



# Planning, Zoning, and Affordable Housing Committee Minutes

March 28, 2022, 5:30 PM  
Electronic Meeting

PRESENT: Councillor L. Seaton - Alternate Chair  
Councillor L. Szpak – Alternate Vice-Chair  
A. Creuzot  
D. Horner  
A. Ickovich  
T. Stevens

ABSENT: Councillor D. Blackwell  
J. Raappana  
K. Sheldrake  
C. Brown

ATTENDING: M. Baldwin, Director of Planning and Subdivision  
M. Mahovlich, Director of Engineering and Public  
Works  
K. Dube, Manager of Information Technology  
K. Hutt, Planning Assistant

Due to COVID-19 Council Chambers is open to limited attendance.  
Meeting available by Teleconference.

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**1. TERRITORIAL ACKNOWLEDGEMENT**

**2. CALL TO ORDER**

The Chair called the meeting to order at 5:31 pm.

**3. APPROVAL OF THE AGENDA**

MOVED BY: CREUZOT

SECONDED: HORNER

THAT the Committee approve the agenda as presented.

**Motion CARRIED.**

**4. ADOPTION OF THE MINUTES**

MOVED BY: ICKOVICH

SECONDED: HORNER

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on March 14, 2022.

**Motion CARRIED.**

**5. REPORTS**

**5.1 Application to amend the Official Community Plan designation of a portion of the properties at 2207, 2213, 2217, 2155 Millstream Road**

MOVED BY: ICKOVICH

SECONDED: HORNER

THAT Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2061 to amend the Official Community Plan designation of a portion of the properties at 2207, 2213, 2217, 2155 Millstream Road and a portion of land formerly known as Hordon Road from "Business or Light Industrial" and "Neighbourhood" to "Mixed- Use Employment Centre.
2. Proceed with consideration of Bylaw No. 2062 to amend the text of a portion of the properties at 2207, 2213, 2217, 2155 Millstream Road and a portion of land formerly known as Hordon Road within "Business Park 9 – Millstream Road Northeast" (BP9) Zone to allow for townhouses and apartments as permitted uses, allow for a maximum height limit of 12 storeys within the shaded areas shown in Appendix B and eliminate section 6.69C.02(3) from the BP9 zone.
3. Require a minimum 5% of units constructed in any multi-family residential building be directed towards the Attainable Home Ownership Program, to be secured prior to issuance of a building permit and provide a variety of unit types and, restrict the density within the shaded areas shown in Appendix B to 150 residential units unless a film studio is built elsewhere within the BP9 zone, after which the maximum density is a floor area ratio of 4.0.
4. Direct the applicant to undertake public consultation prior to Public Hearing, especially with regards to the trail connection. A parking study shall also be provided prior to Public Hearing.

**Motion CARRIED.**

5.2 Application to Rezone 1551 Sawyer Road from the Rural Residential 4 (RR4) Zone to Residential Small Lot 1 (RS1) Zone to Allow for a Development of Small Lots and Townhouses

MOVED BY: CREUZOT

SECONDED: HORNER

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Refer the application back to staff until the applicant undertakes public consultation and provides additional details with regards to the number of units as well as the amount and type of greenspace and trail connections;

**Motion CARRIED.**

5.3 Application to Rezone 825-845 Orono Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for the Development of a 6-Storey Multi-Residential Building

MOVED BY: ICKOVICH

SECONDED: STEVENS

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of 1st reading of Bylaw No. 2060 to amend the zoning designation of the properties located at 825, 829, 833, and 845 Orono Avenue from the 'One- and Two-Family Residential' (R2) Zone to the 'City Centre 1' (CC1) Zone subject to the following terms and conditions:

- a) That the applicant provides, as a bonus for increased density, the following contributions per residential unit, prior to issuance of a building permit:

- i. \$750 towards the Affordable Housing Fund; and
- ii. \$2,850 towards the General Amenity Reserve Fund.

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy depending on use and height.

- b) That the applicant provides, prior to Public Hearing, the following to the satisfaction of the Director of Engineering:

- i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed development; and
- ii. An offsite civil plan that includes all frontage improvements to determine whether or not road dedication is required.

c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

- i. That the four subject properties be consolidated prior to issuance of a Development Permit for Form and Character;
- ii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is allocated to each unit and for visitors as required by the zoning bylaw, and is not provided in exchange for compensation separate from that of a residential unit;
- iii. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
- iv. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that:

1. Energized outlets shall be labelled for the use of electric vehicle charging;
2. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
3. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

v. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:

1. Full frontage improvements;
2. A storm water management plan; and
3. A construction parking management plan

vi. That a separate covenant be registered that informs individuals about the potential noise and nuisance that may be generated by neighbouring business park uses.

**Motion CARRIED.**

A. Ickovich left the meeting at 7:48 p.m., due to a perceived conflict with item 5.4.

5.4 Application to Rezone 2615 Sooke Road from One- and Two-Family Residential (R2) to Community Town Centre Pedestrian 9 (C9) to allow approximately 115 units and two commercial units along Sooke Road

MOVED BY: CREUZOT  
SECONDED: STEVENS

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2045 to amend the zoning designation of the property at 2615 Sooke Road from One- and Two-Family Residential (R2) to Community Town Centre Pedestrian 9 (C9) subject to the following terms and conditions:

- a. That Bylaw No. 2045 be amended to limit the height in the (C9) zone to 6 storeys for this property.
- b. That the applicant provides, as a bonus for increased density, the following contributions per unit, **prior to the issuance of a building permit**:
  - i. \$2,074 towards the General Amenity Reserve Fund; and
  - ii. \$610 towards the Affordable Housing Reserve Fund

subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- c. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
  - i. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed development; and
  - ii. A road cross section showing all required frontage improvements and associated road dedication;
- d. That the applicant provides, **prior to Public Hearing**, a Traffic Impact Assessment to the satisfaction of the Ministry of Transportation and Infrastructure, if required.
- e. That the applicant provides, **prior to Bylaw Adoption**, a section 219 covenant registered in priority of all other charges on title, that agrees to the following:
  - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
    1. A storm water management plan; and
    2. A construction parking management plan.
  - ii. That all frontage improvements along Sooke Road are provided as per the Sooke Road Corridor Concept Plan and Bylaw No. 1000, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure, prior to issuance of a building permit;



- iii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
  - iv. That no occupancy permit be issued for the proposed building unit a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
  - v. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or high to the parking space, and that:
    - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
    - 2. Where an electric vehicle management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
    - 3. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/Landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment.
  - f. That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the satisfaction of the Director of Engineering and Ministry of Transportation and Infrastructure;
- 2. Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 2615 Sooke Road:
    - i. That Table 1 of Section 4.01.01 be varied to reduce the minimum parking requirement from the required 2.75 spaces per dwelling unit with two bedrooms or less and 3.75 spaces per dwelling unit with more than two bedrooms to 1.25 spaces per dwelling unit with two bedrooms or less and 2.75 spaces per dwelling unit with more than two bedrooms.
  - 3. Direct staff to prepare a bylaw to amend Table 1 of Section 4.01.01 to add Apartments in the Sooke Road Revitalization DP Area to the Apartment in the City Centre and Mixed-Use Employment Centre parking ratio;
  - 4. Allow 1080581 BC Ltd. to prepare for registration all documentation to allow for the discharge of Covenant EG47572 from the title of the subject property and authorize the Mayor and Corporate Officer to sign such documentation as required.

**Motion CARRIED.**

A. Ickovich returned to the meeting at 8:15 p.m.

T. Stevens left the meeting at 8:15 p.m., due to a perceived conflict with item 5.5

5.5 Application to Rezone 528 and 532 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for the Development of a 6-Storey Multi-Residential Building

MOVED BY: HORNER

SECONDED: ICKOVICH

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of 1<sup>st</sup> reading of Bylaw No. 2055 to amend the zoning designation of the properties located at 528 and 532 Goldstream Road from the 'One- and Two-Family Residential' (R2) Zone to the 'City Centre 1' (CC1) Zone subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:

- i. \$750 towards the Affordable Housing Fund; and
- ii. \$2,850 towards the General Amenity Reserve Fund.

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy depending on use and height and subject to reductions for the cost of extending the sidewalk along the frontage of 540 Goldstream Ave.

- b. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:

- i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed development;
- ii. Frontage drawings to confirm whether land is required on Goldstream Avenue; and
- iii. A Traffic Impact Assessment;

- c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

- i. That the two subject properties be consolidated prior to issuance of a Development Permit for Form and Character;
- ii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is allocated to each unit and to visitors as required by the zoning bylaw, and is not provided in exchange for compensation separate from that of a residential unit;
- iii. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
- iv. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that:

1. Energized outlets shall be labelled for the use of electric vehicle charging;
  2. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
  3. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment;
- v. That the following are implemented to Bylaw 1000 standards, at the Developer's expense, to the satisfaction of the Director of Engineering prior to the earlier of issuance of a building permit or subdivision:
1. Full frontage improvements and any recommendations stemming from the Traffic Impact Assessment;
  2. The completion of a sidewalk along the frontage of 540 Goldstream Avenue;
  3. A storm water management plan; and
  4. A construction parking management plan.

**Motion CARRIED.**

M. Mahovlich left the meeting at 9:10 p.m., due to a perceived conflict with item 5.6.

5.6 Application to Rezone 2869, 2875, 2885 Leigh Road and 1080 Dunford Avenue From R2 (One- and Two-Family Residential) to CC1 (City Centre) to Allow for a Six-Storey Mixed Use Apartment Building

MOVED BY: ICKOVICH  
SECONDED: CREUZOT

That the Planning, Zoning, and Affordable Housing Committee recommend that Council:

1. Consider proceeding with First Reading of Bylaw No. 2063 to amend the zoning designation of 2869, 2875, 2885 Leigh Road and 1080 Dunford Avenue from R2 (One- and Two-Family Residential) to CC1 (City Centre) subject to the following terms and conditions:
  - a. That the applicant provides, as a **bonus for increased density**, the following contributions per residential unit, prior to the issuance of a building permit:
    - i. \$750 towards the Affordable Housing Reserve Fund; and
    - ii. \$2,850 towards the General Amenity Reserve Fund; and

Subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.



- iii. \$10.75 per m<sup>2</sup> of commercial gross floor area.
- b. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
  - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments; and
  - ii. A frontage drawing to confirm if road dedication is required to complete all required frontage improvements
- c. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;
- d. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
  - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
    - 1. Full frontage improvements;
    - 2. A storm water management plan; and
    - 3. A construction parking management plan.
  - ii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
  - iii. That the developer will install tree protection fencing around City boulevard trees to the satisfaction of the Parks Manager, prior to any land alteration;
  - iv. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit, to the satisfaction of the Approving Officer;
  - v. That the developer consolidate the parcels in accordance with the CC1 zone regulations, prior to the issuance of a development permit;
  - vi. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit; and
  - vii. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and
    - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
    - 2. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum

performance standard to ensure a sufficient rate of electric vehicle charging; and

3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

viii. That a separate covenant be registered that informs individuals about the potential noise and nuisance that may be generated by neighbouring business park uses.

- e. That the applicant discuss the opportunity to incorporate units for the Attainable Home Ownership Program with staff prior to Public Hearing.

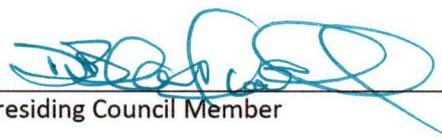
**Motion CARRIED.**

**6. ADJOURNMENT**

MOVED BY: HORNER  
SECONDED: ICKOVICH

The Chair adjourned the meeting at 9:36 pm.

**Motion CARRIED.**



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Presiding Council Member



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Certified Correct - Corporate Officer

**Will Ying-Udomrat**  
**Deputy Corporate Officer**