

## April 6, 2017 COTW Meeting Victoria City Hall

Starting at 3:00 – 3:16



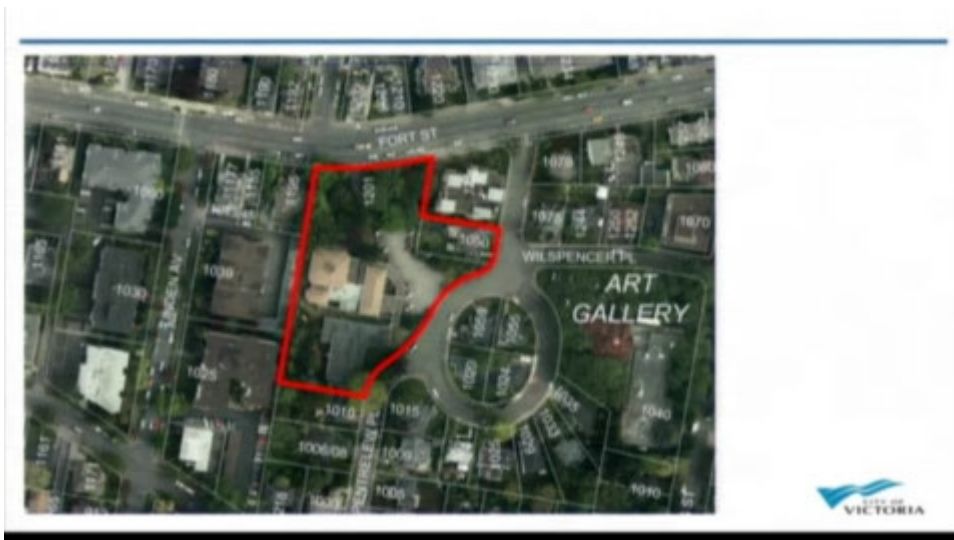
LH: So that takes us down to items 5A and 5B a rezoning application for 1201 Fort Street and 1050 Pentrelew Place and associated OCP amendment. I will invite our planning staff to the table to walk us through the report. Thank you and good morning.

3:42 – 4:00



AJ ... the presentation has changed from the one attached in the agenda...

The first part of the presentation focuses on the rezoning application. The subject properties form a large site with dual frontage on Fort Street and Pentrelew place.

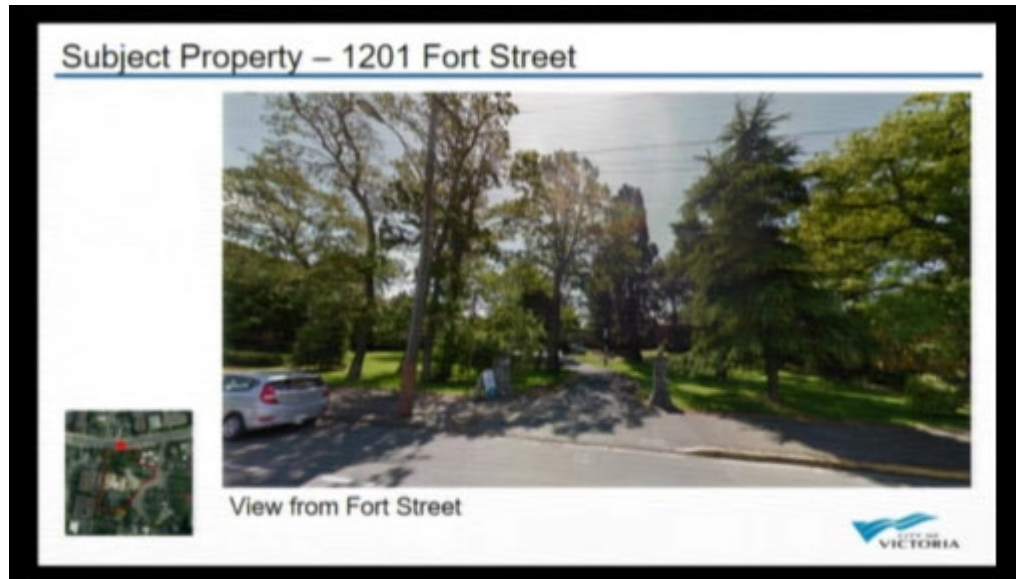


4:02 –

AJ: The regular geometry of the site and the many large trees, the majority of which are by-law protected, presents several constraints to redeveloping the site under the current zoning. The proposal is to amend the OCP and to rezone to a new site specific zone in order to increase the density to 1:38:1 FSR and allow for the construction of a 6 storey multi-unit residential building, a 5 storey residential

building and 12 townhouses. Additionally, a number of variances are being proposed and will be discussed in relation to the concurrent variances application.

4:47



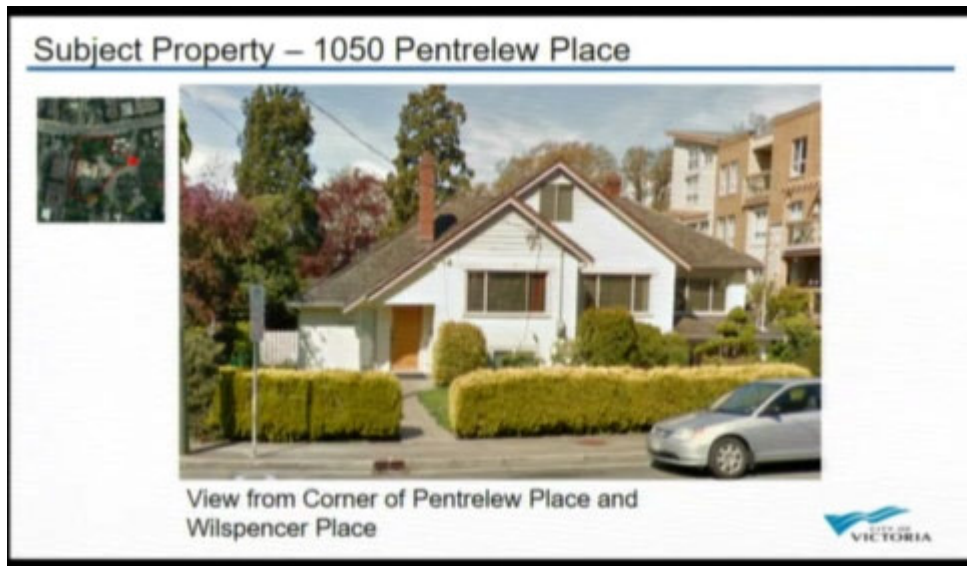
AJ: The site currently contains a Church building unit at 1201 Fort Street and a single family dwelling at 1050 Pentrelew Place. This slide shows the north portion at 1201 Fort Street, where the majority of the large mature trees are located.

5:01

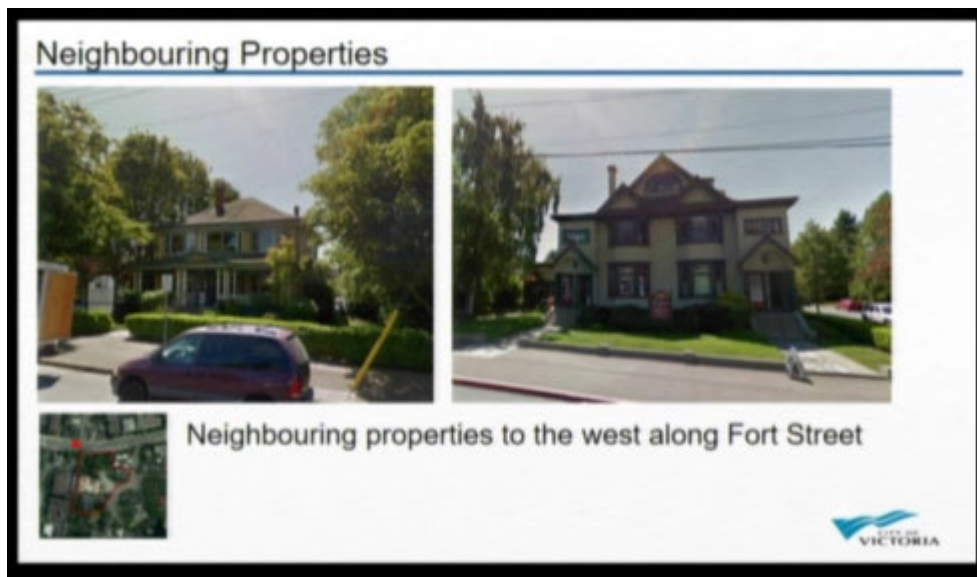


AJ: This slide shows several views of 1201 Fort Street from Pentrelew Place. The existing church building is visible in these images.

5:12



AJ: This is the existing single family dwelling at 1050 Pentrelew Place and the next few slides show the immediate context of the proposed development.



AJ: To the west of the site along Fort Street are two heritage designated houses, between Linden Avenue and Ormond Street across from the subject site are several heritage designated houses that are not shown in the images. These heritage houses have been converted into a professional office and other commercial uses.



AJ: To the east of the site at the corner of Fort Street and Pentrelew Place is a four storey multi-unit residential building.



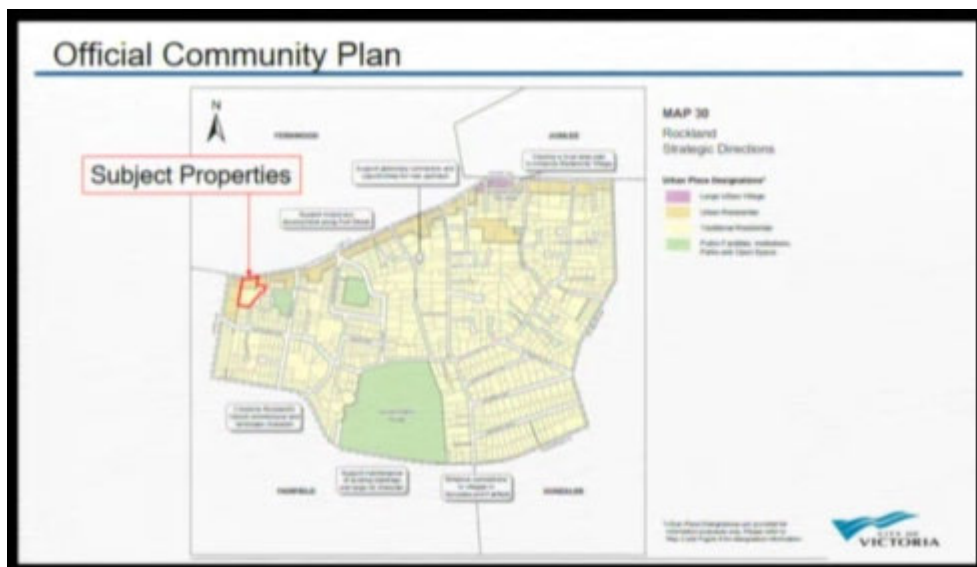
AJ: This image shows the one and a half single family dwelling located to the south of the site along Pentrelew Place.

6:05



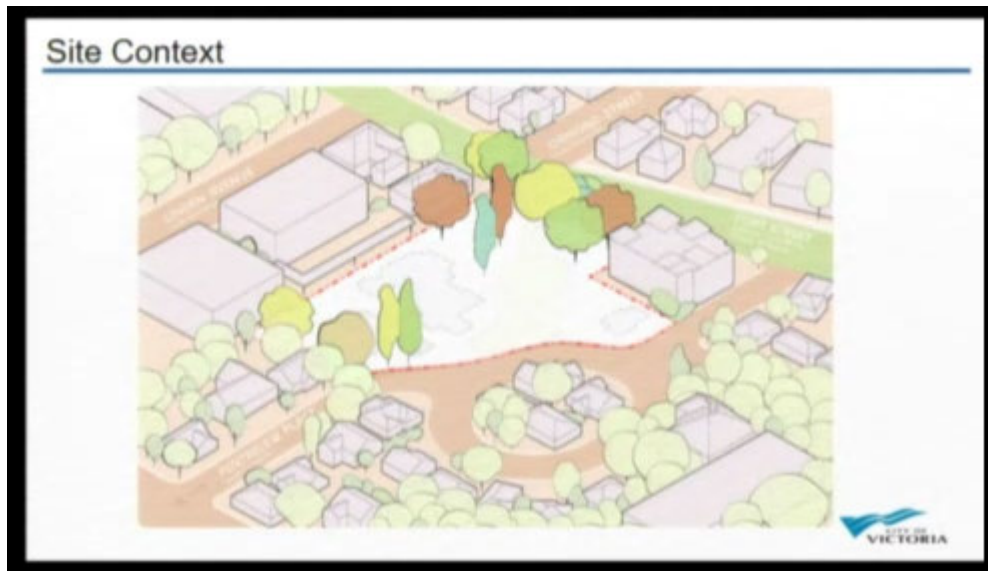


AJ: To the southwest of the site are two four-storey multi-unit residential buildings fronting onto Linden Avenue.



AJ: The OCP identifies the northern portion of 1201 Fort Street as being located in the Urban Residential Urban Place designation which envisions buildings up to 6 storeys with FSRs of generally up to 1:2:1 FSR with increased density up to 2:1 FSR where a proposal significantly advances plan objectives and is adjacent to a secondary arterial road. The majority of the site is identified in the OCP as being located in the Traditional Residential Urban Place designation which envisions buildings up to three stories with FSRs of up to 1:1 FSR where a proposal is adjacent to a secondary arterial road. In this instance, the property is located on Fort Street, which is classified as a secondary arterial road. A blended maximum FSR for the site based on the traditional residential and the urban residential urban place designations is up to 1:29:1 FSR therefore the proposed FSR of 1:38:1 is generally consistent with the maximum envisioned in the OCP for this site under the urban place designations.

7:29



AJ: The request to amend the OCP is necessary in order to change the designation of the south portion of 1201 Fort Street and 1050 Pentrelew Place from the traditional residential to the urban residential urban place designation to provide consistency with the north portion of 1201 Fort Street to allow for the density to be shifted south on the site to retain the mature trees along the Fort Street frontage. Based on this objective, staff feel the request to amend the OCP is supportable.

Under the [City of Victoria's bonus policy](#) the value of a community amenity contribution for rezoning that requires no OCP amendment is negotiated dependent on an independent land lift analysis. The analysis of this proposal indicates that the value of the subject site will not increase due to the proposed rezoning application and recommends that the proposed public pathway be considered a community amenity contribution from the project.

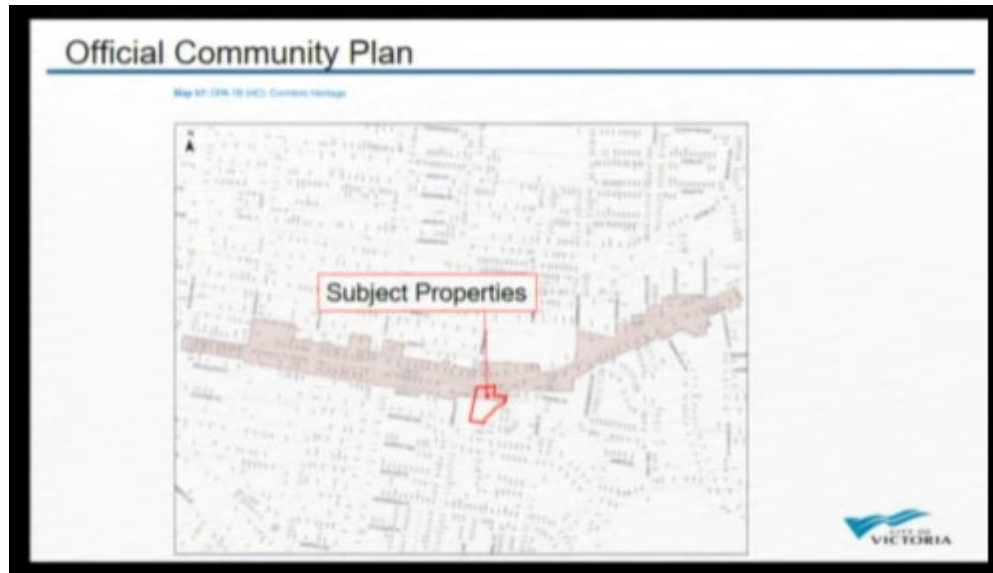
The proposal is inconsistent with the Rockland Neighbourhood Plan policy that discourages any changes to the boundary of the current apartment zoning and the neighbourhood. However, given the large irregular site size and the site constraints presented by the large mature trees, a more comprehensively site plan that requires a shift in the current zoning boundaries is supportable. The neighbourhood plan also encourages new apartment development along Fort Street to relate in scale to the residential properties to the south subject to revisions to address staff concerns with regards to the line and livability the townhouses proposed along Pentrelew Place will provide a transition in scale between the multi-unit residential buildings and the existing single family homes to the east and south-east sections of the site.

9:17

The proposed public pathway and the retention and enhancement of the Garry Oak ecosystem is consistent with the neighbourhood plan policy related to the retention of the private green space as the amount of park space in the Rockland neighbourhood is below the City's standards. The proposal is

generally consistent with the OCP as it relates to low-rise multi-unit residential development within urban residential areas however staff recommend that Council refer the application back to staff to work with the applicant on site planning transition and building design refinements. That concludes the rezoning part of the presentation and now I will discuss the development permit application.

9:52



AJ: This is a development permit application with variances to allow the 6-storey multi-unit residential building, a 5-storey multi-unit residential building and twelve townhouses, the variances are related to height, site coverage, set-backs, and parking. The OCP amendment includes the request to extend the boundary of development permit area 7B-HC corridor as heritage to include the south portion of 1201 Fort street consistent with the north portion of 1201 Fort Street and 1050 Pentrelew Place. This DPA area supports human scale design and high quality architecture that enhances the heritage character of the Fort Street Corridor.

10:31



AJ: This slide shows the proposed site plan. One level of underground parking would be provided and accessed via a ramp off of Fort Street aside of the site. A six storey building, Building A, would front onto Fort Street and has been set back from the street in order to retain several large by-law protected Garry Oak trees. A five storey building, Building B, would be located to the south of building A, and would have vehicle and pedestrian access from Pentrelew Place. Three townhouse buildings of 4 units each Buildings C, D and E would be fronting onto Pentrelew Place. The proposal retains over 50% of the site as open site space however the building relationships, particularly between buildings B and C, would benefit from further refinement to improve livability and ensure a better transition to the south along Pentrelew Place.

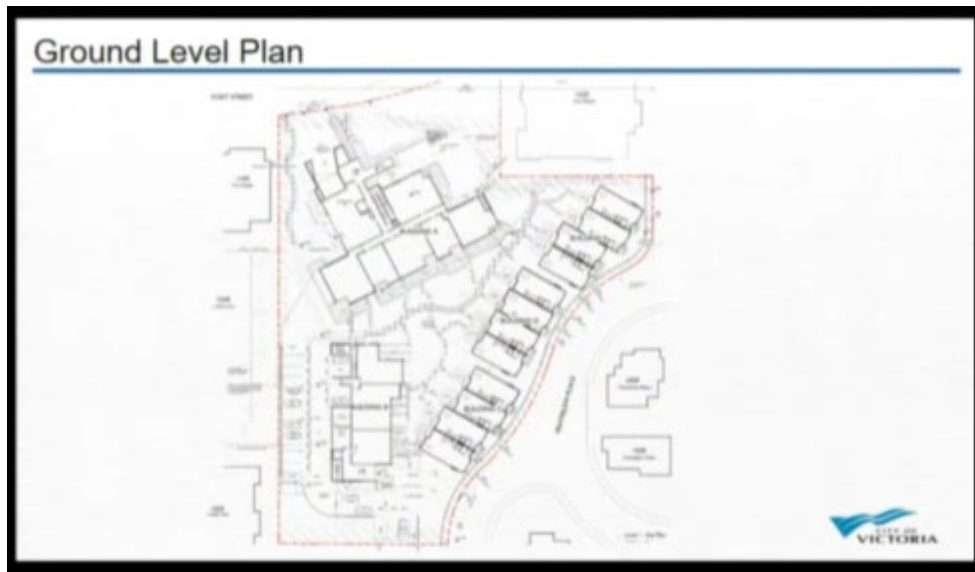
11:23





AJ: The proposed underground parking layout would provide 107 parking stalls including 24 parking stalls for the townhouses and six visitor parking stalls. The underground parking level also accommodates 47 secure bicycle parking stalls. A driveway from Pentrelew Place provides access to three visitor surface parking stalls and sixteen upgrade parking spots enclosed at the ground level of building B. And a secure bicycle storage room with 34 Class 1 parking stalls.

11:56



AJ: This slide shows the proposed ground level floor plan for each building. The ground level of Building A would have a common indoor amenity area with access to a shared outdoor amenity space on the west side of the building. There are also five units on the ground floor. The ground level of building B would have an enclosed parking area, secure bicycle storage room and three dwelling units. The ground floor of both dwelling units plus the townhouse units of Building C, D and E each have access to private upgrade patio spaces.

12:26



AJ: Levels 2 – 5 of Building A and levels 2 – 4 of Building B, would have nine units per floor with a mix of one and two bedroom units.



The upper story of building A would have 5 units, and



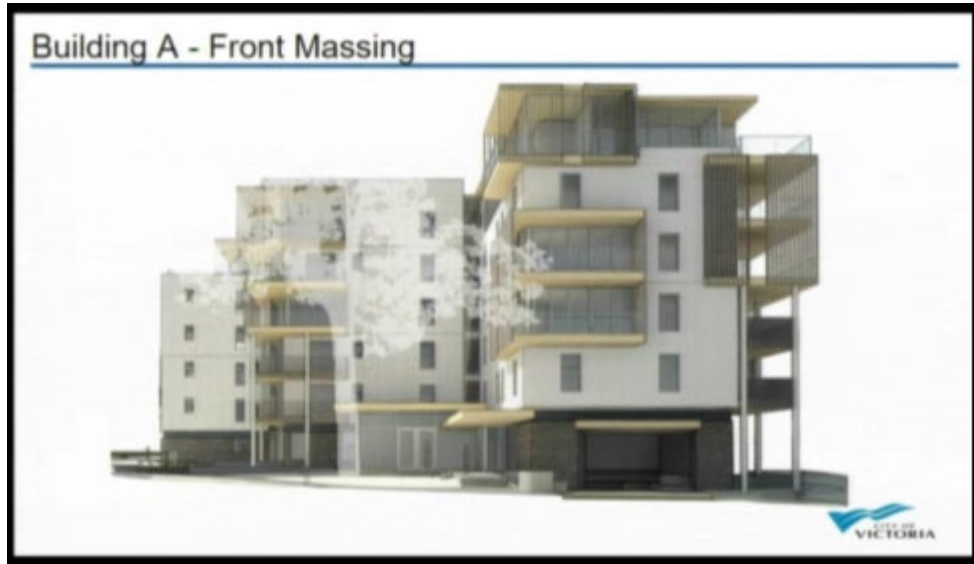
the upper storey of Building B would have 4 units. The next three slides show the proposed floor plans for the town houses.



The proposed 3 level townhouses would each have basements plus two levels above and a rooftop amenity area. Further analysis is required to demonstrate that the roof decks would not negatively impact the neighbouring properties.



13:11



AJ: This image shows the front elevation of building A as viewed from Fort Street. Staff originally raised concerns with the building's relationship with the street however efforts have been made to address the relationship by introducing a more prominent lobby and modifications to ground-building extensions above the parkade entrance. The orientation of the balconies was also changed to improve the building's relationship to Fort Street.



This image shows the west side elevation of building A, and [below] is the west elevation of building B.





The enclosed parking area with landscape patio areas above is visible in the foreground of the image.



This slide shows the south elevation of building B where it meets the adjacent property to the south. The upper storeys project over the driveway and are supported by steel columns. The upper storey is stepped back to help mitigate potential overlook to the neighbours to the south.



This slide shows the neighbours' trees to property at the rear which helps to mitigate the visual impact of building B.

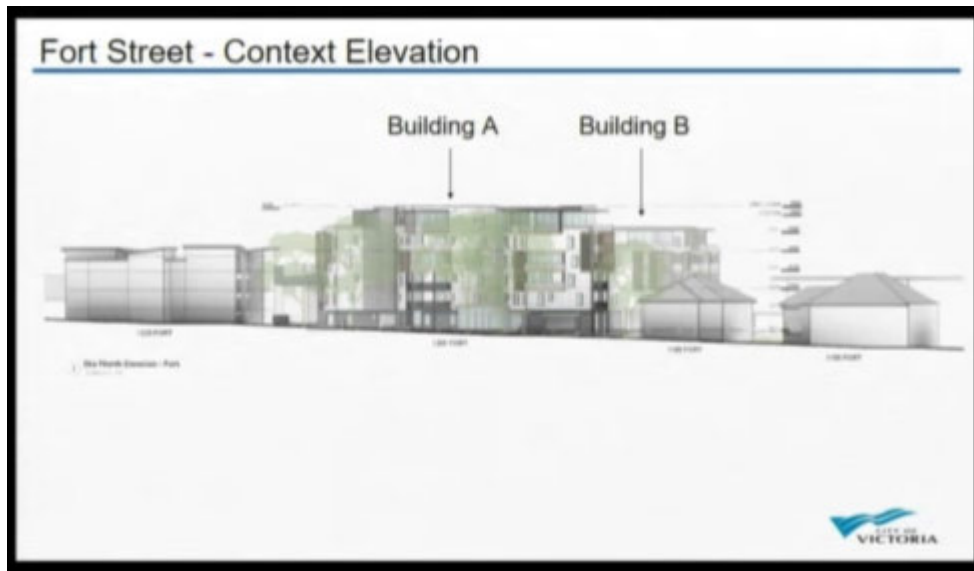
14:27



AJ: These are the proposed townhouses along Pentrelew Place which would provide a sensitive transition to the traditional form of the proposed multi-unit residential buildings and the adjacent lower density development and across the street. However, the three blocks of townhouses do not sufficient breathing room to the north or south end of the site, adjacent to the public pathway and building B respectively.

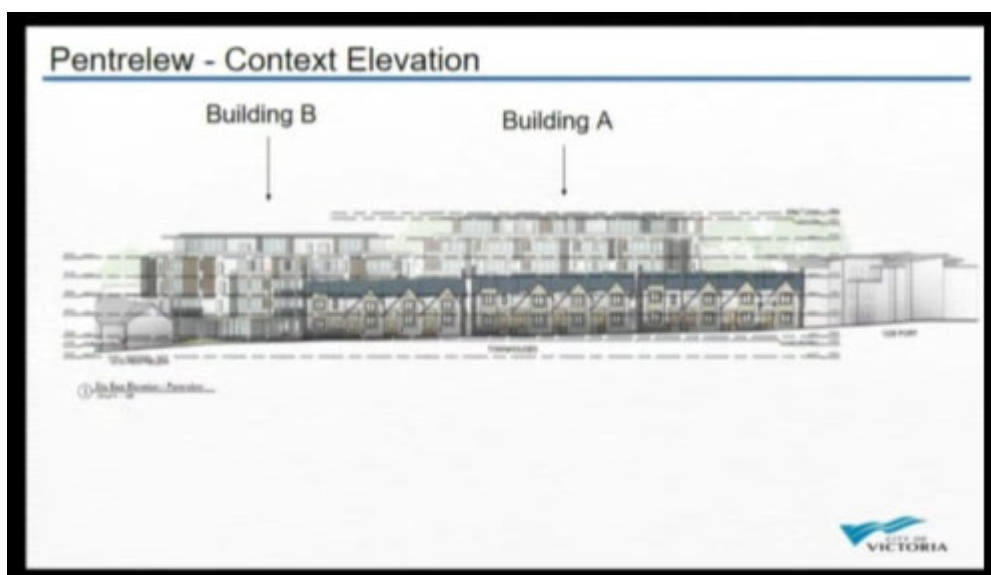
The proposal would benefit from design renovations to address these pinch points and to improve the transition to the south along Pentrelew Place.

14:57



AJ: As stated in the applicants letter, one of the principal design objectives is to preserve the mature trees and the character they lend to the site. To this end the buildings are situated and designed to serve as a backdrop to the existing tree canopy a feature that adds to the special character to the Fort Street corridor. Although this concept aligns with the guidelines, the overall architectural expression could be more sympathetic to the historic context along this section of the Fort Street corridor which includes several heritage designated houses clustered between Linden Avenue and Ormond Street. Specifically, the choice of white acrylic stucco is the predominant **clouding (?)** material and the placement of the windows of the multi-unit building residential buildings is of particular concern to staff.

15:40



And this shows the street context along Pentrelew Place with the row of townhouses in the front and the multi-residential buildings are visible in the background of the image.



The proposal would retain over 50% of the site as open space including the retention of the majority of the by-law protected trees and would add an additional 71 new trees planted to the site. A public pathway connecting Fort Street to Pentrelew Place would formalize an existing desire line through the site however staff feel the proposal would benefit from further refinement to the location and the design of the pathway. A statutory right of way on the west side of the site is also proposed and would provide for a future pathway connection. The location of this future connection is generally consistent with the conceptual alignment of the Pemberton Trail as is identified in the OCP.

16:34



The next several slides provide additional views of the proposed buildings and landscape treatment. The application was reviewed by the Advisory Design Panel in January and the panel recommended to council that the application be approved with a recommendation to review the townhouse elevation



and design and layout to alleviate the pinch points between Buildings B and C. In response to the ADP recommendation the applicant provided a letter of rationale for the proposed design and an additional



figures to illustrate the privacy mitigation measures. [From Lynnette: nothing was said for the following slides – he just kept changing the images.]





Building B – Entry off Pentrelew Place



Town Houses from down Pentrelew Place





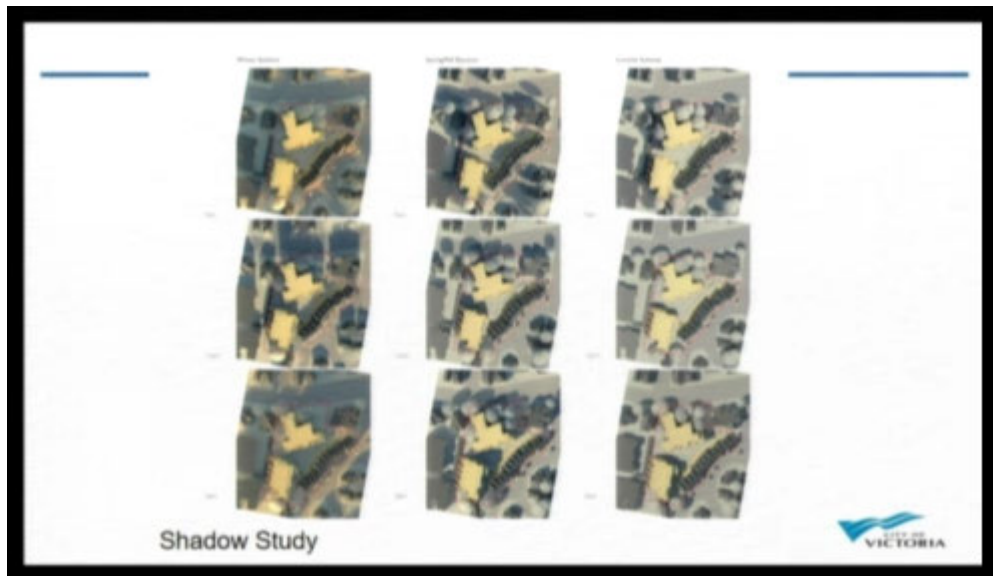
Building A & B from adjacent multi-family



Building A & B – Interior Courtyard



17:18



AJ: This slide shows the greatest impacts on the adjacent properties to the north and east will occur in the fall and the winter.

So to conclude the proposal for two multi-unit residential units and 12 townhouses is generally consistent with and the objectives of the development permit area 7B-HC however several design revisions are recommended to ensure the proposal is more fully consistent with the applicable guidelines. Staff recommends for council's consideration that the application be referred back to staff to work with the applicant on site plan transition and design work and refinements. Thank you.

17:58



LH: Thank you very much for a very thorough presentation and good work on this file.

Council will begin with questions. [skipped through the chitter chatter]

18:23



JL: One thing I've heard from neighbours is they are concerned about the fact whether or not the Garry Oaks and other trees can survive blasting and actual construction on the site. I think that it is great that they are being protected but can you speak to that at all or what assurances can be given that the trees can be protected through a process like this.



AJ: ...as part of the application the applicant has provided an arborist's report that provides an analysis of the trees that are to be retained in the developed context and they have recommended in that report that the trees could be sustained post development.

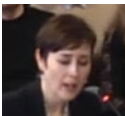
JL: So, the arborists, do they usually look at blasting as one of the factors?

LH: I'm going to go to one of our director of parks Mr. Tillier.



DoP [Director of Parks]: So the arborist does look at all the potential risks to those trees and they make recommendations on the mitigation strategies that would best fit the individual situation. Our staff has reviewed those as well and as a matter of practice we would be on site checking in on the progress of the project.

JL: I've heard staff say that more analysis would need to be done to look at the impacts of the rooftop patios. Can you just speak to what that analysis might look like?



[Alison Meyer?]: We do have concerns about the potential privacy and the overlook impacts of the rooftop balconies as well as the potential impact of adding to the massing of the townhouses. However the applicant has pointed out that it might not be as serious as staff thinks. So we have suggested further analysis to show what it would be like if you were somebody standing on the deck looking over the parapet, would you be looking into somebody's else's unit, would you be peering onto their balcony, and also wanting to do some view analysis of the townhouses from various places on Pentrelew, up Wils Spencer Place, as if you are pedestrian to understand when you can actually see the access areas poking up above the rooftop.

21:07

JL: This is a big site and it is a big rezoning. What would it take to trigger our [inclusionary zoning policy](#). Like bonus density. I know it doesn't but why not? What policy would we need to get affordability out of a development this big?

AM: There has been a land lift analysis completed on this site and although the site is big the additional density is fairly minor and when the analysis was done to look at what the value of that density was, it doesn't trigger a contribution to the land lift. There really isn't a policy to trigger the inclusion of affordable housing in this.



Marianne Alto [MA]: Have you had any conversations with the applicant about a staff proposal for a review or revisions and if you can comment on the length of time that this would take.

AM: The length of time the review would take would largely be dependent on the applicant producing alternate design options. We would work with the applicant as quickly as possible to review those and bring them back to the COTW.

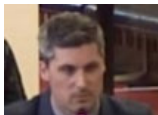
MA: And have you already consulted with the applicant on this general direction?

AM: They have indicated a willingness to work with staff but we have not seen design revisions at this point.

23:07



CTJ: Looking at some of the letters we received there was quite a bit of concern about the removal of some of the sequoia trees. What would it take for the sequoia trees to be maintained? Would it mean that the townhouses would be less or not at all? And are they protected in any way or is it just because the neighbours have come to enjoy them?



AJ: The two sequoia trees are located on the portion of the site where building A is proposed so they fall within the building footprint of building A. So in order to retain those trees it would require a shift in the location of the proposed buildings.

CTJ: There was also comment about the height of the townhouses and in the report I think there was comment about the houses on Pentrelew are a similar height. Do we know the heights of the buildings on Pentrelew in comparison to the heights of the townhouses? I think there are comments that the townhouses are actually higher than most of the houses.

AJ: we do not know the exact height of the houses on Pentrelew. They are within the heights of the R1B zone which allows for a maximum height of 7.6 m. There's a range of two storey and one and half storey buildings in the area. The townhouses are taller than those buildings but they do, in staff's opinion, provide a transitional form between the taller multi-unit residential and the lower density residential to the south and south east.

LH: I have two questions. The first – I just want to be sure I completely understand because I think I've been confused about this throughout the process and the correspondence. Is the main or only reason that an OCP amendment is required is because we are trying to retain the trees?



AJ: Yes. It is the primary objective, uh, one of the primary objectives the applicant has provided for the application and shifting that density away from Fort Street and out of the urban residential designation triggers the OCP amendment.

LH: Okay, I really want to make sure I'm crystal clear on this. So along on Fort Street it is urban residential and behind Fort Street it is traditional residential. By moving the buildings back to keep the tree canopy along Fort Street, the urban residential pushes back into the traditional residential and that's what's triggering the OCP amendment? Is that correct?

AJ: Yes, that's correct.

LH: Okay, thank you. That's very helpful. My second question is with regards to... [interruption].

AM: one other small nuance is that the OCP amendment is also needed to extend the development permit area and the density is shifted and increased slightly above what would be permitted if you truly blend the density that would be permitted with the R1B zoning. I am looking at Mr. Johnston to ensure that I am not straying. We have so many applications on the go so there is a minor increase in the density as well.

27:27

LH: My other question is, and I'm going to need to ask us to go back to the presentation, particularly with regard to the two pathways through the site ...



so staff's recommendation is that there needs to be more breathing room along that pathway [public pathway – with the two solid red arrows] so can you show me with the mouse where the second Pemberton Trail would go? [see broken red arrows for the Potential future public pathway]

AJ: the potential future public pathway would go along the west part of the site and connect to a pathway [lower arrow] here most likely.

LH: And would the future pathway also go through the site

AJ: The proposal would be that the public pathway would become the Pemberton Trail and then then connect along Fort Street and come back down to the potential future public pathway and continue to the west.

LH: And where is that in relation to ... is that in between two properties?

AJ: Yes, it would be in between two properties.

LH: OK, my question is why wouldn't we do that now as part of this development?

AJ: well because with this development we would secure the right of way on the property and future development to the west and an opportunity to connect then we would be able to provide a public pathway in that location. So it secures the future opportunity but right now it wouldn't connect to anything.

30:09



BI: what kinds of buildings would be permitted on this site with the existing zoning? Or how much density compared to what the applicant is asking for?

AJ: The north portion of the site is currently zoned R3AM2 which allows for buildings up to 4 storeys.

There is a provision within the zoning that allows for increased density up to 1.6 if parking is provided in an enclosed parking area such as underground or and a certain percent of the site remains as open site space.

The south portion of the site and on Pentrelew Place are currently zone R1B which allows for single family dwellings with secondary suites.

BI: So how does the permissible buildable floor space under the current zoning compare with what the applicant is proposing? Do we have those figures?

AJ: I don't have it off the top of my head but it is ... [referring to a stack of documents]

LH: Are they in the table in the report?

AJ: Yes.

BI: I will ask to go after Thornton-Joe's follow up and be added to the list after.

LH: Yes. [banter about where the stats are...]

AJ: It's on p. 4 of the rezoning application and within that table it has a total floor area maximum [did not catch it] and for the total site it would be 6K+ m<sup>2</sup> compared to 10, 833.

BI: My question follows up on councilor Lovedays. So if the zoning currently permits 6, 000 square metres, and the applicant is asking for 10K sq. m. , why aren't we capturing some substantial public amenity in the form of housing affordability or other forms of amenity? Since there seems to be a fairly substantial land lift ... unless our policy is to support windfall profits for landowners. I don't understand how the public interest is being served.



AM: If you notice in the columns on the right on p. 4 & 8 you will see that under the OCP designations, the combined entitlement, the combined policy vision, is for 10, 106 [?] so there really is only a slight difference between the envisioned density in the policy when compared to the proposal. So when land lift analyses are done based on Councils policy on density bonus it's based on the difference between the policy and the proposal. So that's when the land lift analysis happens to determine if there is a windfall for the applicant. So the process that is undertaken is to look at what is the development potential based on the current policy, what is being proposed, then there is a margin of value or profit allocated for the applicant. If there is something that is considered a windfall above that, that is where the policy kicks in as a contribution to the community amenity fund. In this case the analysis was completed and it was determined that it wasn't that value.

33:51

BI: So that doesn't account for any profit between what's permitted in the zoning and what's permitted in the OCP? So you basically take the OCP maximum and then add the profit, or... because presumably, isn't profit generated in converting the land from what's in the existing zone to the OCP?

AM: The density bonus policy is based on the difference between the OCP, the policy of the proposal not from the base zoning.

BI: So to follow up on Councillor Loveday's question, if council wanted to achieve housing affordability, in these kinds of projects, would we have to revise that policy – to change how the amenity is calculated and how the land lift is calculated?

AM: [frustrated] I am, it's quite complicated the whole process of land lift and economics and so I am not off the top of my head in a position to say what would need to happen to assure a contribution to affordable housing in this instance.

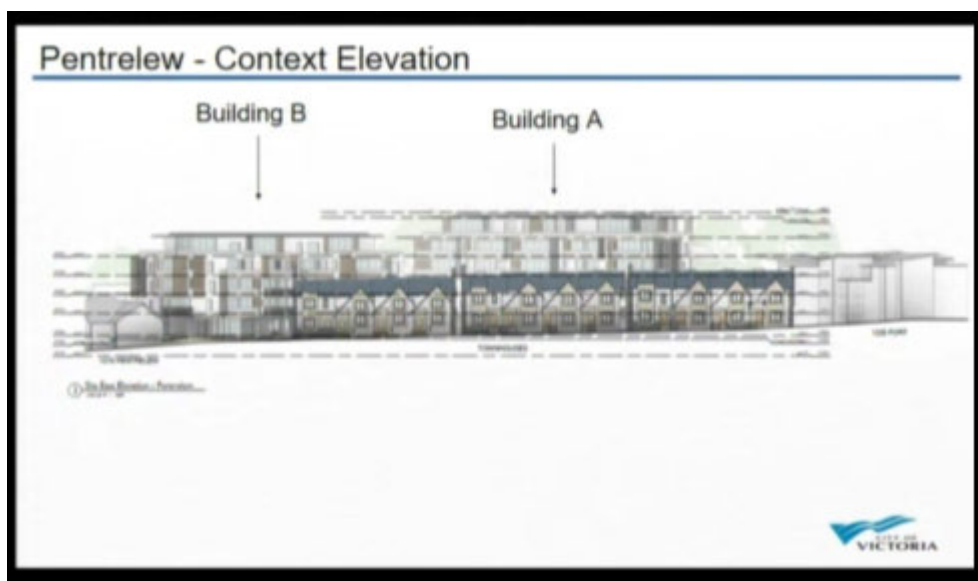
BI: But on this one, if we did want to be hearing a recommendation that X units be affordable or that the applicant can contribute X Million dollars we would need a different formula and a different policy presumably.

AM: I would imagine it would be a different affordable housing policy rather than the economic analysis. This project also went through the process of looking at what could be achieved under the existing zoning and even if you do the analysis that way, there still isn't a great margin. Because the existing property facing Fort Street does permit a density of 1:6:1 so any way that it was analysed there wasn't really a margin for contribution.

35:43



CTJ: Can you move the slide to what the houses on Pentrelew would be looking at if they were looking out their window.



So my understanding is if I had a house across the street, this is the view that I would have?

AJ: I can't verify by the elevation this image shows what perspective is being shown here. Also the context elevation does flatten the image. So in reality, building A and Building B, are set back further from the street than what's conveyed with this image. There are some other images in the presentation that better represent a street perspective.



AJ: That's a better representation.

CTJ: My question then is – I think there was some discussion in your presentation about breathing room, and the ADP looking at something more sympathetic, that the cladding [?] needs to be changed. Has there been any discussion, when I look at that, it is a bit of a wall, and has there been any discussion about looking at what needs to be done, whether its height massing or something in the design to break it up so it's not feeling like a wall of townhouses along there. And is that something that staff or ADP will be looking at/would have looked at?

LH: And/or is that direction we can give back to staff?

AJ: The discussion with ADP there was some discussion around the form of the townhouses and prior to making the recommendation there was a discussion around breaking, or doing some, introducing more variety to the form of the townhouses to break up the monotony find it's way, ultimately the recommendation was to focus on the townhouses to address the pinch point at the south end of the site. But it did include a review, a recommendation for a review of the design of the townhouses to look at the elevations, the design, the massing and the form. So... and yes, that is direction that could be given to staff.

39:07

CTJ: The next question I have is where the parking entrances are. It is my understanding that there will definitely be an increase of traffic in the area especially off of Fort Street side. Was there a traffic study done and if so, did it show any concerns and if so, any mitigations that need to be done or looking at the entrances where parking is brought off of? So I know one is brought off of Fort, so was a traffic study done and if so what did it reveal?



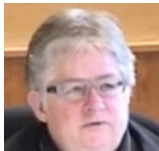
AJ: A transportation [that's what he said] study was not provided for this application. The application was reviewed by our transportation staff and they did not provide a, they did not require a transportation study.

CJT: My last question, when I was reading the neighbourhood association letter, there was a comment that because the church status, there may be ashes on the grounds. Do we know what the policy is? I know that in some situations where we've actually had some graves on the property, they are protected. Do we know if there are any graves or what is the protocol for ashes, no protocol? Just a curious question as it was in the letter.

AJ: My understanding is that the site was not designated as a formal graveyard or cemetery site, and if there are ashes present and there maybe ashes present, the applicant has been working with the former owner of the Truth Centre to remove some of the soils where the ashes be located and relocated to the new Truth Centre site.

41:26 LH: I see now further questions. Staff thank you for your presentation. Let's get the council recommendation up. Does anyone wish to put the staff recommendation on the table?

Motioned by Alto then seconded by Loveday.



MA: ... based on the presentation and the input from the public and the ADP and others, there is merit here in returning this to staff to do further work with the applicant. These specific items certainly capture some of the specific concerns, I think that the applicant's aware of this and is willing to work with staff I think these particular things will provide additional changes which will benefit the application and add to the conversation. I would support some type of amendment that spoke to the design diversity of the townhouses. I would be hopeful if my colleagues would look at that. Overall, I think that the thrust of this recommendation is that there is more work to be done and I think that's appropriate at this time.



JL: I'll pass for now. I'm working on a different amendment.

LH: My proposed amendment is to add D – how I would word it is, and we can fix the wording if we don't like it, is: more breathing room, less wall-like feel, and more design diversity of the townhouses.  
(no opposition to the amendment)



BL: ... I think it requires a more robust look at what is appropriate for the site. So I am going to move a new amendment that will become a new item A to put priority on it and it would read: A-Density, massing, height and set-backs of buildings. [seconded by Loveday – motivation explained next]. This would propose a fairly robust rethinking of what happens on this site. But I think this is what we are hearing overwhelming from people not only on the nearby streets but more broadly in the community. I'm not seeing very much support at all for this project and I think it pretty much has to go back to the drawing board if it has any chance at succeeding at a public hearing.



PM: If that was considered an amendment I would add an amendment to the amendment; it would be adding architectural expression. [moved and seconded – no opposition]



CTJ: I appreciate the staff explaining the difference between the combined zone standard and the OCP and although the proposal does not exceed the OCP I think there needs to be – when you look at one end of the zone standard and the other end – the OCP allowance, I would like to see it not quite so far to the OCP allowable and so having that looked at will give me more comfort before I would even consider it going to public hearing.



JL: I support staff having these discussions, and perhaps there will be changes that come out of it. I don't want to see this come back as single family homes on this site, and I know that there are some residents, neighbours, who would like to see that. I don't think we are at that point of city building and so I do think there will be more density on this site now than what is currently anticipated for the site. Do I think this nailed it? Not quite, so I think we've heard from a lot of residents who don't think this is the appropriate proposal for this site. And I think some additional changes could help it along. But I don't want this to come back as single family homes and so just in terms of discussing density, that's one concern that I would have with that word being in this amendment.

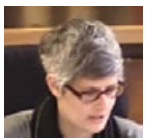


LH: I am going to, I agree exactly with what councilor Loveday said. This is not a single family dwelling site so I am going to propose an amendment that – I think massing, height, architectural

expression and setbacks, absolutely, but the density, it's a tiny amount above what is anticipated by the OCP so I'm going to propose an amendment to the amendment that we strike density from A. (seconded by Alto)



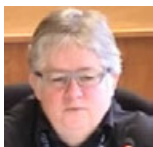
BI: I don't support that. The southern part of this site parcel is a single family site. I think this is a discussion. Maybe townhomes would work there that are more architecturally creative and higher quality than architecturally but I think that is an open question of how much density beyond R1B or whatever staff said was appropriate for the southern parcel. The northern parcel the developer [?] already envisions an apartment building but it is an open question beyond the zoning is appropriate. I think our OCP overreaches in a number of areas and it is a much more aspirational and vague document in many senses and the iron clad regulation is the zoning regulation by-law – that's what many members of the public base their purchasing decisions on – many people who live in this area moved into their homes before the new OCP was adopted and the owner knew what the zoning was on the land and knows how contentious the OCP has been in Rockland. So, I think it is an open question about what kind of density is appropriate and we have to allow those discussions to proceed. I certainly wouldn't favour ground-oriented residential along the Fort Street frontage but what happens elsewhere on the site is subject to debate and input.



LH: I really hope that council supports this amendment to the amendment. There are townhouses proposed along Pentrelew but they do need to be better, they need to reflect the neighbourhood more but in terms of the density the OCP is barely above – the proposal is barely above the OCP and I think we send really mixed messages if we say that the zoning by-law that's in place is all around the city is what we are aspiring to.

LH: It is not very aspirational to aspire to the status quo.

LH: So I'm going to call the question to the amendment on the amendment. Oh yes, sorry, Councillor Alto, go ahead – on removing the word density.



MA: I think that one of the reasons we are struggling with the concept [?] of combined density is because of the overwhelming messages we've heard pertain to some of the trees on Fort Street. So, if we want to stick to the way it is currently zoned, we can take down all of those trees and build a big building on Fort Street. And we can build something smaller to the south. And that's not something I think the neighbors would like either. So I do support the previous amendment but I think the issue of density reflects not just what we are thinking about in the future but also the notion of

trying to retain as much as possible in what is clearly going to be a much more densified city as much of the green space and trees as we can. I do support losing the density word.

50:41

[2 opposed to removing the word density – but it carried]

LH: Further discussion or amendments.



Chris Coleman (CC): Not an amendment but I think this is a classic where you blend the wishes and desires of the people who live in the neighbourhoods with the wishes and desires of how we embrace density. And it is a trade-off that allows us to protect the urban forestry side of this and you move density to the back of the lot. I think the area we really need to look at is the amendments that were made to D – more breathing room, less wall like feel and more design diversity. That can be achieved in a number of ways and in this expression it is three 4-unit townhouse complexes. There was an earlier discussion in which it could be a 10 townhouse complex and in that case you can make it two 5-unit townhouse complexes which would actually add some more breathing space and a carve out in the middle. And if you angle it slightly differently it might have a better relationship. I do have some concern about the six storey building but I think in the protection of the trees it makes some sense. I also think there is a profound impact that is not being felt on Pentrelew by moving most of the vehicular access into parking [?] off Fort. That doesn't apply everywhere, but I think that it's a play of the houses that are across the street on Pentrelew and what we see as a wall of townhouses is what makes this a really tough nut to swallow for everybody. I get that so I think if we can address D particularly you may find some latitude. That won't make everybody happy but it will achieve some of the density we need moving forward and it will get not the single family residences that councilor Lovejoy – I mean Loveday ... but that is a legitimate concern that we find the right balance on density. So I support this moving back to staff to do some work on that.

JL: In terms of height, I heard that there needs to be some discussion there. I've talked to a number of residents who live immediately close on Pentrelew, they don't mind the idea of townhouses, they want them to be a height that their stories or the fears that presents this 3 storeys that could present as 2 storeys and connect with the houses that are across the street. And so looking at that, they would support a few less townhouses so that there is more space in between them in breaking up that wall or if that could be done by design, I'm not sure. But I think looking at that I think there are ways that can make townhouses work in this site and I think staff through more discussions can help bring that about and the six storeys, it's one of those things that I think hypothetically I don't have a problem with it but going there and standing on Pentrelew and standing by the Art Gallery and seeing how it slopes down and looking up it will be quite looming whereas a 6 storey building might not loom in a different location. So that is my fear is how it presents from that side; it's not how it presents from Fort Street. I think 6 storeys driving up Fort Street would be fine but it is how it presents from the neighbourhood and so that 6 storeys starts becoming problematic for me. So I would like to see that addressed in terms of the

discussions with height and also how that might be addressed through architectural expression, and massing and whatnot how it transitions from that density along Fort Street into being a liveable neighbourhood without a ...doesn't feel like a 6 storey building looming...that wasn't anticipated when they moved there.

LH: Sure, I seem to be making amendments based on what other people are saying. Maybe that's my job sometimes. Uhmmm. But I think Councillor Loveday makes a really good point and that is, I know that the applicant and the architect are both here, but if we give staff direction, I think it is probably an E, attention to the look and feel of the 6 storey building from the point of view of Pentrelew Street. Is that already there? But height is different than look and feel. I think we are talking about design elements. If you are standing on Pentrelew Place.

[seconded by Pam Madoff ] We can make it better. Is there any changes to that?

JL: I'll amend it to say the 5 and 6 storey buildings.

LH: Sure, okay. I'll second.

JL: perhaps it can't be done through design. Perhaps it is just a height issue. But, we've addressed height and now we are addressing the look and feel.

LH: Correct.



JL: And I think the look and feel may only be able to be addressed by height. LH: So what we are working on right now is the amendment to the amendment to add the word 5. Further discussion on the amendment?

Bl: To move the amendment that they be referred to buildings A and B, so that it doesn't specify the height.

LH: That is more specific anyway. Okay.

[passed]

LH: Further discussion.

57:16



PM: I certainly appreciate the discussion around the Council table this morning and in reviewing this application in our agenda report I am sure that I wasn't the only one who was really struggling with it, and whether I could support it at all. Normally, I am very supportive of sending something back for the input from staff but based on specifics but I was very concerned about the

specificity of the specifics. And it was looking at this proposal in my view at a micro level basically tweaking when I'm still at the macro level of what the approach should be in addressing this site. So I'm still not, it's certainly better than it was, and I really pleased to see that the specific issues that have been captured in the motion and the comments that have been made by my colleagues on council but as I said, I'm still at the macro level which is: What does it say in the OCP? What does it say in the Rockland Plan? And how has that been either addressed or at least acknowledged and perhaps explained about why it hasn't been addressed. And the particular sections of the OCP and the Rockland Neighbourhood Plan because it is what I am going to be looking for – should this advance to a public hearing. And Mat. 57 of the OCP which is the heritage corridor on Fort Street states to conserve the heritage values, special character and the significant historic buildings featured and characteristics of the area. So although we are not dealing with a heritage building here, I need to hear about how this project responds to the special character of the heritage corridor and the characteristics of the neighbourhood as well. If you go on in the OCP section 4C, it speaks to achieve a more cohesive design and adherence to high quality architecture, landscape and urban design responds to its historic context through sensitive and innovative interventions.

And again, I haven't seen the case being made about how this is sensitive to that and how does it respond to that principle that is captured in the OCP.

If you move on to the Rockland Neighbourhood Plan, it talks about Rockland's unique and attractive neighbourhood features should be retained and enhanced. So we are not retaining a heritage building for example, but how are we enhancing what makes Rockland unique and attractive? When we look at this proposal how can we say that it is only in Rockland and this is a Rockland response to a development opportunity? And again, that is what I am going to be looking for in the staff response as it comes forward, if this does go forward, to a public hearing. The Rockland Plan goes on to talk about the excellence in architectural design and construction that is compatible with the character of the Rockland neighbourhood. And again, how is this proposal compatible with the nature of the Rockland neighbourhood? It further states that the architecture of new developments complement nearby heritage sites. I haven't heard anything about how it complements the adjacent heritage building or the general heritage character of Rockland which is one of its major character defining elements.

It also talks about the height of any future development along Fort Street should be in scale with the residential properties to the south – we recognize that is in contradiction of the OCP – but as a principle, I think it is important to acknowledge that and the ways to ameliorate that and other ways to do that that were not considered previously.

Looking at the staff report, it talks about that it will include consideration of the consistency with all relevant policies in the OCP and local area plans. But again when I read the report I just don't see equal information being provided about a local area plan and whether a proposal does or does not meet those aspirational goals. So it's not suggesting that it has to meet them but what I'm wanting in a staff report is: This is what the goal was, this is what the policy was and in doing the analysis, this proposal either does or does not meet that. So it is brought to our attention in a really clear way. Again, in the local area plan, and I think this is actually in concert with the OCP it states that the application is inconsistent with



the area DP7B which encourage buildings that enhance the heritage character of the Fort Street corridor. That statement is in our report but it does not consider how this application could be made compliant in that way. So I think for us to make informed decisions without having to delve into it all on our own it would be really useful to just have that laid out saying how it does or does not meet those goals of both of a local neighbourhood plan and the official community plan.

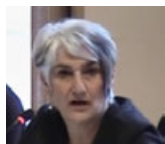
And that's why I was struggling with this recommendation because again it is taking it down to a micro level while I feel that the macro level of this proposal has not been fully addressed in order for us to fully understand what the opportunities and challenges are. Thank you.

62:53

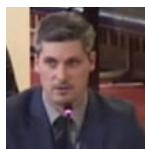


CTJ: I appreciate Councilor Madoff's motion and I wonder if there is some way to add an additional point in the motion to – instead of just sending it off to the staff to write a report on – I would like the applicant to consider those things before the application comes back to the COTW. So I was just wondering if there was any wording that might capture the discussions regarding the heritage corridor or some of the comments in the Rockland plan when it comes to keeping the feel whether its design or characteristic. Because I think that motion would just add to it and if we are sending it back to the applicant to consider I wouldn't want him/them to come back and say well that wasn't one of the motion aspects we needed to deal with. So I don't know if anyone else has any questions. I see councilor Madoff trying to ...

LH: Okay, sure. I will go to Councilor Lucas who has not spoken on this yet. I would just like to .. actually I will just put myself on the speaker's list because I read the development permit and application report very differently than Councillor Madoff. Councilor Lucas, go ahead.



ML: Thank you and I guess I would like to ask staff if that was considered – this heritage corridor on Fort Street when you were working with the applicant during this proposal.

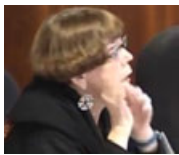


AJ: Yes, it was considered and we did evaluate the proposal against the objectives of the DP area and specifically the ones mentioned by councilor Madoff. There is some response to the proposal that staff feel are relevant to elements of the Fort Street corridor by retaining the green space and the large trees that are part of the corridor's heritage character however we do feel the proposal would benefit from some revisions, architectural interventions, changes perhaps to the mass and height and scale and the exterior materials colour and help it be more sympathetic to the heritage context.

ML: You know I think, and I've listened to everybody and I think it's really important everything that has been stressed here today. WE do know that there are some issues still that could be enhanced, could be made better, but I think we are getting too far into the details, I think – for me A says: massing, height, architecture expressions, the set-backs and the buildings A and B perspective of Pentrelew Place. I think if we get too much further we have to allow our staff to work with the applicant and come back to us. I think for us to sit here and go in to detail, detail, detail that what I think staff's job is. I think they've heard us here today, and I think it's time for them to go back and they've heard from the neighbours, they've heard from us. I think we could be here for quite some time going through the – for me – because I think it is captured in most of the motion that's on the table with the few amendments that have already been made.

LH: Yeah. Councillor Madoff, are you ready with your amendment?

66:31



PM: if I could just follow up with Councillor Lucas's comment, what we heard from staff in their response right now is extremely helpful. I didn't see that in the report. And it is much more extensive than what was captured in the original recommendation with the 3 or 4 points. So I think this conversation is really useful. That may have been inherent, it wasn't stated. And when we send this back it gives a very specific range of terms of what our staff can actually discuss which is why we have to be so specific. As I said earlier, I would be much happier to be at a much higher level but we are going in to this micro level so we have to be very careful about what we are saying because if it is not there then it won't come back to us in terms of the response.

All I can think of in terms of an amendment through the Mayor would be an additional statement that would request that staff report back on the proposal's response to principles identified in development permit area 7B which is a heritage corridor and the Rockland neighbourhood plan. [moved and seconded]

LH: Further discussion.

PM: And again, it's not to say that this proposal does or does not comply, I am not prejudging that, I just want to have that feedback from a professional point of view.



LH: Maybe it was I was on an airplane but I read the whole development as doing this. I agree that it is not, and I'm glad we are doing this because and I'm glad that it is one of the recommendations, but I actually wrote in my notes "Oh Councillor Madoff will be happy to see this kind of analysis!" So anyway, I feel that staff have done that work, they've said this is a heritage corridor, this

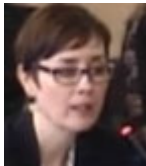
does not respond, we need a better response. But maybe it is just important that we state it here, and she did a really good job and I think it was raised by councilor Madoff in every heritage site where there is a heritage building there and why we need to mention that and I thought staff took that direction really well and so now we have it in the amendment and I am happy to support it – I just didn't want it to go unrecognized that staff had already done, in at least my view some of this work already.

CTJ: I agree I do think it is in the report and I do agree that when the question was posed to staff their response was that they had some concerns and they felt it wasn't doing certain things. This amendment assists us in having the applicant look to either whether they can address those concerns or whether staff in the next report can at least narrow it down, where it has been addressed and where there can still be some room for improvements. So I think it just adds to it a little bit more.

70:00

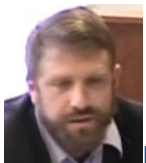


MA: Just a question for staff, in the report it speaks very specifically to these issues and I just wanted to ask staff how they anticipate how the report will change from what's on page 4 of the development report.



AM: When we work with the applicant and imagining the applicant will make revisions to the proposal in order to address some of the issues specific to the heritage conservation area, we would reiterate some of the information provided at that was verbalized today but wasn't included in the report and then indicate how the applicant has or has not tied it all together to advance the objectives of the heritage corridor. [Question from off screen: is it a significant amount of work?] No.

LH: Further discussion on the amendment many times amended.



BI: I've just re-read the letter from the applicant saying that it is a balancing act in terms of residents' visions for their neighbourhood, and also the needs for the region. And I guess my concern is that I am not sure the region or the city needs the type of units that the applicant is proposing to build and that might come across as a jarring comment because of how we've done business with land use but the reality is that the vast majority of the cranes in the city are building units that are totally out of reach for the people who are facing the acute housing affordability crisis in the community. I just did some rough calculations; if you take a member of the public earning \$50K/year which is I think beyond the median income for individuals, they can afford to borrow about \$240K on a mortgage. Now we are

not seeing any buildings built in terms of strata condominiums that are being sold for let's say \$250K but that's actually the price point for someone who's working at a decent job where they can actually pay what the Canadian Mortgage and Housing advises as 30% of their gross annual income towards their cost of housing. If you get into family housing, the cost escalates with 2 – 3 -4 bedroom ground oriented and multifamily dwellings. So I would actually challenge the assertion in that letter – I don't think the region actually needs buildings with this price point. This is a prime development site but the community grew accustomed to it having an institutional use – I don't know why – I personally think a lot of our churches should have the zoning of institutional use – and then when it's on the market someone can buy it to run a church, run a community centre, but when there's no buyers you have the discussion – is this a more unencumbered development site – but then I think those have to be targeted for addressing the housing affordability crisis. And if anyone wants to go beyond that institutional use or beyond that zoning then to increase density then I think it has to be applied directly to affordable units rather than higher end strata units. So that's a different philosophy of land use but that is a philosophy we have to start applying if we are not going to see all the vacant sites in the community built up with units that are out of reach with the citizens who need to be housed. So for me when this comes back I would like to see something for housing affordability if the applicant proposes to go beyond the apartment building on the north end and something more ground oriented on the south end. Because the reality is that is an R1B lot that the applicant is proposing to put a 5 storey apartment building on. That's a massive change to what's happening there without a single affordable unit in that building. So for me I'm going to have a lot of trouble supporting anything beyond a ground oriented on the southern parcel without a fairly substantial degree of affordable housing created into it.

74:00



LH: I will call the question in a moment but I really would like to respond to this notion of affordability. The city of Victoria has a [municipal housing strategy](#) as we are all aware and one of the activities in that strategy was to hold a workshop on affordable ownership, and our staff did that and I facilitated that and a lot of great work came out of it. There were developers there, there were not for profit developers there, there were citizens there and everyone agreed that this was a regional issue. So now at the region we have a housing and hospitals committee and the hospitals committee now has a mandate to look at affordable ownership in the region to build those kinds of units that councilor Isitt is talking about for working people. So that work is underway, it's very exciting the staff over at the CRD is very excited about it and they are just getting underway so I want us all to be aware that is happening. It might not be happening at this site but I don't think that every development application that comes to us .. uhm.. I do think that when there is a significant increase in density, and I'm glad that councilor Loveday asked the question – the number one priority in this city now is affordable housing so any extra density we get should go toward affordable housing. ON this site, the density increase in marginal according to the land lift analysis but I just wanted to let everyone know that council and the public that

this affordable ownership responsibility is taken very seriously over at the region and there is excitement across the region which is good. Anything else? Yes, Councilor Loveday.



JL: on the notion of affordability, I'm excited for the work on affordable home ownership. I do think that what we need is rental units and we need 1000's and 1000's and 1000's of them and we need them to keep coming. So I think, I was thinking that we have an Annual Development Summit. I think we should have an Annual Rental Summit where we get all developers in a room and everybody in a room and say how can we get you to develop rental units in this city? It's a crisis and we need to start treating it like one. And looking at this site, maybe this isn't the development for this but maybe it is for a different site. You know there are different ways to get creative and do it. The fact is we have cranes throughout the downtown core and many of the residents in this city won't be able to afford to live in any of those buildings. And that's for us to figure out though, that's a policy thing, we need to figure out how to get more units built for more people to afford to live in – working people.

In terms of this, I will try an amendment that maybe it will be number 3, that council direct staff to negotiate with the proponent to include affordability. [seconded by BI]

77:21

BI: on the amendment on affordability, to be slightly more specific, to include affordability – I guess replace the word affordability to include – a degree to include housing affordability into the project.

LH: Okay, discussion on changing the words degree to housing affordability. [no opposition to amendment]

BI: I am just going to strike out a degree of ... I just made that up on the fly – to include housing affordability into the project. So the amendment is to delete 'a degree of' .

LH: sure okay. All those in favour of deleting 'a degree of' [passed with no opposition]. Sure uh...Councilor Alto, go ahead.



MA: Yes, I think I understand the motivation for this and I absolutely applaud it but I wonder about the practicality of it. What does that mean? You are not asking for anything specific, like the number of units, the price point, you are not asking for a percentage, I mean that all goes back to our earlier discussion on inclusionary zoning which I support but we don't have that yet. It is a great apple pie statement that no one can vote against but what does that mean? If I'm the applicant how do I meet that standard?



ML: I don't want to repeat what Councilor Alto said but what is exactly the affordability on this project? What is the number? I don't ... it it... for one person affordability is different for one person that another. WE have to be a lot more specific here in order to give staff direction on what that is but I also think the statement on residents that can't afford to live there, you know, there will be moving, there will be shifting. We will see people that are in starter condos moving up to the next level and then the next level, or we have people that ahm, are uhm, leaving their homes, they are transitioning into a smaller space that's going to free up some housing and some homes for first timers. It is a city where we do have significant problems with affordability but I don't think we can say that our residents can't afford to live there. There is a segment that's shifting and moving that's going to allow it. Mayor helps you just brought up that there are things that are happening with the CRD to help with this because nobody wants to see our young people not be able to afford to live and stay in this city. But I think this one is a little bit difficult just to say housing affordability on this project.



BI: WE are not planners, economists or developers, I think, as Councilor Loveday said, our job is about policy. This bullet is focused squarely on policy and its telling staff who are experts in planning to work with the applicant who is a professional builder and who knows numbers and pro-forma to come back with a degree of housing affordability. If council does not want that work to take place it doesn't have to support this amendment but if we think that essentially a church and an open green space can be converted into two apartment buildings and however many townhomes, that there shouldn't be at least a single unit, and I think it has to be a share of the unit, and not just a token handful, it should be significant share, but I think that's for the experts to come back and tell us what that would look like. But in the absence of this, that number will be zero. And another large development site and another opportunity to improve the situation rather than not would be lost.



CTJ: I may be wordsmithing but hearing Councilor Isitt's comments and the amendment as it stands I would have trouble supporting it because it is asking the applicant to include and it leaves it open to what degree. So wordsmithing would be an amendment to the amendment that says to the applicant to consider housing affordability. I would like the applicant to take a look but if he comes back and says I can't because of this, this and that, that's not going to be the reason that I accept or decline. I think that there should always be a consideration of affordability but I think Councilor Isitt's wording is a little bit stronger than I would be able to support. [seconded by Lucas]





JL: I think the applicant has already considered including affordability and has chosen not to and our policy is not strong enough to make that happen. So to me if it can't happen on this site then maybe it could be tied to this project. But I know the applicant has had deals like that in the past on projects so but, to me, I imagine a thorough consideration of many different things that don't end up as part of the project. So I don't support the amendment.



BI: I agree that the applicant has already considered, the applicant is proceeding with rental housing in Saanich, there is a preliminary proposal on the way right at the Oaklands/[?] border, so we know the applicant is actively looking at those kinds of projects but the fact is the choice has been made not to do that here. In my view the site is too large and the change from the existing land use and the existing zoning not to mention going beyond the OCP maximum which is what's in front of us for all of those factors, think it's fair to say we want to see some housing affordability here and what form that takes is left to the applicant working with staff whether are affordable units, affordable home ownership, affordable rental units, whether a sizeable number of market rental units, whether a substantial contribution to the City's affordable housing fund. There's a number of options that could be pursued and I don't know if council has to be specific in what form that takes, rather than letting staff and the applicant have those discussions.

LH: Okay, ... we've a problem if what Councilor Isitt said is what the amendment means.

CTJ: And I guess that once again the concern for me is that we direct staff to work with the applicant to include housing affordability. Then will we get an application that comes back then that says that I can offer you this this and that but I would need to increase my height and density. Or I have to make the 3 bedrooms now only 2 bedrooms. So do we lose something else in order to gain another portion? I guess I have concerns about being that specific on what it might end up being asked for.

LH: Unfortunately we are stuck at an amendment to an amendment. But the wording that we have here to consider including or to direct staff to work with the applicant to include housing affordability into the project to me that reads on that site and some people are saying it's not that site maybe it's a contribution to the housing affordability trust fund etc. I'm struggling with this in general because I feel like that yes we want housing affordability and it's really hard for the public to understand our public policies because they are so complicated at times but I feel like this is a back door approach. It's true, I actually don't know how I am going to vote but there was a land lift analysis done. It stays there is no extra in this – anyways I guess this is the first time we've seen this – anyways... I am not sure but I am sure that if what people are saying is affordability is somewhere else or in the trust fund then the

wording isn't right. So I'm not sure what to do what that when we are stuck with an amendment to an amendment.

86:23

JL: So are we voting right now on the two consider... [interrupted]

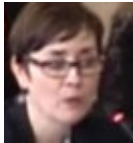
LH: Correct!

JL: Okay [shrugs shoulders]

LH: Any other comments on considering *including*? [motion more hands opposed than for including *including*]. The amendment to the amendment fails. So now we are actually asking the applicant to include housing affordability but we need to be more precise about what we mean because it may not mean exactly what it says.

BL: I'll move an amendment either 'on site' or with a payment of cash in lieu. [not seconded]

LH: Does anyone have a better idea or do we just want to leave it general? And maybe staff can clarify, if the amendment is not amended, direct staff to work with the applicant to include housing affordability into the project, do you interpret that as on that site or as part of the project in general?



AM: Going with that forward we would interpret that as going forward and in the event the applicant thought that was not possible we would report back in the next COW report one way or the other.

LH: My question maybe wasn't clear. The way this reads to me is: direct staff to work with applicant to include housing affordability into the project as in on that site.

AM: we would not interpret that to be the only way to do that would be to provide units on that site... [interrupted]

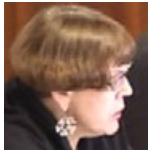
LH: Okay, excellent, great, then we don't need to do anything else to this. Okay, very good. Further discussion?

JL: I do think we need housing at all parts of the housing ecosystem and I think we do need more units at all levels of affordability I just think right now we are skewed towards only, not only, primarily building units that are more expensive than most of our residents can afford. So I want to go on record saying that I do think that we do need units at all levels of affordability and ah, prices. So I am disagreeing with Councilor Isitt on that. So we need to figure out how to make this housing boom a boom that everyone benefits from.

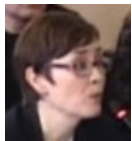
LH: Yeah, thanks. Just one note again about going back to other programs that are underway. So that we don't lose sight of them, I think that last year's news that we do have the \$60 M dollar regional housing first program that is going to build 880 units over the next five years of truly affordable housing rental units starting with a building that is underway or will be underway soon with units starting at \$375/month. Uhm, so just to remind us of that. I am going to support this. I was at a gathering of CEOs of the Chambers of commerce – the chamber calls together a number of CEOs from across the region and the number one issue raised was affordable housing for the workers. We do have a project coming up next that proposes the first ever affordable home ownership project in the city so I am looking forward to that as it's our next agenda item.

Let's see what the applicant and staff can come up with. There are creative ways and we are talking about wanting to make this a livable city for working families and we do get lots of emails and concerns about this. So we will see what can happen here if this passes and doesn't tie anyone into anything but it does highlight the crisis that we are in in terms of this being a healthy and livable city. All those in favour of that amendment? [Lucas opposes] Any further discussion?

90:28



PM: Just a question through you to staff, I just want to confirm, since we are dealing with a heritage corridor, and a neighbourhood that is identified for its built heritage as well, I am just wondering, your report is signed off by the local area planner and the director of planning, what input did you receive from the heritage planner on an application like this?



AM: the application was reviewed by the senior planner for heritage and that is integrated into the report balancing the various aspects of the proposal and the various policies.

PM: So when reading the report, how would I identify what the input was from the heritage planner? It's not in a separate section? It's woven into the report?

AM: It is woven into the report, that is correct.

PM: Is it possible, if this is supported and it comes back to us, that we actually have some direct input from the heritage planner in dealing with the heritage corridor?

AM: yes, if council would like that, we can include that.

PM: that would be very helpful because when it is woven in it is really hard to disseminate it.

LH: Excellent. Thank you very much. All of those in favour? [Madoff opposes]

To move this forward staffing will work with the applicant and bring this back to us. I'm going to suggest taking a 5 minute break while ...

Transcript ended at 92:00