



AGENDA - VICTORIA CITY COUNCIL

Thursday, May 9, 2024

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

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

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E.1.a.a 515 Foul Bay Road: Rezoning Application No. 00807,
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00255 and Heritage Designation Application No. 00163
(Fairfield)

E.1.a.b 522 St. Charles Street: Rezoning Application No. 00816,
Development Variance Permit Application No. 00279 and
Heritage Designation Application No. 00202 (Rockland)

E.1.b Report from the May 09, 2024 COTW Meeting

*Placeholder for time-sensitive items pending approval at the May 09,
2024 COTW Meeting,*

F. BYLAWS

F.1 Amendment Bylaws for Parking Fines and Street Occupancy Fees and Fines

28

A report recommending:

- 1st, 2nd and 3rd readings of:
 - Bylaw Notice Adjudication Amendment Bylaw No. 4, Bylaw No. 24-023
 - Streets and Traffic Bylaw Amendment Bylaw No. 17, Bylaw No. 24-024
 - Ticket Bylaw Amendment Bylaw No. 15, Bylaw No. 24-033

The purpose of these bylaws is to increase penalties and discounts for certain parking contraventions, to increase fines for certain parking and street occupancy offences, to align street occupancy requests with mobility goals, and to encourage compliance with established processes.

G. NEW BUSINESS

G.1 621, 627, 629 Princess Avenue and 624 Pembroke Street: Development Permit with Variances Application No. 00235

44

[Link to the April 25, 2024 COTW Agenda](#)

- Motion to Approve:
 - Development Permit with Variances Application No. 00235

Council is considering a Development Permit with Variances to permit the construction of a four-storey building intended for use as a self-storage facility with some ground-oriented general commercial-industrial space along the Pembroke Street frontage.

G.2 2848 and 2852 Shelbourne Street: Development Permit with Variances Application No. 000595

[Link to the January 19, 2023 COTW Agenda](#)

- Motion to Approve:
 - Development Permit with Variances Application No. 000595

Council is considering a Development Permit with Variances for the purposes of approving the exterior design and finishes for a

proposed 15-unit townhouse development as well as hard and soft landscaping.

H. NOTICE OF MOTIONS

I. CLOSED MEETING

MOTION TO CLOSE THE MAY 9, 2024 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

J. APPROVAL OF CLOSED AGENDA

K. CONSIDERATION OF CLOSED MINUTES

L. NEW BUSINESS

L.1 Land, Legal Advice, and Service at Preliminary Stages - Community Charter Section 90(1)(e), (90)(1)(i) and 90(1)(k)

L.2 Service at Preliminary Stages - Community charter Section 90(1)(k)

L.3 Appointment and Intergovernmental Relations - Community Charter Section
90(1)(a) and 90(2)(b)

M. CONSIDERATION TO RISE & REPORT

N. ADJOURNMENT



MINUTES - VICTORIA CITY COUNCIL

April 11, 2024, 2:28 P.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

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

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

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, T. Soulliere - Deputy City Manager, A. Klus - Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities and urged those listening to reflect our thanks for their stewardship.

The Mayor expressed condolences from Council and the City as a whole in the loss of the nephew of two of the leaders of the Songhees Council and expressed sympathies to the Albany family.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. UNFINISHED BUSINESS

D.1 Mayor's Report to Council – Community Safety and Wellbeing Initiative

Council was provided a verbal presentation from Mayor Alto regarding the Community Safety and Wellbeing Initiative.

Council discussed the following:

- *Tracking outcomes*

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

E.1.a Report from the April 04, 2024 COTW Meeting (time-sensitive)

E.1.a.a Council Member Motion: Reimbursement of Association of Vancouver Island and Coastal Communities (AVICC) Conference (April 12-14, 2024)

Moved and Seconded:

That Council authorise the attendance and associated additional AVICC Conference costs for Councillor Kim to be reimbursed. Costs include a workshop and taxes. The approximate costs additional to the early registration is approximately \$70.

CARRIED UNANIMOUSLY

E.1.b Report from the April 11, 2024 COTW Meeting

E.1.b.a Revenue and Tax Policy Benchmark Monitoring and 2024 Tax Rates

Moved and Seconded:

That Council:

1. Approve the following changes to the Revenue and Tax Policy:
 - a. Policy 2.1 Tax rates for light and major industrial tax classes will not exceed the business tax rate to support the City's desire to retain industrial businesses.
 - b. Policy 3.2 Revitalization property tax exemptions are governed by revitalization property tax exemption program bylaws adopted for specific purposes.
2. Approve 2024 tax rates in alignment with the amended Revenue and Tax Policy as follows:

| | |
|------------------|---------|
| Residential | 3.0569 |
| Utility | 36.7426 |
| Major Industrial | 10.3154 |
| Light Industrial | 11.0279 |
| Business | 11.2419 |
| Rec/Non Profit | 6.6667 |

3. Direct staff to bring forward Tax Bylaw, 2024 for introductory readings to the daytime Council meeting on April 18, 2024.

OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

F. BYLAWS

F.1 Amendment Bylaw for Delegation Bylaw

Moved and Seconded:

That the following bylaw **be adopted**:

1. Delegation Bylaw, Amendment Bylaw (No. 1) No. 24-025

CARRIED UNANIMOUSLY

F.2 Bylaw for 2540 and 2542 Shelbourne Street: Rezoning Application No. 00828 and Development Permit with Variances Application No. 00216

Moved and Seconded:

That the following bylaw **be adopted**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1325) No. 24-009

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

CARRIED (6 to 3)

Moved and Seconded:

Development Permit with Variance Application

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes the issuance of Development Permit with Variances No. 00216 for 2540 and 2542 Shelbourne Street in accordance with plans submitted to the Planning department and date stamped by Planning on November 20, 2023, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required front lot line setback from 10.7m to 8.08m
 - ii. reduce the required rear lot line setback from 4.0m to 3.02m
 - iii. reduce the required side (north) lot line setback from 6.0m to 2.44m
 - iv. reduce the required side (south) lot line setback from 4.0m to 2.44m
 - v. reduce the required number of visitor parking spaces from 2 spaces to 0 spaces

- vi. reduce the required number of van accessible parking spaces from 1 space to 0 spaces
 - vii. reduce the required minimum floor area for a self-contained dwelling unit within an attached dwelling or semi-attached dwelling from 100m² to 91.31m²
 - viii. increase the total number of dwelling units per building from 4 to 7 for building A and from 4 to 8 for building B.
 - ix. increase the height of building A from 10.5m to 10.73m and building B to 10.83m
 - b. The property being consolidated into one lot.
2. That the Development Permit with Variances expires two years from the date of this resolution.

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

CARRIED (6 to 3)

G. NOTICE OF MOTIONS

G.1 Notice of Motion from the Council meeting held April 4, 2024

Moved and Seconded:

Ask the Mayor to write to the provincial government to change the council compensation approval process to remove councils from making decisions on their own compensation.

CARRIED UNANIMOUSLY

H. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE APRIL 11, 2024 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(c) labour relations or other employee relations;

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

I. APPROVAL OF CLOSED AGENDA

Moved and Seconded:

That the closed agenda be approved

J. NEW BUSINESS

J.1 Land - Community Charter Section 90(1)(e)

Council discussed a land matter. The discussion was recorded and kept confidential.

J.2 Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment matter which contains information about an identifiable individual. The discussion was recorded and kept confidential.

J.3 Legal Advice - Community Charter Section 90(1)(i)

Council discussed a legal matter. The discussion was recorded and kept confidential.

J.4 Intergovernmental Relations - Community Charter Section 90(2)(b)

Council discussed a intergovernmental relations matter. The discussion was recorded and kept confidential.

J.5 Employee Relations - Community Charter Section 90(1)(c)

Council discussed a employee relations matter. The discussion was recorded and kept confidential.

L. **ADJOURNMENT**

Council, by unanimous consent, adjourned the Council meeting at 5:00 p.m.

CITY CLERK

MAYOR

DRAFT



MINUTES - VICTORIA CITY COUNCIL

April 18, 2024, 1:39 P.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

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

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

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, T. Soulliere - Deputy City Manager, T. Zworski - City Solicitor, K. Hoese - Director of Sustainable Planning and Community Development, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Maichen - Committee Secretary

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities, and asked us to take a moment to reflect on the remarkable stewardship that has gone on for a millennia into the lands and waters surrounding us.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSIDERATION OF MINUTES

D.1 Minutes from the Daytime Council Meeting held March 7, 2024

Moved and Seconded:

That the minutes from the Daytime Council meeting held March 7, 2024 be approved.

CARRIED UNANIMOUSLY

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

E.1.a Report from the April 4, 2024 COTW Meeting

E.1.a.a 1050 Pandora Avenue: Tax Incentive Program Application No. 00032 (North Park)

Moved and Seconded:

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare a heritage tax exemption bylaw to exempt 433.29 square metres (4,664sf) of retail space and seven residential units on the second story of the assessed value of the property at 1050 Pandora Avenue for a period of three years.
2. That, after public notice, first second and third reading of the heritage tax exemption bylaw be considered by Council.
3. That subject to approval of first three readings, the applicant execute an exemption agreement with contents to the satisfaction of the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor prior to adoption of the bylaw that contains the following conditions:
 - a. the final costs of seismic upgrading must be verified by a third-party consultant to the satisfaction of the Director of Sustainable Planning and Community Development; and
 - b. the tax exemption does not apply in a calendar year during any part of which any residential dwelling unit is not used for residential purposes.
4. 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.

OPPOSED (1): Councillor Coleman

CARRIED (8 TO 1)

E.1.a.b Municipal Licencing of Passenger Directed Vehicles

Moved and Seconded:

1. That Council direct staff to bring forward bylaw amendments regarding municipal licencing of Passenger Directed Vehicles to:
 - a. Remove requirements for a copy of each Passenger Directed Vehicle operator's Record

Check Certificate at Business Licence application/renewal.

- b. Modify business licence requirements for trip data.
 - c. Review the Business Licence Bylaw, Vehicles for Hire Bylaw and Streets and Traffic Bylaw to ensure they align with regulatory changes; and
2. That Council conduct a public notice process pursuant to section 59(2) of the Community Charter outlining a method for those who consider they are affected by the Business Licence Bylaw to make written submissions to Council.

CARRIED UNANIMOUSLY

E.1.a.c

Council Member Motion: Police School Liaison Officers and School District 61

Moved and Seconded:

1. That Council request the Mayor to write to the Chair of the Board of Education for School District 61:
 1. requesting information on the rationale informing its decision to end the police school liaison officer program,
 2. urging SD61 to engage directly with diverse community interests,
 3. and further requesting reinstatement of the Police School Liaison Officers.
2. That the letter be copied to the appropriate Provincial bodies, other School District 61 school hosting municipalities, and the Esquimalt and Songhees Nations.

OPPOSED (4): Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Thompson

CARRIED (5 TO 4)

E.1.a.d

Council Member Motion: Council Approval for Participation on the National Board of the Federation of Canadian Municipalities

Moved and Seconded:

That Council support Councillor Coleman's bid to be an elected member of the BC Caucus of the Federation of Canadian Municipalities Board for 2024/2025 term.

Amendment:

Moved and Seconded:

That Council support Councillor Coleman's bid to be an elected member of the BC Caucus of the Federation of Canadian Municipalities Board, **and associated costs of up to \$8,000**, for 2024/2025 term.

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council support Councillor Coleman's bid to be an elected member of the BC Caucus of the Federation of Canadian Municipalities Board, and associated costs of up to 8,000, for 2024/2025 term.

CARRIED UNANIMOUSLY

E.1.a.e

Council Member Motion: Attendance at FCM Annual Conference (Calgary, June 5th to 10th)

Moved and Seconded:

That Council authorizes the attendance & associated costs for Councillor Coleman to attend the FCM AGM in Calgary, Alberta.

| | |
|-----------------------------|---------|
| Conference Registration Fee | \$1,161 |
| Accommodation | \$1,400 |
| Flights | \$842 |
| Misc Transportation | \$200 |
| Food & Incidentals | \$250 |
| Carbon Tax | \$42 |
| Total (estimated): | \$3,895 |

CARRIED UNANIMOUSLY

E.1.a.f

Council Member Motion: Federation of Canadian Municipalities Conference (FCM) (June 7-9, 2024) Expenses

Moved and Seconded:

That Council authorize the attendance and associated costs for Councillor Kim to attend the Federation of Canadian Municipalities Conference held in Calgary, AB, on June 7-9, 2024.

The approximate cost for attending is:

| | |
|-----------------------------------|------------|
| Conference Registration Fee | \$1,160.25 |
| Accommodations (3 nights) | \$940 |
| Airfare to/from Calgary | \$400 |
| Taxis to/from airports | \$200 |
| Meals and Incidentals | \$200 |
| Carbon Tax | \$42 |
| Estimated total cost = \$2,942.25 | |

CARRIED UNANIMOUSLY

F. BYLAWS

F.1 Bylaw for 2024 Five Year Financial Plan

Moved and Seconded:

That the following bylaw **be given first, second and third readings:**

1. Five Year Financial Plan Bylaw, 2024 No. 24-032

OPPOSED (2): Councillor Gardiner, Councillor Hammond

CARRIED (7 TO 2)

F.2 Bylaw for 2024 Tax Rates

Moved and Seconded:

That the following bylaw **be given first, second and third readings:**

1. Tax Bylaw, 2024 No. 24-029

OPPOSED (1): Councillor Gardiner

CARRIED (8 TO 1)

F.3 Bylaw for 2024 Business Improvement Area Rate

Moved and Seconded:

That the following bylaw **be given first, second and third readings:**

1. Business Improvement Area Rate Bylaw, 2024 No. 24-030

CARRIED UNANIMOUSLY

F.4 Bylaw for 2024 Boulevard Tax

Moved and Seconded:

That the following bylaw **be given first, second and third readings:**

1. Boulevard Tax Bylaw, 2024 No. 24-031

CARRIED UNANIMOUSLY

F.5 Bylaw for 1314 and 1318 Wharf Street: Request to Discharge a Housing Agreement

Moved and Seconded:

That the following bylaw **be given first, second and third readings:**

1. Housing Agreement (1314 and 1318 Wharf Street) Repeal Bylaw No. 24-022

OPPOSED (2): Councillor Coleman, Councillor Kim

CARRIED (7 TO 2)

F.6 Amendment Bylaw for Market Rental Building Revitalization Tax Exemption Bylaw

Moved and Seconded:

That the following bylaw **be given first, second and third readings:**

1. Market Rental Building Revitalization Tax Exemption Bylaw, Amendment Bylaw (No. 1) No. 24-028

CARRIED UNANIMOUSLY

F.7 Bylaw for 623/625 Avalon Road: Rezoning Application No. 00744 and Development Permit with Variances Application No. 00223

Moved and Seconded:

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1319) No. 23-086

CARRIED UNANIMOUSLY

Moved and Seconded:

Development Permit with Variance Application

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes the issuance of Development Permit with

Variance No. 00223 for 623/625 Avalon Road, in accordance with plans submitted to the Planning department and date stamped by Planning on January 11, 2023, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, Schedule M – Garden Suites, except for the following variances:
 - i. increase the rear yard site coverage from 25% to 28.10%.
- b. Secure the provision of three car share memberships including credits for each membership with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.
- c. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

CARRIED UNANIMOUSLY

G. NOTICE OF MOTIONS

There were no Notice of Motions.

H. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE APRIL 18, 2024 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

CARRIED UNANIMOUSLY

I. APPROVAL OF CLOSED AGENDA

Moved and Seconded:

That the closed agenda be approved.

CARRIED UNANIMOUSLY

K. NEW BUSINESS

K.1 Land - Community Charter Section 90(1)(e)

Council discussed a matter involving land. The discussion was recorded and kept confidential.

K.2 Intergovernmental Relations – Community Charter Section 90(2)(b)

Council discussed a matter involving intergovernmental relations. The discussion was recorded and kept confidential.

L. ADJOURNMENT

Moved and Seconded:

That the Council Meeting be adjourned at 2:23 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - VICTORIA CITY COUNCIL

April 25, 2024, 11:01 A.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

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

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

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, T. Soulliere - Deputy City Manager, K. Hoesel - Director of Sustainable Planning and Community Development, C. Mycroft - Manager of Intergovernmental & Media Relations, A. Johnston - Assistant Director of Development Services, R. Soward - Manager of Housing, M. Angrove - Senior Planner, Development Agreements, R. Kenny - Assistant Director of Transportation, D. Newman - Acting Director of Parks, Recreation and Facilities, A. Heimburger - Legislative Coordinator

The Mayor noted the recent notification mailed out regarding a citizen's assembly between the District of Saanich and the City of Victoria with regard to amalgamation, and urged residents to consider participation.

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located in its entirety on the historical and contemporary lands of the Lək̓ʷəŋən people – the Songhees First Nation and Esquimalt First Nation communities. Council reflected upon the importance of being mindful of the history of stewardship by the Nations while land use decisions are being made, and thanked them for allowing us to live, work and play on their lands.

C. APPROVAL OF AGENDA

Council, by unanimous consent, added item **E.1.b.b Council Member Motion: Reimbursement of Association of Vancouver Island and Coastal Communities (AVICC) Conference (April 12-14, 2024)** to the agenda.

Moved and Seconded:

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

D. CONSIDERATION OF MINUTES

Moved and seconded:

That the following minutes be approved:

D.1 Minutes from the Evening Council meeting held January 15, 2024

That the minutes from the Evening Council meeting held January 15, 2024 be approved.

D.2 Minutes from the Daytime Council meeting held March 14, 2024

That the minutes from the Daytime Council meeting held March 14, 2024 be approved.

D.3 Minutes from the Daytime Council Meeting held April 4, 2024

That the minutes from the Daytime Council meeting held April 4, 2024 be approved.

CARRIED UNANIMOUSLY

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

E.1.a Report from the April 11, 2024 COTW Meeting

E.1.a.a 1005 Chamberlain: Rezoning Application No.00834 and Development Permit with Variances Application No.00236 (Gonzales)

Councillor Thompson recused himself from the meeting due to his proximity to the property and the perception of bias.

Moved and Seconded:

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 28, 2024, for 1005 Chamberlain Street.
2. That, pursuant to section 30 of the *Land Use Procedures Bylaw*, Council waives the requirement for the holding of a public hearing.
3. That, after publication of notification in accordance with section 467 of the *Local Government Act*, first, second, and third reading of the zoning bylaw amendment be

considered by Council once the following conditions are met:

- a. preparation and execution of a Housing Agreement for a term of five years to secure the two-family dwelling (duplex) building as rental, on terms to the satisfaction of the Director of Sustainable Planning and Community Development.
4. That following third reading of the Zoning Regulation Bylaw amendment, the applicant prepare and execute a legal agreement to secure a 3.0m wide right-of-way for pipes and access for sanitary sewer purposes, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw.
5. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
6. 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 with Variance Application

That Council, after giving notice, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment Council authorizes the issuance of Development Permit with Variances No. 00236 for 1005 Chamberlain Street, in accordance with plans submitted to the Planning department and date stamped by Planning on February 22, 2024, subject to:
 - a. securing the provision of **four** car share memberships including car share credits for each membership with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.
 - b. proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the minimum front yard setback from 7.50m to 7.43m
 - ii. reduce the minimum rear yard setback from 10.47m to 6.70m

- iii. reduce the minimum side yard setback (south) from 3.00m to 2.23m
 - iv. reduce the minimum side yard setback (north) from 1.50m to 0.75m
 - v. reduce the minimum number of residential parking spaces from 2 space to 0 spaces
 - vi. increase the maximum projection for stairs into the front yard setback from 2.50m to 4.46m
 - vii. increase the maximum projection for porches and ramps into the front yard setback from 2.50m to 2.78m
 - viii. increase the maximum number of storeys from two storeys to three storeys
 - ix. increase the maximum height of a building from 7.60m to 8.02m
 - x. allow for roof decks.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

CONFLICT (1): Councillor Thompson

CARRIED (8 to 0)

Councillor Thompson rejoined the meeting at 11:06 a.m.

Moved and Seconded:

That the following recommendations from the April 11, 2024 Committee of the Whole Meeting be approved:

E.1.a.b

Future of Victoria's Employment Lands – Key Considerations

That Council receive the findings outlined in this report for information.

E.1.a.c

Climate Leadership Program Update

That Council direct staff to update Victoria's 2050 community greenhouse gas emissions reduction targets to align with province's commitment to net zero by 2050.

CARRIED UNANIMOUSLY

E.1.a.d

Council Member Motion: Commemorating a Local Hero – Hudlin memorial Way

Council expressed its appreciation for Doug Hudlin's contributions to the City and community.

Moved and Seconded:

1. That Council direct staff to create and install three commemorative street signs, on existing poles below existing street signs along Higgins Street between Hillside Avenue and Cook Street, to recognize Doug Hudlin's contributions to the city and community, and,
2. That such action is undertaken within the existing budget of the Parks department or from the Parks Capital Infrastructure Program which is used to make repairs and minor upgrades to sport facilities, to a maximum of \$1,000, the design, fabrication, and installation undertaken to the satisfaction of the Director of Parks, Recreation and Facilities.

CARRIED UNANIMOUSLY

E.1.b Report from the April 25, 2024 COTW Meeting

E.1.b.a 621, 627, 629 Princess Avenue and 624 Pembroke Street: Development Permit with Variances Application No. 00235 (Burnside)

Moved and Seconded:

That Council, after giving notice, posting signage, and inviting written comments from the public for Council's consideration, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621, 627 and 629 Princess Avenue, in accordance with plans submitted to the Planning department and date stamped by Planning on March 26, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. adjust the east side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - ii. adjust the west side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - iii. reduce the required vehicle parking stalls from 137 stalls to 12 stalls.

- b. Registration of the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor:
 - i. Provision of transportation demand management measures including:
 - 1. two yearly BC Transit Eco passes for a minimum of five years to be distributed to staff
 - 2. end of trip shower facilities.
 - ii. A 0.6m Statutory-Right-of-Way along the Pembroke Street frontage.
 - iii. A covenant ensuring that at least 516m² of commercial-industrial unit space on the ground level are not used for self-storage.
- c. The property being consolidated into one lot.
- 2. That the Development Permit, if issued, lapses two years from the date of this resolution.
- 3. That subject to issuance of the Development Permit, Council authorize the projecting encroachments over the City rights of way on Pembroke Street and Princess Street generally as shown on the plans submitted to the City and dated January 26, 2024, provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.

CARRIED UNANIMOUSLY

E.1.b.b

Council Member Motion: Reimbursement of Association of Vancouver Island and Coastal Communities (AVICC) Conference (April 12-14, 2024)

Moved and Seconded:

That Council authorise the attendance and associated additional AVICC Conference costs for Councillor Loughton to be reimbursed. Costs include a workshop and taxes. The additional cost to the early registration is \$31.50.

CARRIED UNANIMOUSLY

F. BYLAWS

F.1 Bylaw for 480 and 492 Esquimalt Road: Rezoning Application No. 00794 and Development Permit with Variances Application No. 00183

Council discussed:

- *Neighbourhood response to application*

Moved and Seconded:

That the following bylaw **be given first, second, and third readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1326) No. 24-012

CARRIED UNANIMOUSLY

F.2 Bylaw for 854-880 Pandora Avenue: Rezoning Application No. 00849 and Development Permit with Variances Application No. 00239

Moved and Seconded:

That the following bylaw **be given first, second, and third readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1329) No. 24-010

OPPOSED (2): Councillor Coleman, and Councillor Gardiner

CARRIED (7 to 2)

F.3 Bylaw for 1314 and 1318 Wharf Street: Request to Discharge a Housing Agreement

Moved and Seconded:

That the following bylaw **be adopted:**

1. Housing Agreement (1314 and 1318 Wharf Street) Repeal Bylaw No. 24-022

OPPOSED (2): Councillor Coleman, and Councillor Kim

CARRIED (7 to 2)

F.4 Amendment Bylaw for Market Rental Building Revitalization Tax Exemption Bylaw

Moved and Seconded:

That the following bylaw **be adopted:**

1. Market Rental Building Revitalization Tax Exemption Bylaw, Amendment Bylaw (No. 1) No. 24-028

CARRIED UNANIMOUSLY

H. **CLOSED MEETING**

Moved and Seconded:

MOTION TO CLOSE THE APRIL 25, 2024 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

The daytime Council meeting was closed to the public at 11:19 a.m.

I. **APPROVAL OF CLOSED AGENDA**

Moved and Seconded:

That the closed agenda be approved

ABSENT (1): Councillor Loughton

CARRIED (8 to 0)

K. **NEW BUSINESS**

K.1 **Legal Advice - Community Charter Section 90(1)(i)**

Council discussed a matter involving legal advice. The discussion was recorded and kept confidential.

Councillor Loughton joined the meeting at 1:03 p.m.

K.2 **Legal Advice - Community Charter Section 90(1)(i)**

Council discussed a matter involving legal advice. The discussion was recorded and kept confidential.

K.3 Land / Service at Preliminary Stages / Intergovernmental - Community Charter Sections 90(1)(e), 90(1)(k), 90(2)(b)

Council discussed a matter involving land, a service at preliminary stages and intergovernmental relations. The discussion was recorded and kept confidential.

M. ADJOURNMENT

Moved and Seconded:

That the Council Meeting be adjourned at 4:25 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD APRIL 25, 2024**

For the Council meeting of May 9, 2024, the Committee recommends the following:

F.1 515 Foul Bay Road: Rezoning Application No. 00807, Development Permit with Variances Application No. 00255 and Heritage Designation Application No. 00163 (Fairfield)

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 reports dated October 10, 2023 and April 3, 2024 for 515 Foul Bay Road.
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 following the third reading of the zoning amendment bylaw, the applicant prepare and execute legal agreements securing the following, with form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. provision of a 1.6m wide statutory right-of-way for highway purposes along the Foul Bay Road frontage, with terms to the satisfaction of the Director of Engineering and Public Works
 - b. provision of a detailed design, supply and installation of a new Rectangular Rapid Flashing Beacon (RRFB) pedestrian crossing of Foul Bay Road at its intersection with Chandler Avenue, including a curb extension at the west side of Foul Bay Road, wheelchair ramps, tactile indicators and all associated infrastructure, to the satisfaction of the Director of Engineering and Public Works
 - c. protection, restoration and maintenance of the existing greenspace with a site area of approximately 1,468 m² in accordance with the plans date stamped by Planning on February 26, 2024, which includes provision of a bee colony in the conservation area for a period of at least two years and ensuring that design and construction in the area follows the recommendations in the February 23, 2024 arborist report from Gye & Associates to minimize impacts to trees, to the satisfaction of the Director of Parks, Recreation and Facilities
 - d. a minimum of five units in the existing multiple dwelling as rental units for the life of the building as outlined in the report dated April 3, 2024, with contents satisfactory to the Director of Sustainable Planning and Community Development
 - e. provision of no less than one adaptable unit, in accordance with the standards in the British Columbia Building Code and BC's Building Accessibility Handbook, to the satisfaction of the Director of Sustainable Planning and Community Development; and
 - f. provision of transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works, including:
 - i. two over-sized long-term bicycle parking spaces;
 - ii. 50% of required long-term bicycle parking with access to an electrical outlet;
 - iii. bicycle wash and maintenance facility.

4. That adoption of the zoning bylaw amendment will not take place until:
 - a. third reading of an associated heritage designation bylaw to designate the property known as 515 Foul Bay Road, as described in the Statement of Significance attached as Attachment F, pursuant to Section 611 of the Local Government Act, to the satisfaction of the Director of Sustainable Planning and Community Development,
 - b. all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
5. 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 with Variances Application

That Council, after giving notice, consider the following motion:

1. That subject to the adoption of the necessary *Zoning Regulation Bylaw* amendment, Council authorize the issuance of Development Permit with Variances No. 00255 for 515 Foul Bay Road, by plans submitted to the Planning department and date stamped by Planning on February 26, 2024, in accordance with the following:
 - a. Subject to submission of revised plans to align architectural site plans and landscape plans, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Subject to the proposed development meeting all City zoning and subdivision and development servicing bylaw requirements, except for the following variances:
 - i. reduce minimum front yard setback from 6.00m to 0.41m
 - ii. reduce minimum side yard setback (north) from 4.00m to 3.08m
 - iii. increase maximum eave projection from 0.75m to 0.79m
 - iv. permit vehicle parking in the front yard
 - v. reduce short-term bicycle storage from 18 spaces to 10 spaces
 - vi. increase maximum drive aisle slope from 8.00% to 11.36%
 - vii. reduce minimum two-way drive aisle width from 6.00m to 4.00m
 - viii. increase maximum accessory building height from 3.50m to 4.00m
 - ix. permit above-ground electrical, telecommunication and cable television services.
 - c. That pursuant to section 512(2) of the Local Government Act, Council exempts the existing property at 515 Foul Bay Road as well as the new proposed lot to be created by subdivision, as generally shown in the plans submitted to the Planning department and date stamped by Planning on February 26, 2024 from the minimum frontage requirements of section 512(1) at the time of subdivision.
2. That the Development Permit with Variances, if issued, expires two years from the date of this resolution.

Heritage Designation Application No. 000163

That Council:

1. Instruct staff to prepare a heritage designation bylaw to designate the property at 515 Foul Bay Road, that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set.
2. Approve the Statement of Significance for 515 Foul Bay Road attached as Attachment F to this report recognizing the building exterior as the historic features of the property.

F.3 522 St. Charles Street: Rezoning Application No. 00816, Development Variance Permit Application No. 00279 and Heritage Designation Application No. 00202 (Rockland)

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 3, 2024, for 522 St. Charles 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 once the following conditions are met:
 - a. plan revision to show and label all trees (including ID #'s, protected root zones and canopy spread) for trees to be retained and removed on both site and landscape plans, label replacement trees and update the Tree Preservation Summary tables accordingly, to the satisfaction of the Director of Parks, Recreation and Facilities;
 - b. plan revision to consider new sanitary sewer and storm drain services and to provide dimensions of the two proposed water services, to the satisfaction of the Director of Engineering and Public Works.
3. That adoption of the zoning regulation bylaw amendment will not take place until:
 - a. third reading of an associated heritage designation bylaw to designate the property known as 522 St. Charles Street, as described in the Statement of Significance attached as Attachment E, pursuant to Section 611 of the *Local Government Act*, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. 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 Variance Permit Application

That Council, after giving notice, consider the following motion:

1. That subject to the adoption of the necessary zoning regulation bylaw amendment, Council authorize the issuance of Development Variance Permit No. 00279 for 522 St. Charles Street, in accordance with plans submitted to the Planning Department and date stamped by Planning on February 9, 2024, subject to:
 - a. The proposed development meeting all City zoning regulation bylaw requirements, except for the following variances:
 - i. reduce the minimum lot width from 15m to 14.30m for proposed Lot A

- ii. reduce the minimum front yard setback from 7.50m to 6.10m for proposed Lot A
 - iii. reduce the minimum rear yard setback from 9.23m to 8.23m for proposed Lot A
 - iv. reduce the minimum south side yard setback from 3.00m to 1.54m for proposed Lot B.
- 2. That the Development Variance Permit, if issued, expires two years from the date of this resolution.”

Heritage Designation Application

That Council:

1. Instruct the Director of Sustainable Planning and Community Development to prepare a heritage designation bylaw that would designate the property at 522 St. Charles Street, that first and second reading of the bylaw be considered by Council and that a public hearing date be set.
2. Approve the Statement of Significance for 522 St. Charles Street attached as Attachment E to this report recognizing the building exterior as the historic features of the property.



Council Report

For the Meeting of May 9, 2024

To: Council **Date:** April 30, 2024
From: Susanne Thompson, Deputy City Manager and Chief Financial Officer
Subject: Parking Fines and Street Occupancy Fees and Fines – Amendments to Bylaws

RECOMMENDATION

That Council give first, second and third readings to:

1. Bylaw Notice Adjudication Amendment Bylaw No. 4, Bylaw No. 24-023
2. Streets and Traffic Bylaw Amendment Bylaw No. 17, Bylaw No. 24-024
3. Ticket Bylaw Amendment Bylaw No. 15, Bylaw No. 24-033

EXECUTIVE SUMMARY

On February 8, 2024, as part of the 2024 financial planning process, Council directed staff to bring forward amendments to bylaws to increase parking fines and street occupancy fees as follows:

1. Parking fines:
 - a. Metered zones \$60 with early payment discount of \$30
 - b. Time-limited zones \$60 with early payment discount of \$30
 - c. Residential zones \$80 with early payment discount of \$40
 - d. No stopping zones \$80 with early payment discount of \$40
 - e. Commercial zones \$80 with early payment discount of \$50
2. Street occupancy fees:
 - a. Public Works Service fee \$50 per visit
 - b. Sidewalk Occupancy fee \$20 per 13 m²
 - c. Clarify the Bylaw by specifying a Boulevard Occupancy fee of \$10 per 13 m² per day
 - d. Lane Closure fees:
 - Local Roads - \$50/lane/day
 - Collector Roads - \$75/lane/day
 - Downtown or Secondary Arterial - \$100/lane/day
 - Arterial - \$250/lane/day
 - AAA bike lane - \$100/lane/day

During the preparation of these bylaw amendments, staff identified a number of other related amendments that would provide the necessary staff tools to continue to align street occupancy requests with mobility goals and encourage compliance with established processes. The additional changes are as follows:

1. Include a delegation to Director to establish AAA bike lane not identified in the official community plan.
2. Make explicit Director's ability to require traffic management and traffic control plans, per current practice.
3. Impose fees for closure of an AAA bike lane on arterial streets equal to the occupation fee for closure of a sidewalk or vehicle lane on the arterial street.
4. New rush fee of \$50 for late street occupancy permit requests.
5. Widening situations where the City can charge actual cost of crew attendance - from attendance after hours and weekends to attendance at anytime for anything other than installation or removal of signs to reserve space.
6. New fee of \$70 per hour for traffic control plan and traffic management plan review. In circumstances where such plans are required, this review already occurs prior to issuance of an occupancy permit, and the fee reflects the average staff cost to the City per hour for traffic management or traffic control plan review.
7. Add requirement for compliance with traffic control and traffic management plans.
8. Add ability for Director to cancel an occupancy permit for failure to comply with any of the conditions of the permit.
9. Increasing/adding new minimum fines in Schedules F and G to the Streets and Traffic Bylaw, MTI amounts (Ticket Bylaw) and notice amounts (Bylaw Notice Adjudication Bylaw) for violations of 106(2) and 106(9).
10. Various housekeeping – e.g. remove reference to sidewalks where it is redundant, fix punctuation in section 9, add definitions as required to give meaning to new provisions.

To enable the above changes, three bylaws require amendments as follows:

The amendments to the *Bylaw Notice Adjudication Bylaw* will:

1. Increase penalties and discounts for certain parking contraventions
2. Increase penalties and discounts for occupying a street without a permit; and
3. Impose a new fine for non-compliance with a condition of a street occupancy permit.

In addition to the specific amendments identified by staff as listed above, in accordance with the February 8 Council direction the amendments to the *Streets and Traffic Bylaw* will:

1. Increase the minimum fines for certain parking and street occupancy offences;
2. Increase street occupancy and street closure fees; and
3. Clarify the Bylaw by imposing a specific boulevard occupancy fee.

The amendments to the *Ticket Bylaw* will:

1. Increase the fine for obstructing the street without a permit issued under section 106 of the Streets and Traffic Bylaw, Bylaw No. 09-079; and
2. Impose a fine for not complying with a condition of a permit issued under section 106 of the Streets and Traffic Bylaw, Bylaw No. 09-079.

Respectfully submitted,

Susanne Thompson
Deputy City Manager and Chief Financial Officer

Report accepted and recommended by the City Manager

BYLAW NOTICE ADJUDICATION BYLAW, AMENDMENT BYLAW (NO. 4)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the *Bylaw Notice Adjudication Bylaw* to increase penalties and discounts for certain parking contraventions.

Contents

- 1 Title
- 2 - 4 Amendments
- 5 Commencement

Under its statutory powers, including section 260 of the *Community Charter* and sections 2, 4, and 6 of the *Local Government Bylaw Notice Enforcement Act*, the Council of the Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

- 1 This Bylaw may be cited as the Bylaw Notice Adjudication Bylaw, Amendment Bylaw (No. 4)".

Amendments

- 2 Bylaw No. 16-017, the Bylaw Notice Adjudication Bylaw, is amended by striking from Schedule LL the row with "106(2)" in the Bylaw Section column and replacing it with the following:

| | | | | |
|--------|-----------------|----------|----------|----------|
| 106(2) | Obstruct street | \$500.00 | \$100.00 | \$100.00 |
|--------|-----------------|----------|----------|----------|

- 3 Bylaw No. 16-017, the Bylaw Notice Adjudication Bylaw, is further amended by adding the following new row to Schedule LL, immediately below the line with "106(2)" in the Bylaw Section column:

| | | | | |
|--------|---|----------|----------|----------|
| 106(9) | Fail to comply with a condition of permit | \$500.00 | \$100.00 | \$100.00 |
|--------|---|----------|----------|----------|

- 4 Bylaw No. 16-017, the Bylaw Notice Adjudication Bylaw, is further amended by repealing Schedule MM and replacing it with a new Schedule MM that is attached to this Bylaw as Appendix 1 and that forms part of this Bylaw.

Commencement

- 5 This Bylaw comes into force on adoption.

| | | |
|------------------------|--------|------|
| READ A FIRST TIME the | day of | 2024 |
| READ A SECOND TIME the | day of | 2024 |
| READ A THIRD TIME the | day of | 2024 |
| ADOPTED on the | day of | 2024 |

CITY CLERK

MAYOR

APPENDIX 1**SCHEDULE MM****STREETS AND TRAFFIC BYLAW CONTRAVENTIONS AND PENALTIES - PARKING**

| Bylaw Section | Description | A Penalty | B Discount Amount | C Surcharge Amount |
|----------------------|--|----------------------|----------------------------------|-----------------------------------|
| 48 | Stopping where prohibited | \$80.00 | \$40.00 | \$0.00 |
| 49 | Parking where prohibited | \$80.00 | \$40.00 | \$0.00 |
| 50 | Parking in City lane | \$60.00 | \$30.00 | \$0.00 |
| 51 | Parking in limited time zone | \$60.00 | \$30.00 | \$0.00 |
| 53 | Parking in a residential zone | \$80.00 | \$40.00 | \$0.00 |
| 54 | Parking without a residential permit | \$80.00 | \$40.00 | \$0.00 |
| 55 | Parking in a truck loading zone | \$80.00 | \$50.00 | \$0.00 |
| 56 | Parking in a hotel zone | \$60.00 | \$30.00 | \$0.00 |
| 57 | Parking in a general loading zone | \$60.00 | \$30.00 | \$0.00 |
| 58 | Parking in a school loading zone | \$60.00 | \$30.00 | \$0.00 |
| 59 | Parking in a church loading zone | \$60.00 | \$30.00 | \$0.00 |
| 60 | Parking in a parking or loading zone for persons with disabilities | \$150.00 | \$75.00 | \$0.00 |
| 61 | Parking in a taxi stand | \$60.00 | \$30.00 | \$0.00 |
| 62 | Parking in a bus zone | \$80.00 | \$50.00 | \$0.00 |
| 63 | Parking in a shuttle bus zone | \$60.00 | \$30.00 | \$0.00 |
| 65 | Parking in a safety zone | \$80.00 | \$40.00 | \$0.00 |
| 66 | Improper parking in an angle parking zone | \$60.00 | \$30.00 | \$0.00 |
| 67 | Parking in a reserved parking area | \$60.00 | \$30.00 | \$0.00 |
| 68 | Parking in a special parking zone | \$60.00 | \$30.00 | \$0.00 |
| 69 | Parking in a compact parking spot | \$60.00 | \$30.00 | \$0.00 |
| 70 | Parking in a passenger zone | \$60.00 | \$30.00 | \$0.00 |
| 71 | Parking in a metered zone | \$60.00 | \$30.00 | \$0.00 |
| 72A(1) | Parking in an electric vehicle charging zone without charging | \$60.00 | \$30.00 | \$0.00 |
| 72A(2) | Parking non electric vehicle in electric vehicle parking zone | \$80.00 | \$50.00 | \$0.00 |

| Bylaw Section | Description | A Penalty | B Discount Amount | C Surcharge Amount |
|-------------------------------------|--|----------------------|----------------------------------|-----------------------------------|
| 72A(4) | Charging electric vehicle beyond permitted time | \$60.00 | \$30.00 | \$0.00 |
| 72A(5) | Tamper, deface, damage or destroy charging station | \$350.00 | \$175.00 | \$0.00 |
| 72A(6) | Unplug or plug electric vehicle not under custody | \$60.00 | \$30.00 | \$0.00 |
| 75 | Trailer parking in metered zone | \$60.00 | \$30.00 | \$0.00 |
| 76 | Parking in a temporarily reserved zone | \$60.00 | \$30.00 | \$0.00 |
| 77 | Improper objects inserted in pay station | \$350.00 | \$175.00 | \$0.00 |
| 78 | Parking in ticket controlled parking zone | \$60.00 | \$30.00 | \$0.00 |
| 79 | Parking in sightseeing stand | \$100.00 | \$50.00 | \$0.00 |
| 80 | Parking in horsedrawn sightseeing stand | \$100.00 | \$50.00 | \$0.00 |
| 81 | Parking in a tourist parking zone | \$60.00 | \$30.00 | \$0.00 |
| 82 | Unloading merchandize or freight | \$60.00 | \$30.00 | \$0.00 |
| 83 | Prohibited parking at night | \$80.00 | \$40.00 | \$0.00 |
| 84 | Sleeping in a parked vehicle overnight | \$60.00 | \$30.00 | \$0.00 |
| 85 | Parking with inadequate space between vehicles | \$60.00 | \$30.00 | \$0.00 |
| 86 | Parking on a one way street | \$60.00 | \$30.00 | \$0.00 |
| 87(2)(b), (c), (e) to (k), (n), (o) | Miscellaneous stopping, standing and prohibitions | \$60.00 | \$30.00 | \$0.00 |
| 87(2)(d), (l), (m) | Miscellaneous stopping, standing and parking prohibition | \$80.00 | \$40.00 | \$0.00 |
| 88 | Parking in relation to a curb | \$60.00 | \$30.00 | \$0.00 |
| 90 | Parking adjacent to a yellow curb | \$80.00 | \$40.00 | \$0.00 |
| 95 | Parking commercial vehicles in residential zones | \$60.00 | \$30.00 | \$0.00 |
| 96 | Parking trailer left on street | \$60.00 | \$30.00 | \$0.00 |
| 102(1) | Prohibited items on street and sidewalk | \$102.50 | \$51.25 | \$0.00 |

| Bylaw Section | Description | A Penalty | B Discount Amount | C Surcharge Amount |
|--------------------------|---|----------------------|----------------------------------|-----------------------------------|
| 110 | Parking, stopping, standing on sidewalk | \$80.00 | \$40.00 | \$0.00 |
| 117 | Chalk on vehicle | \$102.50 | \$51.25 | \$0.00 |

STREETS AND TRAFFIC BYLAW, AMENDMENT BYLAW (NO. 17)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the *Streets and Traffic Bylaw* to:

1. Increase the minimum fines for certain parking and street occupancy offences;
2. Increase street occupancy fees;
3. Clarify the Director of Engineering's power to require traffic control and traffic management plans in connection with street occupancy;
4. Empower the Director of Engineering to make orders identifying AAA bikeroutes; and
5. Require compliance with the conditions of street occupancy permits.

Contents

| | |
|------|--------------|
| 1 | Title |
| 2 | Definition |
| 3-10 | Amendments |
| 11 | Commencement |

Under its statutory powers, including sections 8, 35 to 46, 62, 194, and 260 -263 of the *Community Charter*, section 124 of the *Motor Vehicle Act*, and section 14 of the *Victoria City Act, 1919* the Council of the Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "Streets and Traffic Bylaw, Amendment Bylaw (No. 17)".

Definition

- 2 In this Bylaw, "**S&T Bylaw**" means Bylaw No. 09-079, the Streets and Traffic Bylaw.

Amendments

- 3 The S&T Bylaw, is amended by striking the phrase "street or sidewalk" wherever it appears and replacing it with the word "street".
- 4 The S&T Bylaw is further amended by adding the following definition to section 4, immediately above the definition of "air horn":

“AAA bikeroute”

includes any cycle route that has been constructed and is identified in the City's Official Community Plan Bylaw, 2012 on "Map 8: All Ages and Abilities Cycling

Network”, and also includes any portion of a street that is the subject of an order under section 9(s) of this Bylaw;” .

- 5 The S&T Bylaw is further amended by adding the following two new definitions to section 4, immediately above the definition of “trailer”:

““traffic control plan”

has the same meaning as in the British Columbia Ministry of Transportation and Infrastructure document titled “2020 Traffic Management Manual for Work on Roadways”, as amended from time to time;

“traffic management plan”

has the same meaning as in the British Columbia Ministry of Transportation and Infrastructure document titled “2020 Traffic Management Manual for Work on Roadways”, as amended from time to time;”.

- 6 The S&T Bylaw is further amended at section 9 as follows:

- (a) By striking out the period at the end of subparagraph (q)(iii) and replacing it with a semi-colon,
- (b) By striking out the period at the end of subparagraph (r)(ii) and replacing it with a semicolon, and
- (c) By adding the following new paragraph to section 9:
 - “(s) the streets or portions of streets where traffic, classes of traffic, vehicles or drivers are regulated as the Director of Engineering considers advisable to support the prioritization of cycle traffic including different provisions, including exceptions, for different classes of traffic, vehicles or drivers.”

- 7 The S&T Bylaw is further amended at subsection 106(3) as follows:

- (a) By repealing subsection 106(3)(a) and replacing it with the following:
 - “(a) In the application, state the period for which it is expected that the permit is required and provide any other information, including but not limited to a traffic control plan or traffic management plan, required by the Director;”,
- (b) by repealing subsection 106(3)(b) and replacing it with the following:
 - “(b) pay to the City the following fees that apply to the occupation:
 - (i) for each 13m² of a street or portion thereof:
 - (A) \$10.00 per day on a boulevard;

- (B) \$15.00 per day on any part of a street not otherwise listed in this subsection 106(3)(b);
- (C) \$20.00 per day on a sidewalk;
- (D) \$20.00 per day in a metered zone or a pay station zone;
- (ii) In addition to the fee required under subparagraph (b)(i), if the occupation requires closure of a travelled portion of the street, the following fees must be paid to the City:
 - (A) for closure of a AAA bikeroute, the greater of \$100 per day or the applicable rate per day per closure as set out in subparagraph (b)(ii)(B);
 - (B) for closure of a sidewalk or any lane that is not a AAA bikeroute:
 - a. \$50 per day on a local street;
 - b. \$75 per day on a collector street;
 - c. \$75 per day on a secondary collector street;
 - d. \$100 per day on a secondary arterial street; and
 - e. \$250 per day per sidewalk or any lane on an arterial street;
- (iii) \$50.00 for each attendance of a City crew during the crew's regular working hours that is required for installation or removal of signs to reserve the space in connection with the occupation of a street;
- (iv) \$50 for each application submitted within 48 hours the proposed start of the proposed occupation, regardless of whether the permit is issued within 48 hours of the City receiving the application;
- (v) the actual cost of a City crew that is required for traffic control measures other than those set out in subparagraph (b)(iii) in connection with the occupation of a street; and
- (vi) \$70 per hour or portion thereof for traffic management plan or traffic control plan review by City staff." .

- 8** The S&T Bylaw is further amended by striking out the current text of subsection 106(5) and replacing it with the following text:

"The City must provide an applicant with an estimate of the costs described in subparagraphs (3)(b)(v) and (vi).".

- 9** The S&T Bylaw is further amended at section 106 by adding new subsections 106(9) and 106(10) as follows:

- “(9) The holder of a permit issued under this section must comply with each condition of the permit, including but not limited to the terms and conditions of any required traffic management plan or traffic control plan.
- (10) The Director may cancel a permit issued under this section immediately, and without prior notice, if in the opinion of the Director the permit holder fails to comply with any of the conditions of the permit, including but not limited to the terms and conditions of any required traffic management plan or traffic control plan.”.

- 10** The S&T Bylaw is further amended by:

- (a) Repealing Schedule F and replacing it with a new Schedule F that is attached to this Bylaw as Appendix 1 and that forms part of this Bylaw; and
- (b) Repealing Schedule G and replacing it with a new Schedule G that is attached to this Bylaw as Appendix 2 and that forms part of this Bylaw.

Commencement

- 11** This Bylaw comes into force on adoption.

| | | |
|------------------------|--------|------|
| READ A FIRST TIME the | day of | 2024 |
| READ A SECOND TIME the | day of | 2024 |
| READ A THIRD TIME the | day of | 2024 |
| ADOPTED on the | day of | 2024 |

CITY CLERK

MAYOR

Appendix 1

SCHEDULE F**Streets and Traffic Bylaw****Minimum Fines for Traffic Offences other than Sections 19 to 44**

The minimum penalties set out in the second column of the following table apply to contraventions of the corresponding sections shown in the first column of the table:

| <i>Section numbers</i> | <i>Minimum penalties</i> |
|---|--|
| 48, 53, 54, 55, 62, 65, 72A(1), 72A(2), 72A(4), 72A(6), 83, 87(2)(d),(l)&(m), 89, 90, 110, 112 | \$40.00 |
| 49 to 51, 56 to 59, 61, 63, 66 to 71, 75, 76, 78, 82, 84 to 86, 87(2)(b),(c),(e) to (k),(n)&(o), 88, 81, 95, 96 | \$30.00 |
| 60 | \$75.00 |
| 72A(5), 77 | \$175.00 |
| 79, 80 | \$50.00 |
| Part 4 sections, including a statutory or regulatory provision adopted under that Part | \$102.50 |
| 102(1), 117 | \$51.25 |
| 106(2), 106(9) | \$400 |
| 107, 109(1)(b) | \$100.00 |
| 114 | \$77.50 |
| 115 | \$57.50 for 1 st contravention \$67.50 for 2 nd contravention \$102.50 for 3 rd or subsequent contravention |
| provisions not referred to above | \$42.50 |

Appendix 2

SCHEDULE G**Streets and Traffic Bylaw****Voluntary Penalties Payable under Offence Notices**

The voluntary penalties set out in the second and third columns of the following table apply to contraventions of the corresponding sections shown in the first column of the table:

| <i>Section numbers</i> | <i>Voluntary penalty if paid within 14 days from date of offence notice</i> | <i>Voluntary penalty if paid 15 or more days from date of offence notice</i> |
|---|---|--|
| 48, 53, 54, 55, 62, 65, 72A(1), 72A(2), 72A(4), 72A(6), 83, 87(2)(d),(l)&(m), 89, 90, 110, 112 | \$40.00 | \$80.00 |
| 49 to 51, 56 to 59, 61, 63, 66 to 71, 75, 76, 78, 82, 84 to 86, 87(2)(b),(c),(e) to (k),(n)&(o), 88, 81, 95, 96 | \$30.00 | \$60.00 |
| 60 | \$75.00 | \$150.00 |
| 72A(5), 77 | \$175.00 | \$350.00 |
| 79, 80 | \$50.00 | \$100.00 |
| Part 4 sections, including a statutory or regulatory provision adopted under that Part | \$51.25 | \$102.50 |
| 102(1), 117 | \$51.25 | \$102.50 |
| 106(2), 106(9) | \$875.00 | \$1000.00 |
| 107, 109(1)(b) | \$50.00 | \$100.00 |
| 114 | \$38.75 | \$77.50 |
| 115 | | \$57.50 for 1 st contravention \$67.50 for 2 nd contravention \$102.50 for 3 rd or subsequent contravention |

| <i>Section numbers</i> | <i>Voluntary penalty if paid within 14 days from date of offence notice</i> | <i>Voluntary penalty if paid 15 or more days from date of offence notice</i> |
|----------------------------------|---|--|
| provisions not referred to above | | \$42.50 |

TICKET BYLAW, AMENDMENT BYLAW (NO. 15)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the *Ticket Bylaw* to:

1. Increase the fine for obstructing the street without a permit issued under section 106 of the Streets and Traffic Bylaw, Bylaw No. 09-079; and
2. Impose a fine for not complying with a condition of a permit issued under section 106 of the Streets and Traffic Bylaw, Bylaw No. 09-079.

Contents

- | | |
|-----|--------------|
| 1 | Title |
| 2-3 | Amendments |
| 4 | Commencement |

Under its statutory powers, including sections 260-263 of the *Community Charter*, the Council of the Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

- 1** This Bylaw may be cited as the “Ticket Bylaw, Amendment Bylaw (No. 15)”.

Amendments

- 2** The Ticket Bylaw No. 10-071 is amended at Schedule JJ by removing the row with the text “Obstruct street/sidewalk” in Column 1 and replacing it with this:

| | | | |
|-----------------|--------|-----------|----------|
| Obstruct street | 106(2) | \$1000.00 | \$875.00 |
|-----------------|--------|-----------|----------|

- 3** The Ticket Bylaw No. 10-071 is further amended at Schedule JJ by adding a new row immediately below the row with the text “Obstruct street” in Column 1, as follows:

| | | | |
|---|--------|-----------|----------|
| Fail to comply with a condition of permit | 106(9) | \$1000.00 | \$875.00 |
|---|--------|-----------|----------|

Commencement

- 4** This Bylaw comes into force on adoption.

| | | |
|------------------------|--------|------|
| READ A FIRST TIME the | day of | 2024 |
| READ A SECOND TIME the | day of | 2024 |
| READ A THIRD TIME the | day of | 2024 |
| ADOPTED on the | day of | 2024 |

CITY CLERK

MAYOR

E.1.b Report from the April 25, 2024 COTW Meeting

E.1.b.a 621, 627, 629 Princess Avenue and 624 Pembroke Street: Development Permit with Variances Application No. 00235 (Burnside)

Moved and Seconded:

That Council, after giving notice, posting signage, and inviting written comments from the public for Council's consideration, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue, in accordance with plans submitted to the Planning department and date stamped by Planning on March 26, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. adjust the east side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - ii. adjust the west side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - iii. reduce the required vehicle parking stalls from 137 stalls to 12 stalls.
 - b. Registration of the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor:
 - i. Provision of transportation demand management measures including:
 1. two yearly BC Transit Eco passes for a minimum of five years to be distributed to staff
 2. end of trip shower facilities.
 - ii. A 0.6m Statutory-Right-of-Way along the Pembroke Street frontage.
 - iii. A covenant ensuring that at least 516m² of commercial-industrial unit space on the ground level are not used for self-storage.
 - c. The property being consolidated into one lot.
2. That the Development Permit, if issued, lapses two years from the date of this resolution.

3. That subject to issuance of the Development Permit, Council authorize the projecting encroachments over the City rights of way on Pembroke Street and Princess Street generally as shown on the plans submitted to the City and dated January 26, 2024, provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.

CARRIED UNANIMOUSLY

F.2 621, 627, 629 Princess Avenue and 624 Pembroke Street: Development Permit with Variances Application No. 00235 (Burnside)

Committee received an update report dated April 11, 2024 from the Director of Sustainable Planning and Community Development regarding the Development Permit with Variance Application for the property located at 621-629 Princess Street for lot consolidation and construction of a four-storey building intended for use as a self-storage facility with ground-orientated general commercial-industrial space, and recommending that the application be approved.

Committee discussed:

- *Potential for street activation considering the permitted business types*
- *City Policy for self-storage commercial use across different zones*

Moved and Seconded:

That Council, after giving notice, posting signage, and inviting written comments from the public for Council's consideration, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue, in accordance with plans submitted to the Planning department and date stamped by Planning on March 26, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. adjust the east side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - ii. adjust the west side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - iii. reduce the required vehicle parking stalls from 137 stalls to 12 stalls.
 - b. Registration of the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor:
 - i. Provision of transportation demand management measures including:
 1. two yearly BC Transit Eco passes for a minimum of five years to be distributed to staff
 2. end of trip shower facilities.
 - ii. A 0.6m Statutory-Right-of-Way along the Pembroke Street frontage.
 - iii. A covenant ensuring that at least 516m² of commercial-industrial unit space on the ground level are not used for self-storage.
 - c. The property being consolidated into one lot.

2. That the Development Permit, if issued, lapses two years from the date of this resolution.
3. That subject to issuance of the Development Permit, Council authorize the projecting encroachments over the City rights of way on Pembroke Street and Princess Street generally as shown on the plans submitted to the City and dated January 26, 2024, provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.
4. That Council advance this motion to the daytime Council following Committee of the Whole Meeting of April 25, 2024.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of April 25, 2024

To: Committee of the Whole **Date:** April 11, 2024

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

Subject: **Update Report for Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621, 627 and 629 Princess Avenue**

RECOMMENDATION

That Council, after giving notice, posting signage, and inviting written comments from the public for Council's consideration, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621, 627 and 629 Princess Avenue, in accordance with plans submitted to the Planning department and date stamped by Planning on March 26, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. adjust the east side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - ii. adjust the west side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - iii. reduce the required vehicle parking stalls from 137 stalls to 12 stalls.
 - b. Registration of the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor:
 - i. Provision of transportation demand management measures including:
 1. two yearly BC Transit Eco passes for a minimum of five years to be distributed to staff
 2. end of trip shower facilities.
 - ii. A 0.6m Statutory-Right-of-Way along the Pembroke Street frontage.
 - iii. A covenant ensuring that at least 516m² of commercial-industrial unit space on the ground level are not used for self-storage.
 - c. The property being consolidated into one lot.
2. That the Development Permit, if issued, lapses two years from the date of this resolution.

3. That subject to issuance of the Development Permit, Council authorize the projecting encroachments over the City rights of way on Pembroke Street and Princess Street generally as shown on the plans submitted to the City and dated January 26, 2024, provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.
4. *That Council advance this motion to the daytime Council following Committee of the Whole Meeting of April 25, 2024.*

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Development Permit with Variance Application for the property located at 616 and 624 Pembroke Street, 621, 627 and 629 Princess Avenue. The proposal is to consolidate the lots and construct a four-storey building intended for use as a self-storage facility with some ground-oriented general commercial-industrial space along the Pembroke Street frontage. The building will encompass the existing Pembroke Street and Princess Avenue properties. The variances are related to setbacks and parking. Following a referral back to staff on February 22, 2024, the applicant has revised the application by reducing the size of the building to meet the density within the zone without incorporating the lot located at 2121 Government Street.

BACKGROUND

On February 22, 2024, Committee of the Whole passed the following motion:

“Postpone decisions on this application until staff have had the opportunity to work with the proponent on pursuing a rezoning, with the application to be expedited by staff and preapplication CALUC process to be waived, to solve issues related to the potentially orphaned lot at 2121 Government Street, and to address other issues identified by staff related to the Official Community Plan and City policies.”

After further discussions with staff, the applicant opted to not pursue a rezoning application, but instead to amend the existing Development Permit with Variances application to come into closer alignment with the applicable policies and design guidelines and avoid issues related to the potentially orphaned lot by removing 2121 Government Street from the proposal.

UPDATES AND ANALYSIS

The proposal includes a number of revisions to the siting and massing in order to come into closer alignment with the applicable policies and design guidelines. The proposal no longer includes the site at 2121 Government Street, which did not relate to the rest of the site and did not contribute to the logical assembly of lots. The Aerial Map in Figure 1 shows the properties included in the revised application.

As a result of not including the site at 2121 Government Street, the massing and floor area has been reduced to fall within the maximum density permitted within the zone. The reduced floor area has been achieved in part by increasing the upper-level step-backs along Pembroke Street. The floor area has been further reduced by increasing the depth of the commercial-industrial units and doubling their ceiling height.



Figure 1: Revised Aerial Map

By removing the lot at 2121 Government Street from the proposal, the application is now consistent with *Official Community Plan* (OCP) principles supporting the of logical assembly of sites. 2121 Government Street would remain vacant and could be developed in the future, either independently or assembled with adjacent properties.

The larger commercial-industrial units along Princess Avenue create more flexible options for potential future uses and is better aligned with OCP, *Downtown Core Area Plan* and *Burnside-Gorge Neighbourhood Plan* policies supporting flexible ground floor industrial uses, including higher ceiling heights.

The building form and massing generally fit with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial*. The increased upper-level step-back at Pembroke Street continues to be responsive to the Heritage Registered building directly to the East.

Data Table

The existing M2-I Zone, Blanshard Industrial District, identifies a range of permitted uses but refers to the M-2 Zone, Light Industrial District, for all other uses and regulations. For this reason, the following data table compares the proposal with the M-2 Zone, Light Industrial District. An asterisk is used to identify where to proposal does not meet the requirements of the zone.

| Zoning Criteria | Proposal | Previous Proposal | M-2 Zone |
|--|-------------------------------|---|---------------------------------|
| Site area (m ²) – minimum | 2,932 | 3,663 | n/a |
| Density (Floor Space Ratio) – maximum | 2.96 | 2.92 | 3 |
| Total floor area (m ²) – maximum | 13,040 (8,682 above grade) | 15,360 (10,686 above grade) | n/a |
| Height (m) – maximum | 14.95 | 14.95 | 15 |
| Setbacks (m) – minimum | | | |
| Princess Avenue | 0 | 0 | n/a |
| Pembroke Street | 0 | 0 | n/a |
| Canopy projection | yes | yes | Encroachment agreement required |
| Side (East) | 0.45* | 0.45* | 3.0 or 0 |
| Side (West) | 0.45* | 0.45* | 3.0 or 0 |
| Parking – minimum | | | |
| Stalls | 12* | 12* (148 previously required) | 137 |
| Loading spaces | 2 | 2 | 1 |
| Bicycle parking stalls – minimum | | | |
| Long Term | 16 | 16 | 15 |
| Short Term | 9 | 8 (8 previously required) | 9 |

CONCLUSIONS

The revised proposal has addressed many of the fundamental issues with the initial proposal, particularly related to the previous inclusion of the site at 2121 Government Street. The revised proposal also provides larger and more flexible commercial-industrial units at Princess Street which are more consistent with the applicable policies. The application is considered to be generally supportable and consistent with the direction provided by Council.

ALTERNATE MOTIONS

Alternate Option 2 – Consider approval after an Opportunity for Public Comment

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue and, in accordance with plans submitted to the Planning department and date stamped by Planning on January 26, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. adjust the east side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - ii. adjust the west side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - iii. reduce the required vehicle parking stalls from 109 stalls to 12 stalls.
 - b. Registration of the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor:
 - i. Provision of transportation demand management measures including:
 1. two yearly BC Transit Eco passes for a minimum of five years to be distributed to staff
 2. end of trip shower facilities.
 - ii. A 0.6m Statutory-Right-of-Way along the Pembroke Street frontage.
 - iii. A covenant ensuring that at least 516m² of commercial-industrial unit space on the ground level are not used for self-storage.
 - c. The property being consolidated into one lot.
2. That the Development Permit, if issued, lapses two years from the date of issuance, or, if the DVP is not issued by two years from the date of this resolution, then the DVP lapses two years from the date of this resolution.
3. That subject to issuance of the Development Permit, Council authorize the projecting encroachments over the City rights of way on Pembroke Street and Princess Street generally as shown on the plans submitted to the City and dated March 26th, 2024, provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.

Alternate Option 2 – Decline

That Council decline the Development Permit with Variances Application No. 00235 for the property located at 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue.

Respectfully submitted,

Chloe Tunis
Senior Process Planner
Development Services Division

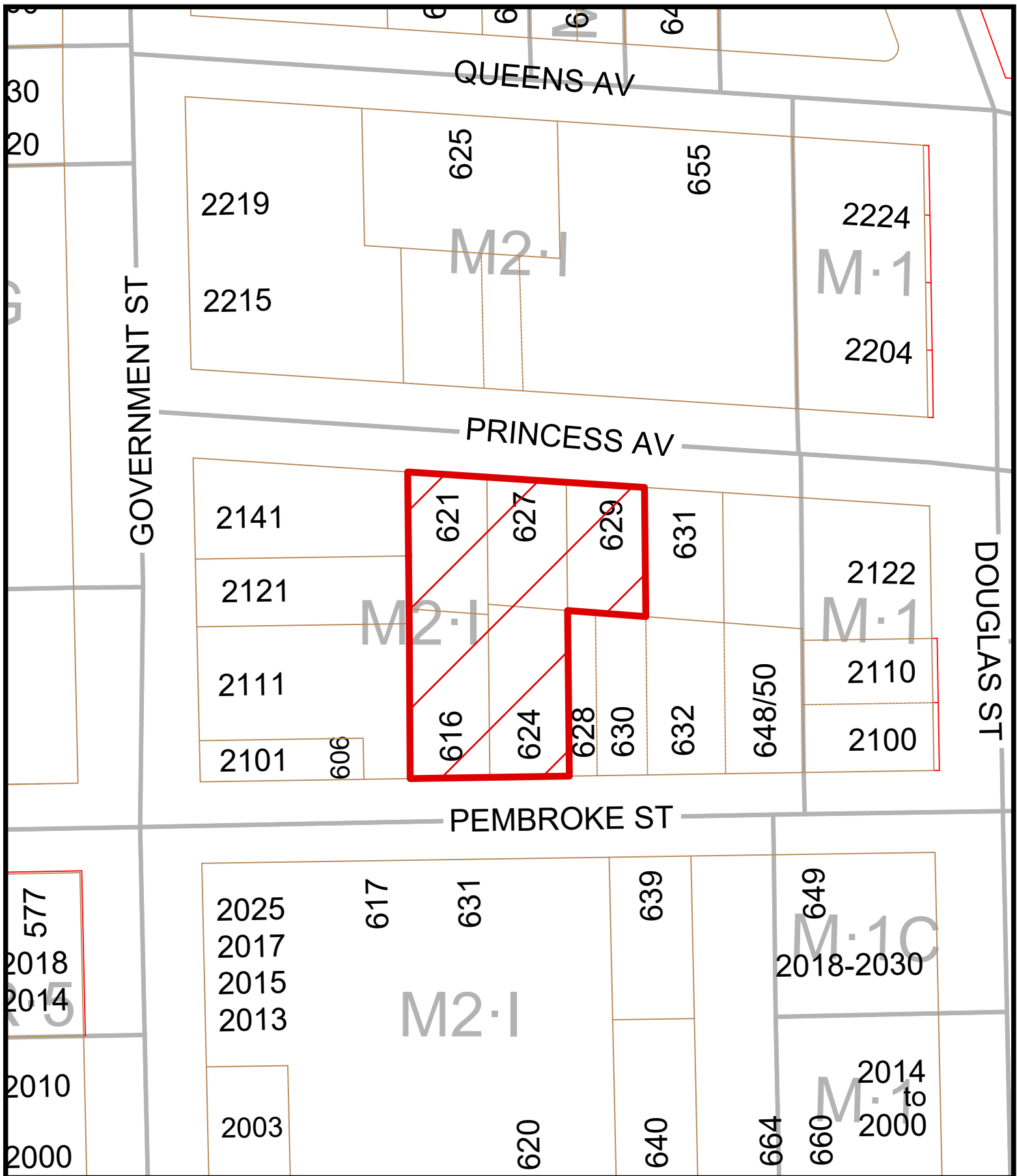
Karen Hoes, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped March 26, 2024

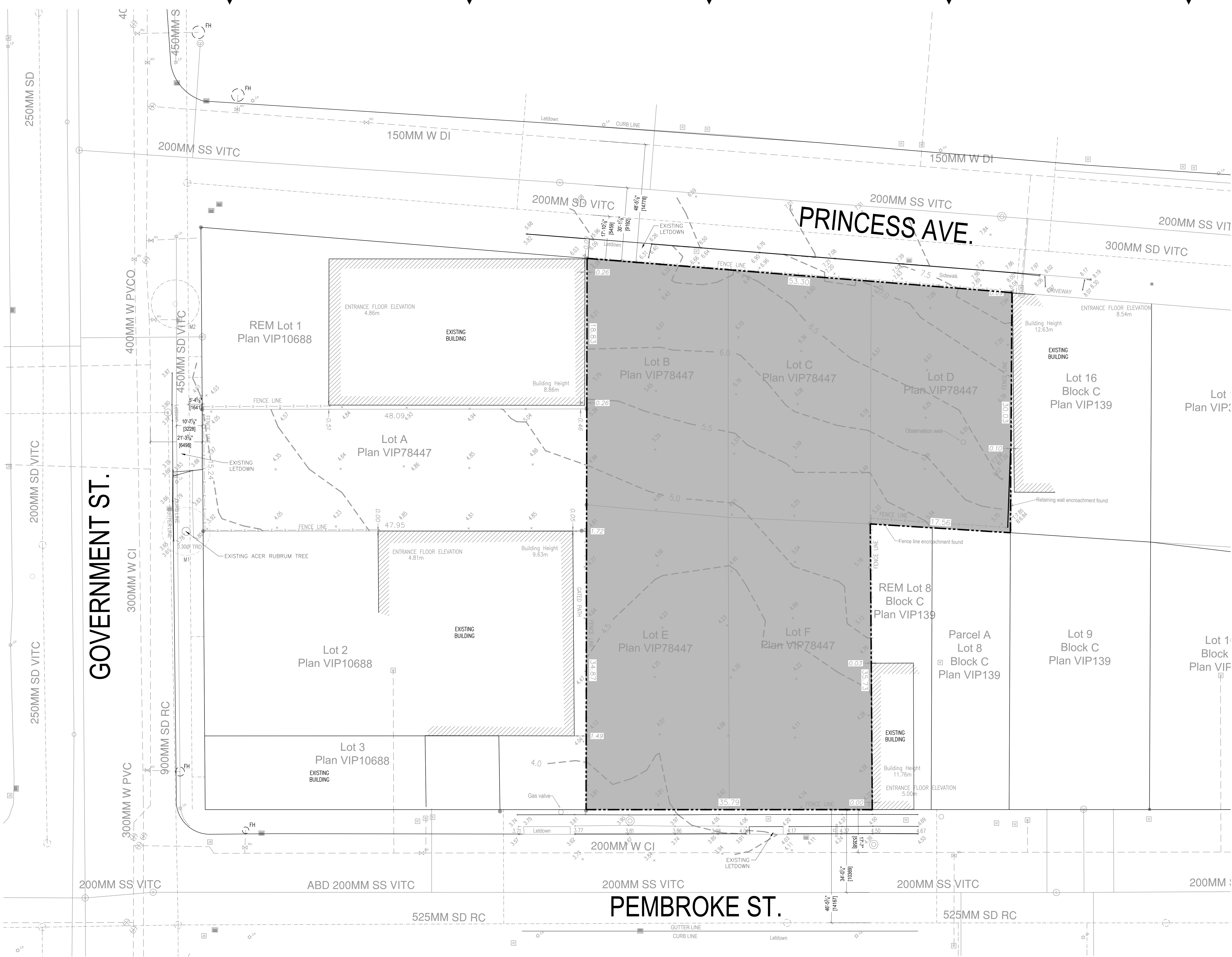
- Attachment C: Letter from applicant to Mayor and Council dated March 26th, 2024
- Attachment D: February 22, 2024 Committee of the Whole meeting staff report
- Attachment E: February 22, 2024 Committee of the Whole meeting minutes



621 - 629 Princess Ave, 616 - 624 Pembroke St.

Development Permit with Variance No.00235





1 SITE PLAN EXISTING
A100 SCALE: 1:200

LEGEND - SYMBOLS

- MANHOLE
- SANITARY CLEAN OUT
- STORM DRAIN CLEAN OUT OR WATER METER
- FIRE HYDRANT
- WATER VALVE
- WATER SYSTEM GATE VALVE
- LIGHT POST
- ELECTRIC MANHOLE
- JUNCTION BOX

LEGEND - LINE TYPES

- WATER MAIN LINES
- STORM WATER MAIN LINES
- ELECTRICAL CONDUIT

GRAPHIC SCALE
5 0 10 metres

SITE PLAN BASED ON SURVEY BY EXPLORER FILE 11874 DATED 2022-11-30. SERVICES DWG BASED ON CAD FILE PROVIDED BY CLIENT RECEIVED ON APRIL 12, 2023

© COPYRIGHT PROTECTED 2021, WPT ARCHITECTURE INC.

FOR DEVELOPMENT PERMIT

GENERAL NOTES TYPICAL:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
- DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
- DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS FOR CONSTRUCTION AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
- CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
- ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

| # | YYYY-MM-DD | REVISIONS |
|---|------------|------------------------|
| 1 | 2023-04-06 | FOR DISCUSSION |
| 2 | 2023-04-14 | FOR DISCUSSION |
| 3 | 2023-04-15 | FOR DEVELOPMENT PERMIT |
| 4 | 2023-04-15 | FOR DEVELOPMENT PERMIT |
| 5 | 2023-04-15 | FOR DEVELOPMENT PERMIT |
| 6 | 2023-04-15 | FOR DEVELOPMENT PERMIT |
| 7 | 2023-04-15 | FOR DEVELOPMENT PERMIT |

| | |
|-------------|--|
| DESIGNER: | |
| CIVIL: | |
| ELECTRICAL: | |
| MECHANICAL: | |
| STRUCTURAL: | |
| LANDSCAPE: | PMG LANDSCAPE ARCHITECTS C100 4185 Still Creek Drive Burnaby BC Canada V5C6G9 T: 604.294.0011 |

| | |
|--------------|--|
| CLIENT LOGO: | SMARTCENTRES REAL ESTATE INVESTMENT TRUST |
| CLIENT: | SMARTCENTRES 3200 HIGHWAY 7, SUITE 230 VAUGHAN, ON, L4K 5Z5 TEL: 905 326 6400 |

PROJECT NORTH

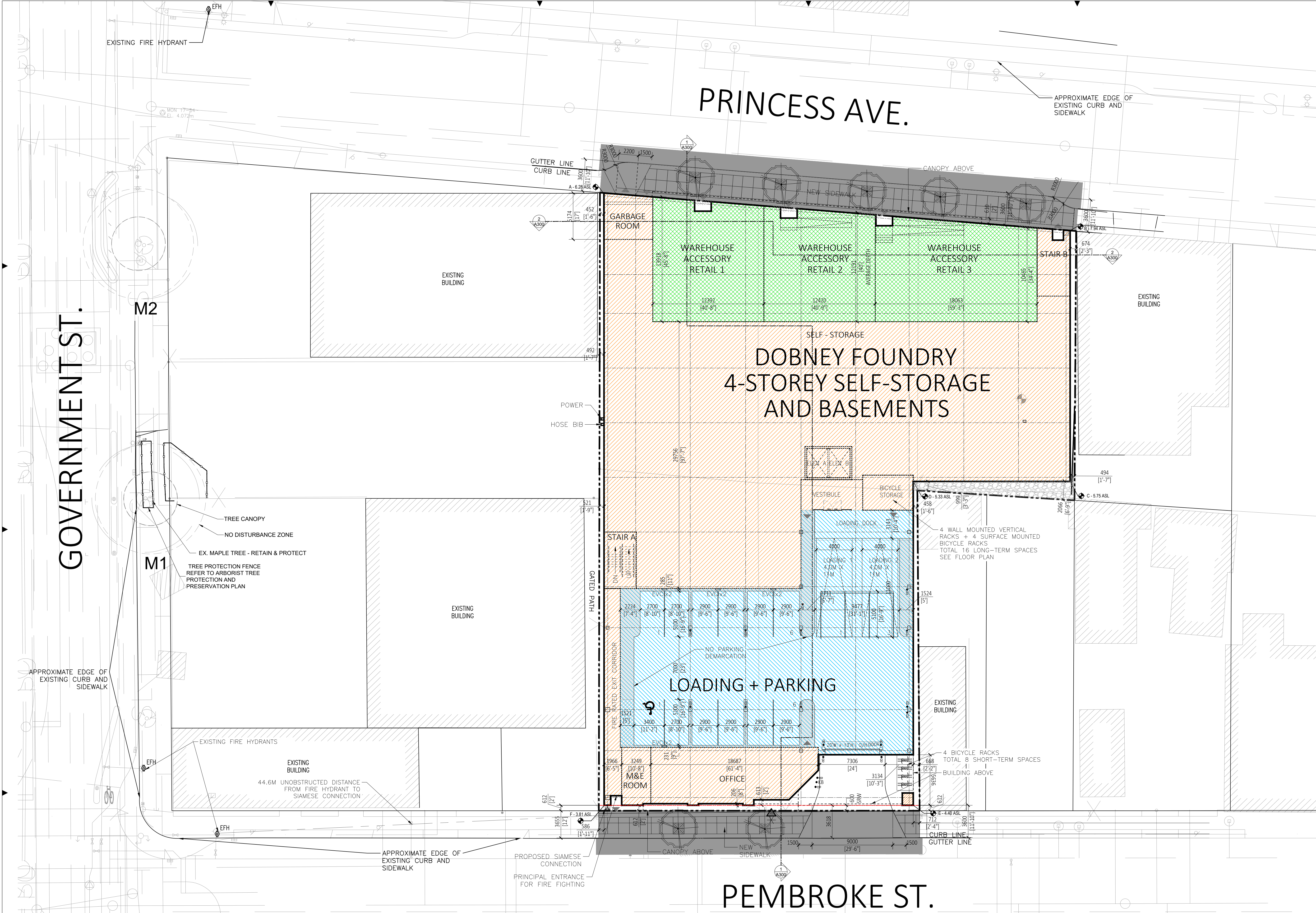
ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:

WPT ARCHITECTURE INC.
wpt@wptarchitecture.ca

| | |
|----------------------------|---------------------------------------|
| WPT PROJECT #: | MUNICIPAL #: |
| CLIENT PROJECT #: | CLIENT CONTRACT #: |
| PROJECT NAME AND LOCATION: | SMARTSTOP DOBNEY FOUNDRY VICTORIA, BC |
| SHEET NAME: | SITE PLAN EXISTING |
| SCALE: | SHEET #: |
| 1:200 | A100X |
| DRAWN BY: | AF |



1 ARCHITECTURAL SITE PLAN
A100 SCALE: 1:200

| PROPERTY ADDRESSES | PARCEL IDENTIFIER | LEGAL DESCRIPTION |
|--------------------------------|-------------------|---|
| 621 PRINCESS AVE. VICTORIA, BC | 026-220-547 | LOT B SECTION 3 VICTORIA DISTRICT PLAN VIP78447 |
| 627 PRINCESS AVE. VICTORIA, BC | 026-220-555 | LOT C SECTION 3 VICTORIA DISTRICT PLAN VIP78447 |
| 629 PRINCESS AVE. VICTORIA, BC | 026-220-563 | LOT D SECTION 3 VICTORIA DISTRICT PLAN VIP78447 |
| 616 PEMBROKE ST. VICTORIA, BC | 026-220-571 | LOT E SECTION 3 VICTORIA DISTRICT PLAN VIP78447 |
| 624 PEMBROKE ST. VICTORIA, BC | 026-220-580 | LOT F SECTION 3 VICTORIA DISTRICT PLAN VIP78447 |

| GRADE POINTS (ASL) | | DISTANCE (m) | AVERAGE GRADE POINT x DISTANCE = Z | |
|--------------------|------|---------------|------------------------------------|-------------|
| A-B | 6.28 | 7.94 | 52.167 | 370.90737 |
| B-C | 7.94 | 5.75 | 27.987 | 191.571015 |
| C-D | 5.75 | 5.33 | 17.498 | 96.93892 |
| D-E | 5.33 | 4.4 | 36.116 | 175.70434 |
| E-F | 4.4 | 3.81 | 34.495 | 141.601975 |
| F-A | 3.81 | 6.28 | 68.29 | 344.52305 |
| | | | | |
| | | TOTAL | 236.553 | 1,321.24667 |
| | | AVERAGE GRADE | | 5.59 |

LEGEND

| | |
|--|----------------------------|
| | SELF STORAGE |
| | INT. LOADING + PARKING |
| | WAREHOUSE ACCESSORY RETAIL |

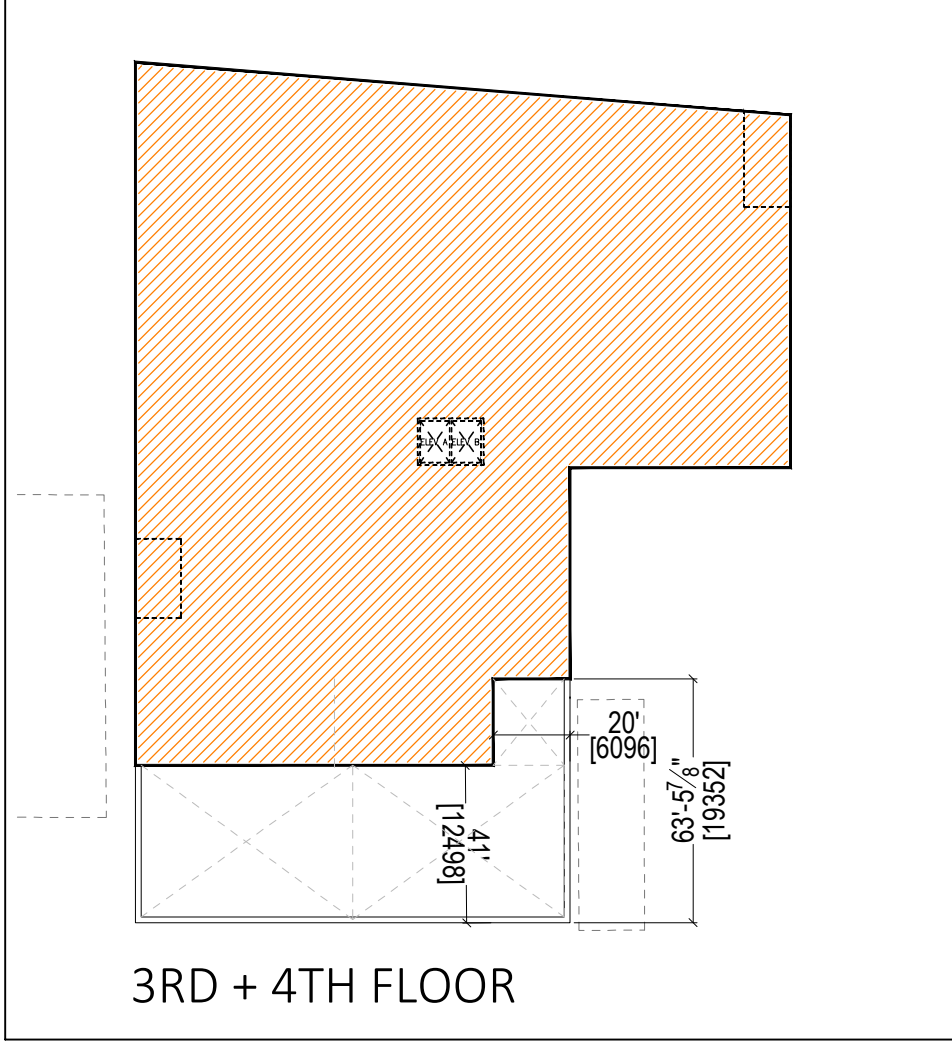
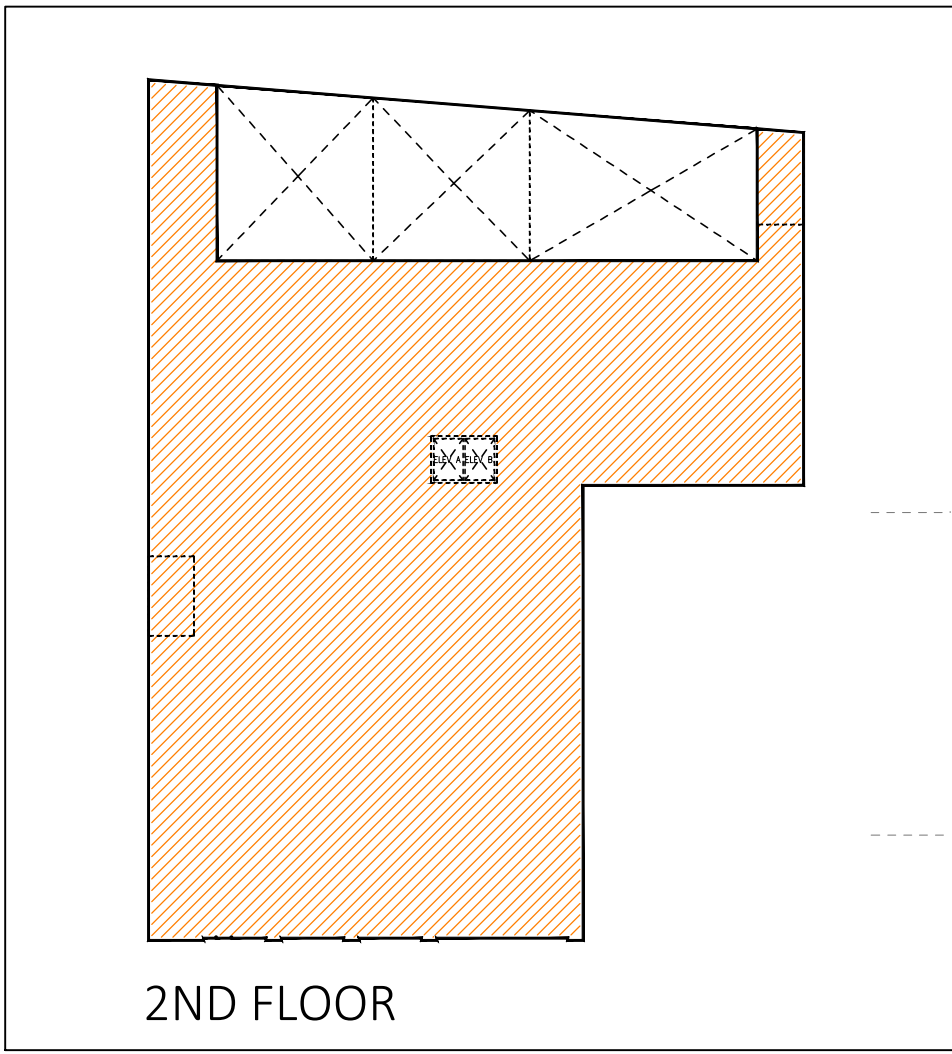
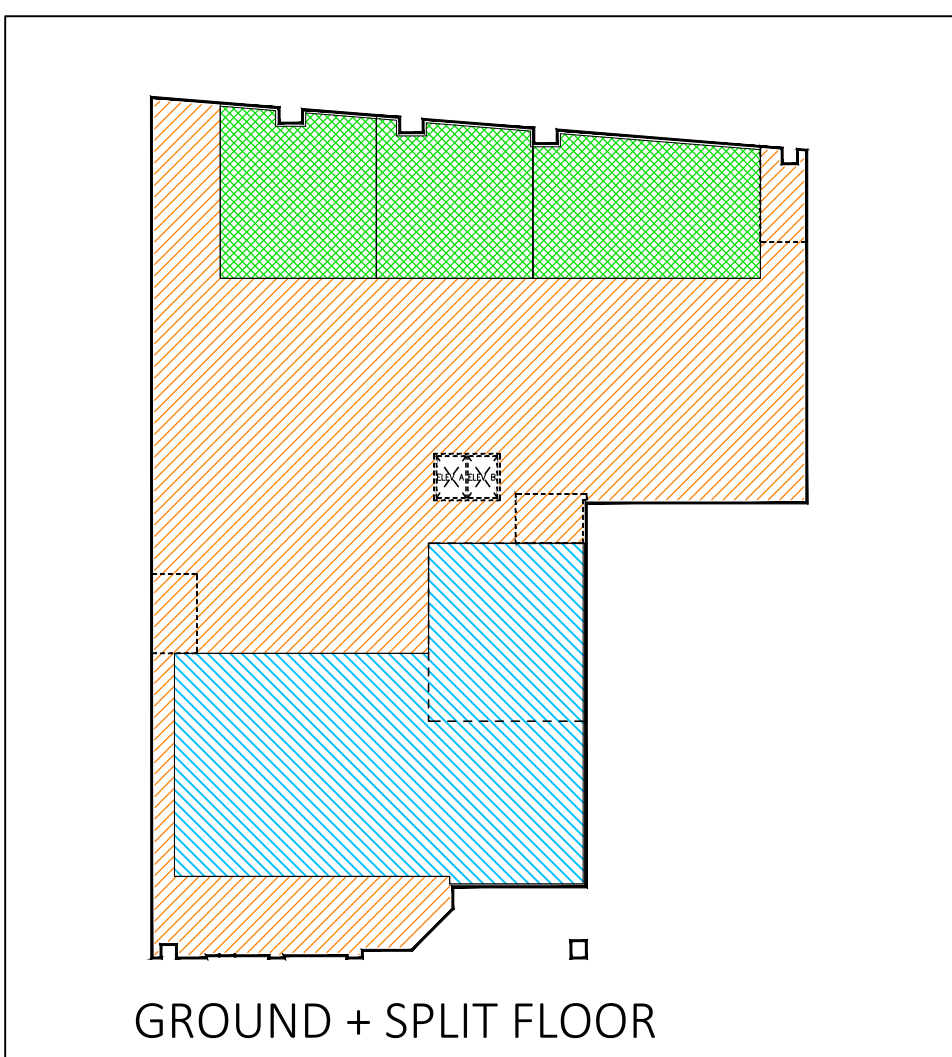
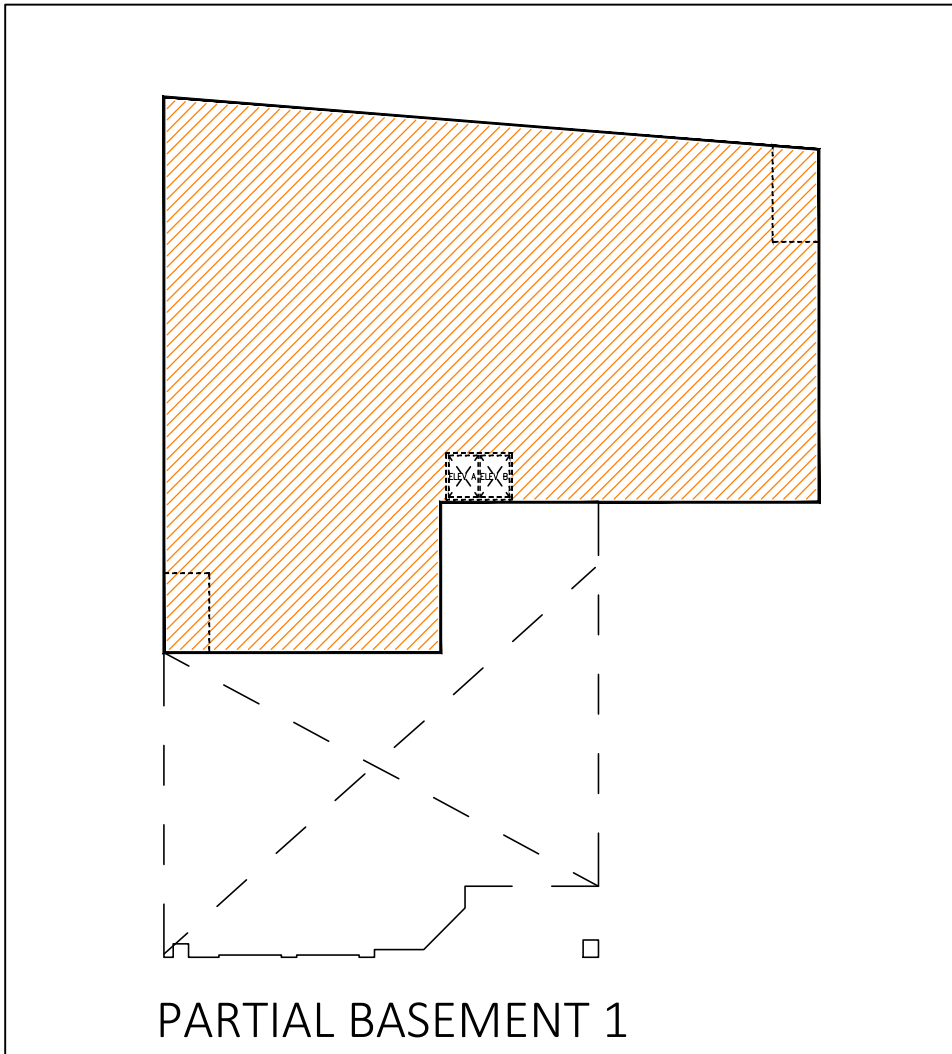
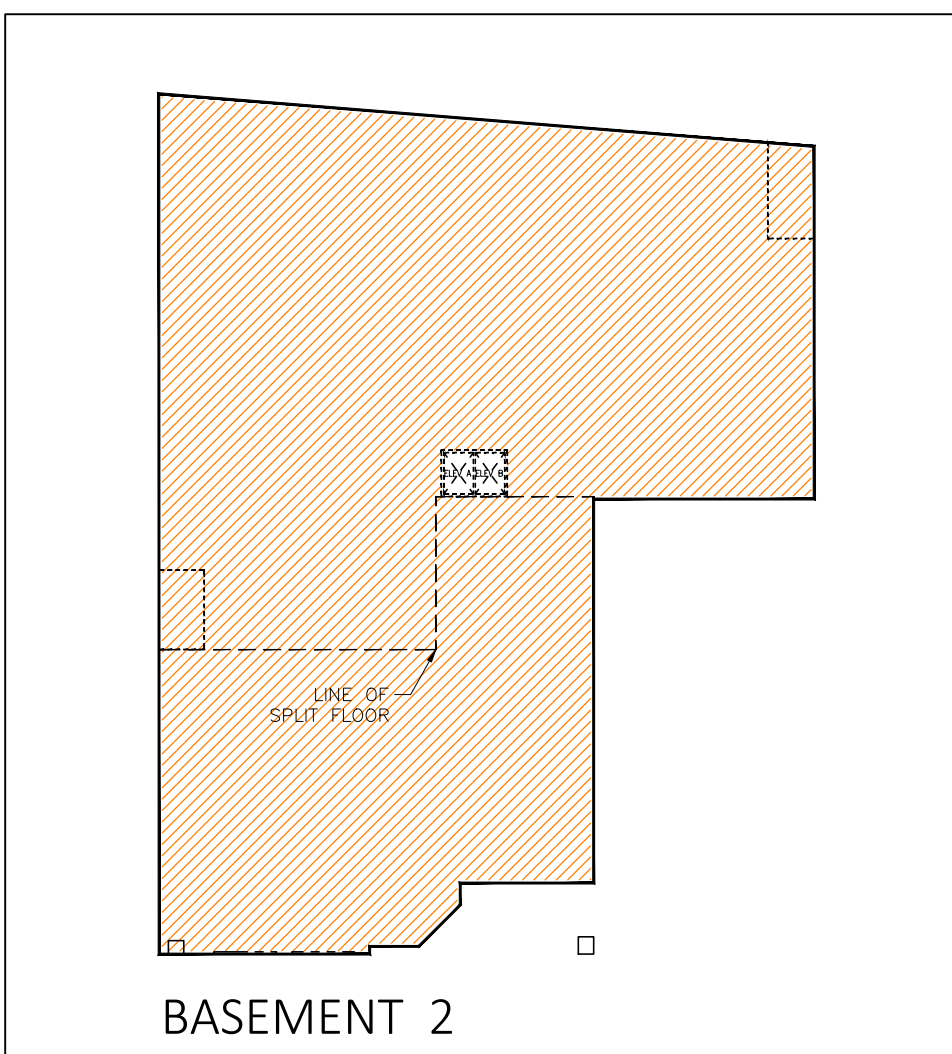


SITE PLAN BASED ON SURVEY BY
EXPLORER FILE 11874
DATED 2022-11-30.

GENERAL NOTES

- REINSTATE SIDEWALKS TO COMPLY WITH CITY STANDARDS.
- FOR DIMENSIONS AND BLOW-UP OF BICYCLE STORAGE, SEE DWG A111A.
- ALL GRADING TO BE CONFIRMED BY CIVIL ENGINEER

| PROJECT INFORMATION TABLE | |
|--|--|
| ITEM | REQUIRED / PERMITTED |
| ZONE (EXISTING) | M2-1 Zone, DOUGLAS-BLANSHARD INDUSTRIAL DISTRICT |
| SITE AREA (m2) | 2,932 |
| TOTAL FLOOR AREA (m2)* | 8,682 |
| WAREHOUSE ACCESSORY RETAIL (m2) | 516 |
| FLOOR SPACE RATIO | Max 3.0 |
| FLOOR SPACE RATIO | 2.96 |
| SITE COVERAGE % | N/A |
| SITE COVERAGE % | 93.10% |
| OPEN SITE SPACE % | N/A |
| HEIGHT OF BUILDING (m) | 15m |
| NUMBER OF STOREYS | N/A |
| NUMBER OF STOREYS | 4 floors + 1 Partial Basement + 1 Full Basement |
| PARKING STALLS (NUMBER) ON SITE | |
| WAREHOUSE BUILDING AREA (m2)** | N/A |
| WAREHOUSE ACCESSORY RETAIL AREA (m2)*** | N/A |
| WAREHOUSE ** | 130 |
| WAREHOUSE ACCESSORY RETAIL *** | 6 |
| STREET PARKING | |
| ACCESSIBLE PARKING SPACES | |
| STANDARD | 0 |
| VAN | 1 |
| ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE (****) | |
| 2 OR 5% OF TOTAL REQUIRED VEHICLE PARKING | 8 |
| BICYCLE PARKING (STORAGE AND RACK) | |
| RETAIL *** | SHORT TERM |
| RETAIL *** | LONG TERM |
| WAREHOUSE | SHORT TERM |
| WAREHOUSE | LONG TERM |
| BUILDING SETBACKS (m) | |
| FRONT YARD (PEMBROKE STREET) | No setback required |
| REAR YARD (PRINCESS AVE) | No setback required |
| SIDE YARD (INTERIOR SIDE) | 3.0m or 0m |
| SIDE YARD (GOVERNMENT STREET) | 3.0m or 0m |
| COMBINED SIDE YARDS | N/A |
| NOTES: | |
| (*) MEASURED TO INTERIOR FACE OF EXTERIOR WALL, EXCLUDES INTERIOR PARKING + LOADING, PARTIAL BASEMENT 1 & BASEMENT 2, LONG TERM BICYCLE STORAGE AND ELEVATOR SHAFT. | |
| (**) WAREHOUSE BUILDING AREA FOR PARKING CALCULATION INCLUDES ALL FLOORS, OFFICE, PARTIAL BASEMENT 1 & BASEMENT 2, EXCLUDES INTERIOR PARKING + LOADING AND WAREHOUSE ACCESSORY RETAIL (1 SPACE X 100m2). | |
| (***) WAREHOUSE ACCESSORY RETAIL USE PARKING CALCULATION BASED ON RETAIL (1 SPACE X 80m2) | |
| (****) EVCI (ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE) 240V (30 AMP) | |



2 FLOOR PLATES
A100 N.T.S.

FOR DEVELOPMENT PERMIT

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| | | |
|----|------------|------------------------|
| 32 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 31 | 2024.02.28 | FOR COORDINATION |
| 30 | 2024.02.27 | FOR COORDINATION |
| 29 | 2024.02.26 | FOR COORDINATION |
| 28 | 2024.01.25 | FOR DEVELOPMENT PERMIT |
| 27 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 26 | 2023.12.19 | FOR COORDINATION |
| 25 | 2023.12.18 | FOR COORDINATION |
| 24 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| # | YYYY-MM-DD | REVISIONS |

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

LANDSCAPE:

PMG LANDSCAPE ARCHITECTS
C100 4185 Still Creek Drive
Burnaby BC Canada V5C6G9
T: 604.294.0011

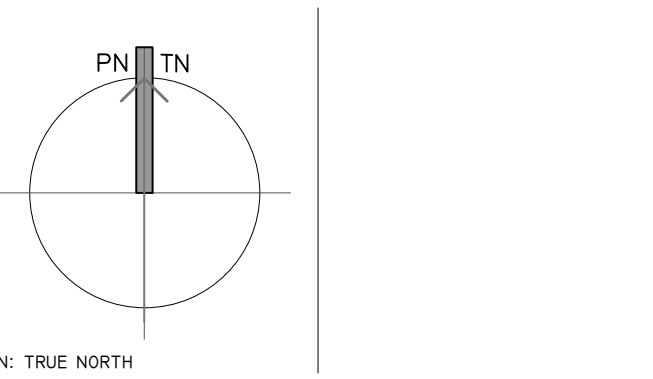
CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PROJECT NORTH



ARCHITECT:



WPT PROJECT #:

2022.0078-01

MUNICIPAL #:

CLIENT PROJECT #:

PROJECT NAME AND LOCATION:

SMARTSTOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME:

ARCHITECTURAL
SITE PLAN

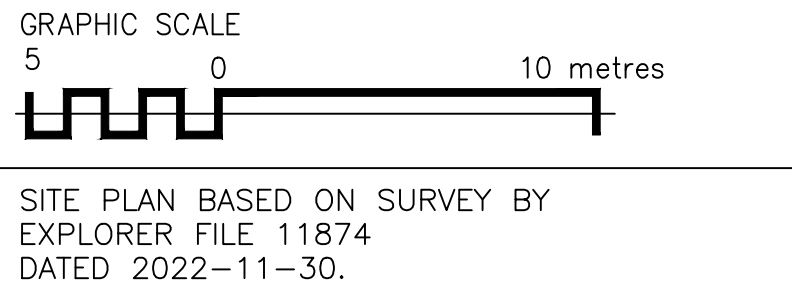
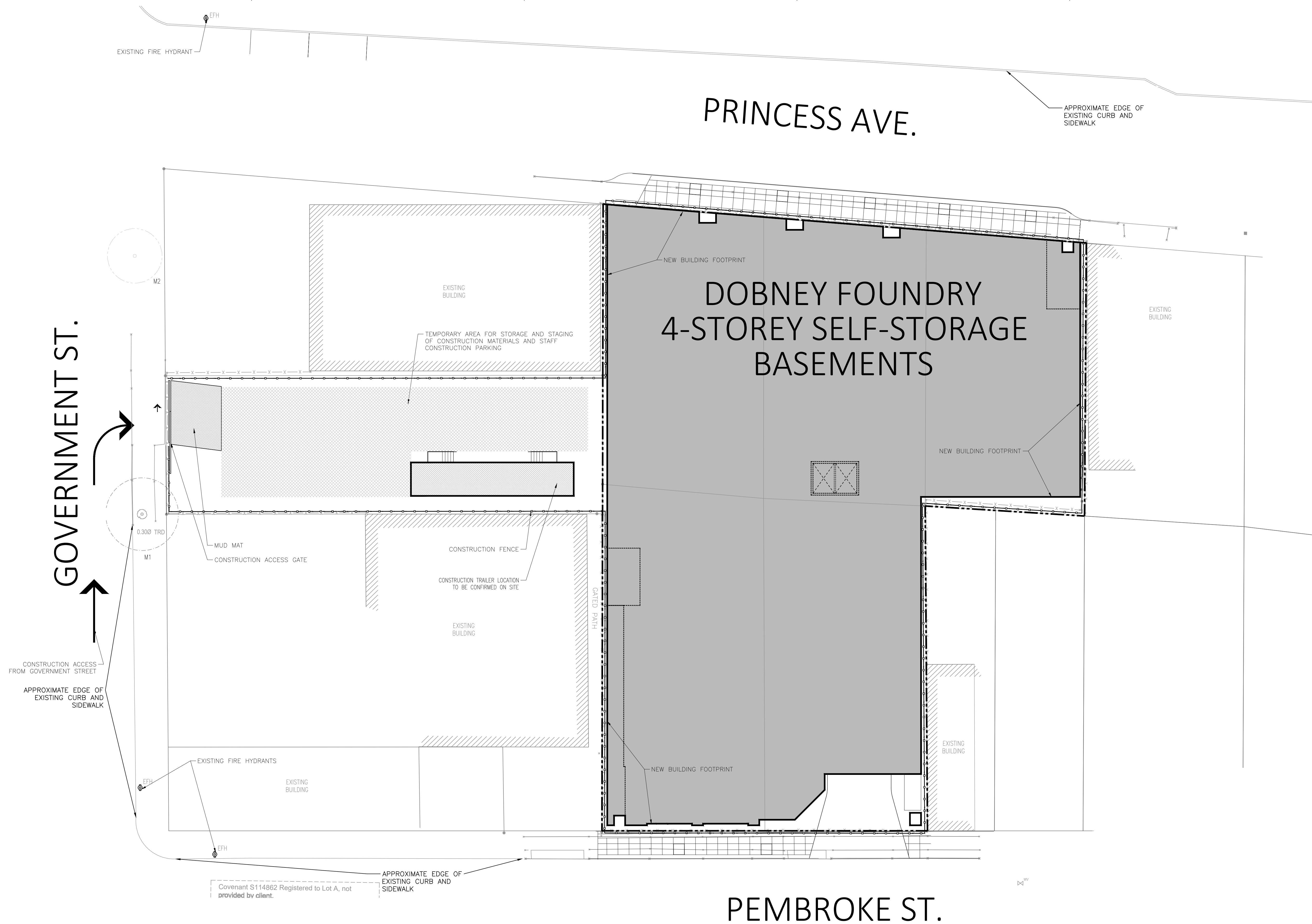
SCALE:

SHEET #:

DRAWN BY:

XGM

A100



TIMEFRAME:
17 MONTHS CONSTRUCTION
PERIOD

1 CONSTRUCTION MANAGEMENT PLAN
A101A SCALE: 1200

FOR DEVELOPMENT PERMIT

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| 7 | 2024.01.05 | FOR DEVELOPMENT PERMIT |
| 6 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 5 | 2023.10.20 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.08.05 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.06.20 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.06.16 | FOR DISCUSSION |
| 1 | 2023.06.06 | FOR DISCUSSION |
| # | YYYY-MM-DD | REVISIONS |

DESIGNER:

CIVIL:

ELECTRICAL:

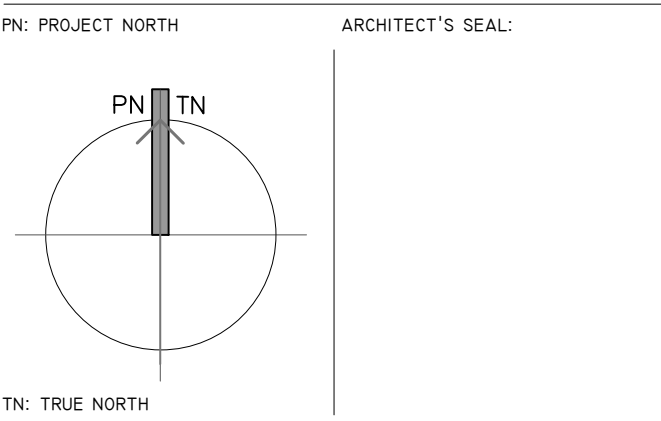
MECHANICAL:

STRUCTURAL:

LANDSCAPE:
PMG LANDSCAPE ARCHITECTS
C100 4185 Still Creek Drive
Burnaby BC Canada V5C6G9
T: 604.294.0011

CLIENT LOGO:
SMARTCENTRES
REAL ESTATE INVESTMENT TRUST
SmartStop
Self Storage

CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400



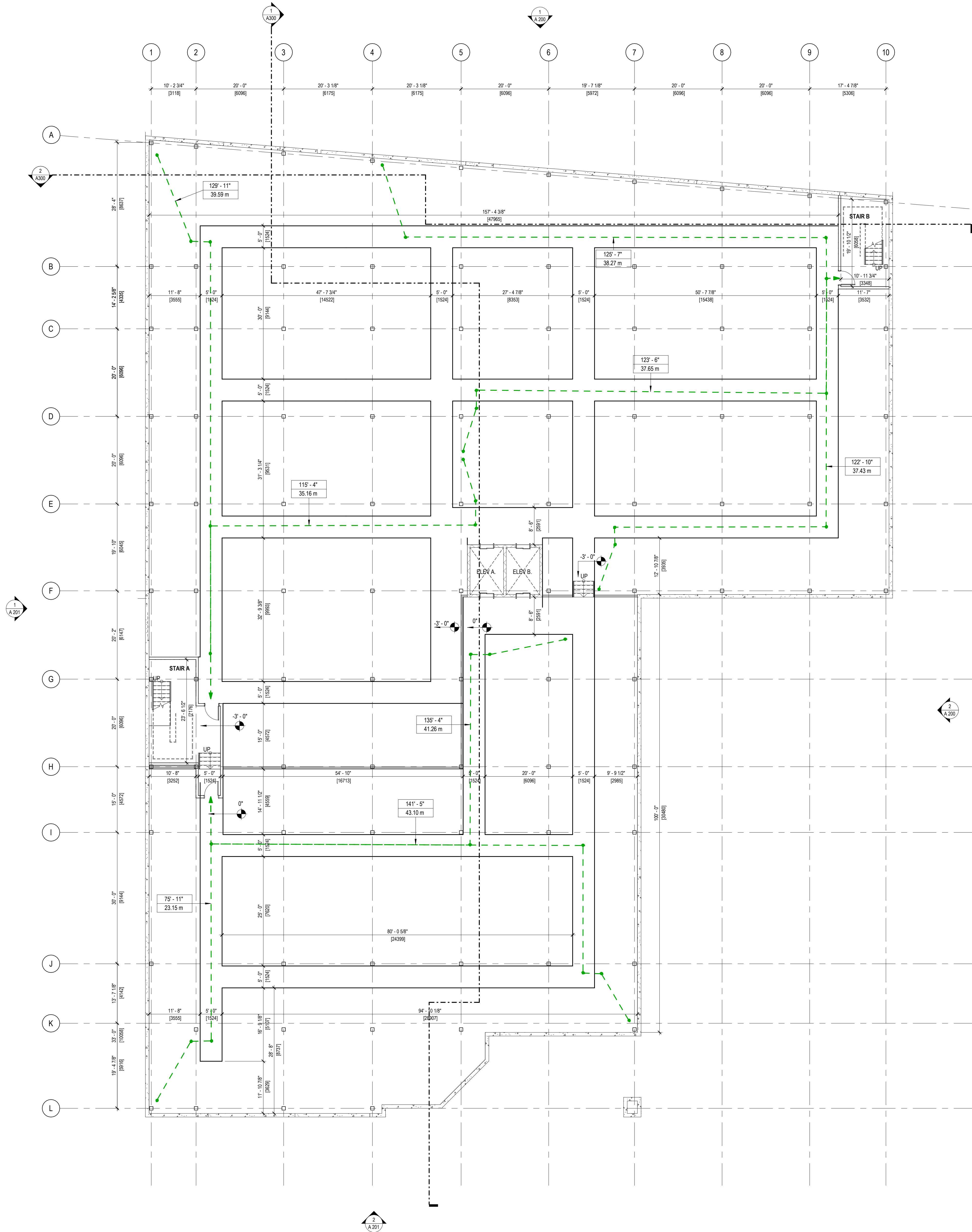
ARCHITECT'S SEAL:
WPT ARCHITECTURE INC.
wpt@wptarchitecture.ca

WPT PROJECT #:
2022-0076-01
MUNICIPAL #:
CLIENT PROJECT #:
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
SMARTSTOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME:
CONSTRUCTION
MANAGEMENT PLAN

SCALE:
1:200
DRAWN BY:
AF
SHEET #:
A101



1 BASEMENT 2 FLOOR PLAN
A 110 3/32" = 1'-0"

LEGEND
--- TRAVEL DISTANCE

FOR DEVELOPMENT PERMIT

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| 4 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 1 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

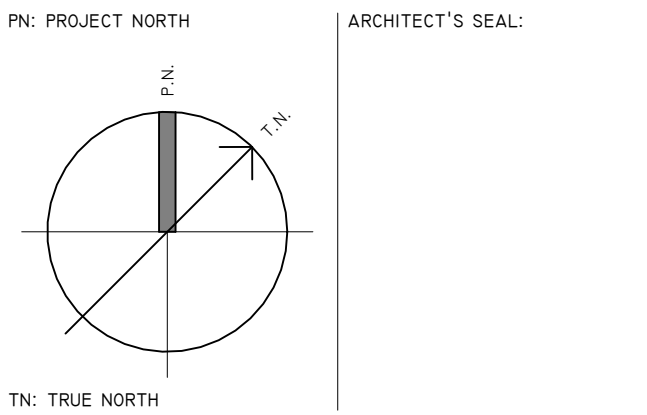
STRUCTURAL:

PLANNING:

LANDSCAPING:
PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011

CLIENT LOGO:
SmartStop Self Storage **SMARTCENTRES**
REAL ESTATE INVESTMENT TRUST

CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400



ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

BASEMENT 2 FLOOR PLAN

SCALE:

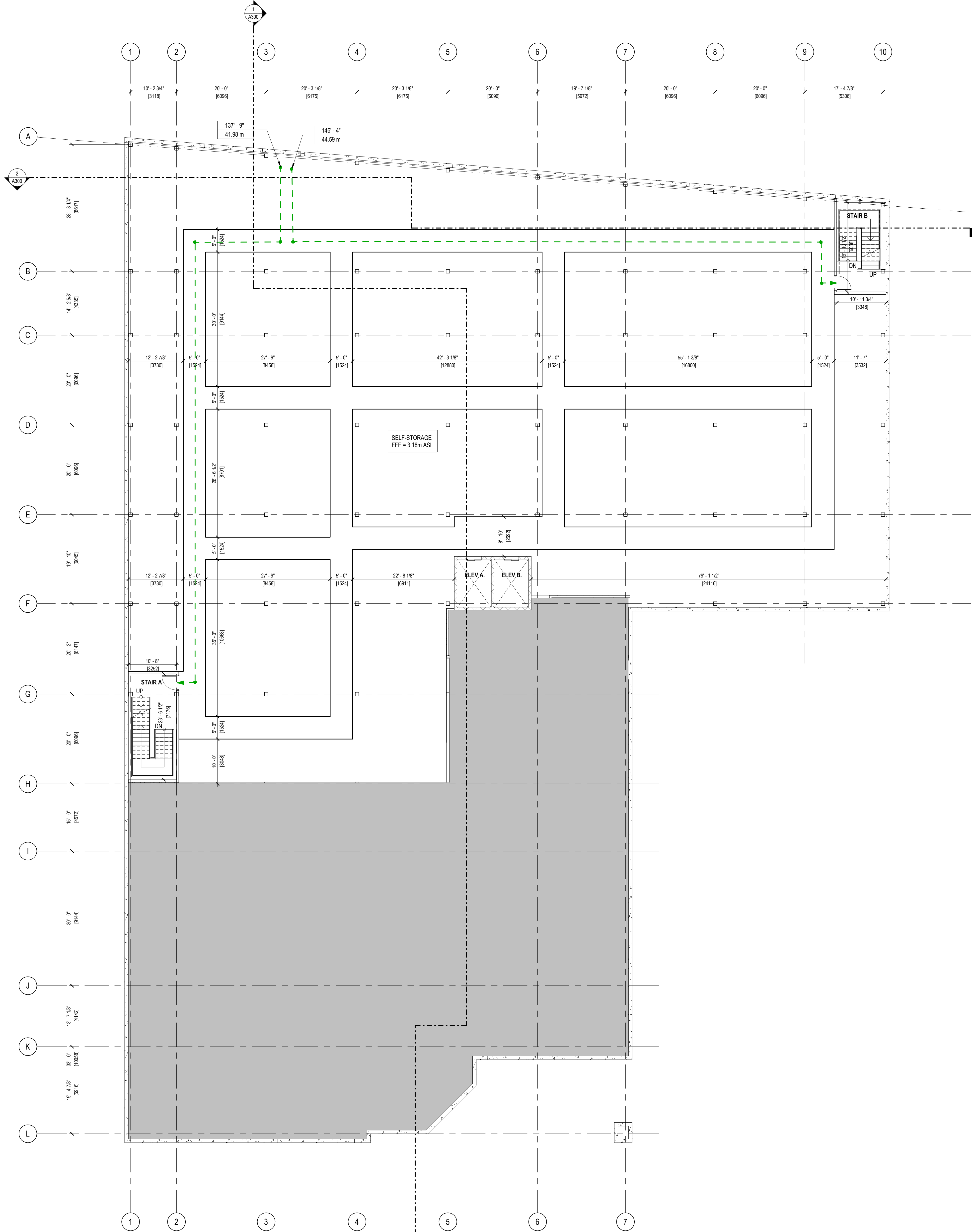
3/32" = 1'-0"

DRAWN BY:

AUTHOR

SHEET #:

A 110



1 PARTIAL BASEMENT FLOOR PLAN
A 111 3/32" = 1'-0"

LEGEND

TRAVEL DISTANCE

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| 7 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 6 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 5 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.04.14 | FOR DISCUSSION |
| 1 | 2023.04.06 | FOR DISCUSSION |
| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:

PMG LANDSCAPE ARCHITECTS

C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011

CLIENT LOGO:

SmartStop

Self Storage

SMARTCENTRES

REAL ESTATE INVESTMENT TRUST

CLIENT:

SMARTCENTRES

3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:

WPT
ARCHITECTURE
INC
wpt@wptarchitecture.ca

WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME:

PARTIAL BASEMENT
FLOOR PLAN

SCALE:
3/32" = 1'-0"

DRAWN BY:
AF

SHEET #:

A III

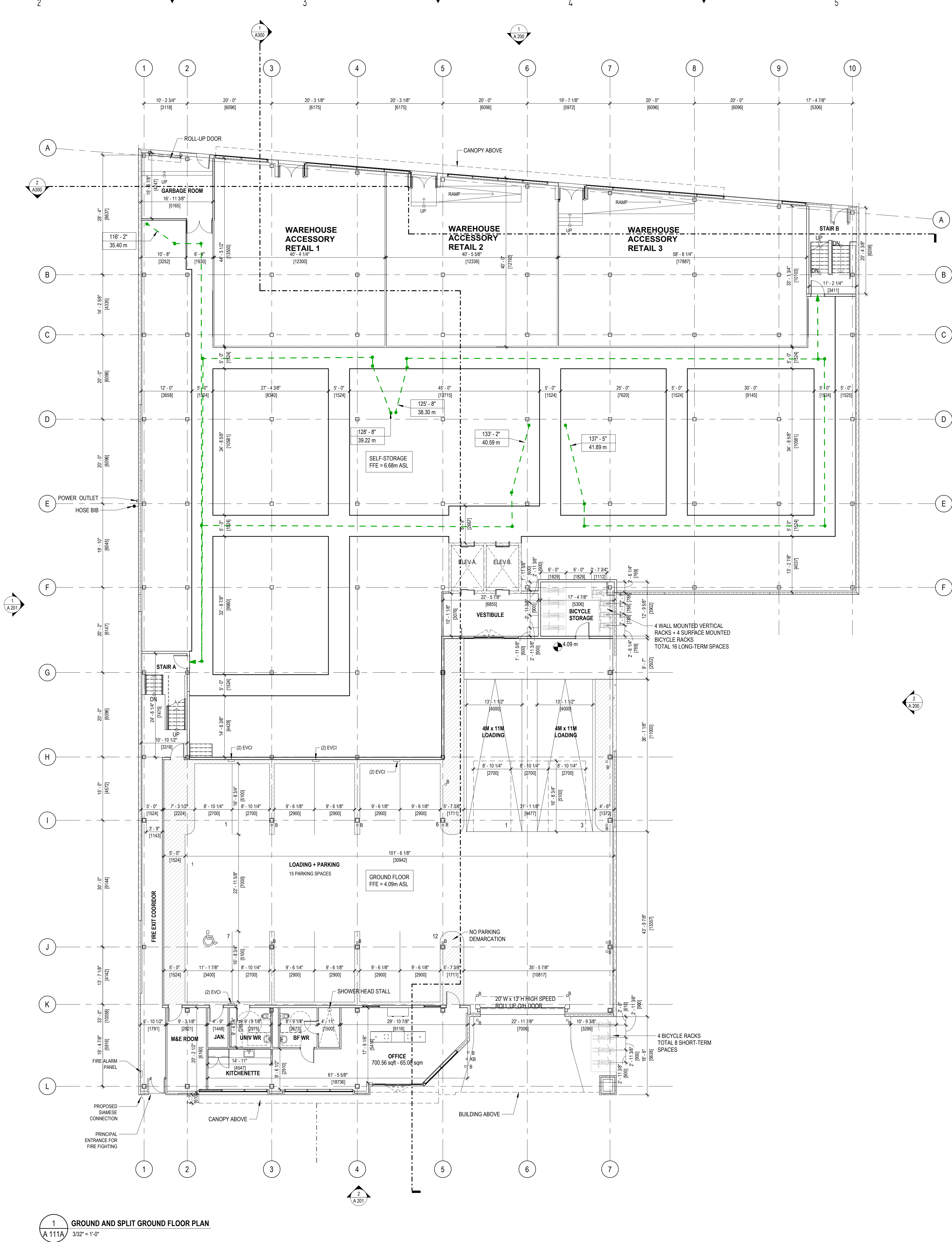
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LEGEND

--- TRAVEL DISTANCE

FOR DEVELOPMENT PERMIT

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| 6 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 5 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| 1 | 2023.04.14 | FOR DISCUSSION |
| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:
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BURNABY BC CANADA V5C6G9
T: 604.294.0011

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3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH
TN: TRUE NORTH
ARCHITECT'S SEAL:

WPT ARCHITECTURE INC.
wpt@wptarchitecture.ca

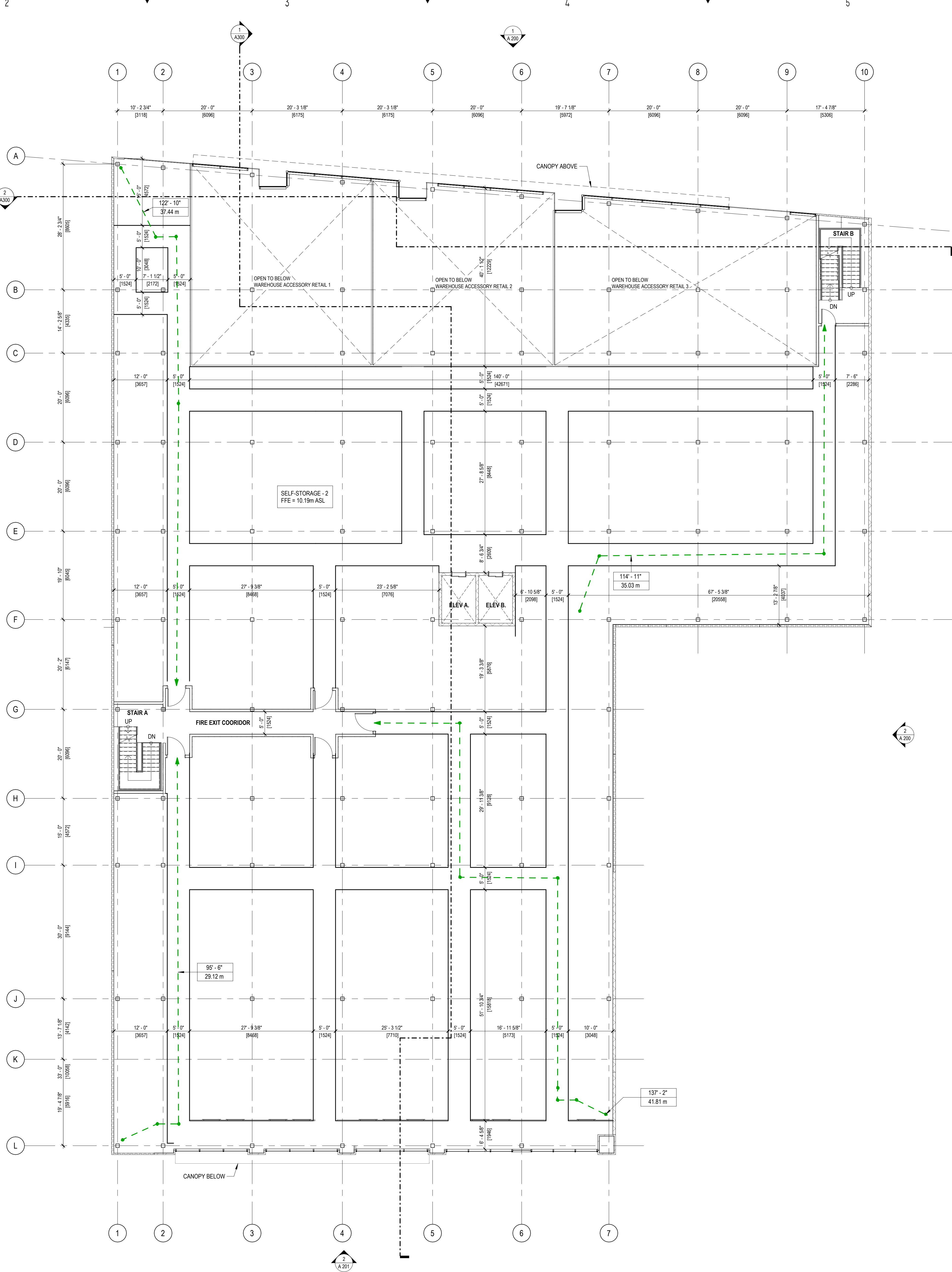
WPT PROJECT #:
CLIENT PROJECT #:
PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:
**GROUND AND SPLIT
GROUND FLOOR PLAN**

SCALE:
3/32" = 1'-0"
DRAWN BY:
AF

SHEET #:
A 111A



1 SECOND FLOOR PLAN
A 112
3/32" = 1'-0"

LEGEND
- - - - - TRAVEL DISTANCE

FOR DEVELOPMENT PERMIT

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| # | YYYY-MM-DD | REVISIONS |
|---|------------|------------------------|
| 7 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 6 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 5 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.04.14 | FOR DISCUSSION |
| 1 | 2023.04.06 | FOR DISCUSSION |

CIVIL:

ELECTRICAL:

MECHANICAL:

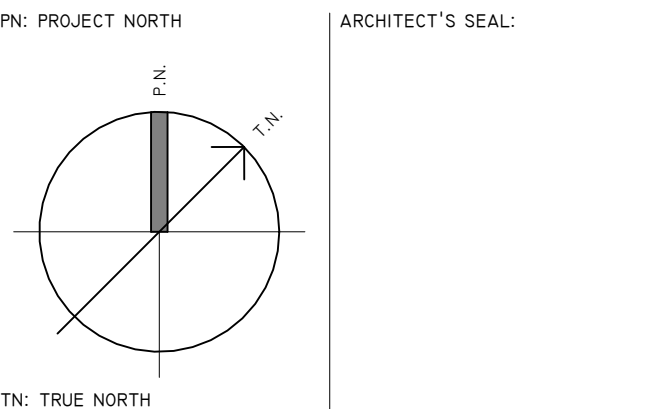
STRUCTURAL:

PLANNING:

LANDSCAPING:
PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011

CLIENT LOGO:
SmartStop Self Storage **SMARTCENTRES**
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CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
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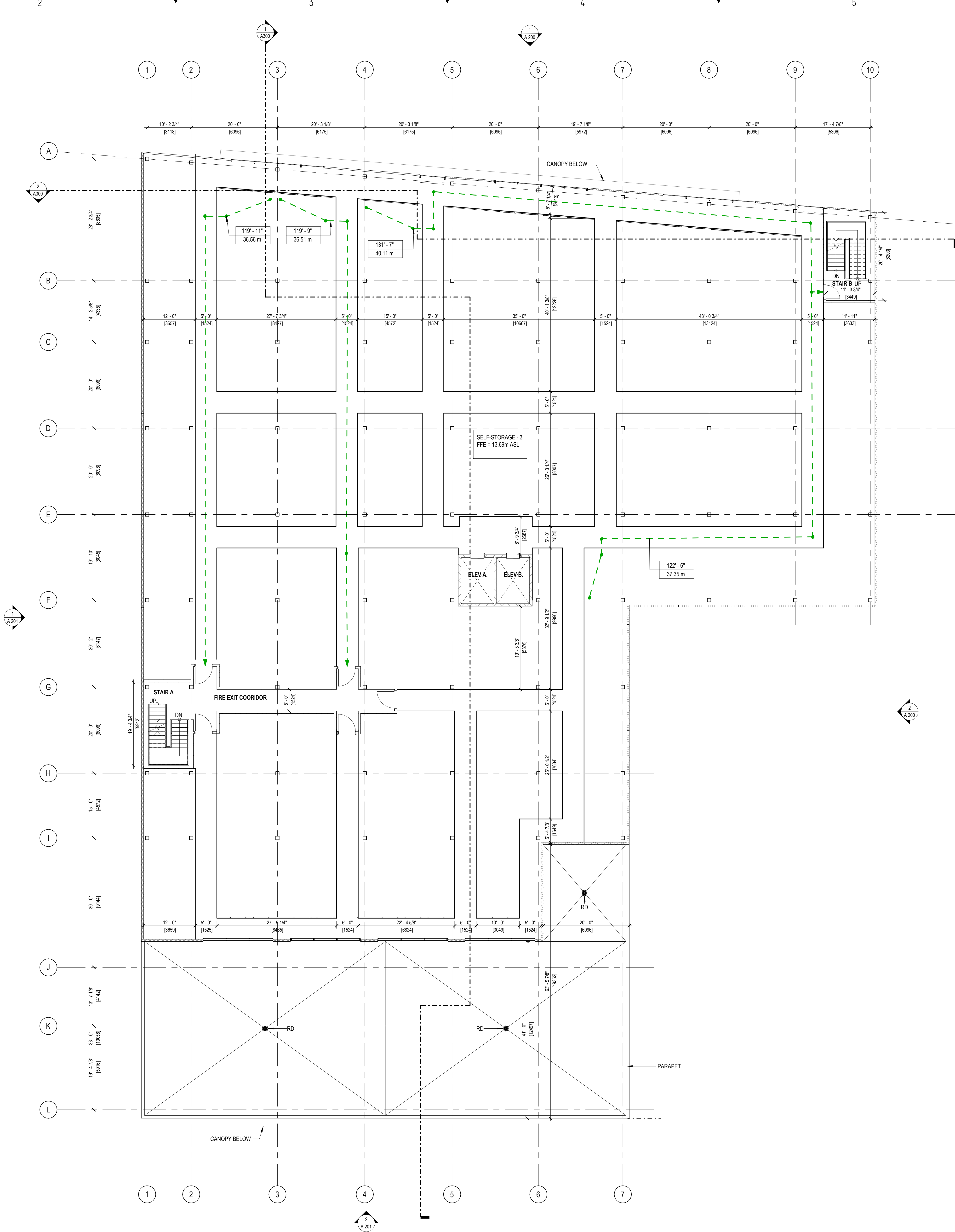
WPT PROJECT #: MUNICIPAL #:

CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
SMART STOP DOBNEY FOUNDRY VICTORIA, BC

SHEET NAME:
SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"
DRAWN BY: AF
SHEET #: **A 112**



1 THIRD AND FOURTH FLOOR PLAN
A 113 3/32" = 1'-0"

LEGEND

TRAVEL DISTANCE

| | | |
|--|------------|------------------------|
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| 7 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 6 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 5 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.04.14 | FOR DISCUSSION |
| 1 | 2023.04.06 | FOR DISCUSSION |
| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

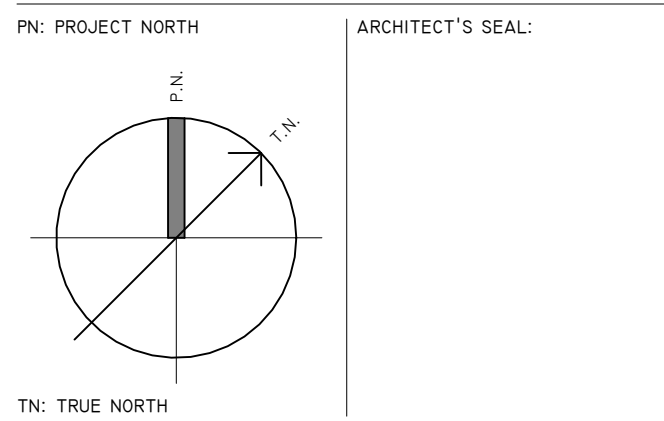
STRUCTURAL:

PLANNING:

LANDSCAPING:
PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011



CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400



WPT PROJECT #: MUNICIPAL #:
CLIENT PROJECT #: CLIENT CONTRACT #:
PROJECT NAME AND LOCATION:

SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC
SHEET NAME:
THIRD AND FOURTH FLOOR
PLAN

SCALE:
3/32" = 1'-0"
DRAWN BY:
A.F.
SHEET #:
A 113

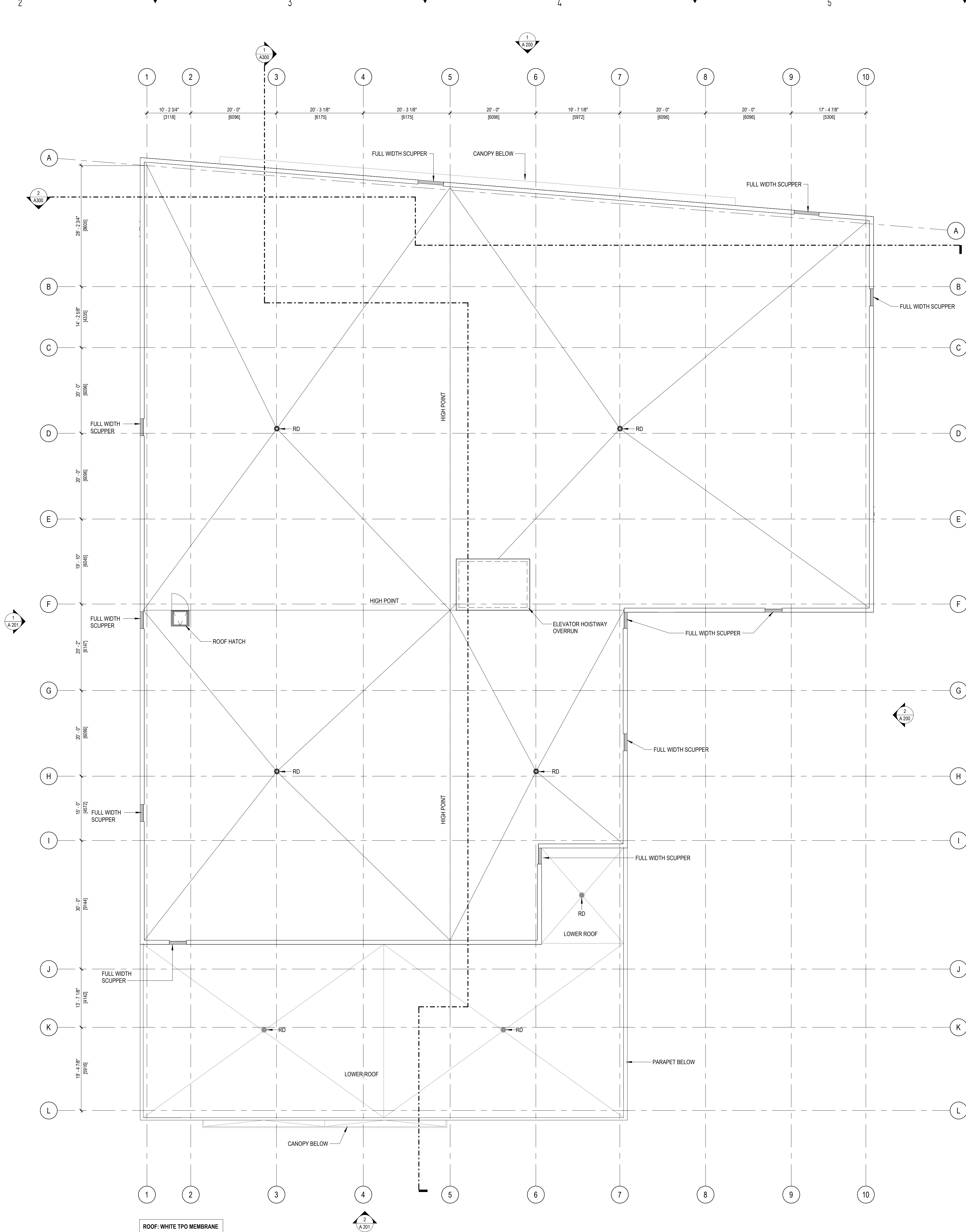
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1 ROOF PLAN
A 151
3/32" = 1'-0"

FOR DEVELOPMENT PERMIT

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| | | |
| 4 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 1 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

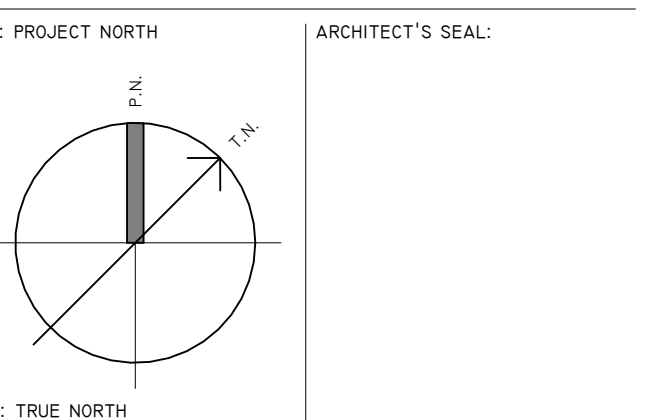
STRUCTURAL:

PLANNING:

LANDSCAPING:
PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011



CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400



TN: TRUE NORTH



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

ROOF PLAN

SCALE:

3/32" = 1'-0"

DRAWN BY:

A.F

SHEET #:

A 151

FOR DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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| | | |
| 7 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 6 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 5 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.04.14 | FOR DISCUSSION |
| 1 | 2023.04.06 | FOR DISCUSSION |
| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:
PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011

CLIENT LOGO:
SmartStop Self Storage **SMARTCENTRES**
REAL ESTATE INVESTMENT TRUST

CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

**NORTH AND EAST
EXTERIOR ELEVATION**

SCALE:

AS INDICATED

DRAWN BY:

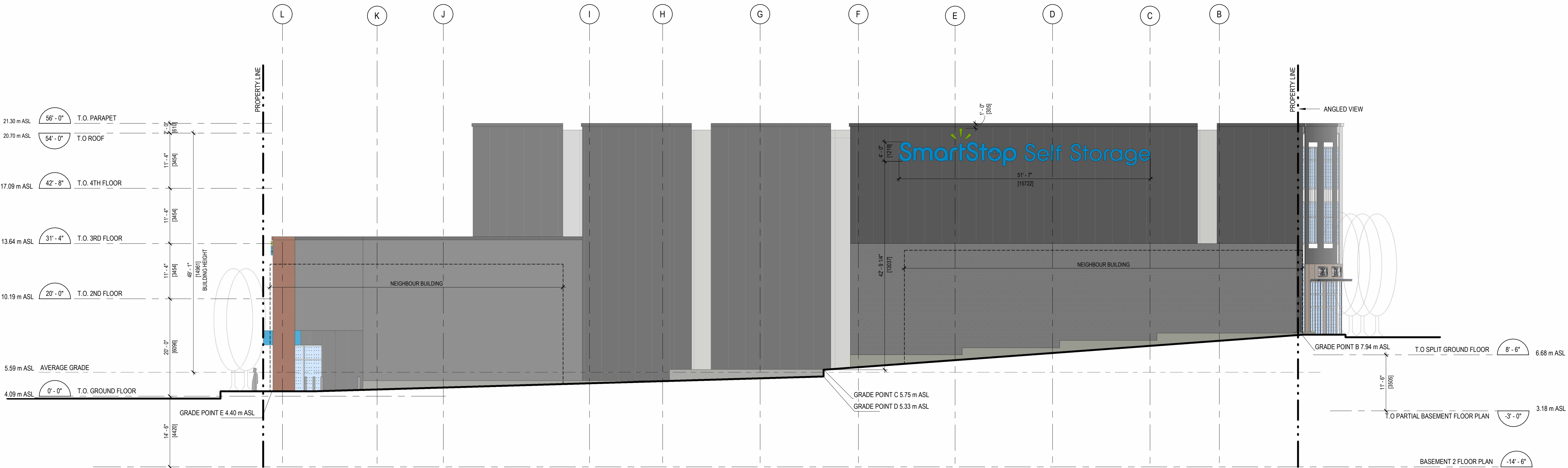
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SHEET #:

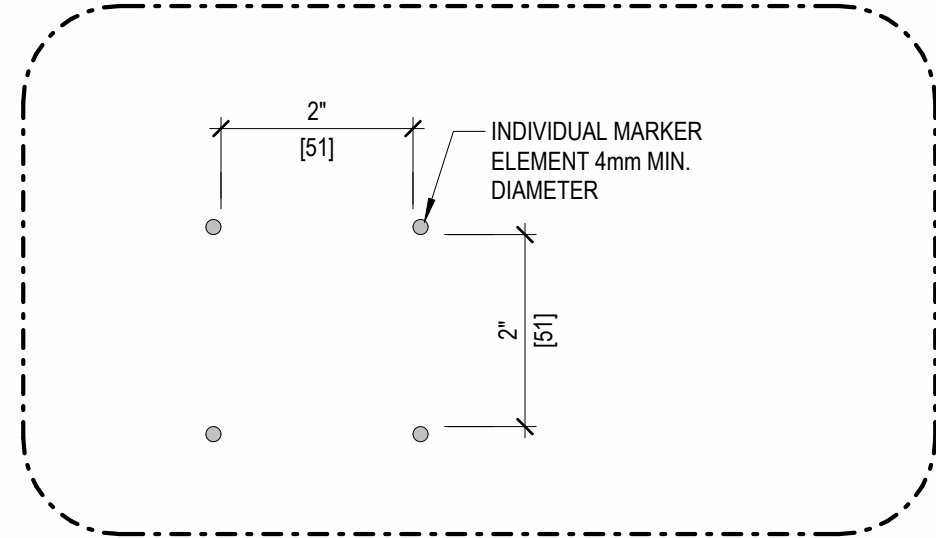
A 200



1 NORTH ELEVATION
A 200 3/32" = 1'-0"



2 EAST ELEVATION
A 200 3/32" = 1'-0"

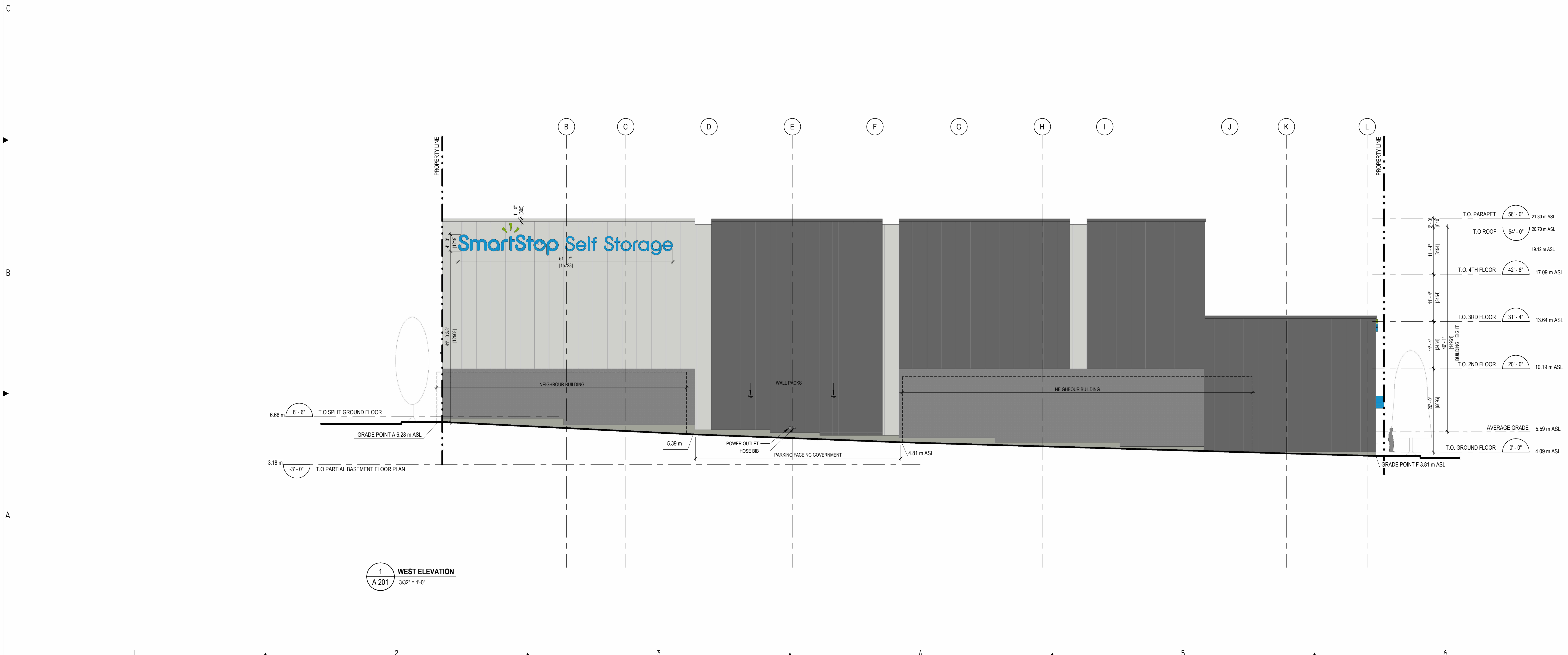


INDICATES CONTIGUOUS
GLASS AREA LARGER THAN
2m2 (21.592) TO RECEIVE
BIRD FRIENDLY TREATMENT

BIRD FRIENDLY DESIGN

BIRD FRIENDLY TREATMENT TO BE APPLIED TO
100% (MINIMUM 85% REQUIRED) OF CONTIGUOUS
GLASS PANEL THAT IS GREATER THAN 2m2 (21.592)
AND WITHIN 12m FROM FINISHED GRADE.

SPANDREL PANELS WITH OUTSIDE REFLECTANCE
OF LESS THAN 15% DO NOT REQUIRE TO BE
TREATED.



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CIVIL:

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TEL: 905 326 6400

PN: PROJECT NORTH ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: MUNICIPAL #:

CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

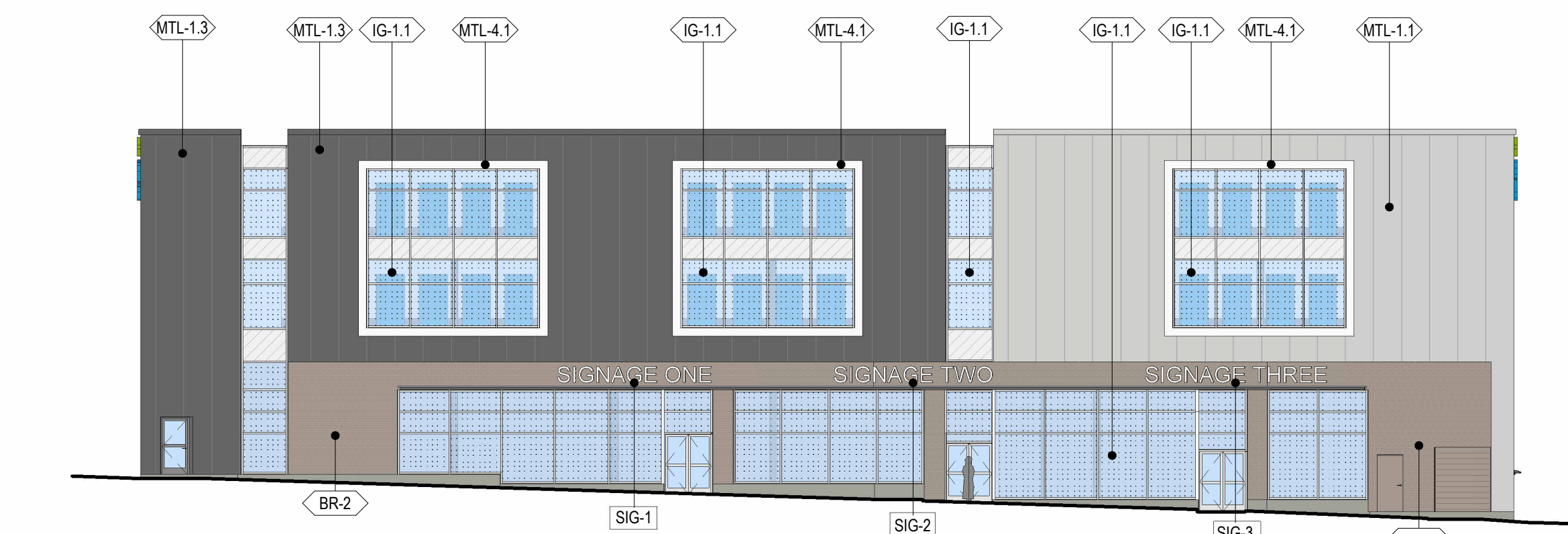
**SOUTH AND WEST
EXTERIOR ELEVATIONS**

SCALE: SHEET #:

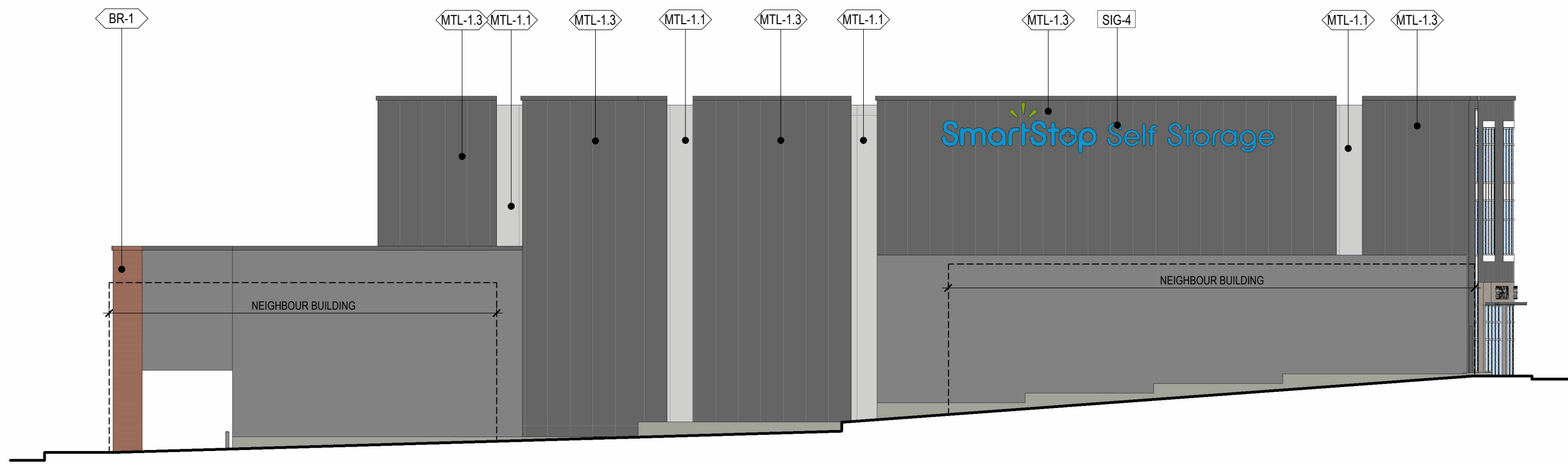
3/32" = 1'-0"

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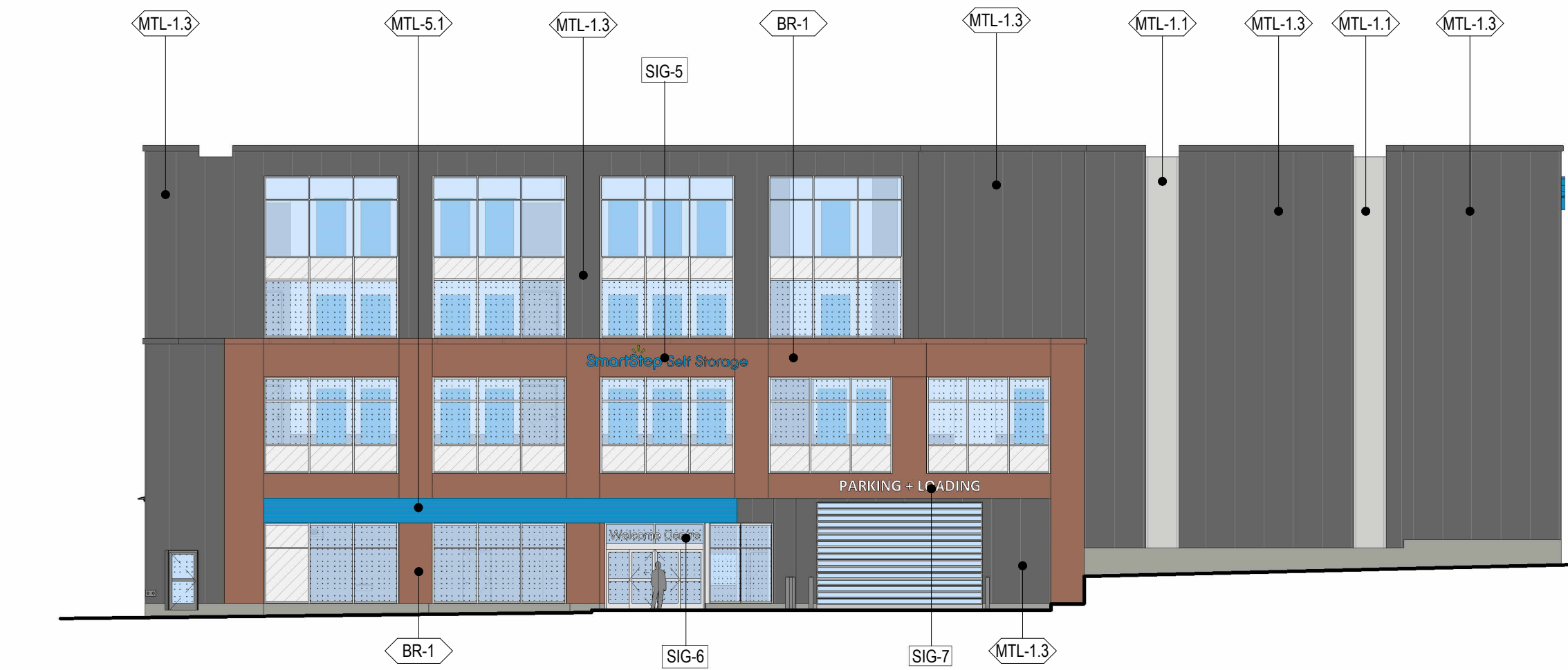
A 201



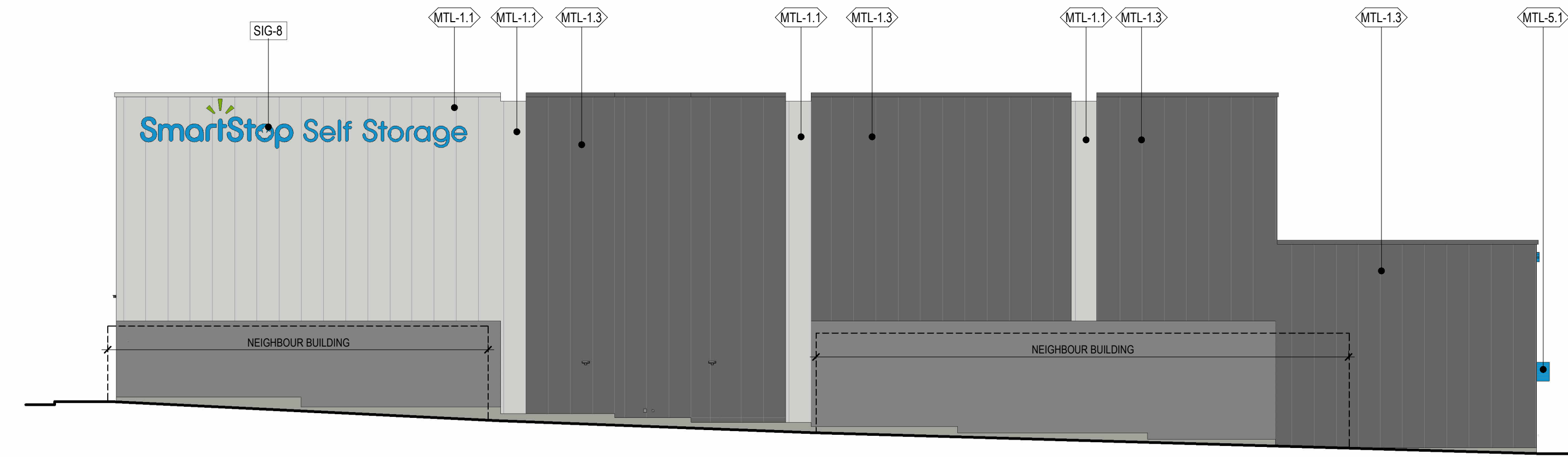
1 NORTH ELEVATION EXTERIOR FINISHES
1/16" = 1'-0"



2 EAST ELEVATION EXTERIOR FINISHES
1/16" = 1'-0"



3 SOUTH ELEVATION EXTERIOR FINISHES
1/16" = 1'-0"



4 WEST ELEVATION EXTERIOR FINISHES
1/16" = 1'-0"

BY LAW NO. 14-097 | ARTERIAL COMMERCIAL SIGN ZONE

A fascia sign shall not have a display surface exceeding 9 m2 (96.88 sq ft).

NORTH ELEVATION

SIGNAGE 1 - FASCIA SIGNAGE, CHANNEL LETTER TYPE
50mm DEEP @ 3.9 m MEASURED FROM SIDE WALK TO
BOTTOM OF SIGNAGE.
AREA = 18 sq. ft. (1.67 m2)

SIGNAGE 2 - FASCIA SIGNAGE, CHANNEL LETTER TYPE
50mm DEEP @ 4.4 m MEASURED FROM SIDE WALK TO
BOTTOM OF SIGNAGE.
AREA = 18 sq. ft. (1.67 m2)

SIGNAGE 3 - FASCIA SIGNAGE, CHANNEL LETTER TYPE
50mm DEEP @ 4.7 m MEASURED FROM SIDE WALK TO
BOTTOM OF SIGNAGE.
AREA = 22.6 sq. ft. (2.1 m2)

EAST ELEVATION

SIGNAGE 4 - FASCIA SIGNAGE, CHANNEL LETTER TYPE
50mm DEEP @ 13 m MEASURED FROM SIDE WALK TO
BOTTOM OF SIGNAGE.
AREA = 69.65 sq. ft. (6 m2)

SOUTH ELEVATION

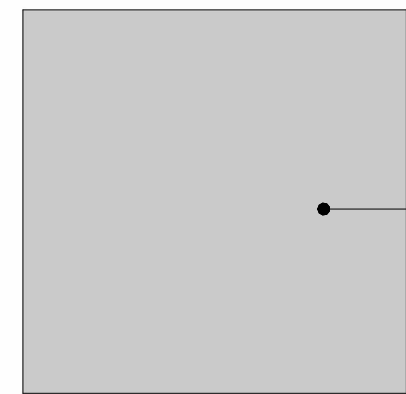
SIGNAGE 5 - FASCIA SIGNAGE, CHANNEL LETTER TYPE
50mm DEEP @ 9 m MEASURED FROM SIDE WALK TO
BOTTOM OF SIGNAGE.
AREA = 23.4 sq. ft. (2.17 m2)

SIGNAGE 6 - FASCIA SIGNAGE, CHANNEL LETTER TYPE
50mm DEEP @ 2.6 m MEASURED FROM SIDE WALK TO
BOTTOM OF SIGNAGE.
AREA = 4.3 sq. ft. (0.4 m2)

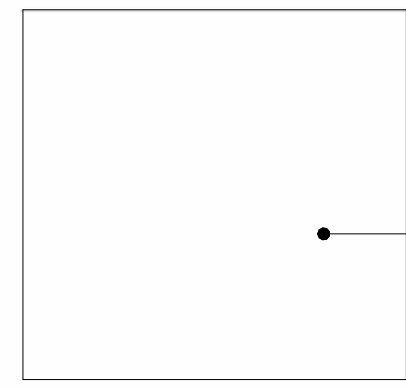
SIGNAGE 7 - FASCIA SIGNAGE, CHANNEL LETTER TYPE
50mm DEEP @ 4.3 m MEASURED FROM SIDE WALK TO
BOTTOM OF SIGNAGE.
AREA = 11 sq. ft. (1.02 m2)

WEST ELEVATION

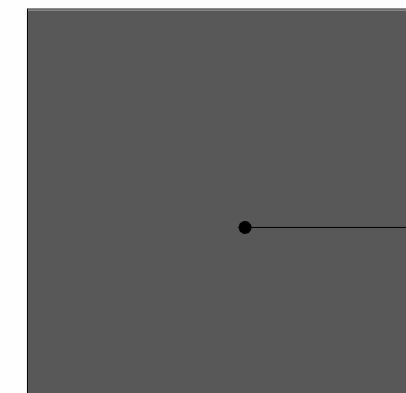
SIGNAGE 8 - FASCIA SIGNAGE, CHANNEL LETTER TYPE
50mm DEEP @ 12.5 m MEASURED FROM SIDE WALK TO
BOTTOM OF SIGNAGE.
AREA = 69.65 sq. ft. (6 m2)



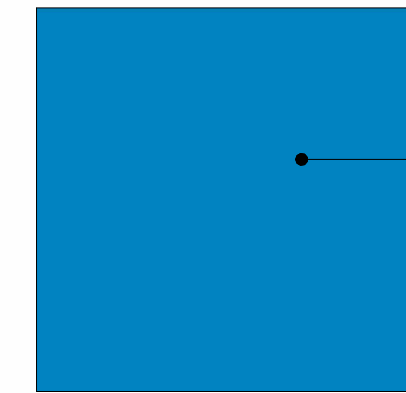
MTL-1.1 **INSULATED METAL PANEL
MAIN PANEL**
ORIENTATION - VERTICAL
COLOUR - SW 7064 "PASSIVE"



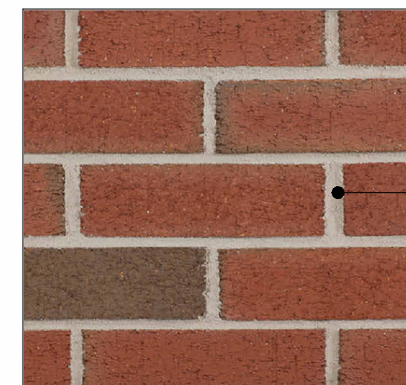
MTL-4.1 **ALUMINUM COMPOSITE PANEL
DISPLAY FEATURE WALL**
ORIENTATION - HORIZONTAL/VERTICAL
COLOUR - WHITE



MTL-1.3 **INSULATED METAL PANEL
ACCENT PANEL**
ORIENTATION - VERTICAL
COLOUR - SW 7674 "PEPPERCORN"



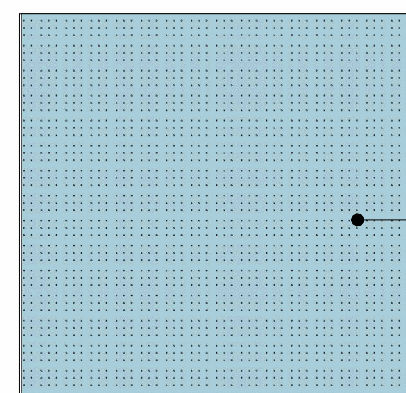
MTL-5.1 **METAL LINEAR SIDING
CANOPY FASCIA**
ORIENTATION - VERTICAL
COLOUR - PMS 7461 "SMARTSTOP BLUE"



BR-1 **BRICK MASONRY
SELECT AREAS AT BASE OF BUILDING**
COLOUR - 200 FLASHED MATT



BR-2 **BRICK MASONRY
SELECT AREAS AT BASE OF BUILDING**
COLOUR - VIVACE PRP MILANO



IG-1.1 **SPANDREL GLAZING
CURTAIN WALL**
COLOUR - LIGHT BLUE

NOTE: ON EAST AND WEST ELEVATIONS, CONCRETE BLOCK BEHIND EXISTING BUILDINGS

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| # | DATE | DESCRIPTION |
|---|------------|------------------------|
| 6 | 2024.03.05 | FOR DEVELOPMENT PERMIT |
| 5 | 2023.12.20 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| 1 | 2023.04.14 | FOR DISCUSSION |
| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:
PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011

CLIENT LOGO:
SmartStop Self Storage
SMARTCENTRES
REAL ESTATE INVESTMENT TRUST

CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

EXTERIOR FINISHES

SCALE:

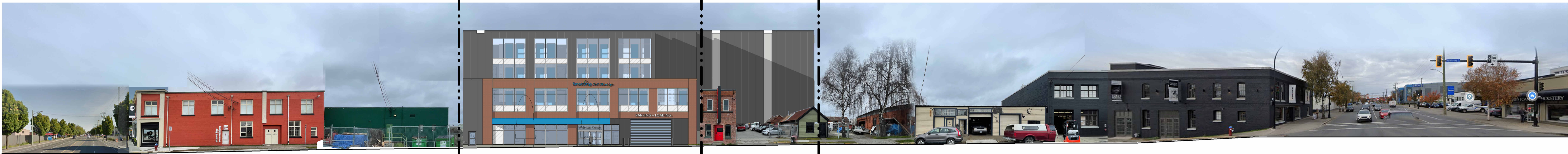
1/16" = 1'-0"

DRAWN BY:

A.F

SHEET #:

A 210



1 SOUTH - PEMBROKE STREET
A 212 1 : 275



2 WEST - GOVERNMENT STREET
A 212 1 : 275



3 NORTH - PRINCESS AVENUE
A 212 1 : 275

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| 5 | 2023.10.31 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.04.14 | FOR DISCUSSION |
| 1 | 2023.04.06 | FOR DISCUSSION |
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VAUGAN, ON, L4L 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:

WPT ARCHITECTURE INC
wpt@wptarchitecture.ca

WPT PROJECT #: MUNICIPAL #:

CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

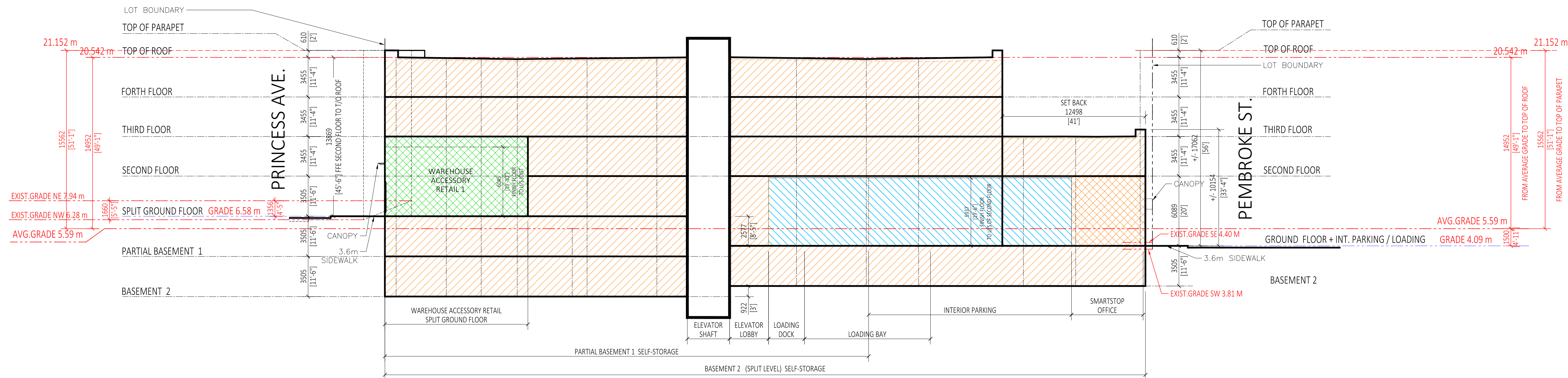
**EXTERIOR CONTEXT
ELEVATIONS**

SCALE: SHEET #:

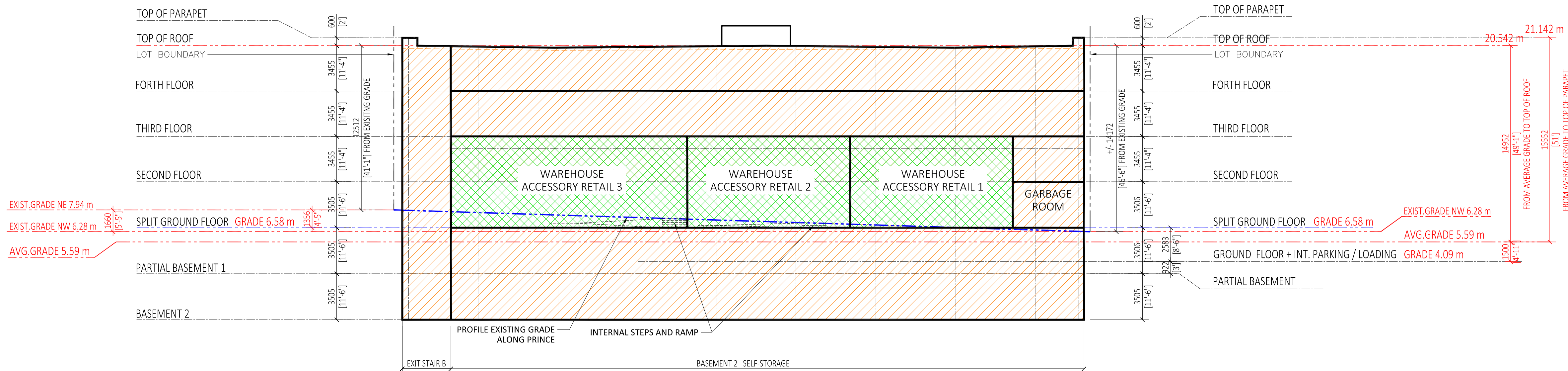
1 : 275

DRAWN BY: A.F

A 212



1 BUILDING SECTION
A 300 NTS



2 BUILDING SECTION
A 300 NTS

NOTE: ALL GRADING TO BE CONFIRMED BY
A CIVIL ENGINEER

FOR DEVELOPMENT PERMIT

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| 7 | 2024.05.05 | FOR DEVELOPMENT PERMIT |
| 6 | 2023.02.20 | FOR DEVELOPMENT PERMIT |
| 5 | 2023.02.20 | FOR DEVELOPMENT PERMIT |
| 4 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
| 3 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| 2 | 2023.04.14 | FOR DISCUSSION PURPOSES |
| 1 | 2023.04.06 | FOR DISCUSSION PURPOSES |

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

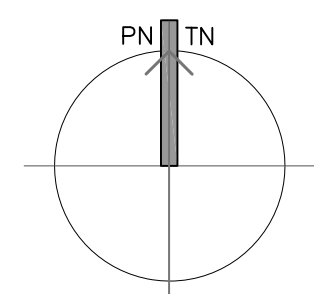
STRUCTURAL:

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C100 4185 Still Creek Drive
Burnaby BC Canada V5C6G9
T: 604.294.0011



CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PROJECT NORTH



ARCHITECT:



WPT PROJECT #:
2022-0076-01
MUNICIPAL #:
CLIENT PROJECT #:
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
SMARTSTOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME:

BUILDING SECTIONS

SCALE:

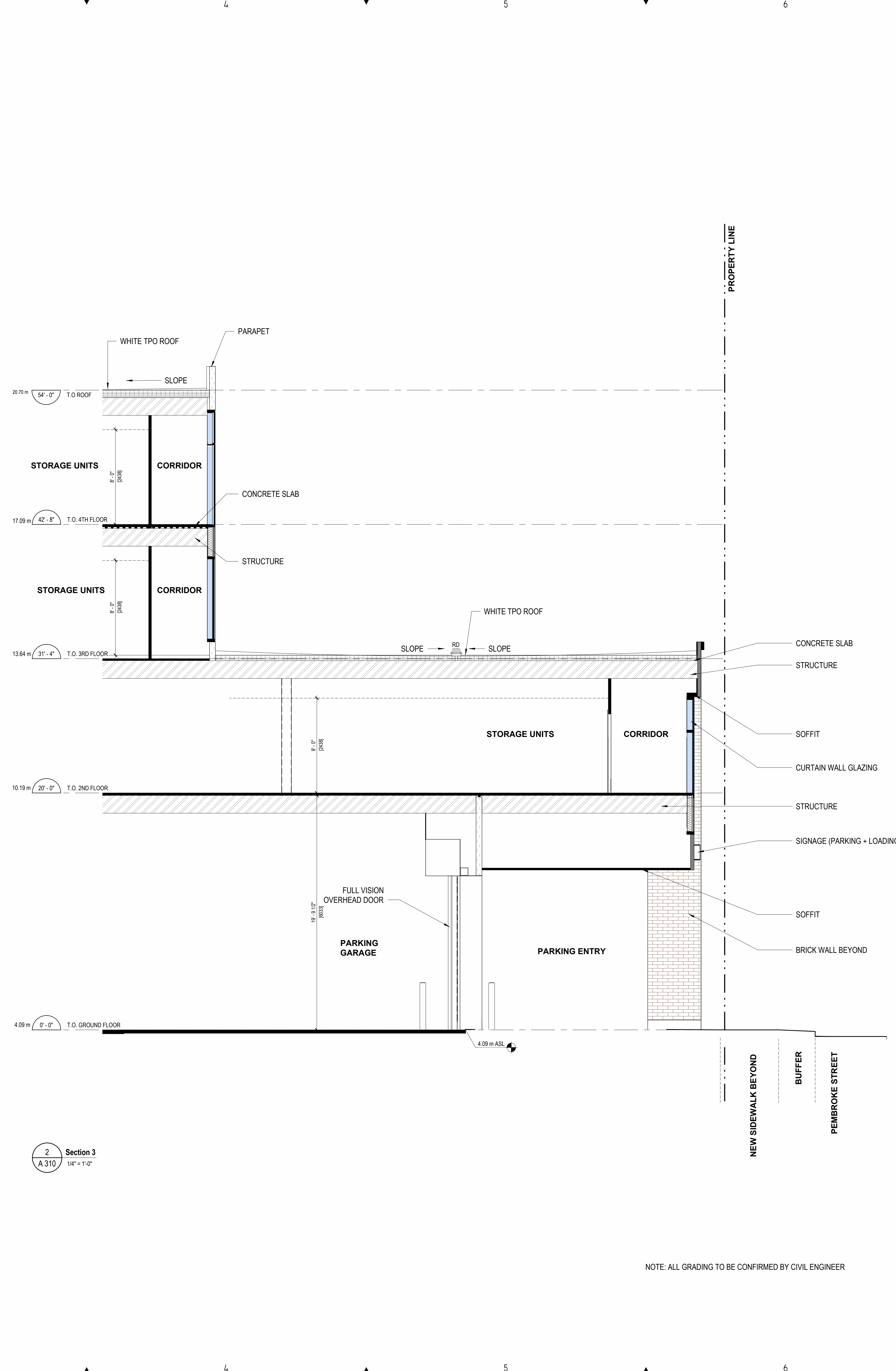
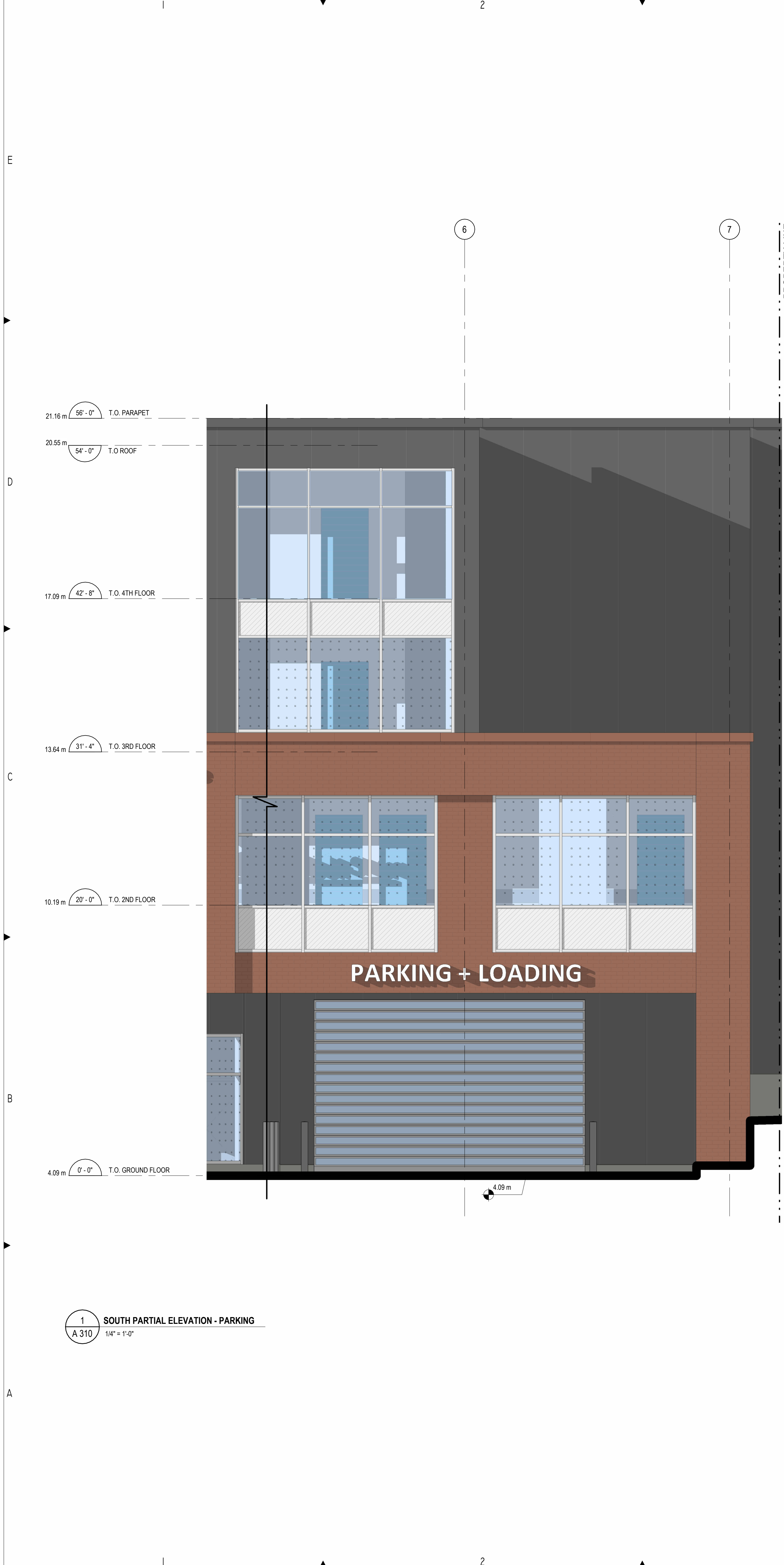
SHEET #:

DRAWN BY:

A 300

NTS

XGM



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CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

**PARTIAL SOUTH
ELEVATION AND SECTION**

SCALE:

1/4" = 1'-0"

DRAWN BY:

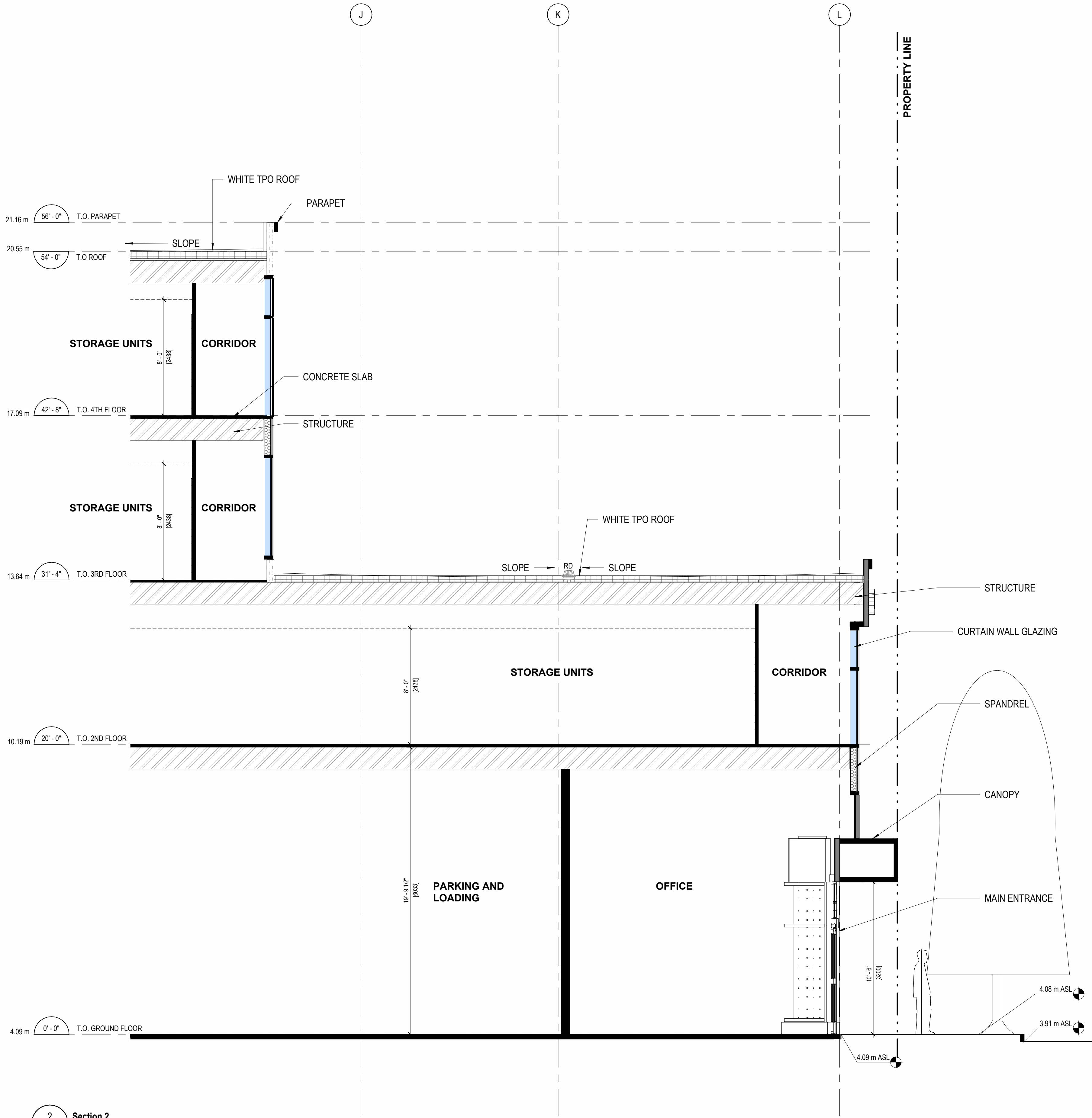
A.F

SHEET #:

A 310



1 SOUTH PARTIAL ELEVATION - MAIN ENTRANCE
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

NOTE: ALL GRADING TO BE CONFIRMED BY CIVIL ENGINEER

FOR DEVELOPMENT PERMIT

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| 2 | 2023.08.15 | FOR DEVELOPMENT PERMIT |
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| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:

PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011

CLIENT LOGO:
SmartStop Self Storage **SMARTCENTRES**
REAL ESTATE INVESTMENT TRUST

CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME:

PARTIAL SOUTH
ELEVATION AND SECTION

SCALE:

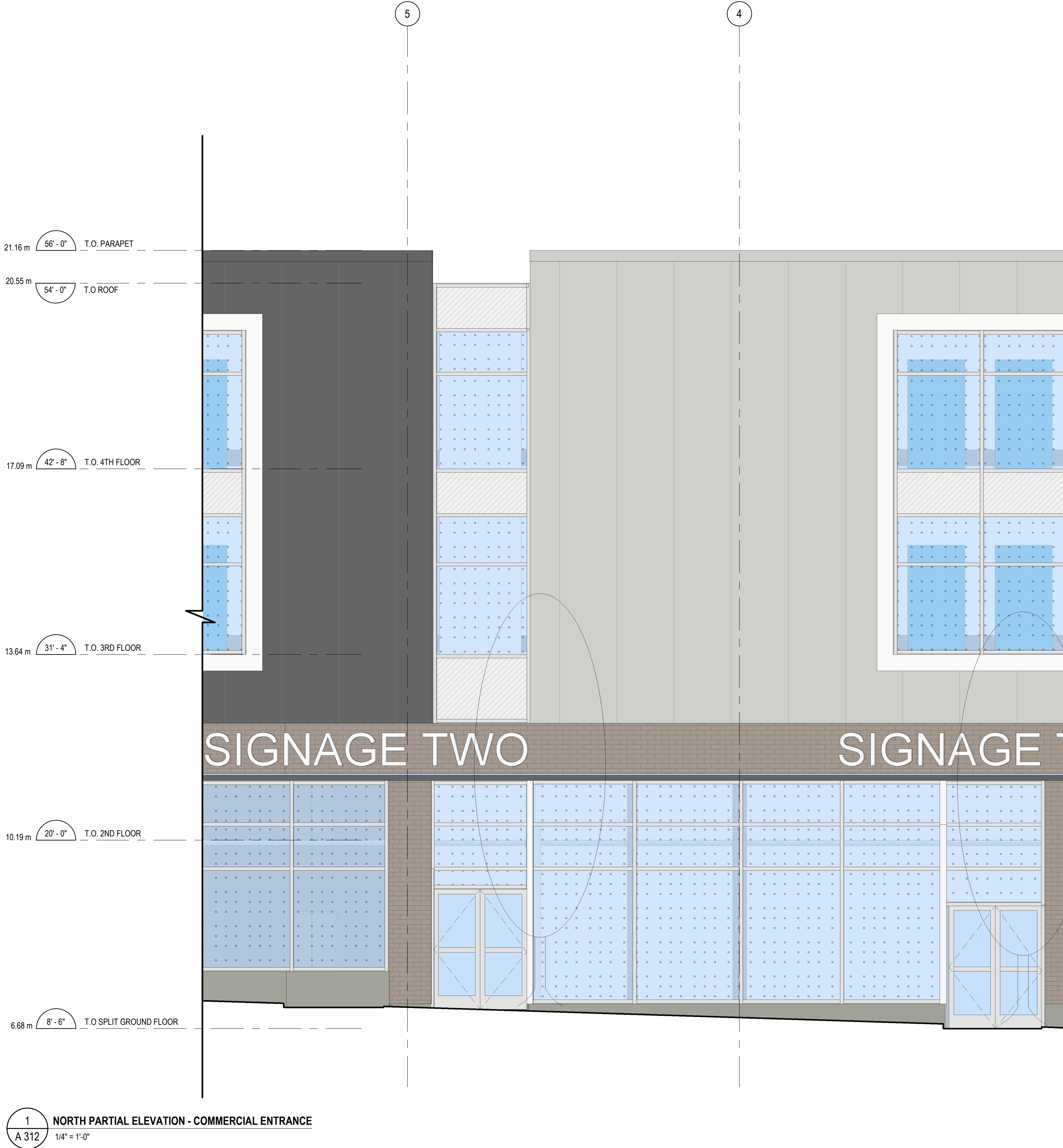
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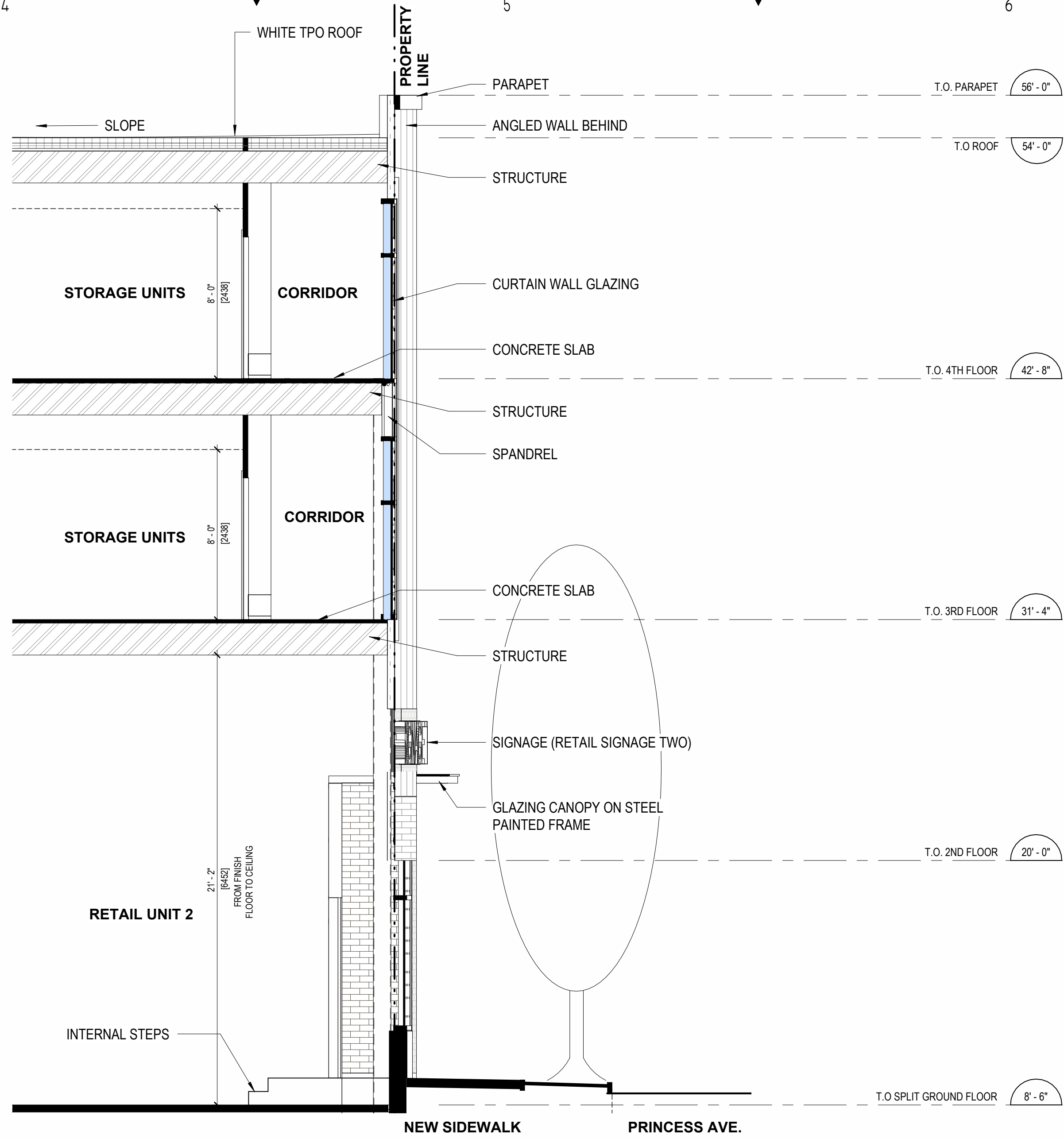
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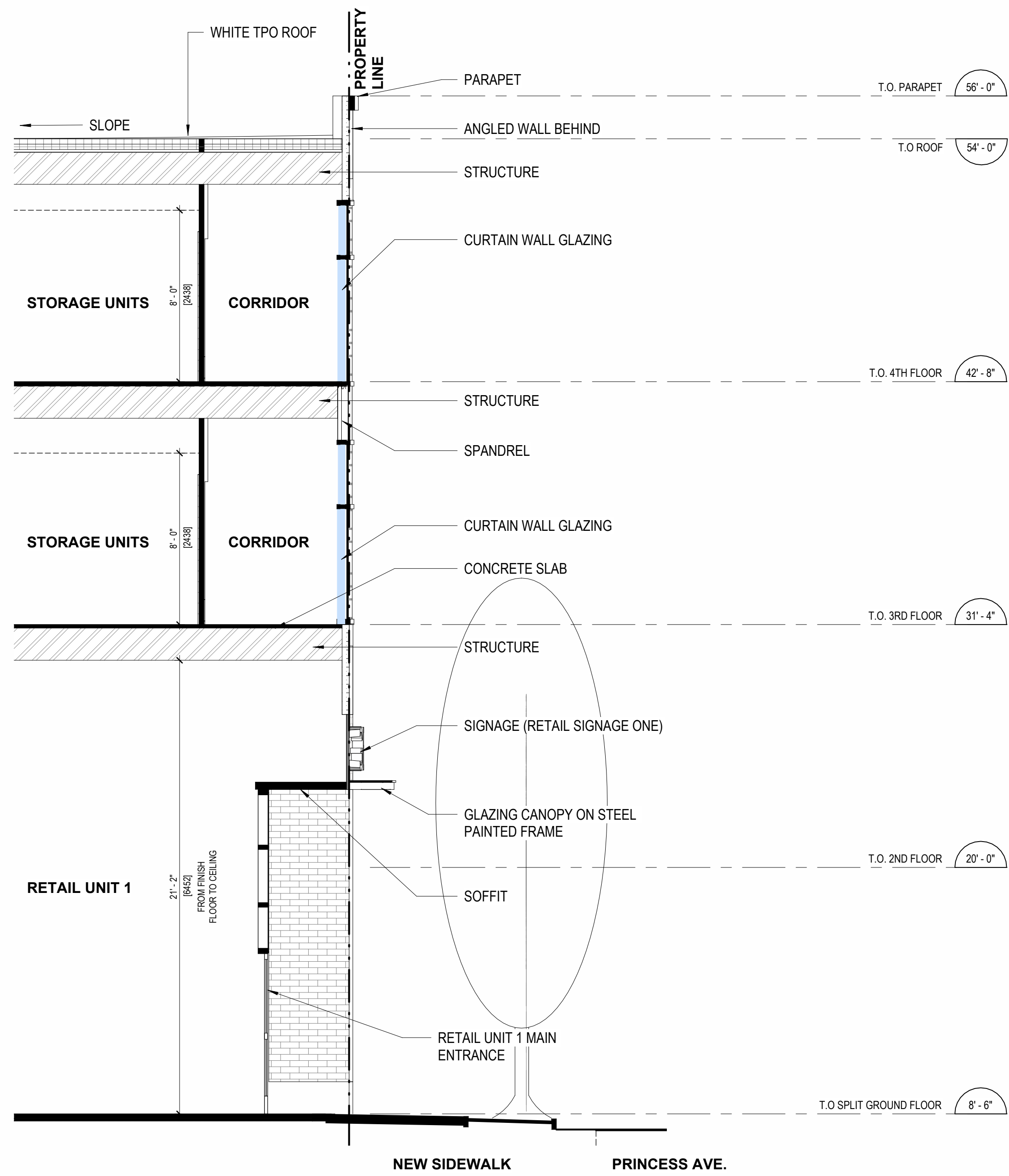
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1/4" = 1'-0"



3 Section 5
A 312
1/4" = 1'-0"



NOTE: ALL GRADING TO BE CONFIRMED BY CIVIL ENGINEER

FOR DEVELOPMENT PERMIT

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| 1 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
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TEL: 905 326 6400

PN: PROJECT NORTH ARCHITECT'S SEAL:

TN: TRUE NORTH
ARCHITECT:

WPT ARCHITECTURE INC
wpt@wptarchitecture.ca

WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

**PARTIAL NORTH
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SCALE:

1/4" = 1'-0"

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SHEET #:

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VIEW FROM PRINCESS AVENUE LOOKING SOUTH-WEST AT THE NORTH FACADE

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| © COPYRIGHT PROTECTED 2022, WPT ARCHITECTURE INC. | | |
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PROJECT NAME AND LOCATION:
SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME:
PERSPECTIVE VIEW

SCALE:
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DRAWN BY:
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SHEET #:
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VIEW FROM PEMBROKE STREET LOOKING NORTH-WEST AT THE SOUTH FACADE

FOR DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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PROJECT NAME AND LOCATION:

**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:

PERSPECTIVE VIEW

SCALE:

SHEET #:

DRAWN BY:
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STREET LEVEL VIEW ON PEMBROKE STREET

FOR DEVELOPMENT PERMIT

GENERAL NOTES TYPICAL:

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| # | YYYY-MM-DD | REVISIONS |

DESIGNER

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LANDSCAPE:

LANDSCAPE: PMG LANDSCAPE ARCHITECTS
C100 4185 Still Creek Drive
Burnaby BC Canada V5C6G9
T: 604.294.0011

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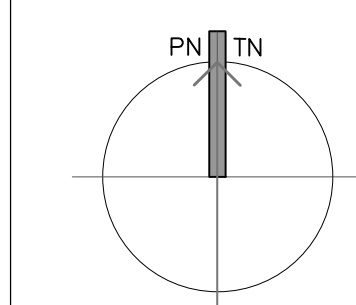


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WPT PROJECT #

MUNICIPAL #:

2022.06/6.01

CLIENT PROJECT

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PROJECT NAME AND LOCATION:

NAME AND LOCATION: SMARTSTOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME:

PERSPECTIVE VIEW

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| SHEET #:

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STREET LEVEL VIEW ON PRINCESS AVENUE

FOR DEVELOPMENT PERMIT

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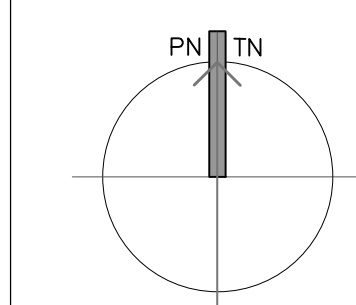


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PN: PROJECT NORTH

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WPT PROJECT #

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PROJECT NAME AND LOCATION:

NAME AND LOCATION: SMARTSTOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME

PERSPECTIVE VIEW

SCALE:

SHEET #:

N.T.S.

DRAWN BY _____

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AERIAL VIEW LOOKING NORTH-WEST AT THE PROPOSED BUILDING IN CONTEXT

FOR DEVELOPMENT PERMIT

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| 1 | 2023.04.21 | FOR DEVELOPMENT PERMIT |
| # | YYYY-MM-DD | REVISIONS |

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wpt@wptarchitecture.ca

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CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:
3D AERIAL VIEW

SCALE:

SHEET #:

DRAWN BY:
A.F

A 411



PERSPECTIVE VIEW LOOKING NORTH-EAST AT SOUTH WEST CORNER



PERSPECTIVE VIEW LOOKING NORTH-WEST AT SOUTH EAST CORNER



PERSPECTIVE VIEW LOOKING SOUTH-WEST AT NORTH-EAST CORNER



PERSPECTIVE VIEW LOOKING SOUTH-EAST AT NORTH-WEST CORNER

FOR DEVELOPMENT PERMIT

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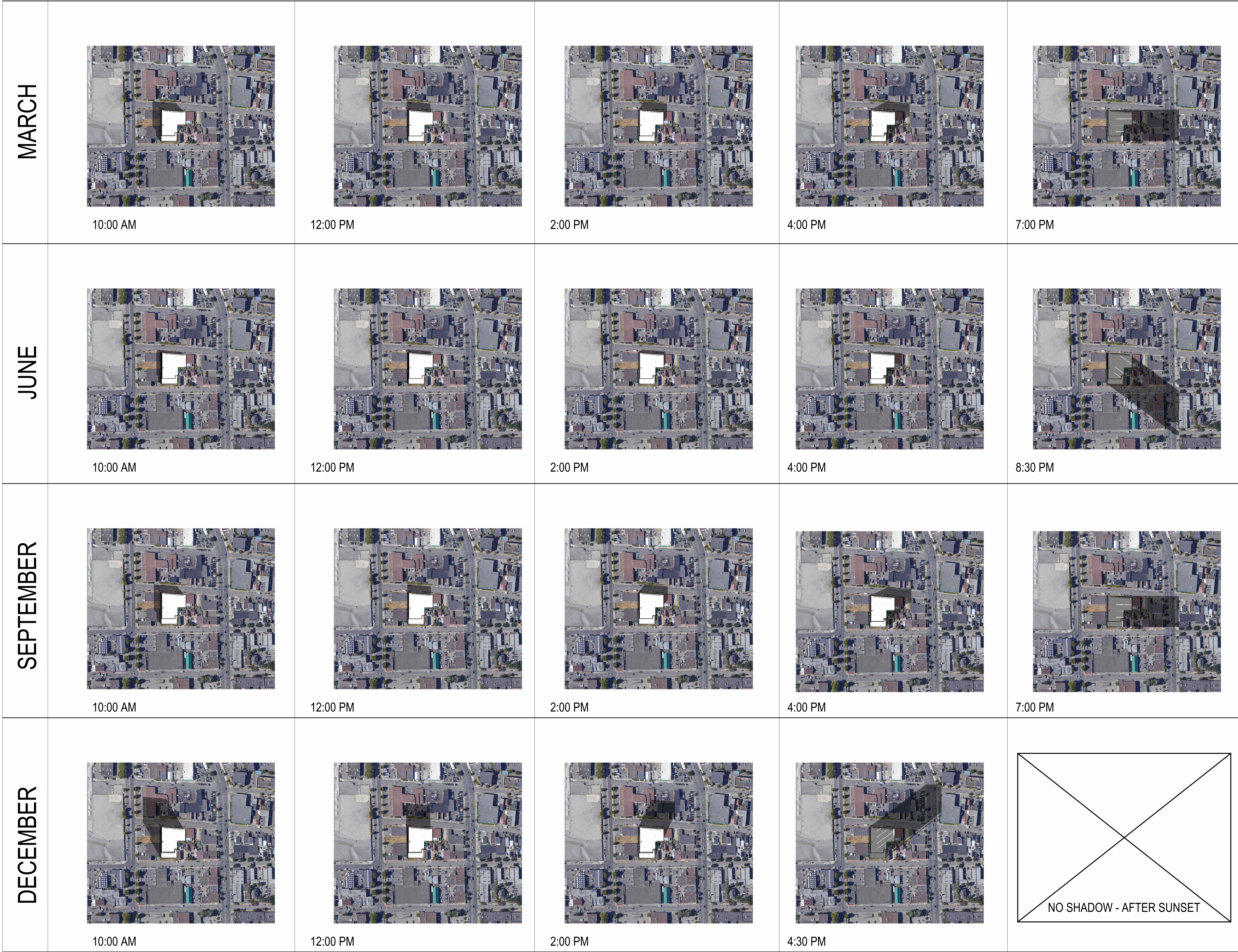
CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
**SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC**

SHEET NAME:
3D PERSPECTIVES

SCALE: SHEET #:
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| 2 | 2023.04.14 | FOR DISCUSSION |
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| # | YYYY-MM-DD | REVISIONS |

CIVIL:

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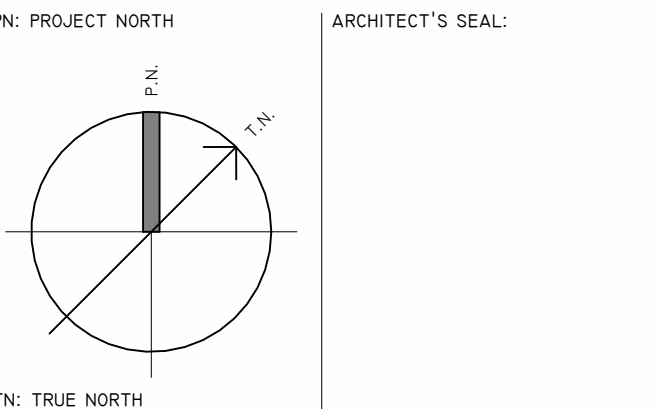
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DOBNEY FOUNDRY
VICTORIA, BC**

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DRAWN BY:

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201 – 11120 HORSESHOE WAY • RICHMOND, BC • V7A 5H7
T 604 448 9112 • F 604 448 9114

March 25th, 2024

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor and Council

Re: Development Permit Application with Variances to permit the development of a Self-Storage Facility (Warehouse Use) with Flexible Usable Employment Space (Warehouse Accessory Retail spaces) for the properties located at 629 Princess Ave., 627 Princess Ave., 621 Princess Ave., 616 Pembroke St., and 624 Pembroke St., in Victoria, BC

This letter is being submitted in support of our application to develop a self-storage facility (warehouse use) with flexible usable employment space (Warehouse Accessory Retail spaces) on the vacant property.

Following the City of Victoria's Committee of the Whole discussion on February 22, 2024, the City of Victoria staff advised us to amend the existing Development Permit Application rather than pursue a rezoning. The subject properties continue to be exempt from Bylaw No. 23-074 by Bylaw No. 23-073, adopted by the City of Victoria Council on September 14, 2023. This exclusion permits the self-storage use on the above-referenced properties with an active Development Permit application.

In amending the Development Permit application, we have addressed all concerns raised by staff:

- To address concerns around density and the “orphaned lot”, we have agreed to staff’s request to remove 2121 Government St. from the application,
- To create more employment space, we have increased the area allocate to the warehouse accessory retail spaces to a total of 5,558 sf. and have increased the depths of the units to an average of 40-ft (12.192 m), with no space having a dimension less than 30-ft (9.144 m) in depth,
- To create more flexible usable employment space, we have increased the height of the warehouse accessory retail spaces to 6.96 m with an interior usable height of 6.045 m to the underside of the joist, which exceeds the recommendations by the City of Victoria of 5.50 m,
- We have made several design changes to respond to staff’s comments to ensure the project would have a high-quality design and meet the design regulations and policies of the Official Community Plan, Downtown Core Area Plan, Neighbourhood Plan and Zoning Bylaw, and
- The facility has been designed to be adaptable to be repurposed for future uses.

The amended application is consistent with our discussions with the City of Victoria, and we hope that Council acknowledges our cooperation and willingness to work with staff and have a positive view of our amended Development Permit application with variances.

PROPOSED DEVELOPMENT – SELF-STORAGE FACILITY (WAREHOUSE USE) WITH FLEXIBLE USABLE EMPLOYEMENT SPACE (WAREHOUSE ACCESSORY RETAIL SPACES):

SmartCentres REIT (“SmartCentres”) and SmartStop Self-Storage (“SmartStop”) have partnered to develop self-storage facilities across Canada. The partnership has developed 22 facilities in Ontario, operating as SmartStop Self-Storage, and is currently expanding to Western Canada.

The proposed development property is comprised of five (5) legal parcels of land totalling 2,932 sm (0.72 acres), with frontages on Pembroke St., and Princess Ave. The property is currently vacant and was formerly occupied by the Dobney Foundry from the late 1800's until 1996, when the metal foundry buildings were demolished.

SmartCentres and SmartStop are proposing to construct a building consisting of four (4) storeys and two (2) basement levels (1 full basement level and 1 partial basement level) for a total Gross Floor Area ("GFA") of 153,423 sf. (14,253 sm). Contained within the building will be a 147,865 sf. (13,737 sm.) self-storage facility (warehouse use) with enclosed parking and loading, and approximately 5,558 sf (516 sm) of at-grade warehouse accessory retail spaces fronting Princess Ave. that will be designed as flexible usable employment space with generous ceiling heights. The Princess Ave. units are shown as warehouse accessory retail for the purpose of calculating parking requirements as the retail designation has the highest parking demand. The proposed units are intended to activate the Princess Ave. frontage and to be flexible usable employment space that will cater to a variety of small businesses such as artisans and small manufacturers that require access to industrial-designated space with high ceilings and commercial frontage to conduct their business. The uses of these units will be consistent with the permitted uses under the existing zoning and the units will be secured through a legal agreement with the City of Victoria. The remainder of the proposed development will accommodate a self-storage facility (warehouse use), with ancillary business office, workshare space, and cycling end-of-trip facilities.

The proposed development complies with the site's existing zoning, requiring variances to reduce off-street parking and to accommodate minor east and west setbacks.

The proposed development is generally described as follows:

- A four (4) storey, 153,423 sf (14,253 sm) GFA building with two (2) basement levels (one full basement level and one partial basement), accommodating a fully enclosed, 140,358 sf (13,040 sm) self-storage facility (warehouse use), with approximately 1,161 climate-controlled units, ancillary office space, cycling end-of-trip facilities, and the main entrance fronting Pembroke St.
- A total of 5,558 sf (516 sm) of flexible at-grade warehouse accessory retail spaces with an average depth of 40 ft (12.192 m) and with a generous ceiling height fronting Princess Ave. The space will be designed to accommodate a mezzanine, storage, racking, and/or over height equipment etc. for small businesses. The intent is to maximize the volume of the space to allow for the most flexibility for potential tenants while providing depths of spaces that are leasable to ensure Princess Ave. is activated.
- A Floor Area Ratio of 2.96 and a Lot Coverage of 93.10%
- Twelve (12) parking stalls, two (2) loading bays, and eight (8) short-term and sixteen (16) long-term bicycle parking stalls. The number of off-street parking stalls increases by three (3) parking stalls to fifteen (15) parking stalls when the loading bays are not in use. The two (2) loading bays are proposed to be used interchangeably between loading and parking, which is standard practice for a self-storage facility.
- Modernization of the Pembroke St. and Princess Ave. streetscapes, with new widened sidewalks (replacement sidewalk on Pembroke Ave. and the construction and installation of a new sidewalk on Princess Ave.) with new street trees in grates and canopies on street frontages to provide for weather protection.

OFFICIAL COMMUNITY PLAN/ NEIGHBOURHOOD PLAN/DOWNTOWN CORE AREA PLAN:

The property is identified in the City of Victoria's Official Community Plan as Core Employment and is within Development Permit Area 10A – Rock Bay. The intent of the designation is to permit a range of uses including light industrial uses such as warehousing and complimentary industrial / retail uses. In the Burnside Gorge Neighbourhood Plan, the site is located in the Rock Bay Employment Area, and is designated as Industrial Employment, which permits light industrial uses. In the Downtown Core Area Plan, the site is located in the Rock Bay District.

The proposed uses and the development concept meets the intent of the Official Community Plan, the Neighbourhood Plan, and the objectives of the Downtown Core Area Plan by facilitating the redevelopment,

intensification, and transition of the neighbourhood to a supportive employment centre. The self-storage use is a light industrial use that supports a diversified economy including small and medium sized businesses and will be designed to celebrate the industrial heritage of the area, meet the intent of the Development Permit Area, integrate green initiatives, improve the connectivity along the building street frontages, improve the public realm, and assist in attracting new investment and businesses to the Rock Bay District.

THE CITY OF VICTORIA'S ZONING BYLAW:

The City of Victoria's Zoning Bylaw (no. 80-159) designates the property as Douglas-Blanchard Industrial District (M2-I), which includes all uses permitted in the Light Industrial Zone (M-2). The proposed development complies with the M2-I zone, which permits the warehouse use, subject to conditions of height (15 m), setbacks (0 m or 3.0 m.), Floor Space Ratio (3.00) and parking. The properties are exempt from Bylaw No. 23-074 by Bylaw No. 23-073, adopted by the City of Victoria Council on September 14, 2023.

The floor space ratio for the proposed development is 2.96, which is consistent with the Floor Space Ratio permitted by the Zoning Bylaw for the subject properties. A minor setback variance of 0.45 m is being requested on the east and west lot lines to allow for more flexibility during construction, the proposed variances do not create any unreasonable voids, and limits any impact on adjacent buildings, specifically on the heritage building to the east of the development on Pembroke St.

Schedule C – Off-Street Parking of the zoning bylaw does not include a specific off-street parking requirement for the self-storage use, but instead applies the general parking requirement for the warehouse use. This parking requirement is demonstrably far in excess of the parking required to support the self-storage use, with similar self-storage facilities often having fewer than 10 off-street parking spaces.

A parking variance is being requested to reduce the number of off-street parking stalls required under the bylaw to twelve (12) off-street parking stalls with two (2) loading bays. The number of off-street parking stalls increases by three (3) parking stalls to fifteen (15) parking stalls when the loading bays are not in use. The two (2) loading bays are proposed to be used interchangeably between loading and parking. This is common practice in self-storage facilities as both vehicle and trucks utilize the loading spaces as the expected MSU truck traffic to this site is anticipated to be very low given the urban customer profile. In our experience of operating self-storage facilities, this number of parking and loading stalls is sufficient to accommodate our customers.

Creative Transportation Solutions Ltd. ("CTS") has completed a parking utilization study and proxy surveys of similar modern facilities in the Greater Vancouver Area, which supports the reduction in parking and identifies the number of parking stalls required to support the use. The City of Victoria confirmed that the proposed number of parking stalls and TDM measures would be sufficient to support the use.

NEIGHBOURHOOD CONTEXT:

The property is located adjacent to and across from traditional industrial uses and in close proximity to the residential and business growth areas of the City of Victoria. Mixed-use residential and commercial projects located in vicinity of the property include the proposed developments by Chard (1961 Douglas St. - 450 units and 97,368 sf of office/retail), Denciti (Spencer Block – 278 Units), Reliance (Capital Iron Project) and the Songhess and Esquimalt First Nations (Matulia Holdings – Former B.C. Hydro Lands).

The property is bounded to the west by Sherwin Williams Paints and Wicker Land Patio (both buildings owned by Victoria Unity Produce), a vacant lot (Dobney Foundry Ltd.), Autonomous Furniture (Hartwig Investments), and Government St. To the east, the site is located adjacent to Red Door Landscaping (Megamom Industries Inc.) on Pembroke St., and Styles Auto and Marine Upholstery (PJTS Holdings Limited) on Princess Ave.

The proposed development will have a significant positive impact on the surrounding area by providing new flexible usable employment industrial space servicing small and medium sized businesses and local residents and helping alleviate the ongoing shortage of self-storage space within the marketplace. The project will further improve the safety and cleanliness of the surrounding area by creating activity on the currently vacant lot, activating street frontages and introducing more "eyes on the street", which will tend to reduce crime. These improvements will help support the adjacent property and business owners and contribute to an enhanced public realm and streetscape along Pembroke St. and Princess Ave.

PROJECT BENEFITS AND AMENITIES:

SmartStop facilities are designed and constructed to a modern urban standard, unlike traditional low-density suburban industrial self-storage facilities. SmartStop facilities are multi-storey, secure, climate-controlled, and are intended to fit into the surrounding urban landscape.

Each SmartStop location is carefully chosen, selecting areas with a high degree of visibility and accessibility, urban amenities, and within well-established commercial/industrial areas. Facilities are located in close proximity to growing residential nodes similar to Downtown Victoria, Burnside, Harris Green and various other neighbourhoods. The intent is to incorporate self-storage into existing daily travel patterns, ideally to and from the workplace, making them an extension of the home and/or business.

The following outlines the economic, social, and environmental benefits of the project.

Economic Benefits:

- Numerous construction jobs and full-time and part-time employment with the self-storage use and the warehouse accessory retail spaces
- Significant investment in the City of Victoria and upon completion, ongoing annual property taxes estimated at approximately \$650,000
- The use is intended to be an integrative and supportive employment use that will assist small and medium sized businesses requiring access to storage space and business support services such as WIFI, hot desks, and boardrooms for collaboration and gathering, secure facilities to house merchandise (i.e. short-term overflow warehousing, seasonal inventory, display and demonstration materials etc.), supplies or goods, flexible lease terms, affordable alternative to traditional office or warehousing space, and flexible hours to accommodate business needs
- The use provides for a flexible and affordable storage solution to homeowners renovating, moving or downsizing, individuals with no permanent addresses such as students and/or the military, and/or homeowners looking to extend their home (needing more closet space and/or storage tools, heirlooms or equipment)
- Demand for storage solutions has been increasing in the City of Victoria, as new high-density residential construction occurs and the economy transitions from traditional uses to more flexible, “gig-economy” employment. At the same time, there is a lack of well-located, modern, attractive secured, and climate-controlled storage space available to support small and medium sized businesses and local residents
- Flexible warehouse accessory retail spaces with an average depth of 40-ft (12.192 m) and with ceiling heights of 6.96 m and an interior height of 6.044 m to the underside of the joist, with substantial glazing fronting Princess Ave. The proposed heights are in excess of the City of Victoria’s requirement of 5.50 m and are considered to be ideal for usable employment space. The space will be designed to accommodate a mezzanine, storage, racking, and/or over height equipment etc. The intent is to maximize the volume of the space to allow for the most flexibility for the potential tenants.

Social Benefits:

- Catalyst for redevelopment and intensification of the Rock Bay District
- Enhanced safety and improved aesthetics along Pembroke St. and Princess Ave.
- The facility will be designed to be clean, bright, and safe, and locating it in highly visible location such as the subject site makes the use a safer and more appealing destination option for customers particular women and seniors
- The facility will be designed to seamlessly integrate into everyday life by providing for a modern, state-of-the-art design, and flexible building and unit configuration

- Flexible warehouse accessory retail spaces to help support local businesses, entrepreneurs, small manufacturers and/or artist that are actively seeking space with generous ceiling heights within the Rock Bay District. The proposed units will meet the list of permitted uses under the existing zoning and are designed to be usable employment space.

Environmental Benefits:

- The development will be located in close proximity to businesses and new residential developments in Downtown Victoria reducing the number of vehicle trips to suburban self-storage locations
- The self-storage use generates relatively few vehicle trips compared with other uses, thereby contributing less to traffic and greenhouse gas emissions. The use also requires very few parking stalls
- The development is located adjacent to Victoria's AAA cycling route along Government St. and will be designed for multi-modal transport. The project will include cycling end-of-trip shower facilities, short- and long-term bicycle stalls and EV energized outlets. The project is located in close proximity to transit services on Douglas St. and transit passes will be provided to the self-storage employees for a minimum period of five (5) years
- The project is a brownfield redevelopment of a heavy industrial (foundry) site, with the property having been remediated to the Ministry of Environment Standards for the use
- The facility will maximize the site coverage and the density permitted under the zoning bylaw
- The facility has been designed to be adaptable to be repurposed for future uses
- Detailed comprehensive list of "Green Building Features" are included as part of this letter

DESIGN AND DEVELOPMENT PERMIT GUIDELINES:

The subject property is located in Development Permit Area 10A – Rock Bay of the Official Community Plan and is also located in the Rock Bay District of the Downtown Core Area Plan. The proposed development is intended to incorporate elements of the design guidelines through the use of unifying design elements, references to the industrial heritage of the area, improved connectivity and new landscaping that will be compatible and will improve the overall character of the Rock Bay District.

Key design elements that are supported by the Design Guidelines are as follows:

- Building carefully crafted that incorporates contemporary design elements that offer pedestrian scale and animated streetscapes.
- One building with multiple street frontages, the project is designed to be complimentary to its surroundings. Pembroke St. and Princess Ave. building elevations are designed with style and materials selections to be consistent with their respective streetscapes.
- Building mass is articulated with vertical breaks and finish colour materials to contextualize with the surrounding neighbourhood.
- Upper floor setback incorporated along the south elevation fronting Pembroke St. and on the east elevation, immediately adjacent to the heritage property, to decrease the massing and to provide for an improved transition between the proposed development and the existing building
- Building set to the property line along Princess Ave. with the sidewalks widened with trees in grates to provide for an improved public realm.
- Main façades address Pembroke St. and Princess Ave. with large clear fenestrations at grade and on the upper floors.
- Building articulation at the pedestrian level to provide visual interest and context at the ground level.

- Full vision automatic garage door that will allow for visibility to the reception, loading and parking areas at the ground level.
- An attractive colour palette that includes a combination of muted earth tones and bold colours to provide a modern aesthetic, while paying homage to the adjacent historical and industrial buildings on Pembroke St. and Princess Ave.
- Improvement of the pedestrian experience along the Pembroke St. and Princess Ave. frontages, which will include new wider sidewalks, landscaping, and canopies to provide for visual interest and weather protection.
- Brand signage on Pembroke St. will be featured on the main façades, with additional building signage provided for on the east and west elevations per the requirements of the City of Victoria's Sign Bylaw No. 14-097.
- Offices and flexible warehouse accessory retail spaces located at the street level to provide for visual interest and activity along the building frontages.
- Flexible warehouse accessory retail spaces with an average depth of 40-ft (12.192 m) and with ceiling heights of 6.96 m and an interior height of 6.044 m to the underside of the joist, with substantial glazing fronting Princess Ave. The proposed heights are in excess of the City of Victoria's requirement of 5.50 m and are considered to be ideal for usable employment space. The space will be designed to accommodate a mezzanine, storage, racking, and/or over height equipment etc. The intent is to maximize the volume of the space to allow for the most flexibility for the potential tenants.
- The facility has been purposefully designed with adequate ceiling heights, floor loads, and building envelope systems such that as the market evolves, the building can be repurposed to accommodate various types of office and/or industrial uses.
- Street trees have been provided on both Pembroke St. and Princess Ave. Trees proposed (Ginkgo Biloba 'Princeton Sentry') are narrow growing, drought tolerant deciduous trees suitable for the sidewalk.
- The proposed structural soil depth and minimum topsoil volume will meet or exceed the requirements of the City of Victoria for each offsite tree.
- A total of 15 trees are required per the Tree Protection Bylaw No. 21-035 Schedule F for a parcel area of 2.932 sm. The development is proposing \$30,000 cash-in-lieu to the City of Victoria for the 15 trees.

A site plan, elevations, renderings, and landscape plan are included as part of the Development Permit with Vairances submission. SmartCentres and SmartStop have also previously engaged with the Burnside/Gorge Community Land Use Committee as part of the application.

TRANSPORTATION:

The proposed development is located adjacent to Victoria's AAA cycling route along Government St. and will be designed for multi-modal transport. The project will include cycling end-of-trip shower facilities, short- and long-term bicycle stalls and EV chargers. The project is also located in close proximity to transit services on Douglas St.

As previously described, a parking variance is being requested to reduce the number of off-street parking stalls required for a self-storage (warehouse) use to twelve (12) off-street parking stalls with two (2) loading bays. The number of off-street parking stalls increases by three (3) parking stalls to fifteen (15) parking stalls when the loading bays are not in use. The two (2) loading bays are proposed to be used interchangeably between loading and parking, which is standard practice for a self-storage facility. In addition to the availability of parking and cycling with end of trip facilities, BC Transit Passes for employees of the self-storage facility will be provided for a period of five (5) years as part of the Transportation Demand

Management (“TDM”) measures. With the additional TDM measures, the resulting parking provided would meet the parking rates for the self-storage use as well as observed demand.

CTS has completed a parking utilization study that has been submitted under a separate cover to support the reduction in parking and to highlight the number of parking stalls required for the uses. The City of Victoria confirmed that the proposed number of parking stalls and TDM measures would be sufficient to support the use.

HERITAGE:

The property is currently vacant and there are no heritage impacts. Although there are no heritage impacts to the property or any existing buildings, the facility has been designed to incorporate design elements influenced by the industrial heritage of the area.

GREEN BUILDING FEATURES:

The following table outlines the green building features that will be incorporated into the overall design of the facility:

| | |
|-----------------------------------|--|
| Building Envelope: | <ul style="list-style-type: none"> • Exterior façade Insulated Metal Panel (IMP), wall achieving thermal resistance value R21 • High performance roof insulation achieving thermal resistance value R35 • High albedo roof to minimize urban heat island effect • Exterior aluminum window with high performance low-e coating |
| Mechanical: | <ul style="list-style-type: none"> • High efficiency Heating and Ventilation and Air Conditioning air handling units (Storage Area, Office Space, Commercial/Industrial Space) • Air distribution tests will be completed to test, adjust, and balance the air distribution system to ensure efficiency and performance to specifications • High efficiency motors (fan/blower/ECM/compressor) to reduce the total energy consumption |
| Plumbing, Electrical and Lighting | <ul style="list-style-type: none"> • Heat Pump Domestic Hot Water Heater complete with electrical back-up and integral package controls • Low flow plumbing fixtures • High Efficiency LED Lighting Fixtures, LED luminaires to be configured with full cut off to reduce light pollution • Lighting control system for automatic dimming, vacancy sensing (occupancy/vacancy sensors), time clock control and daylight harvesting • Light levels to meet recommended standards and to allow for Lighting Power Density to meet or exceed ASHRAE requirements |
| HVAC/Lighting Control System | <p>Energy efficient Direct Digital Control system that allows for:</p> <ul style="list-style-type: none"> • Increased occupant comfort • Decreased operating costs and faster response time • Controlled sequences for energy savings • Digital interface complete with remote login capabilities • Energy Management software • Reduced tenant maintenance required with Fault Detection Diagnostics |
| Access and Landscaping: | <ul style="list-style-type: none"> • Eight (8) Energized Level 2 Electrical Vehicle Charging Outlets • Eight (8) short-term and Sixteen (16) long-term bicycle parking stalls • Transit passes for self-storage employees for a minimum period of five (5) years • Unisex end of trip shower facility • Native and drought tolerant offsite trees |

INFRASTRUCTURE:

The proposed development has very limited servicing demands as compared to other uses of similar density. All utilities including hydro, telephone, gas, water, storm sewer and sanitary sewer services are available from adjacent municipal streets and have adequate capacity to service the proposed development.

A new sidewalk with street trees in tree grates will replace the existing sidewalk along the Pembroke St. and Princess Ave. frontages.

SUMMARY:

Following the City of Victoria's Committee of the Whole discussion on February 22, 2024, we have made a significant effort to accommodate all comments received by Council and direction received from staff. The proposed amendments reflect our discussions and our willingness to work in cooperation with the City of Victoria to develop a plan that is consistent with the land use policies and designations for the subject property.

The proposed development will enhance the neighbourhood and will become a catalyst for redevelopment and intensification of the Rock Bay District meeting the general intent, objectives and policies of the Official Community Plan, the Neighbourhood Plan, and the Downtown Core Area Plan. The self-storage facility (warehouse use) will also provide a significant benefit to the growing residential community and small and medium sized businesses located in the immediate vicinity of the site. In addition, flexible warehouse accessory retail spaces with generous ceiling heights will be provided along the Princess Ave. frontage. The space will be designed to be usable employment space and be flexible to allow for a variety of potential tenants while providing depths of spaces that are leasable to ensure that Princess Ave. is activated.

The self-storage use (warehouse use) is also permitted under the zoning bylaw and was exempt from Bylaw No. 23-074 by Bylaw No. 23-073, adopted by the City of Victoria Council on September 14, 2023.

Should you require any additional information pertaining to the Development Permit and Parking Variance submission, please do not hesitate to contact me.

Thank you very much for your consideration of our application.

Sincerely,



Brent Savard
Senior Director, Development – Western Canada



Committee of the Whole Report

For the Meeting of February 22, 2024

To: Committee of the Whole **Date:** February 8, 2024

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

Subject: **Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue and 2121 Government Street**

RECOMMENDATION

That Council decline the Development Permit with Variances Application No. 00235 for the property located at 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue and 2121 Government Street.

LEGISLATIVE AUTHORITY

Relevant Development Permit considerations relate to the application's consistency with design guidelines.

Enabling Legislation

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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with variances for the properties located at 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue and 2121 Government Street.

The proposal is to consolidate the lots and construct a four-storey building intended for use as a self-storage facility with some ground-oriented general commercial-industrial space along the Pembroke Street frontage. The building will encompass the existing Pembroke Street and Princess Avenue properties while the portion of the site at Government Street will be left undeveloped with minor landscaping.

The following points were considered in assessing this application:

- The building being proposed as part of the application is generally consistent with the applicable vision for Development Permit Area 10B: Rock Bay Heritage. Industrial developments are identified in this plan for the Core Employment area with built form and character appropriate to a high technology and traditional industrial district.
- The setback variances are minor in nature and are considered supportable given the site context. The request to reduce the parking is considered supportable based on the demonstrated typical parking demand for the proposed use as well as the transportation demand management provisions that are provided.
- Notwithstanding the above, the proposal is not consistent with *Official Community Plan, Burnside-Gorge Neighbourhood Plan* by leaving the area of the site along Government Street as undeveloped with minor landscaping and limiting the potential for a land assembly along Government Street. The inclusion of the lot avoids the need for a Rezoning by keeping the density below the maximum permitted in the zone, but it is not otherwise contributing to the logical or cohesive development of the site or the street front along Government Street.
- The inclusion of the lot at Government Street, which is in the middle of a small block encumbers future development by making a logical assembly of these lots in the future contingent on a subdivision and rezoning of the site proposed in this application.
- On July 6th, 2023 Council passed a motion directing staff to prohibit self-storage as a permitted use from the Zoning Regulation Bylaw, but to allow active applications already submitted in full prior to June 15, 2023 to continue through the process.

BACKGROUND

Description of Proposal

The proposal is to consolidate the lots and construct a four-storey building intended for use as a self-storage facility with some ground-oriented general industrial space along the Pembroke Street frontage. The building will encompass the existing Pembroke Street and Princess Avenue properties while the portion of the site at Government Street will be left undeveloped with minor landscaping. The proposed density is 2.92:1 Floor Space Ratio. The proposed variances are related to parking and setbacks.

Specific details include:

- Building materials include brick masonry and insulated metal panels and glazing along the first two storeys, with insulated metal panels and transparent glazing comprising the stepped back upper two storeys.
- The impact of the four-storey massing is softened through articulation, varied use of materials and along Pembroke Street, a stepback at the upper stories.
- Landscaping for the area of the site comprised by the existing lot at 2121 Government Street will include gravel infill, new fencing and four new on-site trees.

Land Use Context

The area is characterized by one- and two-storey light industrial buildings. Two of the nearby buildings have heritage value. Directly adjacent to the east side of the property at Pembroke Street there is a brick, two-storey heritage registered building that is located directly along the shared property line. There is also a brick two-storey heritage designated building a few meters to the West at the corner of Pembroke Street and Government Street.



Figure 1. Aerial Map

Existing Site Development and Development Potential

The properties that comprise the subject site are currently undeveloped. Under the existing M2-I Zone, Blanshard Industrial District, each property could be developed with limited light industrial uses including manufacturing, processing, and assembly as well as 'high tech' and service-commercial uses compatible with light industrial uses.

On July 6, 2023 Council passed a motion directing staff to prohibit self-storage as a permitted use from the *Zoning Regulation Bylaw*, but to allow active applications already submitted in full prior to June 15, 2023 to continue through the process.

Data Table

The existing M2-I Zone, Blanshard Industrial District, identifies a range of permitted uses but refers to the M-2 Zone, Light Industrial District for all other uses and regulations. For this reason, the following data table compares the proposal with the M-2 Zone, Light Industrial District. An asterisk is used to identify where the proposal does not meet the requirements of the zone.

| Zoning Criteria | Proposal | M-2 Zone |
|--|--------------|---------------------------------|
| Site area (m ²) – minimum | 3,663 | n/a |
| Density (Floor Space Ratio) – maximum | 2.92:1 | 3:1 |
| Total floor area (m ²) – maximum | 10,686 | n/a |
| Height (m) – maximum | 14.95 | 15 |
| Storeys – maximum | 4 | n/a |
| Site coverage (%) – maximum | 74.51 | n/a |
| Setbacks (m) – minimum | | |
| Princess Avenue | 0.0 | n/a |
| Pembroke Street | 0 | n/a |
| Canopy projection | yes | Encroachment agreement required |
| Side (East) | 0.45* | 3.0 or 0 |
| Side (West) | 0.45* | 3.0 or 0 |
| Parking – minimum | | |
| Stalls | 12* | 109 |
| Loading spaces | 2 | 1 |
| Bicycle parking stalls – minimum | | |
| Long Term | 16 | 15 |
| Short Term | 8 | 8 |

Sustainable Mobility

The application proposes the following features which support multi-modal transportation:

- end-of-trip shower facility
- transit passes (BC Transit EcoPASS)

The applicant has agreed to provide BC Transit bus passes for two staff for a minimum of a five-year term. These passes will help to mitigate anticipated parking demand on the property, reduce the impacts on parking availability on the surrounding area and encourage affordable transportation alternatives for staff. The alternate recommendation includes the necessary language to ensure the transit passes and a shower facility are secured as a condition of the permit.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, since this is a Development Permit with Variance application, it was referred to the Burnside- Gorge Neighbourhood CALUC for a 30-day comment period. At the time of writing this report, a letter from the CALUC had not been received.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) identifies these properties within Development Permit Area (DPA) 10B: Rock Bay Heritage. DPA 10B encourages light industrial and commercial development on underutilized industrial and commercial lands in the Core Employment area. Moreover, the DPA envisions the enhancement of the neighbourhood through high-quality architecture, landscape and urban design that reflects the area's function as an employment district in scale, massing and character and that also responds to the industrial setting of Rock Bay.

The applicable design guidelines include the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial* (2012, updated 2019) and the *Guidelines for Fences, Gates and Shutters* (2010). The guidelines generally encourage development that is a 'good fit' within its context, provides an appropriate design response, and enhances the public realm.

While the proposed building generally meets the objectives of these guidelines in terms of massing and character, the inclusion of the lot at Government Street does not contribute to the cohesive function of the site.

Burnside Gorge Neighbourhood Plan

The *Burnside Gorge Neighbourhood Plan* designates the subject properties as General Employment, which supports commercial or light industrial uses, and retail uses on the ground floor in areas with high pedestrian activity. The subject properties are also within the Rock Bay Sub-Area of the *Burnside Gorge Neighbourhood Plan*. Attracting and maintaining a range of commercial and light industrial businesses, to provide a more diversified and resilient employment base, is strongly encouraged in the Plan. A density up to approximately 3:1 FSR and heights up to five storeys with parking generally located to the rear of the site or underground are supported in the Plan. The proposal is generally consistent with this vision.

Downtown Core Area Plan (DCAP)

The subject properties are located within the Rock Bay District of the *Downtown Core Area Plan*, 2012 (DCAP). The DCAP supports a transformation of the Rock Bay District into an attractive employment centre with a high-quality built form, landscaping and human scale public realm amenities. It also recommends that large blank walls visible from the public realm should be minimized or softened through landscaping. The DCAP contains design guidelines to support street vitality and safety. The building itself is generally consistent with the design guidelines of the DCAP.

The applicant has identified that they intend to pursue temporary opportunities for uses of the space along Government Street, with food trucks being one potential and easily realized option. To support this, the proposal includes power and water connection from the proposed building and accessible to this undeveloped portion of this site. While the applicant has established that they are interested in pursuing an active use for this space, this will not be secured as a future use as a part of this proposal.

Focusing on the proposed building, the proposal is generally consistent with the objectives of the OCP, DCAP and applicable design guidelines. Specific aspects of the development that relate to these guidelines:

- The building supports active uses at the street level and satisfies DPA guidelines related to building composition and materials.
- The use of brick and the upper level setbacks at Pembroke Street are responsive to the Heritage Registered two-storey building directly to the East. The massing of the building is further softened through articulation and glazing throughout.
- A portion of the ground floor proposed for the self-storage use incorporates a generous ceiling height of 6m which would allow for more flexibility for potential future industrial uses. Due in part to the grade change from Pembroke Street to Princess Avenue, the portion of the ground floor proposed for commercial industrial units at Princess Street does not include this higher ceiling height, which limits this flexibility.
- The area of the site comprised by the existing lot at 2121 Government Street will include gravel infill, new fencing and four new on-site trees.

Site Assembly and Massing Approach

The subject properties are designated Core Employment in the OCP, which supports buildings up to five-storeys consisting of light industrial uses on the ground floor and commercial or light industrial uses above, with density up to 3:1 floor space ratio (FSR). The proposal is generally within the envisioned use, density and height framework and is within the existing zoning density. However, this relies on the inclusion of the empty lot at 2121 Government Street to fall within the density in the zoning and OCP.

While the proposed building could potentially fall within density framework of the OCP, even at the slightly higher density that would result from removing the lot at 2121 Government Street from the proposal, this is not the proposal being presented for Council's consideration. Consolidating lots with the primary objective of falling within maximum zoning densities is not supported by OCP policy.

The density ranges identified in the OCP are intended to support rather than lead the broader set of policy considerations. OCP policy notes that site specific development may depart from the guidance set out for a site if the development goes through a rezoning and is supported by City policies, "good urban design principles, the objectives of the plan, and is responsive to the envisioned context of the surrounding area." The OCP further encourages the logical assembly of lots to enable the highest and best use for a site, as well as the potential for neighbouring sites.

The approach of the proposal to consolidate the lot at Government Street does not contribute to the logical or cohesive development of the site or street front along Government Street and is not supported by these principles.

Variances

Three variances are associated with this application:

- Adjusting the minimum internal lot boundary setback on the east elevation from either zero or a minimum of 3m to 0.45m.
- Adjusting the minimum internal lot boundary setback on the west elevation from either zero or a minimum of 3m to 0.45m.
- Reducing the minimum parking stall requirement from 109 stalls to 12 stalls.

Setbacks

The variances to adjust the internal lot boundary setbacks are minor and considered to be supportable. The setback requirements for these internal lot lines are either zero or, where a setback is provided, a minimum of 3 metres. The intention of this is to avoid dead spaces between buildings and lots. A building constructed right at the lot line does not allow for any 'margin of error' or consider other contextual and seismic factors. The minor setbacks proposed allow for a small amount of breathing room without creating an unreasonable void. This slight setback is particularly useful at the east internal lot line starting at Pembroke Street given the placement of the existing brick heritage registered building on the adjacent property. This existing building is positioned right on the shared lot line. Setting the proposed building slightly back from this existing building reduces potential impacts on the heritage registered building. These setback variances are considered to be supportable.

Parking

The applicant is seeking a parking reduction from 109 stalls to 12 stalls. The parking reduction variance is supported by a parking study, which is attached to this report. The study concluded that the 12 parking stalls plus two loading stalls as low parking utilization for relatively short periods of time is typical for self-storage buildings. In order to reduce staff demand for parking on site and in the surrounding area, the applicant has agreed to provide BC Transit bus passes for two staff for a minimum of a five-year term, as well as end-of-trip shower facilities to support those staff taking active transportation options.

This reduction is in line with other similar projects within the city. Given the expected low demand for parking created by this project, this variance is considered to be supportable.

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 beyond what is required through the *British Columbia Building Code* and City regulations.

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 neighborhoods.

There are currently no onsite trees on the subject properties. Based on the total site size of 3,662m² 18 bylaw-protected trees would be required as per the *Tree Protection Bylaw*. Given that the proposed building does not extend into the 735m² site area at Government Street, it has been determined that it can accommodate at least four trees. The applicant has agreed to plant four trees in this area, confirmed with a replacement tree plan. They will be required to pay \$2,000 cash-in-lieu for each remaining replacement tree required. This solution is considered to be supportable. This will be a net gain of four private trees.

The proposal includes seven new street trees: two along the Pembroke Street frontage and five along the Princess Avenue frontage.

Statutory Right of Way and Sidewalk Re-alignment

The proposal includes measures at both the Pembroke Street and Princess Avenue frontages to accommodate a minimum pedestrian zone between street trees and the building frontage and to meet minimum tree setbacks from property lines and trees. These are minimum standards identified in the *Tree Protection Bylaw* and *Subdivision and Development Servicing Bylaw* and further supported by the *Downtown Core Area Plan*.

For the Pembroke Street frontage, the applicant has agreed to provide a 0.6m statutory-right-of-way (SRW) along the property line in order to secure these minimums. The applicant has also agreed to realign the sidewalk along Princess Avenue to accommodate the minimum pedestrian and tree distances outlined above. Appropriate wording to secure the SRW as a condition of the Development Permit with Variances is included in the alternate motion for Council's consideration.

The frontage works associated with this application would be secured as a condition of a separate Building Permit Application, in accordance with Section 506 of the *Local Government Act*.

Encroachment Agreement

A number of street-level canopies are also proposed along Pembroke Street and Princess Avenue which project above the City Right-of-Way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. To facilitate these canopies, the applicant is required to enter into an encroachment agreement with the City. Appropriate wording is included in the alternate motion for Council's consideration. The applicant would also work with the City at the building permit stage to ensure that the proposed canopies minimize potential impacts on the healthy growth of the proposed street trees.

CONCLUSIONS

The proposal is somewhat consistent with the design guidelines applicable to the site. The building form and massing generally fit with the Design Guidelines for Multi-Unit Residential, Commercial and Industrial. The building configuration does result in the loss of opportunities for future industrial flexibility within the space, however, the built form and character are generally appropriate for the area.

Looking at the proposal as whole, the inclusion of the property at 2121 Government Street does not relate to the rest of the proposal and does not contribute to the logical assembly and cohesive development of a site. Future development of the block along Government Street would either be orphaned, or, if this lot was included, would trigger a rezoning of the current subject property. This approach undermines a fulsome consideration of the application and potential future development of neighbouring properties, which is contrary to the priorities set out in the *Official Community Plan*. Therefore, it is recommended that Council decline the application.

ALTERNATE MOTIONS

Alternate Option 1 – Consider approval without an Opportunity for Public Comment

That Council, after giving notice, posting signage, and inviting written comments from the public for Council's consideration, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue and 2121 Government Street, in accordance with plans submitted to the Planning department and date stamped by Planning on January 26, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. adjust the east side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - ii. adjust the west side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - iii. reduce the required vehicle parking stalls from 109 stalls to 12 stalls.
 - b. Registration of the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor:
 - i. Provision of transportation demand management measures including:
 1. two yearly BC Transit Eco passes for a minimum of five years to be distributed to staff
 2. end of trip shower facilities.
 - ii. A 0.6m Statutory-Right-of-Way along the Pembroke Street frontage.
 - c. The property being consolidated into one lot.
2. That the Development Permit, if issued, lapses two years from the date of issuance, or, if the DVP is not issued by two years from the date of this resolution, then the DVP lapses two years from the date of this resolution.
3. That subject to issuance of the Development Permit, Council authorize the projecting encroachments over the City rights of way on Pembroke Street and Princess Street generally as shown on the plans submitted to the City and dated January 26th, 2024, provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.

Alternate Option 2 – Consider approval after an Opportunity for Public Comment

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances No. 00235 for 616 and 624 Pembroke Street, 621,627 and 629 Princess Avenue and 2121 Government Street, in accordance with plans submitted to the Planning department and date stamped by Planning on January 26, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. adjust the east side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - ii. adjust the west side internal lot boundary setback from either 0m or a minimum of 3m to 0.45m
 - iii. reduce the required vehicle parking stalls from 109 stalls to 12 stalls.
 - b. Registration of the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor:
 - i. Provision of transportation demand management measures including:
 1. two yearly BC Transit Eco passes for a minimum of five years to be distributed to staff
 2. end of trip shower facilities.
 - ii. A 0.6m Statutory-Right-of-Way along the Pembroke Street frontage.
 - c. The property being consolidated into one lot.
2. That the Development Permit, if issued, lapses two years from the date of issuance, or, if the DVP is not issued by two years from the date of this resolution, then the DVP lapses two years from the date of this resolution.
3. That subject to issuance of the Development Permit, Council authorize the projecting encroachments over the City rights of way on Pembroke Street and Princess Street generally as shown on the plans submitted to the City and dated January 26th, 2024, provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.

Respectfully submitted,

Chloe Tunis
Senior Process 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: Aerial Map
- Attachment C: Plans date stamped January 26, 2024
- Attachment D: Letter from applicant to Mayor and Council dated January 26, 2024
- Attachment E: Parking Study dated November 2, 2023
- Attachment F: Arborist Report dated January 26, 2024



MINUTES - COMMITTEE OF THE WHOLE

February 22, 2024, 9:00 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 Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, T. Zworski - City Solicitor, K. Hoese - Director of Sustainable Planning and Community Development, P. Rantucci - Director of Strategic Real Estate, C. Tunis - Senior Process Planner, A. Johnston - Acting Director of Development Services, T. Soulliere - Deputy City Manager, K. Lauriston - Development Process Coordinator, R. Tooke - Manager of Sustainability, Assets and Support Services, M. Tromp Hoover - Lead, Solid Waste Reduction, W. Doyle - Acting Director of Engineering & Public Works, A. Heimbürger - Legislative Coordinator

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. Committee noted the extension of respect from the Nations to settlers in trusting that we will do better as stewards and neighbours, and thanked them for allowing us to live, work and play on their lands.

C. APPROVAL OF AGENDA

Moved By Councillor Dell
Seconded By Councillor Thompson

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Council requested that item ***F.1 - 586 Johnson St: Application for a New Liquor Primary Licence for Forged Axe Throwing (Downtown)*** be removed from the Consent Agenda.

Moved By Councillor Coleman
Seconded By Councillor Kim

That the following Consent Agenda items be approved:

E.1 Minutes from the Committee of the Whole meeting held February 08, 2024

That the minutes from the Committee of the Whole meeting February 08, 2024 be approved.

I.1 Council Member Motion: Federation of Canadian Municipalities (FCM) Annual Conference

Committee received a Council Member Motion regarding the associated costs for travel to the Federation of Canadian Municipalities Annual Conference, June 6-9, 2024 in Calgary.

That Council authorizes the attendance and associated costs for Councillor Gardiner to attend the FCM Annual Conference to be held in Calgary, Alberta, from June 6-9, 2024.

The approximate cost for attending is:

| | |
|--|---------|
| Conference Registration Fee | \$1,150 |
| Travel to/from Calgary (June 5-9/10) | \$700 |
| Taxis (Victoria x2 and Calgary x2) | \$250 |
| Accommodation (4-5 nights) | \$985 |
| Carbon Tax (.28x150) | \$42 |
| Food & Incidentals (2 dinner, 1 lunch, 1-2 b'fast) | \$120 |
| | <hr/> |
| | \$3,247 |

Note: (departure on June 9 or 10 to be determined when more complete agenda available)

Estimated total cost = \$3,247

I.2 Council Member Motion: Columbia Institute High Ground Civic Governance Forum

Committee received a Council Member Motion regarding associated costs for a Councillor's attendance at the Columbia Institute's High Ground Civic Governance Forum, March 22-23, 2024 in Vancouver.

That Council authorize the attendance and associated costs for Councillor Thompson to attend the Columbia Institute's High Ground Civic Governance Forum to be held in Vancouver, BC, on March 22 and 23, 2024.

The approximate cost for attending is:

| | |
|---|-----------|
| Conference Registration Fee (early bird) | \$ 467.00 |
| Ferries to/from Vancouver | \$ 165.20 |
| Mileage | \$ 99.40 |
| Accommodation (2 nights) | \$ 600.00 |
| Parking | \$ 90.00 |
| Food & Incidentals (1 breakfast, 1 lunch, 1 dinner) | \$ 100.00 |

Estimated total cost = \$1,521.60

I.3 Council Member Motion: Council Member Attendance at Association of Vancouver Island and Coastal Communities (AVICC) 2024

Committee received a Council Member Motion regarding registration costs for Council member attendance at the AVICC AGM and convention, April 12-14, 2024 at the Victoria Conference Centre.

1. That Council authorize up to nine Council Members to attend the AVICC annual meeting April 12 – 14, 2024, in Victoria, and further authorize payment of each attending Council member's "Early Bird" Registration fee of \$400.
2. That, if adopted, this Resolution be considered at the daytime Council Meeting February 22, 2024.

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.1 586 Johnson St: Application for a New Liquor Primary Licence for Forged Axe Throwing (Downtown)

Committee received a report dated February 1, 2024 from the Director of Sustainable Planning and Community Development regarding an application for a liquor primary licence for the property located at 586 Johnson Street in order to allow liquor service with hours of service Sunday to Thursday from 9 a.m. to 12 a.m. inside and 9 a.m. to 10 p.m. on the patio, and Friday and Saturday from 9 a.m. to 1 a.m. inside and 9 a.m. to 11 p.m. on the patio, with a total occupant load of 74 people.

Committee discussed:

- *Current noise concerns and neighbourhood impact of extended hours and liquor service on patio*
- *Mitigation of noise, and bylaw compliance response in the event of violations*
- *Scope of the acoustic report as required in the staff recommendation*

Moved By Councillor Caradonna

Seconded By Councillor Dell

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. That Council supports the application from Forged Axe Throwing, located at 586 Johnson Street, for a new liquor primary licence having hours of service Sunday to Thursday from 9 a.m. to 12 a.m. inside and 9 a.m. to 10 p.m. on the patio, and Friday and Saturday from 9 a.m. to 1 a.m. inside and 9 a.m. to 11 p.m. on the patio, with a total occupant load of 74 people to allow up to 50 people inside the establishment and up to 24 people in the licensed outdoor patio area.
2. Endorsement of the application is subject to receipt of an acoustic report from a qualified acoustic engineer, and the sound attenuation measures it prescribes being carried out, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.
 - b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. In response to the notification that went to 899 owners and occupants, the City received 33 letters of correspondence. Of these letters, five expressed opposition and 28 expressed support for the proposal. A letter from the Downtown Residents Association notes support for the provision of late-night activities and concern regarding the potential noise impact on neighbouring residential units.
4. Council recommends to the Province that the liquor primary licence be approved as recommended.

Motion to refer:

Moved By Councillor Hammond

Seconded By Councillor Gardiner

Motion to refer Council consideration of this matter until receipt of acoustic report identified in Section 2 below:

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. That Council supports the application from Forged Axe Throwing, located at 586 Johnson Street, for a new liquor primary licence having hours of service Sunday to Thursday from 9 a.m. to 12 a.m. inside and 9 a.m. to 10 p.m. on the patio, and Friday and Saturday from 9 a.m. to 1 a.m. inside and 9 a.m. to 11 p.m. on the patio, with a total occupant load of 74 people to allow up to 50 people inside the establishment and up to 24 people in the licensed outdoor patio area.

2. Endorsement of the application is subject to receipt of an acoustic report from a qualified acoustic engineer, and the sound attenuation measures it prescribes being carried out, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.
 - b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. In response to the notification that went to 899 owners and occupants, the City received 33 letters of correspondence. Of these letters, five expressed opposition and 28 expressed support for the proposal. A letter from the Downtown Residents Association notes support for the provision of late-night activities and concern regarding the potential noise impact on neighbouring residential units.
4. Council recommends to the Province that the liquor primary licence be approved as recommended.

FOR (2): Councillor Gardiner, and Councillor Hammond

OPPOSED (7): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

DEFEATED (2 to 7)

Amendment:

Moved By Councillor Hammond

Seconded By Councillor Gardiner

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. That Council supports the application from Forged Axe Throwing, located at 586 Johnson Street, for a new liquor primary licence having hours of service Sunday to Thursday from 9 a.m. to 12 a.m. inside and 9 a.m. to 10 p.m. on the patio, and Friday and Saturday from 9 a.m. to 1 a.m. inside and 9 a.m. to 11 p.m. on the patio, with a total occupant load of 74 people to allow up to 50 people inside the establishment and up to 24 people in the licensed outdoor patio area.
2. Endorsement of the application is subject to receipt of an acoustic report from a qualified acoustic engineer **with particular emphasis on the potential impact to adjacent residents**, and the sound attenuation measures it prescribes being carried out, to the satisfaction of the Director of Sustainable Planning and Community Development.

3. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.
 - b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. In response to the notification that went to 899 owners and occupants, the City received 33 letters of correspondence. Of these letters, five expressed opposition and 28 expressed support for the proposal. A letter from the Downtown Residents Association notes support for the provision of late-night activities and concern regarding the potential noise impact on neighbouring residential units.
4. Council recommends to the Province that the liquor primary licence be approved as recommended.

FOR (6): Mayor Alto, Councillor Coleman, Councillor Gardiner, Councillor Hammond, Councillor Kim, and Councillor Loughton

OPPOSED (3): Councillor Caradonna, Councillor Dell, and Councillor Thompson

CARRIED (6 to 3)

Amendment:

Moved By Councillor Gardiner

Seconded By Councillor Hammond

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. That Council supports the application from Forged Axe Throwing, located at 586 Johnson Street, for a new liquor primary licence having hours of service Sunday to Thursday from 9 a.m. to 12 a.m. inside and 9 a.m. to ~~10 p.m.~~ **9 p.m.** on the patio, and Friday and Saturday from 9 a.m. to 1 a.m. inside and 9 a.m. to ~~11 p.m.~~ **9 p.m.** on the patio, with a total occupant load of 74 people to allow up to 50 people inside the establishment and up to 24 people in the licensed outdoor patio area.
2. Endorsement of the application is subject to receipt of an acoustic report from a qualified acoustic engineer with particular emphasis on the potential impact to adjacent residents, and the sound attenuation measures it prescribes being carried out, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.

- b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. In response to the notification that went to 899 owners and occupants, the City received 33 letters of correspondence. Of these letters, five expressed opposition and 28 expressed support for the proposal. A letter from the Downtown Residents Association notes support for the provision of late-night activities and concern regarding the potential noise impact on neighbouring residential units.
4. Council recommends to the Province that the liquor primary licence be approved as recommended.

Moved By: Councillor Caradonna

Seconded By: Councillor Kim

That the previous question be called.

CARRIED UNANIMOUSLY

On the amendment:

FOR (3): Councillor Coleman, Councillor Gardiner, and Councillor Hammond

OPPOSED (6): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

DEFEATED (3 to 6)

On the main motion as amended:

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. That Council supports the application from Forged Axe Throwing, located at 586 Johnson Street, for a new liquor primary licence having hours of service Sunday to Thursday from 9 a.m. to 12 a.m. inside and 9 a.m. to 10 p.m. on the patio, and Friday and Saturday from 9 a.m. to 1 a.m. inside and 9 a.m. to 11 p.m. on the patio, with a total occupant load of 74 people to allow up to 50 people inside the establishment and up to 24 people in the licensed outdoor patio area.
2. Endorsement of the application is subject to receipt of an acoustic report from a qualified acoustic engineer with particular emphasis on the potential impact to adjacent residents, and the sound attenuation measures it prescribes being carried out, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.
 - b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of

the licensed location and a notice posted at the property. In response to the notification that went to 899 owners and occupants, the City received 33 letters of correspondence. Of these letters, five expressed opposition and 28 expressed support for the proposal. A letter from the Downtown Residents Association notes support for the provision of late-night activities and concern regarding the potential noise impact on neighbouring residential units.

4. Council recommends to the Province that the liquor primary licence be approved as recommended.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

Committee recessed at 10:12 a.m. and reconvened at 10:25 a.m.

F. LAND USE MATTERS

F.2 621-629 Princess Ave: Development Permit with Variances Application No. 00235 (Burnside)

Moved By Mayor Alto

Seconded By Councillor Dell

MOTION TO CLOSE THE FEBRUARY 22, 2024 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

The Committee of the whole meeting was closed to the public at 10:29 a.m. and reopened to the public at 11:00 a.m.

Committee received a report dated February 08, 2024 from the Director of Sustainable Planning and Community Development regarding the Development Permit with Variances application for 621-629 Princess Street for lot consolidation and construction of a four-storey building intended for use as a self-storage facility with ground-orientated general commercial-industrial space, and recommending that the application be declined.

Committee discussed:

- *Implications of requiring the Applicant to pursue Rezoning prior to issuance of a Development Permit*
- *Notification and consultation with Neighbourhood Associations*
- *Accessibility, servicing and future use of the Government Street orphan lot*

Motion to postpone:

Moved By Councillor Caradonna

Seconded By Councillor Dell

That Council postpone decisions on this application until staff have had the opportunity to work with the proponent on pursuing a rezoning, to solve issues related to the potentially orphaned lot at 2121 Government Street, and to address other issues identified by staff related to the Official Community Plan and City policies.

Committee discussed:

- *Concerns around timelines to accommodate rezoning as a condition of the motion to postpone*

Amendment:

Moved By Councillor Dell

Seconded By Councillor Caradonna

That Council postpone decisions on this application until staff have had the opportunity to work with the proponent on pursuing a rezoning, **with the application to be expedited by staff and preapplication CALUC process to be waived**, to solve issues related to the potentially orphaned lot at 2121 Government Street, and to address other issues identified by staff related to the Official Community Plan and City policies.

CARRIED UNANIMOUSLY

Committee discussed:

- *Employment opportunities in downtown core connected to rezoning*

Committee Recessed for lunch at 11:58 a.m. and reconvened at 1:02 p.m.

On the motion to postpone as amended:

Postpone decisions on this application until staff have had the opportunity to work with the proponent on pursuing a rezoning, with the application to be expedited by staff and preapplication CALUC process to be waived, to solve issues related to the potentially orphaned lot at 2121 Government Street, and to address other issues identified by staff related to the Official Community Plan and City policies.

FOR (6): Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Kim, and Councillor Thompson

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

CARRIED (6 to 3)

G. STAFF REPORTS

G.1 Zero Waste Victoria Update and Action Plan

Committee received a report dated February 9, 2024 from the Acting Director of Engineering and Public Works regarding impacts of Zero Waste Victoria's 2021-2023 action plan and to present the proposed Zero Waste Victoria 2024-2027 action plan.

Committee discussed:

- *Considerations for provision of in-house recycling, mixed solid waste, and organics waste collection service for multi-unit residential buildings*
- *Feasibility of switching to a local depot for disposal of City-collected organics waste*
- *Implications of 'convenience culture' and impacts on waste volume*

Motion to Extend:

Moved By Councillor Hammond

Seconded By Councillor Gardiner

That the COTW meeting be extended until 3:00 p.m.

CARRIED UNANIMOUSLY

Committee discussed:

- *Potential revenue sources from waste diversion*
- *Compliance with public realm zero waste stations and need for multi-generational education on proper waste diversion*

Moved By Councillor Caradonna

Seconded By Councillor Kim

That Council:

1. Endorse the proposed 2024-2027 Zero Waste Victoria action plan; and
2. Request the Mayor send a letter to the Minister of Environment and Climate Change Strategy to advocate for an expedited review of the City's proposed *Single-Use Items Reduction Bylaw*.

Amendment:

Moved By Councillor Caradonna

Seconded By Councillor Kim

That Council:

1. Endorse the proposed 2024-2027 Zero Waste Victoria action plan; and
2. Request the Mayor send a letter to the Minister of Environment and Climate Change Strategy to advocate for an expedited review of the

City's proposed *Single-Use Items Reduction Bylaw*, and to consider implementing a similar policy province-wide.

CARRIED UNANIMOUSLY

Committee discussed:

- *Costs to property owners and developers associated with Deconstruction Bylaw*
- *Opportunities for pop-up depots for recyclables not included in the CRD's Blue Box program*

On the main motion as amended:

That Council:

1. Endorse the proposed 2024-2027 Zero Waste Victoria action plan; and
2. Request the Mayor send a letter to the Minister of Environment and Climate Change Strategy to advocate for an expedited review of the City's proposed Single-Use Items Reduction Bylaw, and to consider implementing a similar policy province-wide.

CARRIED UNANIMOUSLY

K. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Coleman

Seconded By Councillor Gardiner

That the Committee of the Whole Meeting be adjourned at 2:45 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

2024

CITY OF VICTORIA | Sustainable Planning & Community Development

Development Permit with Variances Application

For 616 and 624 Pembroke Street, 621, 627 and 629 Princess Avenue

COMMITTEE OF THE WHOLE |



1

2

Subject property



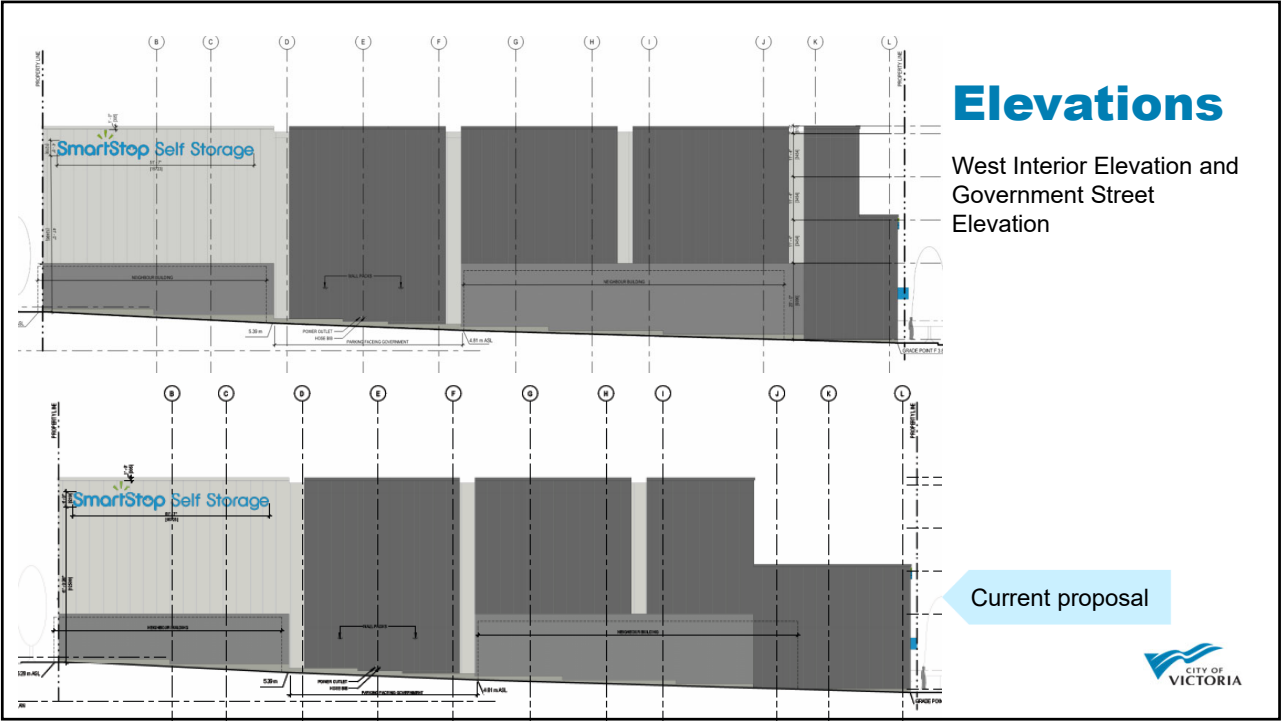
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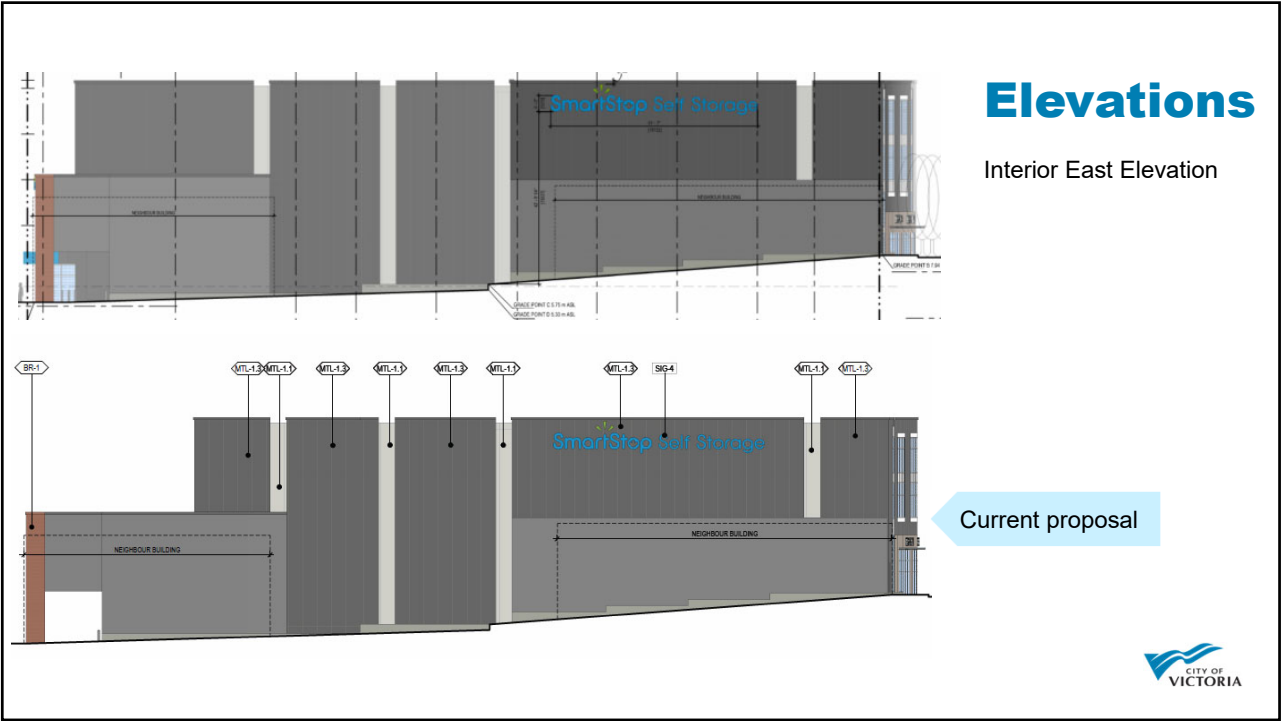
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4



5



6





Renderings

Pembroke Street



9

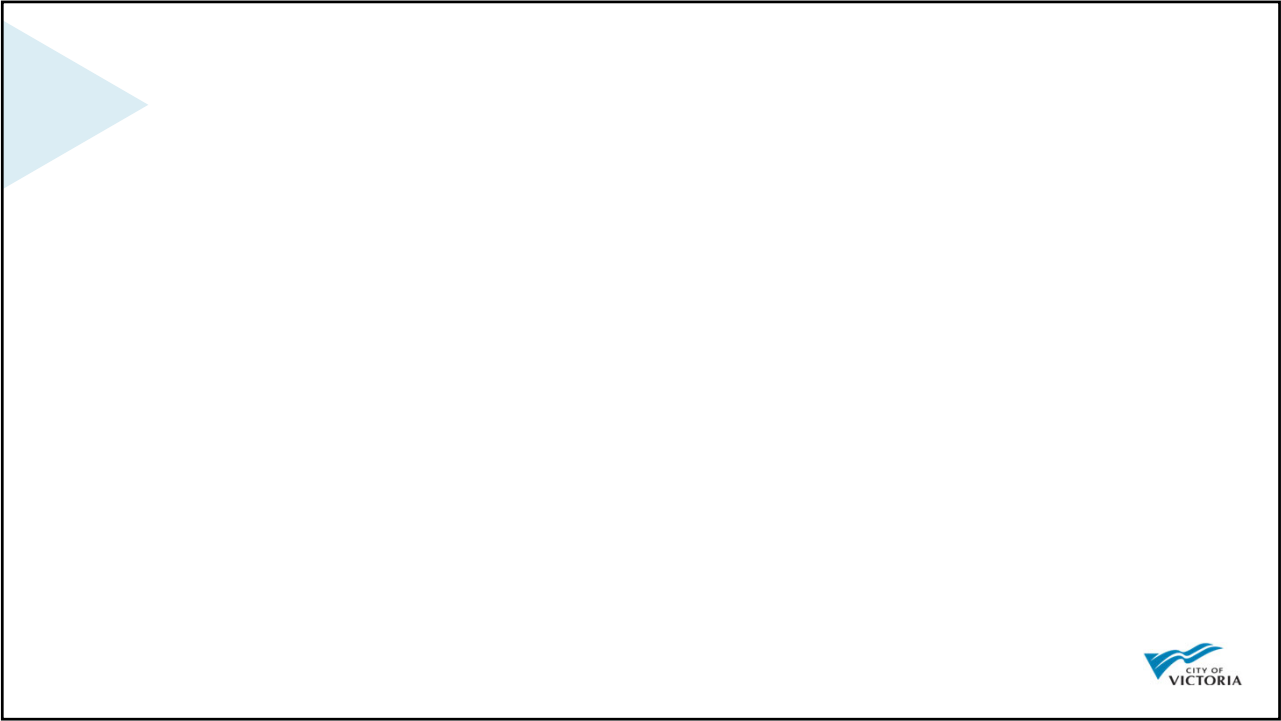


Renderings

Princess Avenue



10



11