust but residential in nature and comprise a combination of white and a classic dark blue. Generous canopies will bring livability to wet winters and bring clarity to the front door locations. At two storeys, the modest scale of the proposal readily integrates into the neighbourhood and minimizes impacts on others.

Though not technically a “houseplex” on account of having only two dwellings, the project nevertheless is demonstrative of the Guidelines’ typology specific guidelines for them, including legible front entries and maximizing landscaping and softening at the front yard.

## **Green Building Features**

Multiple green features are integrated, proposed and made possible with this proposal, the most consequential of which may be the compact siting of the building. With the increased rear yard setback of "R-2" zoning, and with the efficient building footprint proposed, the resulting open site space (over 62%) is more than double the

"R-2" minimum requirement (30%). The driveway and parking shall both be surfaced in permeable pavers, reducing surface runoff and demand on the municipal stormwater system. The East planting area will be planted with lower allergen pollinator species and supported through the dry summers with irrigation from a rain barrel.

Consideration is also given to protecting and enhancing the urban forest in the siting and landscape design. Two trees are proposed removed for the development, with one of the required replacement trees proposed planted off-site at the City's discretion through payment to the Tree Reserve.

Multi-modal transportation options are also embedded in the design. Two parking spaces are required and proposed, and each shall be electrified in accordance with City bylaws. The site plan further incorporates dedicated space for two oversized bicycles, to support and encourage car-free mobility and reduce overall demand within the neighbourhood for parking. These spaces can be used for standard, cargo, child carrier or recumbent bicycles - or even mobility scooters. Nearby improvements to the bicycle route network are making cycling increasingly convenient and easy as a primary mode of transportation.

### Summary

This duplex proposal seeks Rezoning to allow shared ownership by rezoning to a "two-family" dwelling district. On a comparatively small site, we feel the duplex is highly livable and well-integrated in its neighbourhood and provides the added benefits of a new adaptable dwelling unit and green features to support and enhance natural systems.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tim Kindrat', with a stylized, flowing script.

Tim Kindrat, Architect AIBC  
Associate Principal, Christine Lintott Architects Inc.  
*tim@lintottarchitect.ca*  
*on behalf of the Owner of 1212 Vista Heights, Mr. Charles Chang*

[Green Building Indicators List follows on next page]

## Appendix: Green Building Indicators List

### Transportation

- Both vehicular stalls to have EV chargers per Schedule C
- Two (2) enhanced, 2.4m long bicycle spaces

### Energy Efficiency

- Highly efficient building configuration
- Step 3 performance under BC Energy Step Code

### Renewable Energy

- Pre-plumbing to be solar hot water ready
- Structural support for future photovoltaics (PVs)

### Water

- Rainwater barrel for dry season irrigation

### Site Permeability

- Open site space more than double minimum requirement
- Permeable paving at driveway and patios

### Landscaping and Urban Forest

- Overall increase in number of trees
- Two existing trees removed; three replacements on site + 1 Tree Reserve payment-in-lieu

### Urban Agriculture

- Locations for future vegetable gardens identified
- East landscaping selections comprised of lower allergen pollinator plants





*Note for Internal Use Only:* This form contains confidential information and should be submitted directly to housing policy staff (housing@victoria.ca). Do not upload to Tempest.

## Tenant Assistance Plan

The Tenant Assistance Plan and appendices must be submitted at the time of your rezoning application, and should be submitted directly to housing@victoria.ca. Please contact your Development Services Planner with any questions.

Date of submission of Tenant Assistance Plan to City:

Oct 2, 2023

### Current Site Information

Site Address	1212 Vista Ht
Owner Name	Charles Chang
Applicant Name and Contact Info	Charles Chang email k.c.chang@shaw.ca
Tenant Relocation Coordinator (Name, Position, Organization and Contact Info)	Same

### Existing Rental Units

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor		
1 BR		
2 BR	1	2000
3 BR		
3+ BR		
Total		

### Current Building Type (Check all that apply):

- ☐ Purpose-built rental building  
☐ Non-market rental housing  
☐ Condominium building  
☒ Single family home(s), with or without secondary suites  
☐ Other, please specify:

### Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the Residential Tenancy Act. The City of Victoria's Tenant Assistance Policy is intended to supplement the Residential Tenancy Act and offer additional support for tenants in buildings that are being considered for redevelopment. To review the full Tenant Assistance Policy and supporting documents, please refer to the City of Victoria's website.

### Policy Applications

If your plans to redevelop this property will result in a loss of residential rental units AND will require tenants to relocate out of the existing building(s), please submit a Tenant Assistance Plan with your application.

**Do you have tenant(s) who have been residing in the building for more than one year, at the time when application is submitted?**

☐ Yes

If yes, tenants are eligible for support. Please complete the full form.

☒ No

If no, please skip to and complete Appendix A: Occupant Information and Rent Roll.

When completing this form, please refer to the Tenant Assistance Policy guidelines for Market Rental and Non-Market Rental Housing Development. Please note that the form includes the required Freedom of Information and Protection of Privacy Act (FOIPPA) section 27(2) privacy notification which should be communicated to tenants.

<b>APPLICANT:</b> Please complete the following sections to confirm the details of the Tenant Assistance Plan:		<b>CITY STAFF:</b> <b>Did applicant meet policy?</b>
<b>1. Compensation</b> (Please see Section 4.1 for Market Projects and Section 5.1 for Non-Market Projects)		
For market rental housing, compensation is recommended to be based on length of tenancy at either: 1. <i>The higher of CMHC average rent for the City of Victoria (as identified in CMHC's Annual Rental Market Report, adjusted annually and identified in Table 1 – Rental Compensation below) or the tenant's existing rent; or</i> 2. <i>Free rent in a different building</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1.a. Please indicate how you will be compensating the tenant(s). <input type="checkbox"/> Free Rent <input type="checkbox"/> Lump Sum Payment <input type="checkbox"/> Combination		
1.b. Were the tenant(s) consulted in this decision? <input type="checkbox"/> Yes <input type="checkbox"/> No		
1.c. Please describe how tenants will be compensated based on length of tenancy. <div style="border: 1px solid black; padding: 5px; min-height: 100px;">           We follow RTA eviction process for redevelopment and provide tenant with 1-month free rent.         </div>		
<b>2. Moving Expenses</b> (Please see Section 4.2 for Market Projects and Section 5.3 for Non-Market Projects)		
2.a. Please indicate how the tenant(s) will receive moving expenses or assistance. <input type="checkbox"/> Hired Moving Company <input type="checkbox"/> Flat Rate Compensation <input type="checkbox"/> Combination		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2.b. Were the tenant(s) consulted in this decision? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>3. Relocation Assistance</b> (Please see Section 4.3 for Market Projects and 5.4 for Non-Market Projects)		
3.a. Is the Tenant Relocation Coordinator internal or external to your organization? <input type="checkbox"/> Internal <input type="checkbox"/> External		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3.b. Providing as much detail as possible, please indicate how the Tenant Relocation Coordinator will engage with tenants, including when they will start engaging, how often they will engage, and what methods they will use to communicate with tenants. <div style="border: 1px solid black; height: 150px; margin-top: 10px;"></div>		

Page 2 of 9

**APPLICANT:**

Please complete the following sections to confirm the details of the Tenant Assistance Plan:

Did  
applicant  
meet policy?

**4. Right of First Refusal** (Please see Section 4.4 for Market Projects and 5.5 for Non-Market Projects)

4.a. Does right of first refusal apply to the project? (If the residential property has 5 or more rental units, then yes)

☐ Yes

☒ No

Yes ☒

No ☐

4.b. If right of first refusal is offered, how will this apply to returning tenants?

**5. Tenants Requesting Additional Assistance** (Please see Section 6.0)

5.1 Have tenants been provided with the additional assistance form and policy?

☐ Yes

☒ No

Yes ☒

No ☐

5.b. Have tenant(s) requested additional assistance above tenant assistance policy expectations?

**6. Notification and Communication** (Please see Section 3.4)

6.a. Have all tenants been informed of the proposed rezoning or development? ☒ Yes ☐ No

6.b. How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?

direct contact

**7. Tenant Resources** (Please see Tenant Resource Guide)

7.a. Have tenants been provided with the Tenant Resource Guide? ☐ Yes ☒ No

7.b. How have or will you facilitate tenants in accessing these resources?

**8. Final Tenant Assistance Report** (Please see Final Tenant Assistance Report)

8.a The City of Victoria requests that applicants submit a Final Tenant Assistance Report detailing how the Tenant Assistance Plan was completed prior to the issuance of an occupancy permit.

I have read and understand this statement ☒

**Other Comments:**

the tenant knows about the rezoning and only planned to stay there temporary. We also gave him a discount on the rent from \$2230 to \$2000. He planned to move out once the term is over

## FINAL Tenant Assistance Plan Review - [For City Staff to complete]



Application Reviewed By:  (City Staff) Date:

Did the applicant meet TAP policy?: ☒ Yes ☐ No ☐ N/A

Staff comments on final plan:

This Tenant Assistance Plan meets policy requirements. Sole tenant on property is ineligible under Tenant Assistance Policy and will be provided with compensation as per Residential Tenancy Act.

Hillside-Quadra Neighbourhood Action Committee  
c/o 901 Kings Road  
Victoria, BC V8T 1W5

18 October 2021

To Mayor and Council  
City of Victoria  
#1 Centennial Square  
Victoria BC V8W 1P6

By email to: Hillside Quadra Area Planner, Michael Angrove,  
mangrove@victoria.ca, CALUC@victoria.ca

Re: Proposed Development of 1212 Vista Heights

I am writing on behalf of the Hillside-Quadra Neighbourhood Action Committee (NAC) to provide neighbourhood input regarding the above proposed development.

**Community Consultation Process**

The proponent attended the NAC meeting on 13 September 2021 for a preliminary discussion of his conceptual ideas for the above property.

The formal Community Meeting under the CALUC process was held 28 September 2021 after the usual mail notification and was attended by four members of the NAC executive and 11 community members.

The proponent, Charles Chang, attended with his architect, Tim Kindrat of Christine Lintott Architects Inc. (CLA). Mr. Kindrat presented the plans on behalf of Mr. Chang.

**The Proposal**

Mr. Chang is proposing to remove an existing early 20th century house on the property and to build two new semi-detached residences. His intent is that each of the new residences could be separately owned (strata title). He is therefore seeking rezoning of the site from R1-B (single family) to R-2 (two family [duplex]). While each residence could be separately owned the two owners would have an agreement related to shared common property such as the driveway and walkways.

Despite the proposed rezoning, Mr. Kindrat noted that most of the design features are consistent with R1-B zoning. For example, more than 60 percent of the site is proposed to remain as open space.

In order to maintain the look of the streetscape which is mainly single family homes, and to avoid a long common wall and a fence between the two new strata properties, one of these residences would be closer to the street and the other would be set back from the street. As the site slopes, the dwelling at the back would be slightly higher than the front dwelling. Each residence would have its own private outdoor garden space. A degree of privacy between the residences would be provided through this offset design and through screening around the front doors, which would also be defined with a flat roof. In addition, the residence at the back has been designed so that windows do not look into the adjacent home to the east.

The design would be traditional, with each dwelling in a different exterior finish – siding in the front and shingle for the rear residence. Each home would have three bedrooms. The front (south) unit would be approximately 125.6 m<sup>2</sup> in area and is designed to be an adaptable house to accommodate persons living with disabilities and/or aging in place. Doors and other features would be built to accessible requirements and clearances. The back (north) unit would be approximately 154 m<sup>2</sup> and would have three bathrooms.

Construction of these residences will require the removal of a small tree in the rear of the lot and may also affect the roots of two cherry trees on a neighbouring property. The proponent is prepared to compensate for removal of the latter if necessary and to provide four (4) replacement trees.

In order to avoid construction of a long driveway, and maximize outdoor green space the site plan, two parking spots near the front of the property are proposed. Vehicles parked in these spaces would be behind the front line of the front (south) residence.

Widening of the existing driveway to current standards may require the removal and replacement of a Hawthorne tree on the boulevard. The City has also asked the proponent to install a sidewalk along the front of the property.

## **Discussion:**

Community members asked for and were provided with more information about the following topics:

### **Rezoning**

Details of the proposed rezoning: R-2 zoning would allow two dwellings similar in size and enable each residence to have a different (strata) owner--a strata duplex. Ownership enables housing independence and more flexibility for each owner. Although R-2 allows additional built area, the proposed plan meets the requirements for R1-B as well as R-2 in terms of site coverage, maximum height, and yard size.

### **Parking**

One community member asked about the distance between the proposed parking area and the adjacent property to the west of 1212 Vista Heights. The parking area would butt up against the property line and would be close to existing trees. The plan is to use permeable pavers to help with water infiltration and enable more water to reach tree roots. The plan meets minimum parking requirements of one spot per unit. The residences share a common driveway. Each parking spot would have an electric car charger. The parking area could accommodate up to four vehicles if the residents were willing to park end-to end (tandem) in paved access space.

Neighbours expressed concern about the possibility of more cars using on-street parking due to a second residence on the site. One neighbour expressed concern about potential impacts of more vehicles on children. Another noted that on-street parking is already congested because they and several other neighbours each own three vehicles. This has caused some local tension with respect to where residents park. Duplex rezoning and construction of two family dwellings on the site could result in up to four additional vehicles parking on the street and add to existing tensions. This neighbour stated that for this reason they oppose the rezoning.

## Vegetation

Meeting participants asked for more information about the landscape plan — and in particular about where on the site any replacement trees would be planted.

Mr. Chang explained that the updated tree protection bylaw specifies that for each tree removed two new trees must be provided. It also specifies the minimum amount of land required for new trees. If there is not enough room on the site developers may provide a cash payment to the City in lieu of a tree. Mr. Chang stated that he doesn't want the site to be dark or tree roots to infringe on buildings. He anticipates that new trees in the front would be smaller, and likely a flowering ornamental, and new trees in the back would be larger. He plans to make minimal changes to the back yard of the property. In order to ensure that all these conditions are met he intends to prepare a full landscape plan.

Several neighbours asked that the existing blackberry bushes on the property be removed. Mr. Chang stated that he expects to remove them.

## Visual Impacts

Several neighbours expressed concern about the potential visual impact of the proposed new residences and asked how high the new buildings would be.

Mr. Kindrat stated that the taller of the two new residences would be four feet higher than the existing house at 1212 Vista Heights and would be within the allowable height for R1-B as well as R2 zoning.

The new design has setbacks that differ from those of the existing house. On the east side, the new setback would be 2 metres from the property line (72 cm narrower than the existing house). On the west side, the distance to the property line would be 3 metres (1.5 metres narrower than the existing houses). A garage at the back of the existing house and close to the property line on the west side would be removed; this would open up the space in the back visually.

One neighbour commented that a two story building — replacing the existing bungalow — would be too imposing and would not fit well in the established neighbourhood. This person was concerned in addition that the adjacent neighbours would lose their existing privacy.

One neighbour commented that the construction of a sidewalk — as requested by City staff — would result in the loss of grass in the front yard of the property.

## Fencing

The owners of several adjacent properties indicated that they would like to see a new six-foot fence constructed between 1212 Vista Heights and their properties.

They asked about plans for the existing retaining walls on the property, portions of which are 5 feet (~1.5m) high. Mr. Chang indicated that the condition of these walls will be assessed when he applies for a building permit; he would like to retain the walls if it is deemed safe to do so. One neighbour expressed interest in replacing his portion of the wall and Mr. Chang suggested they follow up on this.



## Construction Impacts

Several community members stated that they agree with the design concept and they have questions about the impacts of the design on adjacent neighbours. The owner of an adjacent property has chickens that are currently housed close to the property line. This neighbour indicated that due to the impacts of construction these chickens would need to be rehoused during construction or destroyed. Mr. Chang indicated that while the timing of construction is difficult to predict at this time, he would provide neighbours with two or three months advance notice.

## Fate of existing house

Neighbours commented that the existing house contains some nice heritage features including original flooring and a built in sideboard. The proponent stated that he does not yet have a plan regarding the fate of the house and invited neighbours to contact him if they are interested in some of the older materials. There was a brief discussion about demolition vs material reuse.

## General Comments

Overall community members were cautiously positive about the proposed rezoning.

Several adjacent neighbours commented that the proposed development — including a new fence — would be an improvement on the existing state of the property. One thanked the proponent for ‘a plan that respects neighbours.’ Another liked that the design ‘sits close to the land.’

One person, however, stated that they were opposed to the construction of two residences on the site because of visual impacts and the potential increase in on-street parking; this person would, however, accept construction of one new house with a legal suite.

Sincerely,

Jon Munn  
Chair, Community Association Land Use Committee  
Hillside Quadra

Survey Responses

1212 Vista Heights

Have Your Say

Project: 1212 Vista Heights



VISITORS					
1					
CONTRIBUTORS			RESPONSES		
0			0		
0	0	0	0	0	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

No Responses

2023

CITY OF VICTORIA | Sustainable Planning &amp; Community Development

## Rezoning and Development Permit Application(s)

For 1212 Vista Heights

COMMITTEE OF THE WHOLE | APRIL 18, 2024



1

2



## Aerial Photo



2



# Subject Property

3



3



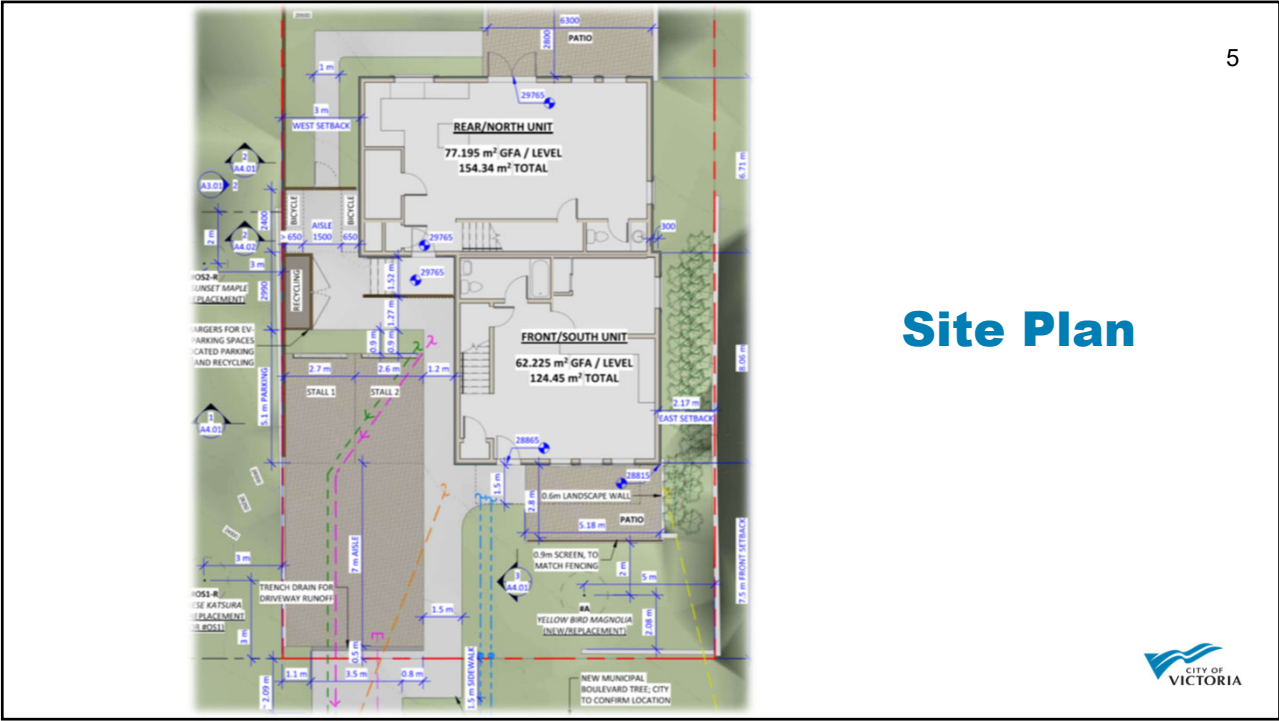
# OCP Designation

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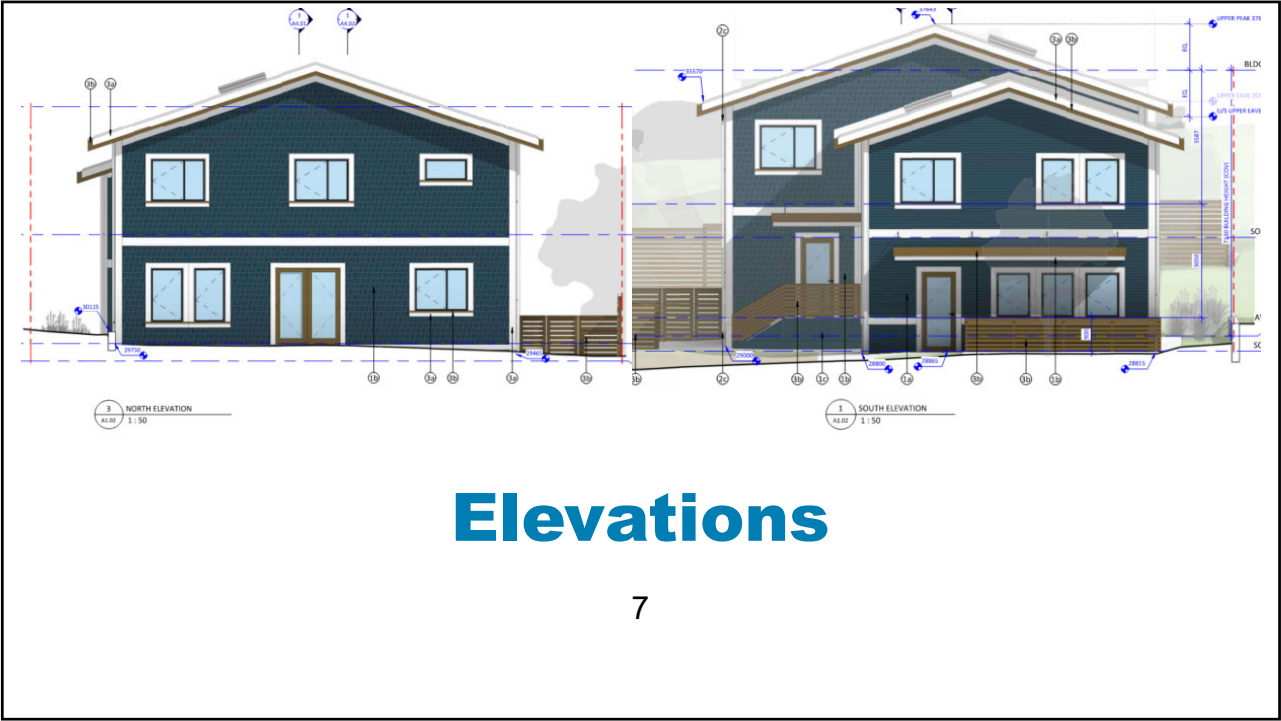




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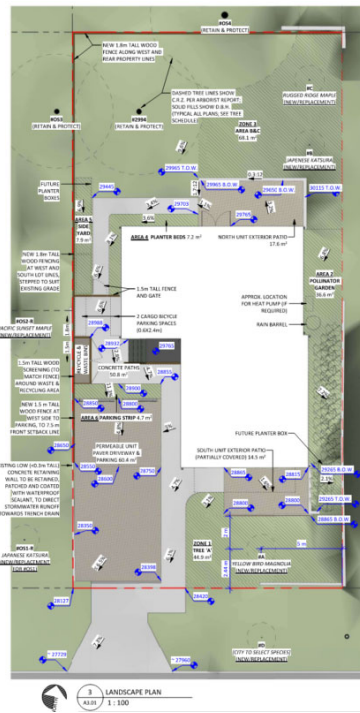


# Renderings



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# Landscape Plan



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# Thank You



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## Committee of the Whole Report

### For the Meeting of April 18, 2024

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**To:** Committee of the Whole **Date:** April 4, 2024

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No.00863 for 1011 Fort Street

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## RECOMMENDATION

### Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated April 18, 2024 for 1011 Fort Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council.
3. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

## LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application. Relevant rezoning considerations include the proposal to amend the current zone to allow residential use on the ground floor of an existing building enabling the construction of two residential units.

### Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

## EXECUTIVE SUMMARY



The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1011 Fort Street. The proposal is to rezone from the CA-42 Zone, Harris Green Commercial District, to a new zone to permit residential use on the ground floor of an existing building. The proposal is to allow the conversion of ground floor commercial space into two residential units fronting onto Meares Street, while maintaining the commercial use fronting onto Fort Street.

The following points were considered in assessing the Rezoning Application:

- The proposal is located within the Core Residential urban place designation in the Downtown Core Area of the *Official Community Plan, 2012* (OCP). This proposal is consistent with OCP objectives to enable and foster a greater range of housing options throughout the Downtown Core Area.
- The proposal is located within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP) which envisions multi-residential development appropriate to the context and function of each neighbourhood. The application to allow the proposed two residential units is consistent with these objectives.
- The property has dual frontage on Fort Street and Meares Street with Fort Street being the primary street frontage. The proposed zone would maintain the requirement for commercial use on Fort Street which is consistent with the OCP and DCAP which envisions Fort Street as a major commercial corridor.
- The site is in Development Permit Area 7B(HC): Corridors Heritage but a Development Permit is not required since there are no exterior alterations occurring with this proposal.

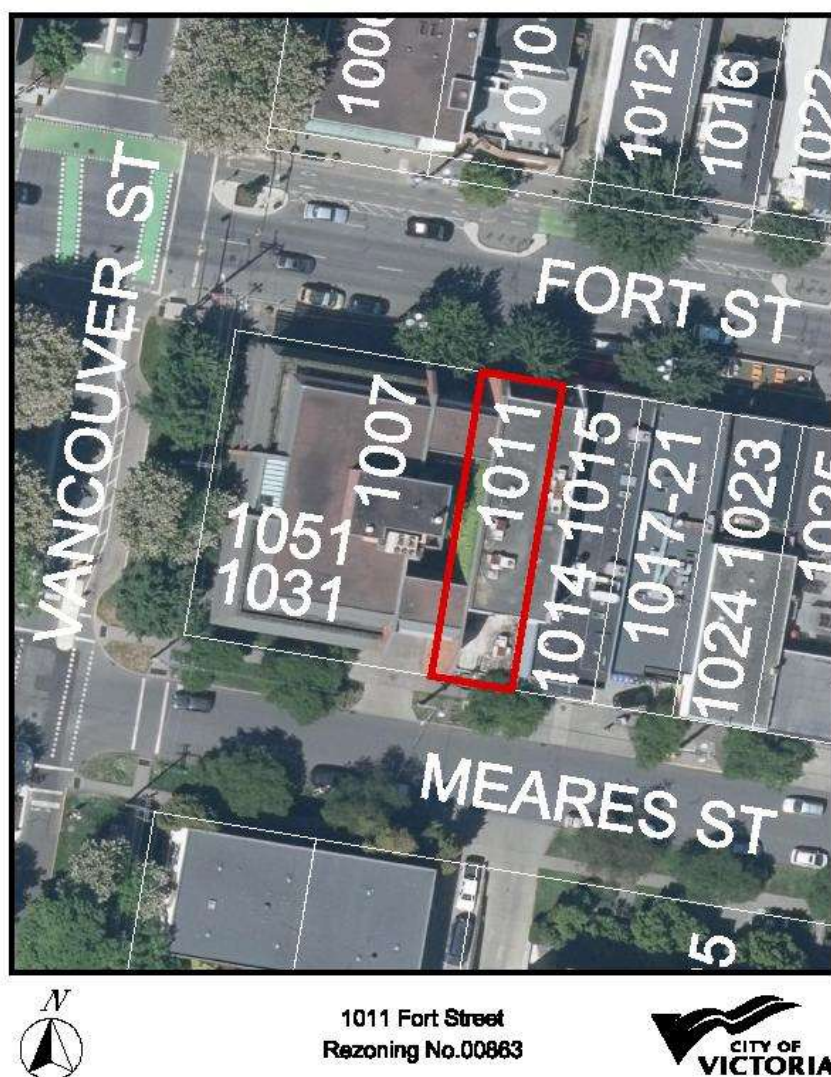
## **BACKGROUND**

### **Description of Proposal**

This proposal is to amend the CA-42 Zone, Harris Green Commercial District, to allow residential use on a portion of the ground floor that fronts on to Meares Avenue to permit the construction of two residential units. The existing four-storey building is currently being converted from an office building to a primarily residential building. The former offices on the second to fourth floors are being converted into a total of 15 residential units. The permitted commercial uses on the ground floor that fronts on to Fort Street would not change.

### **Land Use Context**

The subject site has frontage on Fort Street which is characterized by a mix of commercial, office and residential uses. The site also has frontage on Meares Street which is characterized by primarily residential uses.



### Existing Site Development and Development Potential

The existing four-storey building is currently being converted from an office building to a primarily residential building. The former offices which were located on the second to fourth floors are being converted to a total of 15 residential units, consistent with the current zone, which allows for a mixed-use building with commercial uses on the ground floor and residential uses above. The ground floor fronting on Fort Street will remain a commercial use (currently a hair salon).

Under the current CA-42 Zone, Harris Green Commercial District, the building is at maximum development potential. Under this zoning, a wide range of commercial uses are permitted on the ground floor.

### Data Table

The following data table compares the proposal with the existing CA-42 Zone, Harris Green Commercial District. An asterisk is used to identify where the proposed use does not meet the requirements of the existing Zone. A double asterisk indicates where the building currently does not meet the siting requirements of the existing Zone.

Zoning Criteria	Proposal	Zone Standard	Comments
Site area (m <sup>2</sup> ) – minimum	319.46	-	
Storeys – maximum	4	4	
Ground floor - uses	Commercial/ <b>Residential*</b>	Residential not permitted	
<b>Setbacks</b> (m) – minimum			Approved by Board of Variance (BOV00954)
Front (Fort St)	<b>0.20**</b>	3.0	
Rear (Meares St)	0.0	0.0	
Side (north)	0.0	0.0	
Side (south)	0.0	0.0	
Parking – minimum	0	Not required for lots less than 650m <sup>2</sup>	
Bicycle parking stalls – minimum	0	Not required for existing building	

### Sustainable Mobility

No sustainable mobility improvements beyond minimum City standards are proposed in association with this application.

### Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this application.

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, prior to submission of the application, it was posted on the Development Tracker along with an invitation to complete a comment form on November 24, 2023. At the time of writing this report, a letter from the CALUC had not been received.

Pursuant to section 464(3) of the Local Government Act, Council is prohibited from holding a public hearing when a rezoning application is consistent with the OCP and residential uses comprise at least half of the gross floor area of all buildings and other structures proposed as part of the development. However, notice must still be sent to all owners and occupiers of adjacent properties prior to introductory readings of the bylaws.

### ANALYSIS

Rezoning Application

Official Community Plan

The *Official Community Plan, 2012* (OCP) designates the property within the Core Residential urban place designation which envisions a mix of uses including residential in a range of low-, mid-, and high-rise multi-unit buildings. The proposal to allow two residential units on the ground floor of an existing four storey building is consistent with OCP objectives to enable and foster a greater range of housing options throughout the Downtown Core Area.

Downtown Core Area Plan

The *Downtown Core Area Plan* (DCAP) designates the property within the Residential Mixed-Use District which envisions multi-residential development appropriate to the context and function of each neighbourhood. The Downtown Core is also envisioned to accommodate a significant share of the forecast new population and housing growth earmarked for the Urban Core over the next 30 years. The proposal to allow residential use on the ground floor of an existing building to permit the construction of two residential units is consistent with these objectives.

Housing

The application, if approved, would add two new residential units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.

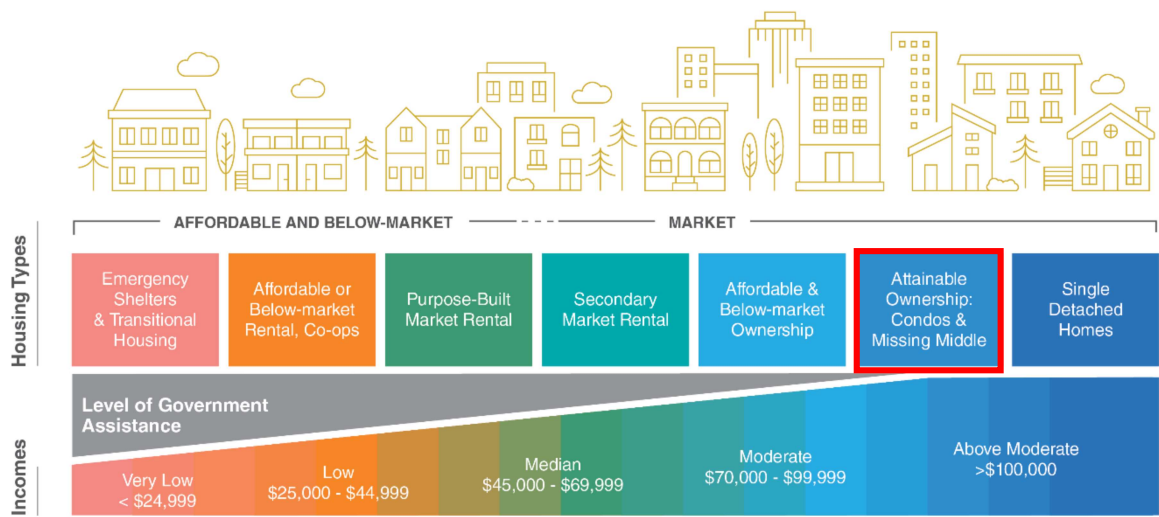


Figure 1. Housing Continuum

Housing Mix

At present there is no policy that provides targets regarding housing mix and providing minimum unit types is not mandated by the City. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including family housing. As submitted, this application proposes two studio dwelling units.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no impacts to public trees with this application.

## **CONCLUSIONS**

The proposal to rezone the subject property to allow residential use on the ground floor of the building that fronts on to Meares Street is consistent with the objectives in the OCP and the DCAP. The rezoning would permit the construction of two residential units that would fit in with the Meares Street frontage of the building with minimal impact. It is therefore recommended that Council consider supporting this application.

## **ALTERNATE MOTION**

That Council decline Rezoning Application No. 00863 for the property located at 1011 Fort Street.

Respectfully submitted,

Gerry Hamblin  
Senior Planner  
Development Services Division

Karen Hoes, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## **List of Attachments**

- Attachment A: Plans date stamped November 1, 2023
- Attachment B: Letter from applicant to Mayor and Council dated March 20, 2024
- Attachment C: Correspondence



## Rezoning Application - 6 October 2023

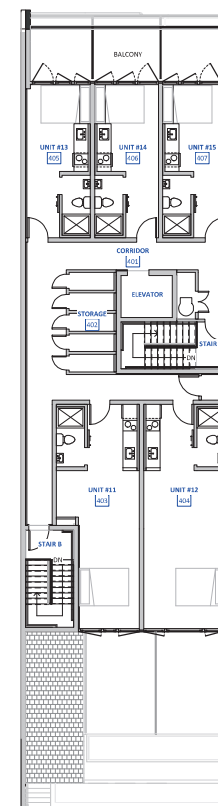
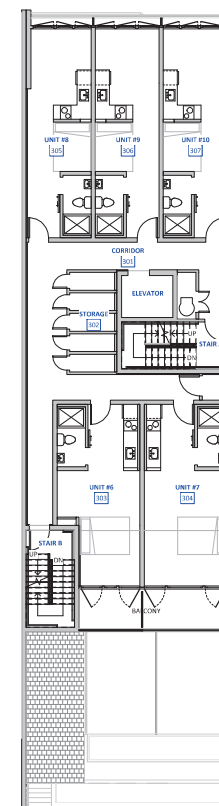
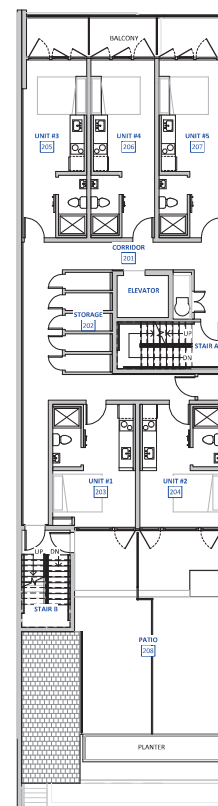
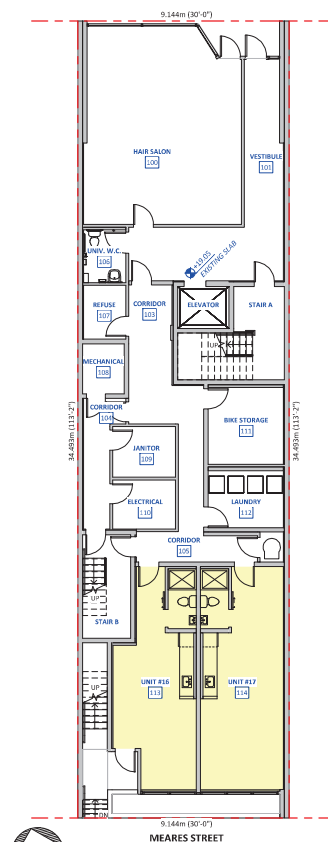
GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	A REFINANCING APPLICATION TO ALLOW INDIVIDUAL USE AT THE EXISTING LEVELS OF AN EXISTING LEGAL FLOOR-BUILDING. AT THIS BUILDING, A TOWN OF AUBURN PROJECT 2, CURRENTLY OBTAINING A REFINANCING, A DEVELOPER WANTS TO OBTAIN A FLOOR-BUILDING USE AND ALTERATION OF FLOOR WALLS TO 15.5 FT. FOR ROADS OF VARIANCE # 8094, DELICIOUS DEVELOPMENT PERMIT #03753, AND BUILDING PERMIT #03753A.
CMAC ADDRESS	1001 WEST FRONT STREET, VICTORIA, BC, V8W 2R6
LEGAL ADDRESS	PARCELS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797,



PROJECT INFORMATION TABLE	EXISTING/PROPOSED		PROVIDES	
	EXISTING	PROPOSED	EXISTING	PROPOSED
ZONING DISTRICT	CU-42	REU		
STREET AREA (sq ft)	309 (EXISTING)	309 (EXISTING)	NO CHANGE	
TOTAL FLOOR AREA (sq ft)	883.99 (EXISTING)	883.99 (EXISTING)	NO CHANGE	
COMMERCIAL FLOOR AREA (sq ft)	112.13 (PROPOSED)	55.84	TWO (2) OFFICES PROPOSED	
LEASABLE AREA (sq ft) COMPANY AREA (sq ft) (EXISTING)			NO CHANGE TO RESIDENTIAL USE	
FLOOR AREA (sq ft) (EXISTING)	0.13 (EXISTING)	7.26 (EXISTING)	NO CHANGE	
STREET COVERAGE (%)	N/A	N/A		
OPEN SPACE (%)	N/A	N/A		
HEIGHT OF BUILDING (ft)	13.5.5	114.09 (EXISTING)	PER 2022 FORTLAKE STUDY	
NUMBER OF STOREYS	4 (EXISTING)	4 (EXISTING)	NO CHANGE	
PARKING SPOTS ON SITE	N/A	N/A	12 SPOTS (12.00)	
BICYCLE PARKING	N/A	5 (CLASS 1)	EN. BLDG. PER CITIES CLASSIFICATION	
VEHICLE STREET - NORTH (sq ft)	2 (2.00 FROM STREET)	2 (EXISTING)	NO CHANGES	
VEH. WEST - WEST (sq ft)	0	0 (EXISTING)		
VEH. WEST - SOUTH (sq ft)	2 (2.00 FROM STREET)	2 (EXISTING)		
COMBINED SIDE YARDS (sq ft)	N/A	N/A		
EXISTENTIAL USE	13.00 (PROPOSED)	12.00 (EXISTING)	2 OFFICES PROPOSED COMMERCE	
STUDIO	STUDIO (PROPOSED)	STUDIO	NO CHANGE	
GROUND-OR-SET-UP	NOT PROPOSED	2	2 OFFICES PROPOSED COMMERCE	
INTERIOR FLOOR AREA (sq ft)	112.13 (PROPOSED)	112.13 (EXISTING)	NO CHANGE	
STUDIO (sq ft) (EXISTING)	112.13 (PROPOSED)	112.13 (EXISTING)	2 OFFICES PROPOSED COMMERCE	



Building Code Analysis										REVISIONS	
NO.	CODE	DESCRIPTION								REVISIONS	
GENERAL INFORMATION											
1.1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input checked="" type="checkbox"/> ADDED <input checked="" type="checkbox"/> RENOV <input checked="" type="checkbox"/> FEMALTY IMPROVEMENT									
1.2	GOVERNING BUILDING CODE	BETHLEH COLUMBIA BUILDING CODE 2018, INCLUDING ALL AMENDMENTS									
1.3	BUILDING CODE PARTY APPLICABLE	PART 1: 1 2 3 4 5 6 7 8 9 10 DIVISION:									ENR 4 - 1.3.2
1.4	OCCUPANCY CLASSIFICATION	<input checked="" type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input checked="" type="checkbox"/> R-5									
1.5	MULTIPLE MAXIMUM OCCUPANCIES	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO								1.1.3	
1.6	RETAIL/BLDG	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO								1.1.10	
1.7	OCCUPANT LOAD	MAXIMUM TOTAL ALLOWED: <input checked="" type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 <input checked="" type="checkbox"/> 300 <input checked="" type="checkbox"/> 400 <input checked="" type="checkbox"/> 500 <input checked="" type="checkbox"/> 600 <input checked="" type="checkbox"/> 700 <input checked="" type="checkbox"/> 800 <input checked="" type="checkbox"/> 900 <input checked="" type="checkbox"/> 1000 <input checked="" type="checkbox"/> 1100 <input checked="" type="checkbox"/> 1200 <input checked="" type="checkbox"/> 1300 <input checked="" type="checkbox"/> 1400 <input checked="" type="checkbox"/> 1500 <input checked="" type="checkbox"/> 1600 <input checked="" type="checkbox"/> 1700 <input checked="" type="checkbox"/> 1800 <input checked="" type="checkbox"/> 1900 <input checked="" type="checkbox"/> 2000 <input checked="" type="checkbox"/> 2100 <input checked="" type="checkbox"/> 2200 <input checked="" type="checkbox"/> 2300 <input checked="" 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HALL SALOON (100) C 50.5 - 600 10 5											
REVENUE (100) C 4.3 - 40.0 1 5											
BKG STORAGE (1011) C 12.2 - 40.0 1 5											
LUNCH (1012) C 6.9 - 600 2 2											
DINING PL (1014) FORMERLY OFFICE C 20.5 - 100 2 2											
DINING PL (1016) C 30.4 - 100 2 2											
HALL SALOON (10) TO HAVE PERMANENT STAIRW/ INDICATING OCCUPANT LOAD POSTED IN A CONSPICUOUS LOCATION											
DINING PL (10) SURFICIAL 10											
DINING PL (10) C - - 5 - 10											
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Sheet List	
No.	Name
A-01	COVER & PROJECT INFORMATION
A-02	ELEVATIONS & 3D VIEWS

OWNER	ARCHITECTURAL
<b>Habitat Projects</b> Cowichan Valley Vancouver Island 250-516-3229  Contact: Chris Tucker	<b>Christine Lintott Architects Inc.</b> Suite 1 - 864 Queens Avenue Victoria, B.C. V8T 1M5 250 384-1969  Contact: Tim Kindrat

1 SITE & FLOOR PLAN - LEVEL 1  
A3.01 1 : 100

2 FLOOR PLAN - LEVEL 2  
A3.01 1 : 100

3 FLOOR PLAN - LEVEL 3  
A3.01 1 : 100

4 FLOOR PLAN - LEVEL 4  
A3.01 1 : 100

1011 Fort Street -  
Communal Living  
1011 Fort St Victoria BC

COVER & PROJECT  
INFORMATION

Date 2023-10-06 1:02:59 PM

Drawn by	TK
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Checked by	CLA
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A-01

Scale	As indicated
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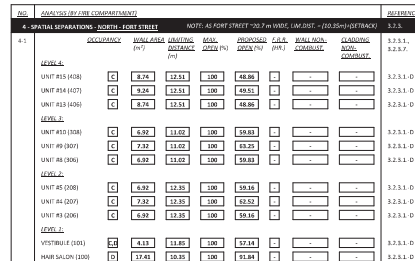
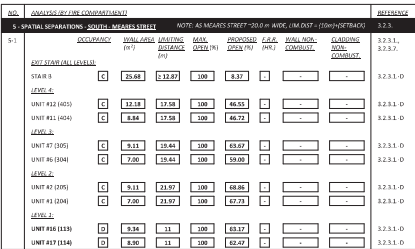


Issue	Date
PRELIMINARY CALUC MEETING	5 SEP 2021
REZONING PERMIT APPLICATION	6 OCT 2021

1011 Fort St Victoria BC

Date	2023-10-06 1:03:22 PM
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Checked by	CLA

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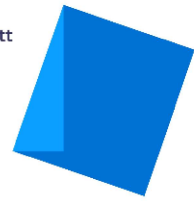


# 1011 Fort Street – Rezoning Application

## Letter to Mayor and Council

Revised April 8<sup>th</sup>, 2024

Christine Lintott  
Architects Inc.



Unit 1 -864 Queens Avenue  
Victoria, BC V8T 1M5  
250.384.1969

To: Mayor and Council, City of Victoria  
CC: Development Services, City of Victoria  
Colin Lang, Wild Coast Construction Ltd. (Owner/Contractor Representative)  
Elsabe Fourie, Development Manager, BC Housing (Operator Representative)

Greetings,

On behalf of our Client, and subsequent to the approval of Building Permit #057359, Delegated Development Permit #00753 and Variance #00954 for renovations and exterior changes to the existing four storey building at 1011 Fort Street, please accept this letter of rationale outlining our Rezoning Application, which has been amended to reflect the most recent developments to the proposed operation and use of the building.

The proposed Rezoning application seeks to amend Zoning Regulation Bylaw #80-159 Part 6.55, 1(1)(k) & 2(2) – which currently prohibits dwelling units on the first storey and also requires that retail uses occupy not less than 75% of both street frontages – in order to allow the conversion of two small commercial suites facing Meares Street into residential use.

The scope of construction work currently under way based on the Building Permit is for the adaptive reuse of a formerly vacant four storey office building, with commercial frontage on the first storey. Interior walls on all levels will be reconfigured to create a total of seventeen (17) units, with two (2) commercial units at the ground storey facing Meares street whose conversion to residential use is the subject of this Rezoning Application.

Whereas the project had initially been intended for conversion to compact, urban-oriented strata apartments and offered for sale to residents as an economical alternative to unaffordable new construction condominiums, we are pleased to advise that BC Housing shall be the proposed owner of the building, with a contract for that transfer underway. The intended use of the building will be for affordable rental housing with supports. BC Housing's ownership of the building will meet a critical and specific housing need in the greater community, and the downtown site offers excellent access to other amenities, social services, and employment opportunities to complement the use

The scope of the active Permit shall create two small office suites on the first storey along the Meares Street frontage, the floor of which is approximately 1.1 m below the Meares Street sidewalk, owing to local topography and the building's main entrance facing the Fort Street commercial corridor. Both of the Meares facing suites are accessed through an interior corridor. The western unit will be provided with a door leading to a sunken exterior stair landing, which is neither accessible nor preferable for commercial tenancy. The approval of this request would enable both first storey suites currently designated "offices" to become residential suites. The existing exterior doorway from the Western Meares unit could be leveraged by BC Housing to enable multifunctional programs.

The commercial tenancy and frontage facing Fort Street is preserved, maintaining a predominantly commercial first storey there in keeping with the commercial character and uses associated with the Corridors Heritage" DPA (7B HC) designation. As part of the exterior changes associated with the DDP, existing balconies are expanded and upgraded to create semi-private exterior space for most units. On the first storey, space has been created for limited bicycle storage to support car-free downtown lifestyles. At the South facing side of the second storey, the existing patio that had formerly been planned



for semi-private use by the facing units shall be shared by all residents and users as a common outdoor amenity and gathering space. The southern edge shall be buffered from the street edge with a large planter box, whose ornamental reed grasses will enhance and separate the patios and streetscape.

Whereas Fort Street is decidedly more heavily used and commercial in character, this side of the 1000 block of Meares Street primarily comprises vehicular parking areas and non-public rear doors of commercial tenancies. Commercial activity is heavily concentrated on Fort Street, with Meares being significantly more residential in nature. On the opposite side of this block of Meares, all frontages serve multiple dwelling uses.

In consideration of the predominantly residential occupancy of both the renovated building and the 1000 Block of Meares Street, the reduced market demand for office space created in part by the COVID-19 pandemic, and the sidewalk elevation at Meares Street, we encourage support to amend the Zoning Bylaw to allow residential uses along that first storey.

The Neighbourhood Plan ("Downtown/Harris Green Neighbourhood Directions", Official Community Plan), which uses the "Core Residential" urban place designation, identifies the neighbourhood as a primary area for accommodating new population and housing growth. This would seem to support residential uses fronting onto Meares Street at the first, partially sunken Level.

In summary, we find the proposed Rezoning is an appropriate variation from the requirements of zoning district "CA-42", that it is supportable under the Official Community Plan's vision and strategic directions, and that it would support the critical work that BC Housing does to provide housing and social support services to many segments of our community. We thank you for your attention and look forward to hearing your input.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tim Kindrat', with a stylized, flowing script.

Tim Kindrat, Architect AIBC  
Associate Principal, Christine Lintott Architects Inc.  
*tim@lintottarchitect.ca*

Dear Mayor Alto and Victoria Council members:

I am writing to support the rezoning application for the property at 1011 Fort, to allow for the conversion of two small commercial suites to residential use. I live one block from this property. We are currently facing a residential housing crisis – every little bit helps. I just wish the developer did not need to jump through so many hoops before obtaining the City's approval for such minor conversions.

Respectfully,

Yvonne Hsieh  
401 - 1014 Rockland Avenue



**Respondent No:** 1

**Login:** Anonymous

**Responded At:** Sep 06, 2023 08:58:21 am

**Last Seen:** Sep 06, 2023 08:58:21 am

**Q1. What is your position on this proposal?**

Support

**Q2. Comments (optional)**

I support (in general) the right of a building owner to make changes to their building. I support (in particular) more residential spaces in Victoria.

**Q3. Your Full Name**

Wesley Lord

**Q4. Your Street Address**

205 - 1061 Fort Street

**Q5. Your email address (optional)**

not answered

Dear Mayor and Council,

I am writing to express my concern regarding the rezoning application for 1011 Fort. St as a neighbour and resident-owner within 100 meters. I fully support the urgent creation of new housing across the city, and the revision of zoning rules which restrict the supply of new housing. However, in this instance, while I am glad to see new residential units installed in the building at 1011 Fort, I am opposed to the applicant's intention to sacrifice ground floor commercial for additional residential space.

As much as I desire to see much more density of residential across the city, I also believe that the integration and intermixture of residential and commercial spaces is essential to the cultural health of the city. Especially on this stretch of Fort St., ground floor commercial is the core of the function and draw of the block. Additionally, on Meares street, the presence of commercial space amongst the otherwise uniform residential to the south is a great feature that adds dimension and complexity to the street.

I applaud Council's efforts to accelerate the pace of new residential supply and remove obsolete barriers to density and urbanization across the city, but in this instance the priority of commercial space on the street and the vibrancy of street life must come first.

Thank you for your consideration.

Jonathan Morissette  
204-1030 Meares Street, Victoria

2024


CITY OF VICTORIA | Sustainable Planning & Community Development

1

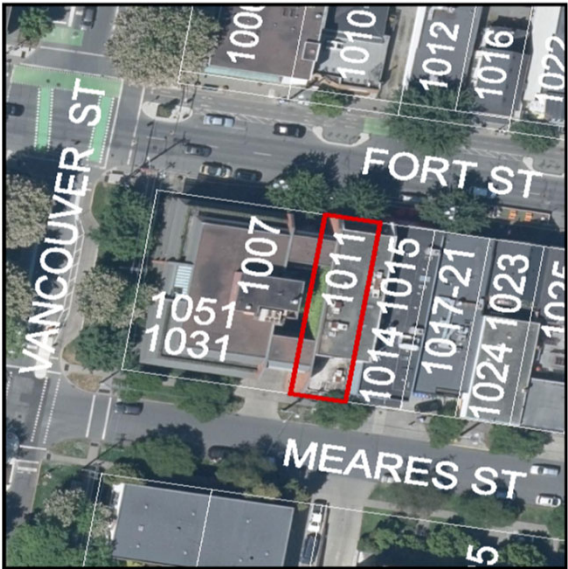
# Rezoning Application

For 1011 Fort Street

COMMITTEE OF THE WHOLE | April 18, 2024




1




## Aerial Photo

2



1011 Fort Street  
Rezoning No.00863





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3



4





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## Neighbouring Properties



5

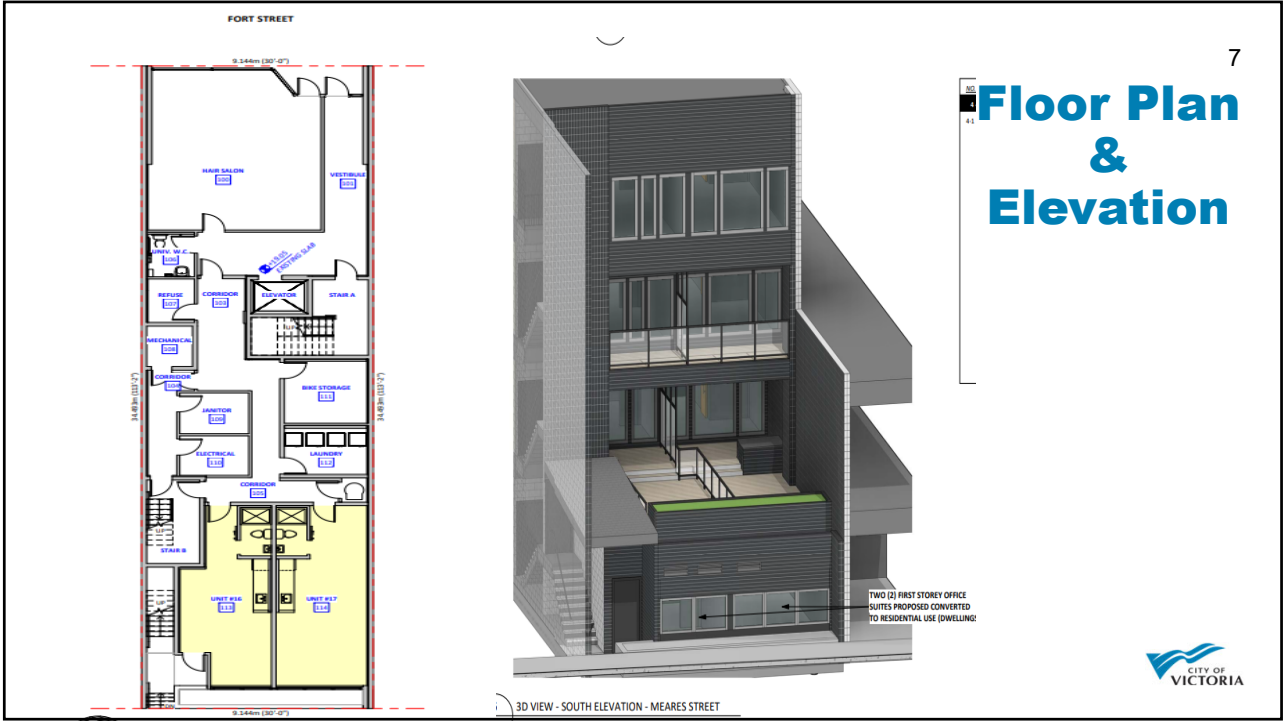
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## Rezoning Application

- Proposal is to amend CA-42 ZONE, HARRIS GREEN COMMERCIAL DISTRICT – to permit residential use on the ground floor
- The Permitted Uses of the CA-42 Zone currently states:
  - (k) a commercial/residential building, provided that the ground floor is not used for residential purposes
- The rezoning application is proposing that to amend the CA-42 zone to permit two studio residential units on the ground floor fronting on Meares Street



6







## Committee of the Whole Report

### For the Meeting of April 18, 2024

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**To:** Committee of the Whole **Date:** April 5, 2024  
**From:** William Doyle, Acting Director, Engineering & Public Works  
**Subject:** Electric Vehicle Strategy Bylaw Updates

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### RECOMMENDATION

1. That Council instruct the Director of Engineering and Public Works (the “**Director**”) to make an application to Measurement Canada for a dispensation for Level 3 Electric Vehicle Supply equipment in order to enable the City to set fees for access to its public DC Fast Chargers on a per kilowatt hour (kWh) basis, and authorize the Director to accept the terms and conditions of doing so in the form attached as Appendix B, and to execute the associated indemnification agreement with Measurement Canada, in the form attached as Appendix C.
2. Subject to the City being granted a dispensation from Measurement Canada pursuant to the above resolution, that Council instruct the City Solicitor to draft an amendment to the City Parkades Electric Vehicle Charging Fees Bylaw to update DC fast charging fees as required to support implementation of the EV and E-Mobility Strategy.
3. That Council instruct the City Solicitor to bring forward the necessary bylaw updates to allow for the following:
  - (a) Delegate to the Director the authority to issue licences to owners and occupants of residential property in order to allow such persons to run electric vehicle (“**EV**”) charging cords across the City right of way adjacent to their property for the purpose of charging EVs;
  - (b) Expansion of the delegation to the Director allowing them to set fees for the use of public EV charging stations to also allow them to set fees for the use of car share EV charging stations where such charging stations are owned by the City;
  - (c) Increase the fee for Street Occupancy Permits within Electric Vehicle Charging Zones to offset revenue lost from City-owned EV charging stations when the public are unable to utilize the charging stations; and
  - (d) To allow the City to enforce the City Parkades Electric Vehicle Charging Fees Bylaw where the City has a licence or lease to operate EV charging stations on private property.

## EXECUTIVE SUMMARY

By implementing proactive changes to City bylaws, the City can continue to support increasing EV adoption in Victoria by addressing new challenges and barriers that are arising as EVs become more commonplace. This report recommends three measures, which align with the City's EV and E-Mobility Strategy objectives to expand access to EV charging, monitor affordability, build an EV ecosystem and evolve with adoption. The measures are as follows:

1. Update fees for DC Fast Chargers to be based on the amount of power delivered.

DC Fast Charging (DCFC) is a convenient option to quickly charge an EV. Updating fees to a time-based system supports affordability evolves the network to better meet the needs of the user and expands access.

2. Introduce a Sidewalk Cord Cover Permitting Program to enable on-street charging.

Allowing residents to apply for a permit to charge EVs while they are parked on the street will help enable EV options for more citizens. This measure will provide affordable options for EV charging to residents, expand access to EV charging and diversify Victoria's EV charging ecosystem.

3. Update existing bylaws to a) expand existing delegations allowing the Director to prescribe fees for the use of City owned charging stations for car shares, b) set an enhanced fee for Street Occupancy Permits within EV charging zones, and c) allow the City to enforce its EV charging rules within leased properties where the City has a licence or lease to operate EV charging stations on private property.

This suite of measures proposes changes to existing bylaws to achieve a number of objectives including expanding access to EV charging through car share, evolving street permitting rules as EV charging expands to the right of way and supports the expansion of access and construction of Victoria's EV ecosystem through creating opportunities for the City to enforce EV monitoring and enforcement on leased properties.

## PURPOSE

The purpose of this report is to seek approval to draft three measures directed to enhance and expand EV use within the City of Victoria.

## BACKGROUND

The City of Victoria installed its first public electric vehicle (EV) chargers over a decade ago, shortly after EVs were introduced to the market. Since then, EV sales have increased rapidly. Today over 21% of new cars purchased in the region are EVs. Provincial and Federal Zero Emission Vehicle (ZEV) mandates will regulate increases in sales until 2035, when 100% of all light duty vehicles sold in Canada are to be ZEVs.

**2018 Climate Leadership Plan (CLP):** In 2018, the City adopted its comprehensive strategy to reduce Greenhouse Gas (GHG) emissions and adapt to the changing climate. The CLP aims to reduce community GHG emissions by 80 percent below 2007 levels and transition to 100% renewable energy by 2050.

The CLP sets targets and goals to reduce transportation GHG emissions, including a target that “By 2030, renewable energy powers 30 percent of passenger vehicles registered in Victoria and 100 percent are renewably powered by 2050.” This 2030 goal—as it relates to registered vehicles rather than sales—aligns with the proposed federal ZEV mandate.

**2019 Council Declaration of a Climate Emergency:** Zero emissions mobility incentives through GoVictoria and the installation of EV infrastructure was identified as one of the CLP’s Six High Impact Initiatives to accelerate climate action.

**2020 Bylaw Creation and Amendments to support EV adoption:** In 2020 the City created the City Parkades Electric Vehicle Charging Fees Bylaw (20-032) and amended the Streets & Traffic Bylaw (09-079) to establish Electric Vehicle Charging Zones and establish fees and regulations for use of City owned EV chargers.

**2021 EV and E-mobility Strategy:** In 2021, Council adopted the City’s EV and E-mobility Strategy. This strategy describes investments required in public and private EV infrastructure as well as e-mobility to support achievement of the CLP transportation GHG reduction targets including the target to have 30% of registered passenger vehicles in the city being renewably powered by 2030.

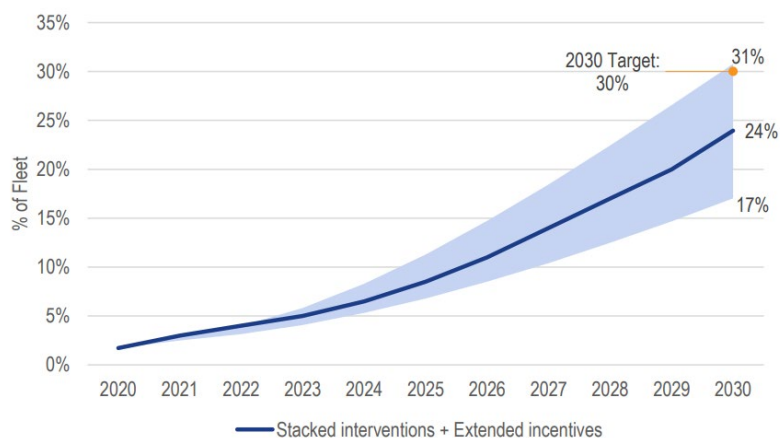
In 2022 approximately 3% of passenger vehicles registered in Victoria were EVs and in Q3, 2023 over 26% of all new vehicles registered in BC were EVs.

## ISSUES & ANALYSIS

The EV and E-mobility Strategy identifies three overarching areas to be addressed to reach the City’s 2030 renewably powered vehicles target.

- Invest in EV charging,
- Fill gaps in incentives, and
- Build an EV ecosystem.

The strategy’s model indicates that even with those areas addressed, the target may not be achieved. With the measures in the strategy implemented, registered vehicle rates are estimated to be in the range of 17% to 31% in 2030 (see Figure 1). Additional measures can be usefully deployed by the City to support achieving the 2030 transportation GHG reduction target of 30%.



*Figure 1 Electric vehicles as a percentage of total fleet following infrastructure investments and extended incentives (From EV and E-mobility Strategy)*

Additional measures the City can deploy to enhance and expand EV use within the City of Victoria include:

### **Updating fees for DC Fast Chargers**

Measurement Canada, the federal government agency responsible for regulating EV fees, is allowing DC Fast Charger operators an opportunity to set power (kWh) based fees through an application for a dispensation, which is available until June 31 this year. The application requires the City to agree to the terms and conditions of the dispensation and indemnify Measurement Canada against any action taken as result of this dispensation due to customer claims (details in Appendix B and C).

DC Fast Charging (DCFC)—is a convenient option to quickly charge an EV that is offered by the City. Under current federal regulations, the City can only levy a fee for timed access to a charger (i.e., a time-based fee; see Appendix A for current fee schedules), rather than a fee for the amount of power delivered from the charger to the vehicle.

A number of circumstances can create situations where time-based fees are not a suitable fee structure. For example, not all EVs charge at the same rate; typically, older, lower cost EVs charge more slowly than newer EVs. Temperature and state of charge can also impact an EV's charge rate. The modular design character of DCFCs can result in reduced rate of charge when a fault is detected. Modularity is a benefit in that the charger can continue to function, albeit with reduced power output, but at the expense of delivering a constant level of power. These conditions can create a circumstance where users can pay the same fee and receive variable quantities of power.

### **Sidewalk Cord Cover Permitting**

Currently, running private electrical cords across the public right of way on a temporary basis requires an electrical permit (e.g., when using city streets for film locations). Electrical permits, with their associated burden for inspection and administration, are not a practical option to support residents who wish to charge their EVs at the curb. The City has received multiple requests from residents wishing to run cords across sidewalks to charge EVs. It has also received reports from sidewalk users of residents running cords across sidewalks to charge their EVs.

Cord cover permits would allow residents to charge their EVs at the curbside using household electrical power. This option has particular value to households that do not have access to off street parking; typical examples would be a household living in row-housing or occupants of a suite in a single family home. The residents in this type of housing can be of low-income and live in areas of the city with less access to public EV charging. Permitting the safe use of cords crossing the sidewalk to charge EVs parked on the curb has the potential to be a low-cost opportunity to allow these households to charge an EV at home and enjoy the affordability and environmental benefits associated with the use of an EV.

Both the City of Seattle and the City of Vancouver have provided support for their residents to run charging cables across city streets through the use of approved cord covers. The City of Seattle's approach is to use cord cover guidelines (see Appendix C). The City of Vancouver has instituted a license process; for a nominal annual fee (currently \$5), their residents can obtain a license to run EV charging cords across sidewalks using approved cord covers (see Appendix D).

In both jurisdictions, the license and guidelines require electrical codes to be followed, allow only Level 1 charging, and focus on ensuring that cord covers used meet acceptable accessibility standards, (i.e., they do not create an obstacle or impediment to users of the sidewalk). A review of

Vancouver's cord cover guidelines with the City of Victoria's Accessibility Advisory Committee identified measures to further reduce the risk of creating a sidewalk hazard:

- Requiring cords only be in place while the vehicle is charging; in most cases this would be overnight.
- Limiting the number of licenses per block to avoid the need to cross multiple cord covers in a short distance.
- Disallowing licenses on sidewalks on steep slopes.
- Restricting licenses to less frequented sidewalks (e.g., those in low density residential areas).
- Utilize only yellow rubber cord covers to maximize visibility and reduce the risk of movement when crossing.

The EV and E-mobility strategy focuses deployment of EV charging infrastructure in the short-term and medium term to downtown parkades to support workplace charging, and neighbourhood centres and close to multi-unit residential buildings. Limited access to Level 2 curbside charging is planned in the city's low density housing neighbourhoods in the short term. In the longer-term, existing regulatory barriers may change and curbside Level 2 EV charging from streetlights, power poles and similar may become more affordable.

### **Updates to Existing Bylaws**

Expanding EV charging options within the public right of way is anticipated to provide more opportunities for this infrastructure to benefit the surrounding community and be a source of revenue for the City.

Within the Streets & Traffic Bylaw (No. 09-079), section 45(bb), authority is given to the Director of Engineering and Public Works to set fees for EV charging stations "available for public use". To support the arrival of car share electric vehicles, there is a need to set fees for car share electric vehicles charging within the public right of way. Expanding the definition of charging stations to include car share vehicles will facilitate the City's support of car share electrification and be the first step in creating a business model that allows cost recovery from provision of City owned EV charging services in the public right-of-way for car sharing purposes.

Under the Streets & Traffic Bylaw, Occupancy Permits can be granted to close access to streets, including an EV Charging Zone (within which EV charging is located), for a small fee. The current fee does not adequately compensate the City for the loss of revenue to the City of that occupancy permit when the City cannot obtain revenue from the EV chargers. An increase in the street occupancy fee within Electric Vehicle Charging Zones will encourage alternative sites to be preferentially considered, encourage permits to be drawn for the minimum amount of time required, and compensate the City for the actual cost of that occupancy permit to the City given the revenue loss.

The City Parkades Electric Vehicle Charging Fees Bylaw needs to be expanded to enable it to be enforced in private parking lots. This will allow the City to provide public EV charging stations on private property through a licence or lease agreement. Enabling this type of partnership will open up more EV charging location options for the City to grow its EV charging network.

## OPTIONS & IMPACTS

### **Option 1: Move forward all three measures described in this report (Recommended).**

Should this option be selected, staff will advance the necessary work to allow the City to update or set new fees, as well as introduce a new program to support curbside EV charging, and update relevant bylaws. The measures all align with existing City strategic priorities and can be accommodated within existing City resources.

### **Option 2: Do not move forward with the described measures.**

If this option is selected, no changes to bylaws will be implemented. This would have the following impacts:

- DCFC charging fees will continue to be charged by the hour, which will result different users paying different amounts for the electricity consumed due to the range of charging rates of different vehicles.
- Residents would be unable to charge their EVs at the curbside, across a sidewalk, using household electrical power, reducing charging options for those residents.
- The City would have no way of charging for fees for car share vehicles looking to secure on street EV charging.
- The City would not have a means to recover revenue losses from EV charging stations closed through street occupancy permits.
- The City would be unable to enforce EV fees and penalties in leased parking lots.

The combined impact would be reduced ability of the City to provide a wide range of charging options for Victorians.

### *Accessibility Impact Statement*

The cord cover licensing initiative can impact accessibility. Climate Action Program staff have met twice with Accessibility Advisory Committee to review the proposed initiative and gather feedback. Adding cord covers across City sidewalks will be impactful on sidewalk users that use wheelchairs or have visual impairment. Two cord cover versions were tested by the committee, both supported by the guidelines in place in Vancouver and Seattle. In addition, the committee provided input to staff on further measures that would reduce the impact of cord covers on sidewalk.

### *2023 – 2026 Strategic Plan*

These proposed initiatives align with the Climate Action and Environmental Stewardship objectives of the strategic plan, specifically:

- Innovate to lead bold climate adaptation and mitigation strategies, and actions.
- Accelerate the reduction of emissions from transportation and waste.

### *Impacts to Financial Plan*

There are no budget requests attached to this report. Subject to future approval, resources would be required from Legal, Finance and IT to set up and operate the licensing program. The level of effort required to set up is considered low and within current staff capacities. The City's online web expertise and resources would be used to minimize the operational overhead through implementation of a largely automated licensing process.

### *Official Community Plan Consistency Statement*

This initiative is consistent with the following OCP goals under Transportation and Climate Chapters:

7 (D) Transportation systems have reduced fossil fuel dependence, produce lower greenhouse gas emissions and air contaminants, and are resilient to climate change impacts.

Victoria relies on 100% renewable energy sources.

12 (C) All Victorians have equitable access to efficient, affordable and renewable energy options.

12 (E) Transportation options reduce fossil fuel dependence, help conserve energy and produce low greenhouse gas emissions and other air contaminants.

### **CONCLUSIONS**

The City's CLP target to have renewable energy power 30 percent of passenger vehicles registered in Victoria by 2030 is ambitious; modelling shows this target is attainable, but additional actions can increase the likelihood of meeting it. The recommendations presented in this report offer opportunities for more equitable pricing of fast charging, access to on street charging to an underserved group of residents, support expansion of EV car share and protect the City's EV charging revenues.

Respectfully submitted,

Steve Young  
Climate & Environmental Sustainability Specialist

William Doyle  
Acting Director, Engineering & Public Works

**Report accepted and recommended by the City Manager.**

### **List of Attachments**

Appendix A Current EV Charging Fee Schedule  
Appendix B Declaration of Acceptance of the Terms and Conditions  
Appendix C Indemnification  
Appendix D Cord Covering Approaches Other Cities

## APPENDIX A

### Current EV Charging Fee Schedule

#### Electric Vehicle Charging Station Fees

The fee payable for the use of a charging station in a parkade or on a surface lot is determined by the type of charging station, the specifications of the charging station, and the corresponding user, as detailed below.

Row	Type of Charging Station	Charging Station Specifications	Fee for Drivers	Fee for Monthly Permit Holders
1	Level 1	N/A	\$1.00 per 8 hours of use	N/A
2	Level 2	without power sharing	\$1.00 per hour	N/A
3	Level 2	with power sharing	\$0.25 per hour	\$35.00 per month
4	DCFC	25 kilowatts	\$5.00 per hour	N/A
5	DCFC	50 kilowatts	\$12.00 per hour	N/A
6	DCFC	100 kilowatts	\$16.00 per hour	N/A



## **Appendix B—Declaration of Acceptance of the Terms and Conditions**

In order to receive permission to use Level 3+ EVSE for the purpose of obtaining the basis of a charge for electricity, even though the meters are not yet approved in accordance with the specifications for approval of type of electric vehicle supply equipment issued by Measurement Canada, [Name of Owner] acknowledges and agrees to operate those meters in accordance with the "Temporary Dispensation for Level 3+ Electric Vehicle Supply Equipment". I, [Name of Authorized Individual], make this acknowledgement on behalf of [Name of Owner] and state that I have the authority to legally bind [Name of Owner]. By accepting to operate in accordance with this dispensation, [Name of Owner] agrees to be bound by its terms and conditions and acknowledges that it is subject to inspection and to the enforcement powers of the Electricity and Gas Inspection Act including those related to monetary penalties and prosecution.

Name of Owner: \_\_\_\_\_

Type of Legal Entity: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Authorized Individual: \_\_\_\_\_

Position: \_\_\_\_\_

Signature: \_\_\_\_\_

## Appendix C—Indemnification

[Name of Owner] acknowledges that it is solely liable for any losses or damages claimed by any party arising from the operation of an EVSE to which this temporary dispensation applies. In consideration of being able to rely on this temporary dispensation, [Name of Owner] agrees to indemnify and pay to Canada any amount of Canada's losses, liabilities, damages, costs, and expenses resulting from any claim made by any party relating to the operation of such an EVSE including the complete costs of defending any legal action by a third party and the costs of any consumer complaints which Canada incurs.

Any reference in this indemnification to damages caused by the actions of [Name of Owner] includes damages caused by its employees, as well as its subcontractors, agents, and representatives, and any of their employees. Any reference to Canada includes Measurement Canada, the Minister of Industry and any employees or agents thereof.

This indemnification applies whether the claim is based in contract, tort, product liability or any other cause of action and regardless of whether brought by an individual or as a class action and regardless of whether the damages suffered by any party are due to negligence or performance or the failure to perform on the part of [Name of Owner] in accordance with the terms and conditions of this temporary dispensation.

Name of Owner: \_\_\_\_\_

Type of Legal Entity: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Authorized Individual: \_\_\_\_\_

Position: \_\_\_\_\_

Signature: \_\_\_\_\_

I have authority to bind the [Name of Owner].

## Cord Cover Program Extension Cord Guidance Document

You are responsible for complying with all relevant sections of the current Canadian Electrical Code and the Vancouver Electrical By-law 5563. This includes, but is not limited to, the use of a ground fault circuit interrupter (GFCI) receptacles for the electrical cord. The information on this page is offered for educational purposes. You are responsible for your actions.

### Not All Extension Cords are Made Equal – Choosing the Right one

- Use extension cords that have one of the recognized Canadian certification marks such as CSA, cUL, or cETL, as cords without this certification may pose risks of shocks, burns, or fire and not authorized for use in Canada;
- Ensure the circuit that is feeding the car charger is of a Class-A GFCIs (Ground Fault Circuit Interrupters) outlet. GFCIs are devices that turn off circuits when electrical imbalances are detected, their prime function is to provide protection against hazardous electrical shocks;
- Use heavy duty cables with high enough gauge to handle the current;
- Even though they are less expensive, never expose indoor cords to the elements outdoors for long periods. They'll break down quicker when used outside, causing a risk of sparking or fire;
- Make sure that you use voltage and current that is compatible with your device;
- Never remove the third prong of a plug and never use a 3-prong to a 2-prong adapter.

### Using your Extension Cord Safely

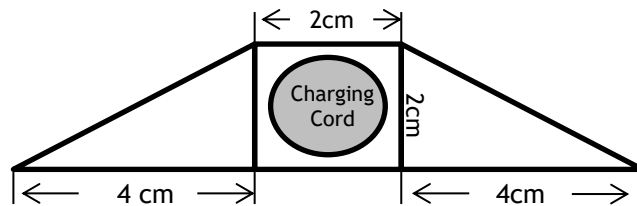
- Unroll cords completely before use to avoid overheating or damage;
- Keep cords at a safe distance from heat and water sources;
- Connecting several extension cords increases the risk of making them overheat, which causes the insulation coating to wear away, resulting in fire or electrocution risks;
- If you keep the cords connected for days or use ones with mismatched power outputs, you might run into safety problems such as risk of electrical shocks or fires;
- Use the shortest length of cord possible. To be on the safe side, never use an extension cord exceeding 30.5m/100 feet (preferably much shorter), assuming your vehicle manufacturer allows it;
- Do not place charging products near combustible or soft surfaces, which can trap heat and result in overheating or a fire. Only use approved cable management covers, do not run cords under rugs or mats, which pose fire risks;
- Check the cords for fraying to ensure they're in good condition. Fraying cords pose shock and fire risks and must be replaced immediately.

**The information on page 1 of 4 of this document is offered for educational purposes. You are responsible for your actions.**

## Charging Cord Cover Specifications

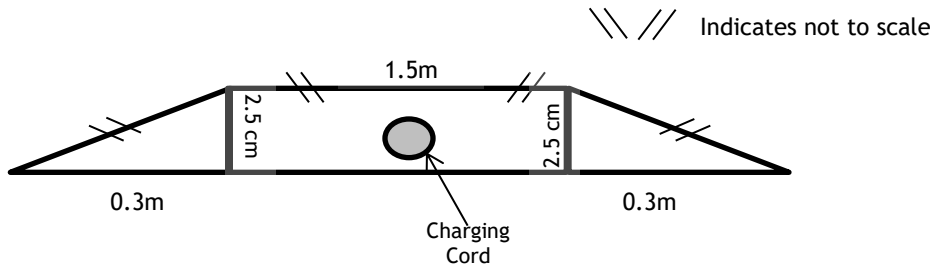
Charging cords must be covered by a high-contrast, light-reflective, slip-resistant, stable, and secure low-angle cable ramp while charging. The City encourages licensees to opt for the lower-profile (less than 2 cm height) option whenever possible.

1. If the total height of the equipment (both cord and ramp) does not exceed 2 cm, the following requirements apply:
  - The ramp shall cover the entire width of the sidewalk and can be no less than 1.2 m wide;
  - The ramp shall be no steeper than a 50% grade or 1:2 gradient.

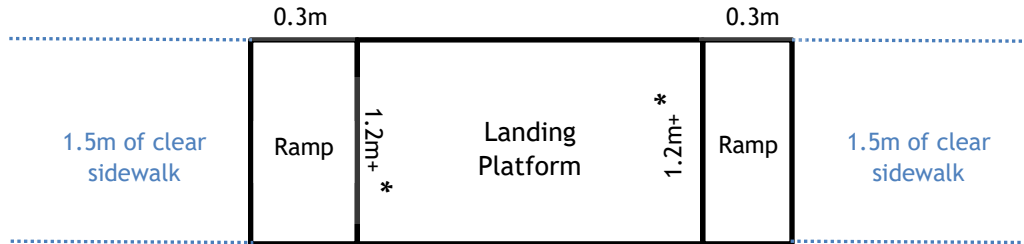


*Figure 1 - Cross-section of ramp requirements for total heights up to 2 cm*

2. If the total height of the equipment (both cord and ramp) exceeds 2 cm in height, the following requirements apply:
  - The ramp shall be no steeper than an 8.3% grade or 1:12 gradient (example shown in Figure 2);
  - A 1.5 m x 1.2 m or greater landing platform shall be at the top of the ramp;
  - The landing at the top of the ramp must be flat, with no more than a 2% slope (1:50 gradient) in any direction; and,
  - The ramp shall cover the entire width of the sidewalk and can be no less than 1.2 m wide (Figure 3);
  - A 1.5 m x 1.2 m clear landing on the sidewalk must be present on either side of the ramp;
  - Perpendicular to the direction of travel, the ramp cannot have a cross slope exceeding a 2% grade (1:50 gradient).



*Figure 2 - Cross-section of ramp requirements for total height greater than 2cm; example based on total height of 2.5 cm*



\* shall be the width of the sidewalk and no less than 1.2m

*Figure 3 - Overhead diagram of ramp requirements for total height greater than 2cm*

### Additional Requirements and Conditions

- The cover must be constructed so as to protect the charging cable from crushing or other damage. It is your responsibility to maintain the cable in a safe condition and protect it from physical damage;
- Adherence to these specifications do not provide any guarantee of access to any on-street parking space;
- Use of signage or other means to reserve a parking space in front of your residence is prohibited
- Use only Level 1 (120V) charging equipment. No Level 2 (240V) charging cords may cross the public right-of-way;
- The EV charging cord and ramp shall cross perpendicular to the sidewalk to minimize obstacles to mobility;
- When not connected to an EV, all equipment shall be removed and stored on private property;
- All local parking regulations, both temporary and permanent, remain unchanged and shall be followed;

- All snow and ice clearing by-laws continue to apply, and cords and covers must be placed directly onto the sidewalk surface;
- You are responsible for complying with all relevant sections of the current Canadian Electrical Code and the Vancouver Electrical By-law 5563. This includes, but is not limited to, the use of a ground fault circuit interrupter (GFCI) receptacle for the electrical cord;
- You should use an outlet linked to your utility bill; or have permission from the utility account holder that you may use their outlet for the purpose of charging an electric vehicle, per the conditions of the license agreement;
- The City recommends that tenants wishing to obtain a license and follow these specifications obtain permission from their landlord.

## **ENFORCEMENT**

Failure to comply with these specifications may result in the removal of equipment and the collection of expenses incurred to restore public space in the manner provided by law.



## ELECTRIC VEHICLE CHARGING CORD GUIDANCE FOR CROSSING THE PUBLIC RIGHT-OF-WAY (GROUND FLOOR RESIDENTIAL USE)

Last Revised 10/1/19

### BACKGROUND

A growing number of Seattle residents drive or are interested in driving an electric vehicle (EV)<sup>1</sup> but struggle to find reliable charging solutions. This is especially true for residents without dedicated off-street parking. We are working to increase EV charging access to help meet our climate action and vehicle electrification goals.<sup>2</sup> To assist you, we provide guidance for on-street Level 1 (110-120V) charging in single-family and multi-family zones.<sup>3</sup> We continue to explore additional, longer term EV charging solutions for single-family, multi-family, and mixed use zones.

### APPLICABILITY

By following this guide, a Street Use permit is not required to charge an EV on the street. If you have off-street parking available you should use that spot for charging rather than the street. This guidance applies to ground floor residential uses in single-family and multi-family zones. We have developed this guidance for properties with an adjacent sidewalk.

### Charging Cord Covers

Charging cords must be covered by a highly visible, stable, and secure low-angle cable ramp while charging.

If the total height of the equipment (both cord and ramp) does not exceed ½ inch, the following requirements apply:

- The ramp shall cover the charging cord completely across the sidewalk and can be no less than 4 feet in length; and
- The ramp shall be no steeper than a 50% grade or 1:2 gradient.

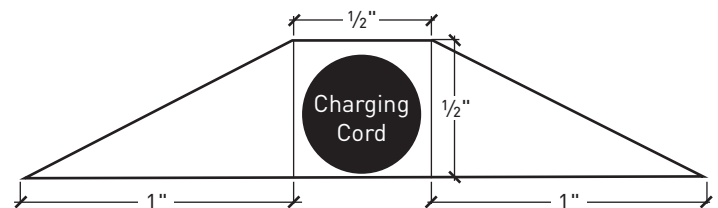


FIGURE 1. CROSS-SECTION OF RAMP REQUIREMENTS FOR UP TO ½ INCH

<sup>1</sup>An Electric Vehicle is a vehicle that operates, either partially or exclusively, on electrical energy from an off-board source that is stored on-board for motive purposes.

<sup>2</sup>[www.seattle.gov/environment/climate-change/drive-clean-seattle](http://www.seattle.gov/environment/climate-change/drive-clean-seattle)

<sup>3</sup>This Client Assistance Memorandum (CAM) should not be used as a substitute for codes and regulations. Users are responsible for compliance with all code and rule requirements, whether or not described in this CAM, including the Americans With Disabilities Act accessibility guidelines.

If the total height of the equipment (both cord and ramp) exceeds ½ inch in height, the following requirements apply:

- The ramp shall be no steeper than an 8.3% grade or 1:12 gradient;
- A 3 foot x 5 foot clear landing on the sidewalk must be on either side of the ramp;
- The ramp shall cover the entire width of the sidewalk and can be no less than 4 feet wide;
- A 5 foot x 4 foot or greater landing platform shall be at the top of the ramp;
- The landing must be flat, with no more than a 2% slope (1:50 gradient) in any direction; and
- Perpendicular to the direction of travel, the ramp cannot have a cross slope exceeding a 2% grade (1:50 gradient).

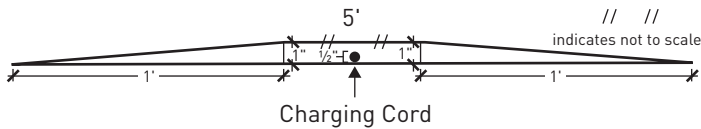
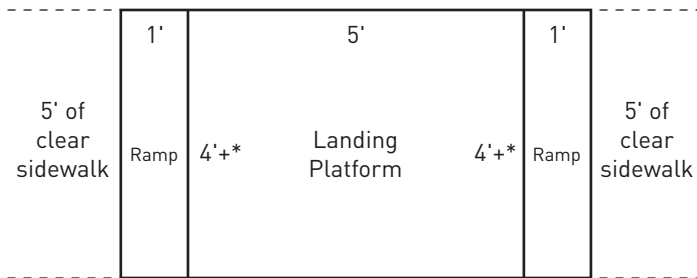


FIGURE 2. CROSS-SECTION OF RAMP REQUIREMENTS FOR OVER ½ INCH HEIGHT, EXAMPLE BASED ON A TOTAL HEIGHT OF 1 INCH



\*Shall be the width of the sidewalk and no less than 4 feet.

FIGURE 3. OVERHEAD DIAGRAM OF A RAMP FOR HEIGHTS OVER ½ INCH

### Additionally:

- You are not guaranteed a reserved parking space. You cannot use signage or other means to reserve the parking space in front of your residence.
- Use only Level 1 (110-120V) charging equipment. No Level 2 (240V) charging cords may cross the public right-of-way.
- The EV charging cord shall cross perpendicular to the sidewalk to minimize obstacles to mobility.
- When not charging an EV, all equipment shall be removed.
- All local parking regulations, both temporary and permanent, remain unchanged and shall be followed.
- You are responsible for complying with all relevant sections of the National Electric Code.
- You shall use an outlet linked to your utility bill.

### ENFORCEMENT

Per the SMC 15.04.072, failure to comply with this guidance may result in the removal of equipment and the collection of expenses incurred to restore public space in the manner provided by law.

### Access to Information

Client Assistance Memos are available online at: [www.seattle.gov/transportation/document-library/client-assistance-memos](http://www.seattle.gov/transportation/document-library/client-assistance-memos). Paper copies of these documents are available at our Permit Services Counter located on the 23rd floor of the Seattle Municipal Tower at 700 5th Avenue in downtown Seattle; phone number (206) 684-5253.



2024

CITY OF VICTORIA | Engineering &amp; Public Works

# Electric Vehicle (EV) Strategy Bylaw Updates



COMMITTEE OF THE WHOLE | April 18, 2024



1

## EV Initiatives Requiring Bylaw Updates



- Updating Fees for Direct Current (DC) Fast Chargers



- Sidewalk Cord Cover Permitting



- Updates to Existing Bylaws

EV Strategy Bylaw Updates| April 18, 2024



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## Updating Fees to DC Fast Chargers

- The City currently charges time-based fees for DC fast charging
- Measurement Canada is allowing DC Fast Charger operators an opportunity to set power (kWh) based fees
- Updating fees to a kWh based system supports affordability, evolves the network to better meet the needs of the user and expands access

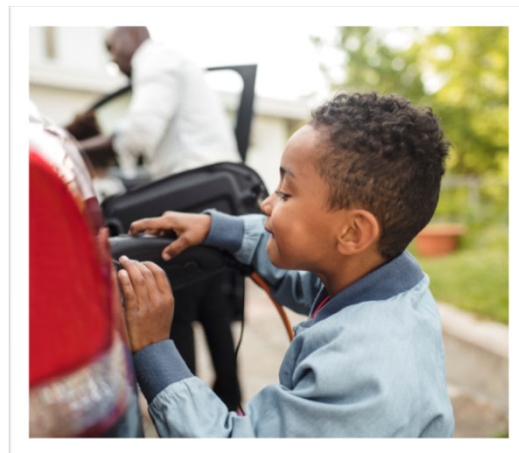
EV Strategy Bylaw Updates| April 18, 2024



3

## Sidewalk Cord Cover Permitting

- Many Victorians currently face multiple barriers to at home EV charging
- Permitting the safe use of cords crossing the sidewalk to charge EVs is a low-cost opportunity to allow more households to charge an EV at home.
- Other cities have provided support for their residents to run charging cables across city sidewalks through the use of approved cord covers.



EV Strategy Bylaw Updates| April 18, 2024

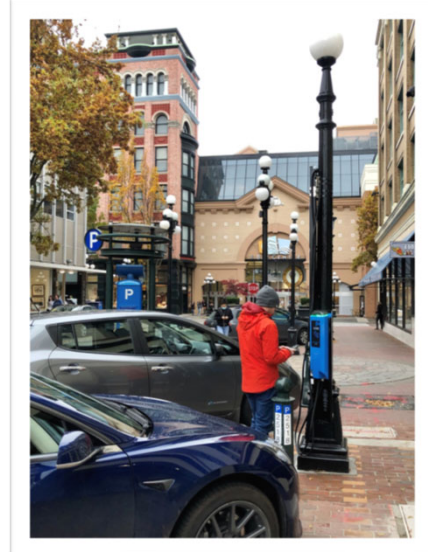


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## Updates to Existing Bylaws

- Updates to existing bylaws are required to expand EV charging operation and enforcement options within the public right of way:
  - to enable on-street car share charging options
  - to enable City owned and operated EV charging infrastructure on leased lots
  - to update occupancy permit fees to compensate the city for potential revenue loss when EV charging stations are closed through an occupancy permit

EV Strategy Bylaw Updates| April 18, 2024



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## Recommendations

1. That Council instruct the Director of Engineering and Public Works (the “**Director**”) to make an application to Measurement Canada for a dispensation for Level 3 Electric Vehicle Supply equipment in order to enable the City to set fees for access to its public DC Fast Chargers on a per kilowatt hour (kWh) basis, and authorize the Director to accept the terms and conditions of doing so in the form attached as Appendix B, and to execute the associated indemnification agreement with Measurement Canada, in the form attached as Appendix C.
2. Subject to the City being granted a dispensation from Measurement Canada pursuant to the above resolution, that Council instruct the City Solicitor to draft an amendment to the City Parkades Electric Vehicle Charging Fees Bylaw to update DC fast charging fees as required to support implementation of the EV and E-Mobility Strategy.

EV Strategy Bylaw Updates| April 18, 2024



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## Recommendations

3. That Council instruct the City Solicitor to bring forward the necessary bylaw updates to allow for the following:

- a) Delegate to the Director the authority to issue licences to owners and occupants of residential property in order to allow such persons to run electric vehicle (“EV”) charging cords across the City right of way adjacent to their property for the purpose of charging EVs;
- b) Expansion of the delegation to the Director allowing them to set fees for the use of public EV charging stations to also allow them to set fees for the use of car share EV charging stations where such charging stations are owned by the City;
- c) Increase the fee for Street Occupancy Permits within Electric Vehicle Charging Zones to offset revenue lost from City-owned EV charging stations when the public are unable to utilize the charging stations; and
- d) To allow the City to enforce the City Parkades Electric Vehicle Charging Fees Bylaw where the City has a licence or lease to operate EV charging stations on private property.

EV Strategy Bylaw Updates| April 18, 2024





## Committee of the Whole Report

### For the Meeting of April 18, 2024

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**To:** Committee of the Whole **Date:** April 5, 2024  
**From:** William Doyle, Acting Director, Engineering & Public Works  
Daniel Atkinson, Fire Chief, Fire Department  
**Subject:** UBCM Disaster Risk Reduction – Climate Adaptation Grant Application

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## RECOMMENDATION

That Council:

1. Support the application of a grant including overall grant management through the Union of British Columbia Municipalities' (UBCM) Community Emergency Preparedness Fund (CEPF), Disaster Risk Reduction – Climate Adaptation stream for \$350,000 in funding to develop the Gorge Coastal Flood Adaptation Strategy and \$467,500 in funding for Cooling centre infrastructure (HVAC systems and passive cooling awnings for three Community Centres); and
2. Authorize the Chief Financial Officer to enter on behalf of the City of Victoria, into a shared cost agreement with UBCM on the terms acceptable to the Chief Financial Officer, the Director of Engineering and Public Works, and the Fire Chief in a form acceptable to the City Solicitor.

## EXECUTIVE SUMMARY

The City of Victoria has an opportunity to apply for funding under the UBCM CEPF Disaster Risk Reduction-Climate Adaptation stream with partnering municipalities for the development of a Gorge Coastal Flood Adaptation Strategy as well as for cooling centre resources for three community centres. A Council resolution is required as part of the application.

The partnering municipalities in this grant application include the District of Saanich, the Town of View Royal and the Township of Esquimalt which will also be required to submit Council resolutions as part of the grant application. If the funding application is successful, the Capital Regional District (CRD) will also provide project support due to its regional scope. Indigenous communities will be contacted to determine their desired level of participation in the project; they include the Songhees, Esquimalt, Tsartlip, Tseycum, Tsawout and Pauquachin First Nations as well as the WSÁNEĆ Leadership Council.

The grant application includes different funding stream categories, which must be submitted under one application form. The Gorge Coastal Flood Adaptation Strategy fits under category 1: Foundational activities (risk mapping, risk assessments, planning) and the Cooling resources fit under category 3: Small scale structural activities. Climate team staff and Emergency Program staff have collaborated on the grant application, with the Climate team leading the Category 1

project and the Emergency Management Division leading the Category 3 project.

## **PURPOSE**

The purpose of this report is to seek a Council resolution for staff to support a grant application to the UBCM CEPF, Disaster Risk Reduction – Climate Adaptation stream.

## **BACKGROUND**

The UBCM CEPF is a suite of funding streams intended to support First Nations and local governments to reduce the risks associated with disasters and prepare for natural hazards in a changing climate. Funding is provided by the Province of British Columbia and is administered by UBCM. The Disaster Risk Reduction – Climate Adaptation stream provides funding divided into three categories; for this project, the City will apply for Category 1 foundational activities (risk mapping, risk assessments, planning) and category 3: small scale structural activities. This funding stream offers 100 per cent of eligible project costs. The City has been successful in previous applications to this grant for projects including the construction and installation of misting stations; computer simulated wave modelling to better understand the extent of flooding at the lot level due to tides, storm surge events and sea level rise; and a project that pilots best practices and new approaches for building equity into municipal climate adaptation planning and implementation.

Under the British Columbia Local Government Act, local governments are responsible for managing natural hazards through land use planning and regulations. The 2004 provincial Flood Hazard Area Land Use Management Guidelines provide direction for local governments to implement land use management plans and make subdivision approval decisions for flood hazard areas. Local governments must consider the Guidelines when creating bylaws under the Local Government Act. It is the responsibility of each municipality and electoral area to review, interpret and consider how to implement the Guidelines, and incorporate them into related local land use regulatory, policy and planning tools, including flood construction levels. Further, site-specific analysis is encouraged to support the development of land use planning, including flood construction levels, that consider the unique characteristics and topography of areas within the jurisdiction of local authorities.

### **Category 1: Gorge Coastal Flood Adaptation Strategy**

The project area of the Gorge Waterway and Portage Inlet form a six-kilometer long, narrow arm of marine waters bordered by the municipalities of the City of Victoria, the District of Saanich, the Township of View Royal and the Township of Esquimalt (the Gorge). Despite the heavily developed shoreline, the Gorge supports a biologically diverse population of plants and animals including valued ecosystems such as eelgrass meadows and salt marshes. The area is part of the federally designated Victoria Harbour Migratory Bird Sanctuary and functions as a tidal estuary with several inflowing streams and rivers (Colquitz River, Craigflower Creek, Hospital Creek, Gorge Creek and Cecelia Creek) which include two salmon bearing streams. It is also home to an abundant population of Olympia oysters, a federally listed species of special concern.

Most coastal flooding that occurs in the Gorge today is due to a combination of storm surge events and wind during high tide. Based on previous studies, it is understood that sea level rise will exacerbate coastal flooding and worsen impacts in the future. The success of the City's shoreline protection and enhancement initiatives relies on sustained commitment and adaptive management, considerations for new and/or emerging risks, understanding climate projections and technological advancements, in addition to ongoing collaboration with bordering municipalities and the Capital Regional District. The City recognizes the need to prioritize shoreline adaptation and enhancement

along the Gorge through natural and engineered solutions of critical coastal infrastructure and to address concerns for aging and at risk structures and implement repairs to ensure their efficacy.

### Category 3: Cooling Centre infrastructure

Under the Emergency Management Disaster Management Act (EDMA) local authorities must assess their risks including climate impacts, and create emergency preparedness, response, and recovery plans based on these risks. Staff are currently working on several initiatives to increase our City's emergency preparedness and climate readiness at the community level. One of these initiatives is the development of Resilience Hubs. Resilience Hubs are community-serving facilities augmented to support residents, coordinate communication, distribute resources, and reduce carbon pollution while enhancing quality of life. Hubs provide an opportunity to effectively work at the nexus of community resilience, emergency management, climate change mitigation, and social equity while providing opportunities for communities to become more self-determining, socially connected, and successful before, during, and after disruptions. Providing cooling resources to community centres to act as cooling centres is one initiative of the resilience hub program.

## ISSUES & ANALYSIS

### Category 1:

In 2021, the Capital Regional District, in collaboration with local municipalities, including the City of Victoria, developed the Regional Coastal Flood Inundation Mapping Project to better understand regional impacts from coastal storm flooding due to sea level rise and tsunamis. Over the course of the project, 222 distinct areas were analyzed for coastal storm inundation for various storm surge and sea level rise scenarios and developed coastal flood construction levels for the capital region. The Gorge was one of the sites selected for detailed inundation modelling due to its low-lying topography, potential susceptibility to coastal inundation and relatively high population density; the results indicated increasing vulnerability to coastal flooding as mean sea levels increase.

With sea level rise increasing the risk of flooding in the Gorge, the development of a coordinated Gorge Coastal Flood Adaptation Strategy will minimize risks and vulnerabilities in the project area by scoping and prioritizing coastal flood adaptation actions which can be undertaken by participating municipalities. The project will engage with stakeholder groups and individuals along the Gorge and the broader region to increase public awareness and understanding of flood risk related to sea level rise in the Capital Regional District, conduct a risk assessment to better understand the impacts of coastal flooding in the Gorge and build capacity to effectively respond to climate change impacts over time. By working closely with municipalities along the Gorge, the CRD and invested parties, the City of Victoria will strengthen these relationships, and ensure that effective and coordinated responses are in place to address concerns for coastal flooding.

### Category 3:

A regional extreme heat vulnerability assessment was recently conducted and resulted in the Regional Extreme Heat Vulnerability Information Portal and Report that provide detailed heat risk and vulnerability information. Staff have analysed the report, data, and maps, and have identified priority areas for risk reduction. We consider both vulnerable populations and buildings along with the presence of urban heat islands, to strategically prioritise interventions and resources in areas most in need of attention. Based on the extreme heat events experienced in B.C. in 2021 and 2022, we know that emergency response personnel were at or over capacity in many areas, including Victoria. Understanding the dissemination level where there are vulnerable people and where there may be a shortage of emergency responders or a long distance for a response team (or the public)

to travel, helps us better plan for where emergency response resources are needed. Transportation to cooling centres was identified as an issue. By distributing cooling resources across all neighbourhoods in the City while also using our heat risk and vulnerability data, we are able to mitigate these risks. Staff have conducted engagement with service providers and businesses to identify the best locations for misting stations, water fountains, spray parks, and cooling centres. Through these assessments, planning, and engagement we have identified community centres as resilience hubs for residents during all types of emergencies, including extreme heat events. Having resilience hubs in each City neighbourhood ensures all residents have access to the resources required, develops community connections and resilience, and minimizes transportation challenges. The resilience hubs encourage individuals and communities to prepare together for all hazards, and therefore reduces the need for emergency responders. For example, with all community centres operating as cooling centres during extreme heat events, the need for additional City operated cooling centres is greatly minimized and unlikely. Cook Street Village Activity Centre, Vic-West Community Centre, and Fairfield Community Centre are the three City owned centres that do not currently have adequate cooling sources such as HVAC to act as efficient cooling centres. Engagement has been conducted with these centres and they are keen to collaborate and become resilience hubs but recognize the need for HVAC systems in order to be available as cooling centres.

## **OPTIONS & IMPACTS**

Staff have identified two options for Council.

### **Option 1 (Recommended):**

Support the UBCM CEPF grant application by providing a Council resolution to develop a Gorge Coastal Flood Adaptation Strategy with neighbouring municipalities and purchase and install HVAC and awnings in Cook Street Village Activity Centre, Fairfield Community Centre, and Vic-West Community Centre.

If successful, these two initiatives would be managed as two separate grants. For the Gorge Coast Flood Adaptation Strategy Initiative, the City will coordinate the joint regional grant for \$350,000, in partnership with the District of Saanich, the Township of View Royal and the Township of Esquimalt, and support from the CRD. Indigenous communities will be invited to participate in and contribute to the project through formal invitation. The City will be the primary applicant and will be responsible for applying for, receiving and managing the grant funding on the behalf of the partnering municipalities. For the cooling centre infrastructure initiative, the City will use the \$467,500 in funding to purchase and install cooling centre resources (HVAC and awnings) in three community centres, from the UBCM CEPF Disaster Risk Reduction – Climate Adaptation stream.

### **Option 2:**

That Council declines the endorsement of the grant submission by not providing a Council resolution and withdraw the City's support for participating in the development of the Gorge Coastal Flood Adaptation Strategy and the purchase and installation of cooling resources (HVAC and awnings) in Cook Street Village Activity Centre, Fairfield Community Centre, and Vic-West Community Centre.

### ***Accessibility Impact Statement***

The development of the Gorge Coastal Flood Adaptation Strategy presents an opportunity to advance accessibility by incorporating inclusive design principles and considering the needs of



individuals with varying abilities throughout the planning process. Due to the requirement for both broad public and stakeholder engagement to develop the Strategy, the project team will provide alternative formats for the delivery of information, facilitate participation through accessible meetings and events, and actively seek input from diverse and equity deserving stakeholders.

The establishment of resilience hubs and ability for all City community centres to act as cooling centres during extreme heat events ensures accessibility of preparedness, response, and recovery resources to all residents of Victoria, and minimizes transportation challenges. Engagement will be conducted with service providers of equity denied populations to ensure resilience hubs and cooling centres are easily accessible to all and have the required resources to support unique needs.

### *2023 – 2026 Strategic Plan*

The Category 1 project aligns with the Climate Action and Environmental Stewardship Council priority of the City of Victoria's Strategic Plan, namely to "innovate to lead bold climate adaptation and mitigation strategies, and actions". Additionally, it will contribute to the Strategic Plan values to "embrace urban evolution, innovation and adaptation" and "partner with other governments to benefit Victorians".

The Category 3 project aligns with the 2023-2026 Strategic plan specifically to Accelerate investment in community centres and seniors' centres as well as the objectives under Community well-being and safety in relation to all hazards.

### *Impacts to Financial Plan*

Category 1: If the grant application is successful, the grant will cover 100% of the costs to hire an external consultant to develop the Gorge Coastal Flood Adaptation Strategy, and the City of Victoria will contribute in-kind time to the project totalling approximately \$30,000. Staff from the District of Saanich, the Township of Esquimalt and the Township of View Royal will also be contributing in-kind time to the project.

Category 3: If the grant application is successful, the grant will cover 100% of the costs to purchase and install HVAC and passive cooling measures (awnings) in three identified community centres and the City of Victoria will contribute in-kind time through emergency program, climate team, and facilities staff to the project totalling approximately \$30,000.

### *Official Community Plan Consistency Statement*

This report supports several policy directions in Chapters 10 (Environment), 12 (Climate Change and Energy), and 18 (Emergency Management) of the Official Community Plan including:

#### **Section 10 Environment**

- 10.10 Work in partnership with the Capital Regional District, the Township of Esquimalt, the Town of View Royal, the District of Saanich and other partners to increase coordination in the protection and restoration of Victoria Harbour and the Gorge Waterway.
- 10.11 Work with partners to assess the projected impacts of sea level rise on marine and shoreline ecosystems and respond to changing conditions through management strategies and the development and regular review and update of climate related plans, policies and initiatives.

#### **Section 12 Climate Change and Energy**

- 12.3.4 Identify and refine policies and actions for climate change adaptation that strengthen community resilience to the projected impacts of climate change based on local risk and vulnerability assessments.
- 12.3.6 Maintain a relevant understanding of local climate change impacts, including how diverse sectors and populations are affected.
- 12.6 Consider climate change and energy resilience in infrastructure asset management with respect to maintenance, repair and replacement over time.

## Section 18 Emergency Management

The City is committed to being a disaster-resilient community. This project aligns with the 6 broad objectives of the OCP of:

- 18 (a) That the planning and delivery of emergency management is coordinated between governments, public agencies, service providers and community organizations.
- 18 (b) That disaster mitigation reduces the risk of major hazards, including a damaging earthquake event, to property owned by senior governments, public agencies, utility providers, community organizations, businesses and individuals.
- 18 (c) That the City provides leadership in prevention and mitigation by achieving high seismic standards in new facilities and in upgrades to existing civic buildings, structures, and infrastructure.
- 18 (d) That emergency preparedness is widespread in workplaces and households across the community.
- 18 (e) That emergency response is coordinated and delivered efficiently and effectively.
- 18 (f) That the City is prepared for the short to long-term recovery from disaster events.

## CONCLUSIONS

Staff are seeking a Council resolution to support a grant application for \$350,000 in funding to develop a Gorge Coastal Flood Adaptation Strategy and \$467,500 in funding to purchase and install cooling centre resources (HVAC and awnings) in three community centres, from the UBCM CEPF Disaster Risk Reduction – Climate Adaptation stream.

The identification and prioritization of recommended adaptation actions developed as part of the Gorge Coastal Flood Adaptation Strategy has the potential to significantly reduce impacts resulting from sea level rise in the Gorge Waterway and Portage Inlet. Working closely with neighbouring municipalities and Indigenous communities enables the City of Victoria to strengthen our relationships and the resilience of our shared coastal areas.

The installation of HVAC and passive cooling measures in the three community centres that do not currently have sufficient cooling means further prepares the City and all its residents for extreme heat events and aligns with our holistic resilience hubs program.

Respectfully submitted,

Kristie Signer  
Climate Adaptation Specialist

William Doyle  
Acting Director, Engineering & Public Works

Tanya Seal-Jones  
Emergency Program Coordinator

Daniel Atkinson  
Fire Chief

**Report accepted and recommended by the City Manager.**



## Committee of the Whole Report

### For the Meeting of April 18, 2024

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**To:** Committee of the Whole **Date:** March 26, 2024  
**From:** Thomas Soulliere, Deputy City Manager  
**Subject:** Support for Canadian Senior Women's Basketball Team Event

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### RECOMMENDATION

That Council:

- A. Approve up to \$25,000 in financial support for a 3-game series featuring the Canadian Senior Women's Basketball Team at Save-On-Foods Memorial Centre, to be funded through the Corporate Contingency budget, and
- B. Authorize the Deputy City Manager to execute any necessary agreements with the proponent, in a form satisfactory to the City Solicitor.

### EXECUTIVE SUMMARY

In June 2024, The Friends of Victoria Basketball Society will host three games between the Canadian Senior Women's Basketball Team and Portugal National Women's Team at Save-on-Foods Memorial Arena. The event is timed to align with the Canadian team's training in advance of the 2024 Paris Olympic Games. The three-game series is planned for the week of June 24.

This major event is expected to provide economic benefits for the local community and social and entertainment value for citizens. As with other major sporting events, visitors and residents will have opportunities to experience activities both inside and outside of the competition venue.

The Friends of Victoria Basketball Society is seeking commitments to support hosting this event from numerous stakeholders, including all levels of government. Staff have reviewed the potential impact and recommend a City contribution of \$25,000 for event sponsorship.

Support for hosting this sport event aligns with the City's strategic objectives and is anticipated to have a positive impact on the city and region.

### PURPOSE

The purpose of this report is to provide Council with the details associated with potential City sponsorship of a series of games featuring the Canadian Senior Women's Basketball Team in June 2024.

## BACKGROUND

International sporting events have been popular draws for the Greater Victoria region for many years, resulting in experiential and economic value for local communities. The City is often asked to sponsor or otherwise support such activities. Recent examples of this include the 2020 Olympic Qualifying Men's Basketball Tournament, and the World Junior Hockey Championship in 2019. These events provided high-quality entertainment, volunteering opportunities for citizens, financial benefits to local business owners and stakeholders, international media exposure, and a legacy for future activations.

Basketball is among Canada's most popular sports, with increased growth in recent years due in part to high numbers of professional players and strong results for the women's and men's national teams at international events.

## ISSUES & ANALYSIS

The Friends of Victoria Basketball Society is planning a series of basketball games between Team Canada and Team Portugal in late June 2024. The Canadian team will be completing a training camp at the University of Victoria during this period, in preparation for the 2024 Paris Olympic Games.

Attached to this report is a summary of the event proposal, including benefits and costs anticipated by the proponent (Attachment A). Financial support has been confirmed from the Province of BC, federal government, and Destination Greater Victoria. Corporate sponsorships are also being sought to help cover anticipated hosting costs. The requested amount from the City is \$25,000.

The location of the games is the City's arena, Save-On-Foods Memorial Arena. The City has an operating agreement with RG Properties, who run the facility on behalf of the municipality. Based on the projected capacity for the basketball games, staff anticipate the total revenue the City is likely to receive from the event will exceed the proposed sponsorship cost.

## OPTIONS & IMPACTS

### **Option 1 - Council approval of funding support of up to \$25,000 for the Canadian Senior Women's Basketball Team event (Recommended)**

Should Council approve this option, staff will coordinate with the organizers of the event to confirm the City as a local sponsor. As a funding partner, the City will be recognized in event marketing content, signage at the arena, as well as through any media broadcasts.

### **Option 2 – Council declines the request for funding support for the basketball event**

Council may choose to decline the funding request from the proponents. It is unclear what impact this may have on the overall event planning.

### *Impacts to Financial Plan*

The City's operating agreement with RG Facilities for the management of the Save-On-Foods Memorial Arena identifies among other requirements, the financial considerations for each party. It is important to note that the City receives a revenue share (\$2.00) for each ticket sold that helps to fund the City's long-term debt associated with the construction of the arena. Staff recommend allocating funding support for this event from the 2024 Contingency budget, which currently has a balance of \$65,000.

### *Accessibility Impact Statement*

The basketball games are intended to provide opportunities for all citizens. Ticket pricing will be determined to account for costs while also ensuring affordability, with tickets offered at a range of prices.

## **CONCLUSIONS**

Victoria has a long history of successfully hosting major events, including high performance sport. The Canadian Senior Women's Basketball event provides the City with an opportunity to partner with other governments and local stakeholders to accommodate games which are sure to provide multiple benefits for citizens.

Respectfully submitted,

Thomas Soulliere  
Deputy City Manager

**Report accepted and recommended by the City Manager:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

### **List of Attachments:**

Attachment A – Team Canada Basketball Proposal

# JUNE 2024 TEAM CANADA'S RETURN TO VICTORIA



**CANADA**  
BASKETBALL

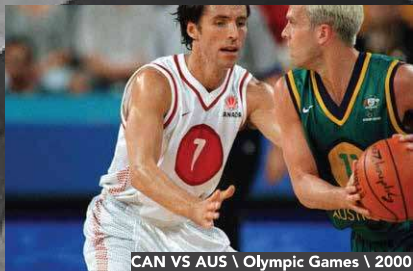
*Rifflandia*

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# THE OPPORTUNITY



CAN VS AUS \ Olympic Games \ 2000



Raptors vs Golden State Warriors  
\ NBA Championship \ 2019



CAN VS JPN \ RIM2RIM \ 2023

This summer, both of Canada's senior national basketball teams will compete at the Paris 2024 Summer Olympics in what is being hailed as a once-in-a-generation moment. Our women's team, currently ranked 5th in the world, is poised to medal for the first time, while our men's team aims to bring home their first medal since 1936.

Both teams have worked incredibly hard to get to this moment, but there is more work to be done to prepare for the level of international competition they will face in Paris.

This June, Friends of Victoria Basketball, in collaboration with Rifflandia Entertainment Company, are looking to build upon Victoria's legacy as a premier host city for all things basketball by welcoming the senior women's national team to BC's capital for their official 2024 Olympic training camps.



TEAM CANADA \ Silver Medal \  
Berlin Olympics \ 1936



# THE LEGACY

## VICTORIA IS A BASKETBALL CITY!

Whether it's the enduring legacies of The Uvic Vikes, iconic figures like Eli Pasquale, and the esteemed coaching duo Ken and Kathi Shields, or the global recognition earned by NBA All-Star Steve Nash, our small city consistently exceeds expectations in the realm of basketball. Notably, two members of Canada's 1936 Silver Medal Berlin Olympics team were

alumni of Vic High, underscoring the rich history rooted in our local institutions. Fast forward to 2020's FIBA Olympic Qualifying Tournament, the city showcased its fervent basketball spirit as a record-breaking 27,000 tickets were sold on the first day they became available.



Outside the Lines: Court Mural Project \ Victoria, BC \ 2020 - Present

# THE HIGHLIGHTS

- FIBA OLYMPIC QUALIFYING TOURNAMENT (JUNE 29 - JULY 4, 2021)**  
 6 teams, 9 games, one ticket to the Tokyo Olympics, 31,000 tickets sold
- WORLD CUP AMERICAS QUALIFIERS CANADA VS ARGENTINA (AUGUST 26, 2022)**  
 6000 spectators and highest grossing home game in over 20 years
- NICK NURSE FOUNDATION FUNDRAISER (SEPTEMBER 2022)**  
 200 attendees at Victoria's Union Club, and over \$50k raised for the foundation
- RAPTORS TRAINING CAMP & SCRIMMAGE (SEPTEMBER 2022)**  
 6200 spectators, instant sell out!
- RIM2RIM CANADA VS JAPAN (JUNE 2, 2023)**  
 4600 spectators and new record set for women's team home game
- SUPERFAN CAMP (JUNE 3 - 4, 2023)**  
 300 youth basketball players treated to full-day camps at SOFMC on the Championship Floor



CAN VS JPN \ RIM2RIM \ 2023



CAN VS CZN \ FIBA OQT \ 2021



Raptors Training Camp & Scrimmage \ 2022

**FIBA**  
**OLYMPIC QUALIFYING TOURNAMENT 2021**  
**VICTORIA, CANADA**



# CANADA'S COURT

## CANADA'S COURT: THE CHAMPIONSHIP FLOOR.

In early 2020, Friends of Victoria Basketball successfully acquired the complete and original basketball court used in Game 6 of the 2019 NBA Championship Series from The Oracle Arena in Oakland, CA. It is currently housed in Victoria, BC and has been used to host high-profile games over the past three years, having been dubbed "Canada's Court" in recognition of the Toronto Raptors' historic win that united our nation.



Raptors Training Camp & Scrimmage \ Victoria, BC \ 2022



The Court departing Oakland, CA \ 2020



Raptors vs Golden State Warriors \ NBA Championship \ Oakland, CA \ 2019

Save-On-Foods Memorial Centre \ 2021



**UVIC**

**save on foods**  
MEMORIAL CENTRE

# TRAINING CAMP & GAMES

UVic will serve as the official training camp facility, hosting teams in the days leading up to the games.

Three games will be open-to-the-public (ticketed) during the week of June 24th, with all games at the Save-On-Foods Memorial Centre (venue capacity of 7000). Our national women's team will play the visiting national team from Portugal at all of these games.

UVIC TEST GAME / FIBA OQT / 2021





# SENIOR WOMEN'S BUDGET

All amounts are estimates for evaluation purposes only.

## REVENUE

<b>Sport Canada</b>	<b>\$80,000.00</b>
<b>City of Victoria</b>	<b>\$25,000.00</b>
<b>Province of BC</b>	<b>\$150,000.00</b>
<b>Destination Greater Victoria</b>	<b>\$20,000.00</b>
<b>Sponsorship</b>	<b>\$30,000.00</b>
<b>Ticket Revenue</b>	<b>\$80,000.00</b>
<hr/>	
<b>Total \$385,000.00</b>	

## EXPENSES

<b>Hosting</b>	
Team Travel, Accommodations, Ground Transport, Meals & Per Diems	<b>\$165,000.00</b>
<b>Operations and Logistics</b>	
Venue, FF&E, Court, Hoops, Clocks, Conversion, Power, IT, AV, First Aid, Broadcast & Streaming	<b>\$ 60,000.00</b>
<b>Marketing and Promotions</b>	
Creative Development, Media Buys, Publicity, Press Conference, Digital Strategy & Deployment, Sponsor Servicing	<b>\$ 50,000.00</b>
<b>Legacy and Gifting</b>	
Visiting Team Gifts, Community Org. Contributions & Projects	<b>\$ 20,000.00</b>
<b>Administrative</b>	
Project & Operations Management, Insurance, Courier & Shipping, Accounting & Legal	<b>\$ 90,000.00</b>
<hr/>	
<b>Total \$385,000.00</b>	

CAN VS USA \ RIM2RIM \ 2023



# THE ASK & THE IMPACT

As indicated in our budgets, Friends of Victoria Basketball is seeking a critical contribution of \$25,000 from the City of Victoria in order to bring these opportunities to life.

This contribution, along with a confirmed \$150,000 grant from the Province of BC will underpin the financial viability of the event and ensure that basketball fans of all ages and economic brackets have equitable access to the games. The grant funds will be spent primarily on the operations and logistics costs as well as the legacy expenses as shown in the budget slide.

The resulting impacts from the camp and game will be felt throughout Victoria and beyond, in areas such as:

- Tourism & Hospitality Spending
- Infrastructure Development
- Business Opportunities
- Job Creation & Local Supplier Spending
- Cultural Development
- Earned Media & Exposure
- Increased Legacy
- Increased Tax Revenue

CAN VS JPN \ RIM2RIM \ 2023



# THANK YOU!

## CONTACT:

Nick Blasko  
COO Friends of Victoria Basketball

2514 Rock Bay Avenue  
Victoria, BC  
V8T 4R6

✉ [nick@basketballfestival.ca](mailto:nick@basketballfestival.ca)

☎ 250-882-2881

CAN VS JPN \ RIM2RIM \ 2023



## **Council Member Motion**

**For the Committee of the Whole Meeting of 18 April, 2024**

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**To:** Committee of the Whole **Date:** 18 April 2024  
**From:** Councillor Jeremy Caradonna and Councillor Krista Loughton  
**Subject:** Reducing reliance on parks sheltering in Victoria

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### **BACKGROUND**

Sheltering in Victoria's parks has occurred for many years, but the issue became exacerbated during the pandemic, when overnight sheltering bylaws were temporarily set aside. Although 7pm-7am sheltering bylaws are now back in place, some parks are becoming encampments, which creates public health challenges and limits public use of park amenities.

This motion focuses on offering housing or indoor sheltering to the people sheltering in Vic West Park and Irving Park as a precondition for phasing out sheltering in those two parks. Irving and Vic West have become almost permanent encampments.

The City's sheltering Relocation Coordinator and BC Housing are well positioned to undertake this work.

This approach would build on the successful efforts at Topaz Park and Stadacona Park, in which unhoused people were successfully transitioned into housing or indoor sheltering as a precondition for prohibiting sheltering in those parks.

Given the movement of unhoused individuals between parks and Pandora Street, there is reason to believe that housing the people currently in the parks can also reduce the existing pressures on Pandora, thereby make it easier for the Province and service providers to shelter or house those currently sheltering on or near Pandora.

The Province is stepping up and expanding supportive housing and sheltering for unhoused people in the region. These necessary steps permit the City to reduce reliance on sheltering in City parks, which are not intended to be sites for permanent habitation.

In early 2024, the City signed an MOU with the Province that brought the HEART and HEARTH programs to Victoria. According to BC Housing, "BC Housing is working with partners to provide people living outdoors and in encampments with better access to a range of support services, new shelters, and housing options through new programs funded by the Province under the 'Belonging in BC Homelessness Plan'."


The intention of HEART and HEARTH, in the Victoria context, is to address the encampments on Victoria's streets and in its parks. The reopening of Caledonia Place (formerly known as Tiny Town) has resulted in 30 people moving from area shelters into that facility, thereby freeing up 30 beds in shelters that can help reduce the burdens placed on the City's parks. Additional sheltering is

expected to come online soon, further reducing the rationale for widespread parks sheltering.

If this motion passes, numerous parks in Victoria would remain open for sheltering, including three that permit overnight sheltering.

## RECOMMENDATION

- That Council direct staff to work with BC Housing, relevant service providers, and the City's sheltering Relocation Coordinator, to offer indoor sheltering or housing to the people sheltering in Irving Park and Vic West Park;
- That, contingent upon the above taking place, Council direct staff to phase out and eventually prohibit overnight sheltering in Irving Park and Vic West Park by 1 August 2024, via an update to the Parks Regulation Bylaw.

  
Coun. Jeremy Caradonna  
Coun. Krista Loughton



**Council Member Motion**  
**For the Committee of the Whole Meeting of April 18<sup>th</sup>, 2024**

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**To:** Committee of the Whole  
**From:** Councillor Gardiner  
**Subject:** "Irving Park" Parks Regulation Bylaw Amendment

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**BACKGROUND**

On July 20, 2023, an amendment to the proposed Amendment Bylaw adding Irving Park to the list of parks in which overnight sheltering is prohibited was forwarded at Council. Parks identified in the proposed Amendment Bylaw being Stadacona, Topaz, Hollywood and Regatta. At that time, the Amendment Bylaw for Parks Regulation Bylaw and the proposed "Irving Park" amendment were referred.

On November 2, 2023 Council (item H-3), part of the matter referred on July 20 was brought forward to Council, adding Stadacona, Topaz, Hollywood, and Regatta to the list of parks in which overnight sheltering is prohibited. This Bylaw amendment was concluded on November 9 (item G.3).

This motion is to bring forward the final part of the referral made on July 20, to include Irving Park in the list of parks wherein overnight sheltering is prohibited.

**RECOMMENDATIONS**

That Council direct staff to:

1. Instruct the City Solicitor to bring forward bylaw amendments necessary to prohibit overnight sheltering at all times in Irving Park as of June 1, 2024.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'C. Gardiner'.

Councillor Gardiner