


**2025** | CITY OF VICTORIA | Planning & Development

# Rezoning, Development Permit with Variances and Development Variance Permit

## For 3106 Washington Avenue

COMMITTEE OF THE WHOLE | March 13, 2025



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## Aerial Photo



2



**Subject  
Property**



3



**Subject  
Property  
(Summer)**



4



**Context**  
Directly East of the Site



5



**Context**  
South of the Site –  
across the street



6



**Context**  
**South- Cecelia**  
**Road**



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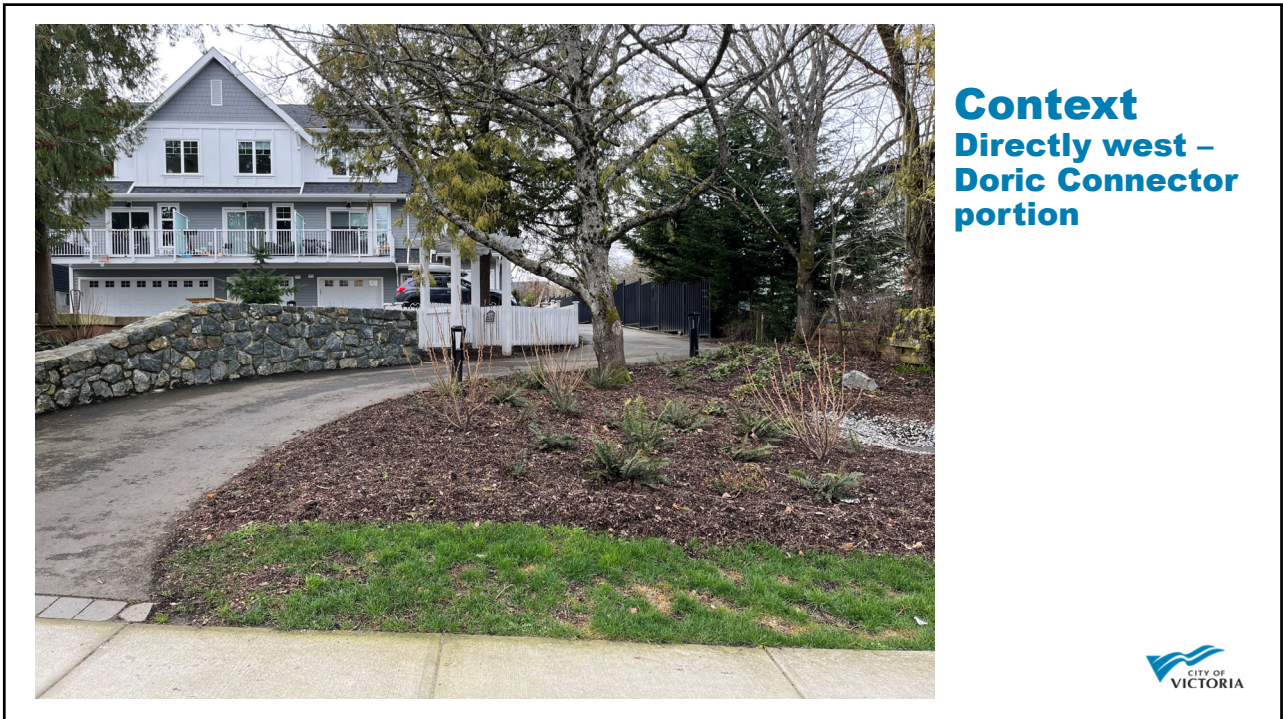
**Context**  
**Southwest –**  
**across the street**



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## Legislative Authority

**Rezoning matters considered under Section 479 of the *Local Government Act* (LGA) :**

- The **use** of land, buildings and other structures
- The **density** of the use of the land, buildings and other structures
- The **siting, size and dimensions** of buildings and other structures, and the uses that are permitted on the land

**Development Permit with Variance matters considered under Section 498 of the LGA:**

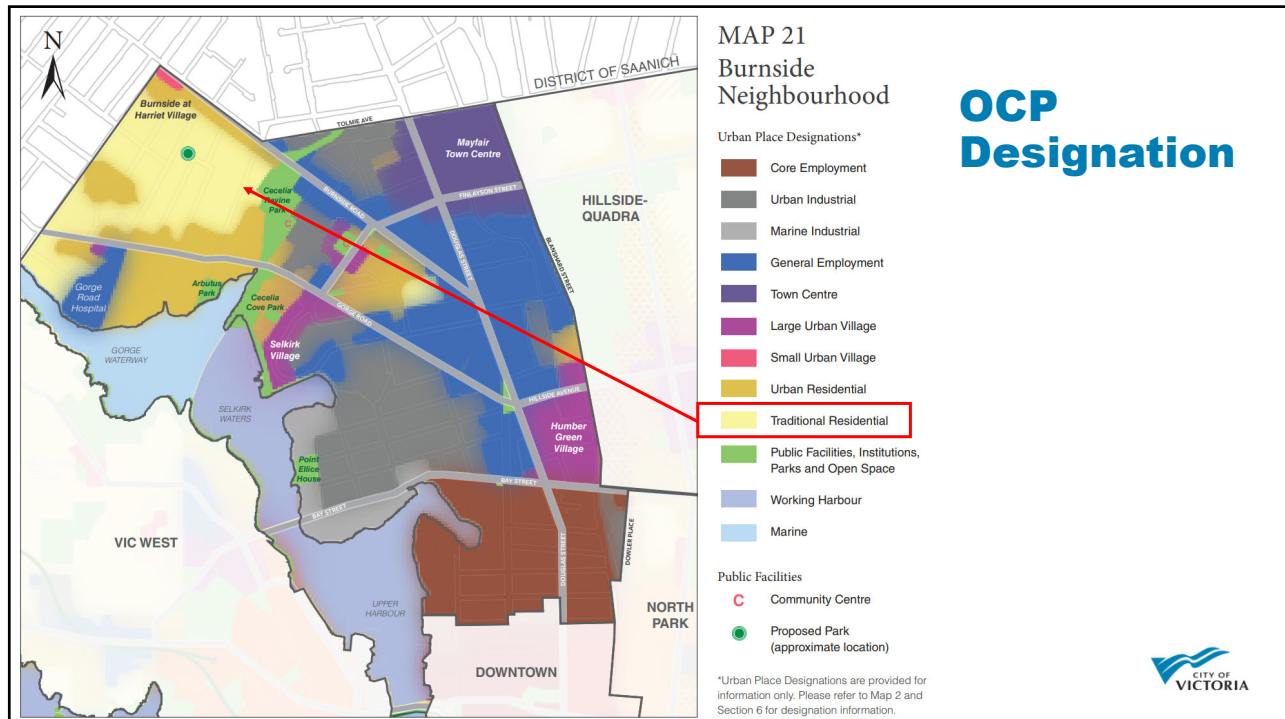
- The **form and character** of intensive residential development
- **Variations** from the *Zoning Regulation Bylaw* but not including variations to use or density.

**Development Variance Permit matters considered under Section 498 of the LGA:**

- **Variations** from the *Zoning Regulation Bylaw* but not including variations to use or density.



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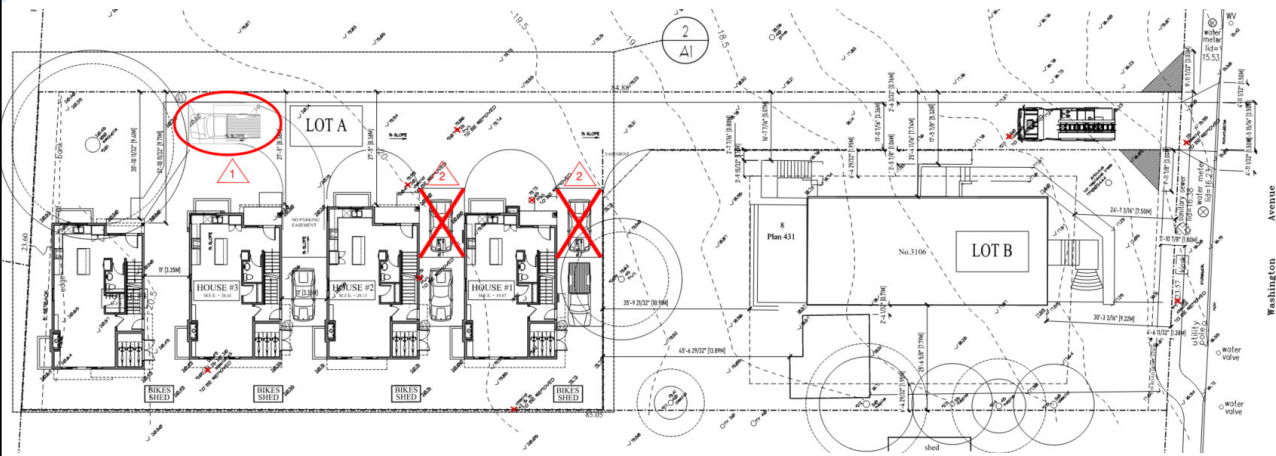
## Development Permit Areas

- DPA 15B: Intensive Residential – Panhandle Lot
- DPA 15F: Missing Middle Housing



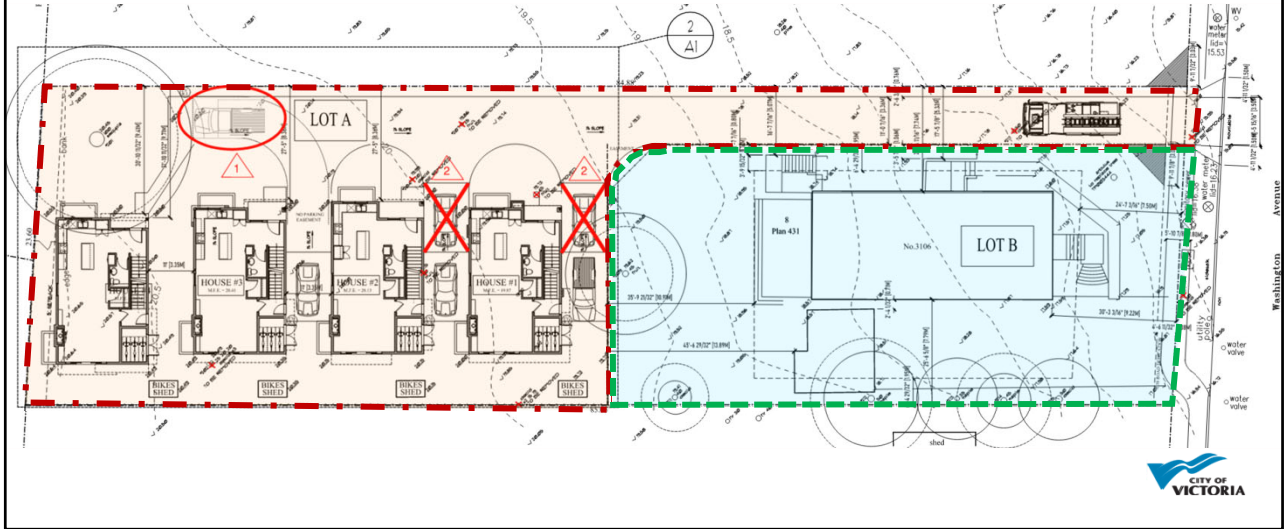
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## Site Plan



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## Site Plan – Subdivision Lines



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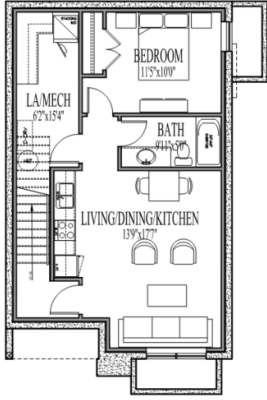
## North Elevation



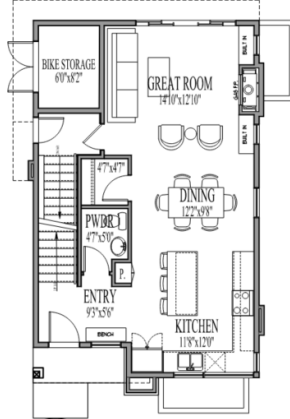
16



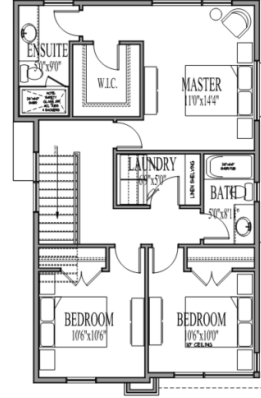
# Floor Plans - H1



LOWER FLOOR PLAN - H1  
SCALE: 1/8"=1'-0"



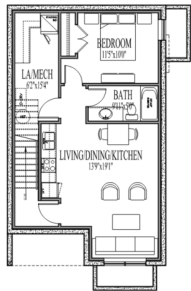
MAIN FLOOR PLAN - H1  
SCALE: 1/8"=1'-0"



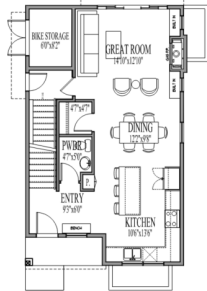
UPPER FLOOR PLAN - H1  
SCALE: 1/8"=1'-0"



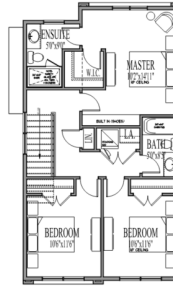
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LOWER FLOOR PLAN - H2  
SCALE: 1/8"=1'-0"

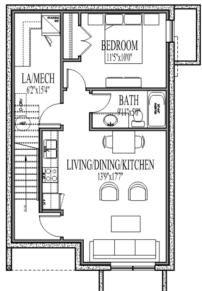


MAIN FLOOR PLAN - H2  
SCALE: 1/8"=1'-0"

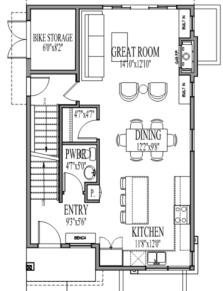


UPPER FLOOR PLAN - H2  
SCALE: 1/8"=1'-0"

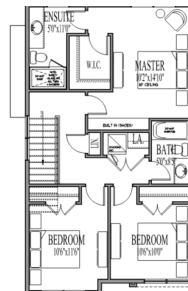
# Floor Plans - H2 & H3



LOWER FLOOR PLAN - H3  
SCALE: 1/8"=1'-0"



MAIN FLOOR PLAN - H3  
SCALE: 1/8"=1'-0"

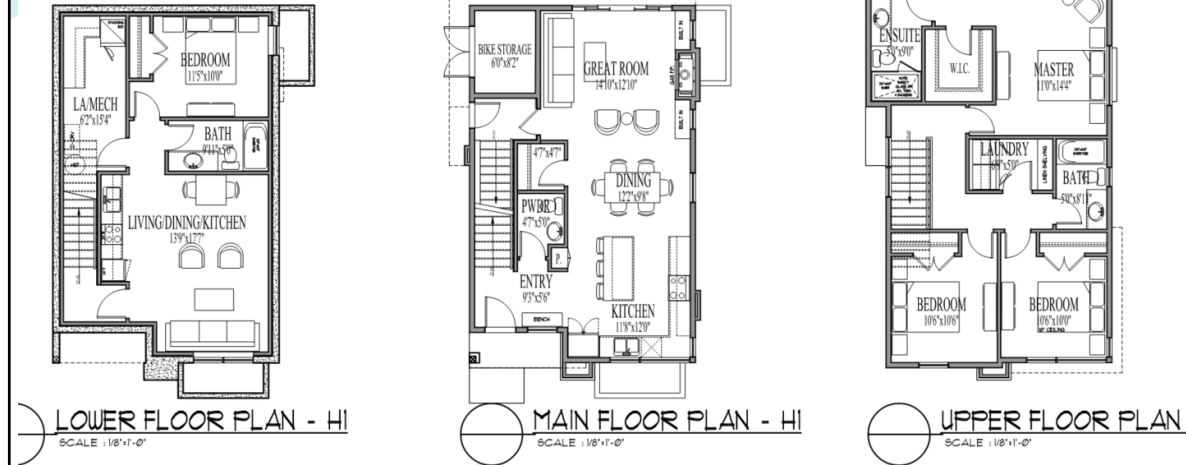


UPPER FLOOR PLAN  
SCALE: 1/8"=1'-0"



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## Floor Plans – H4



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## Elevations – H1



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# Landscape Plan

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# Rendering

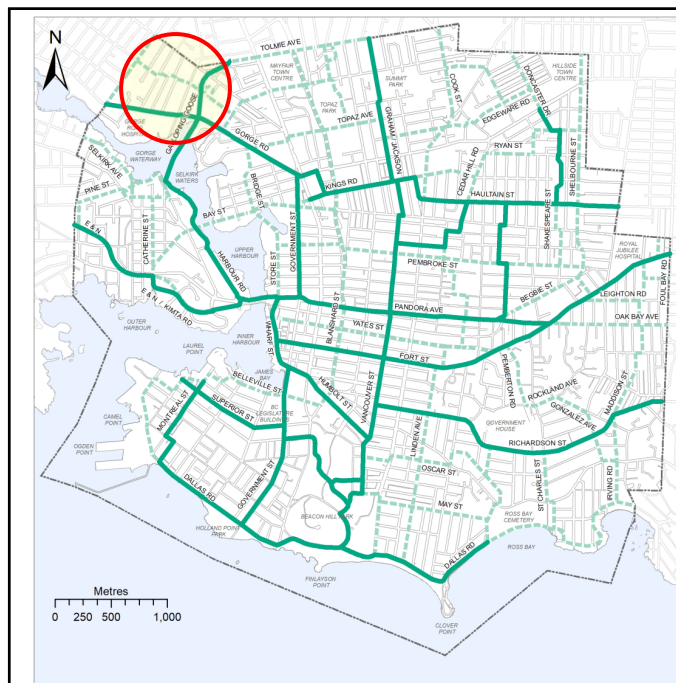
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**Rendering**  
Approximate  
property and fence  
lines marked



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**MAP 8**  
All Ages and Abilities  
Cycling Network

- Priority Network
- - - Expanded Network\*

\*Exact route, design and sequencing to be determined through future study and consultation processes.

Remaining Cycling Network

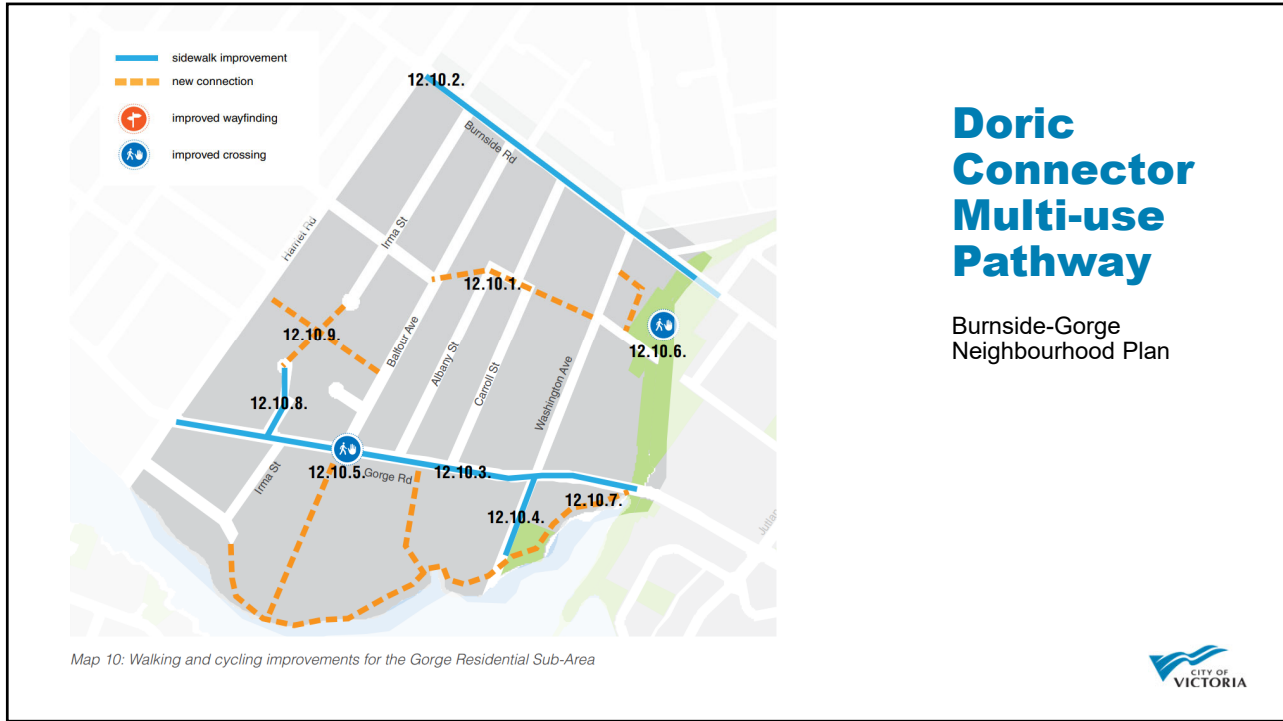
The remainder of the City's Cycling Network (not shown on map) includes existing facilities and routes which will continue to be developed over time to improve safety and comfort. Working with partners and private land-owners, the City will continue to be opportunistic to add new facilities and improve existing facilities (including additions to the AAA network) as appropriate.

**Doric  
Connector  
Multi-use  
Pathway**

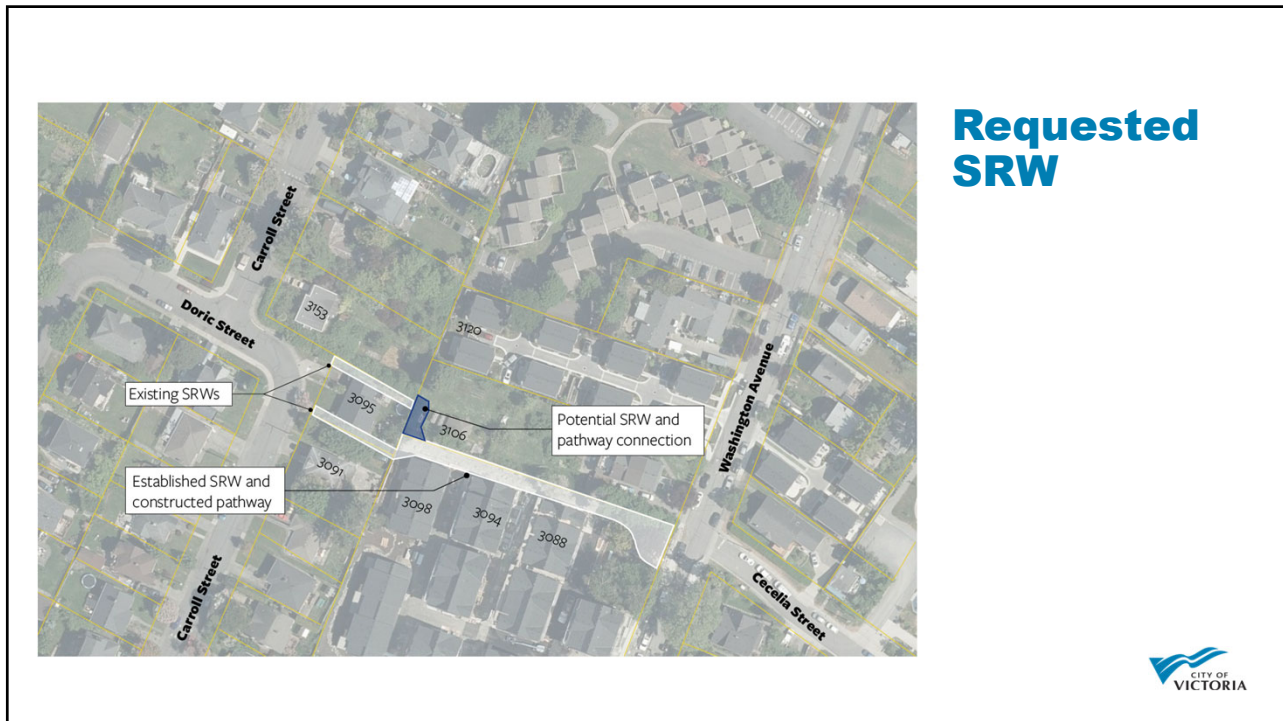
Official Community Plan: All  
Ages and Abilities Cycling  
Network



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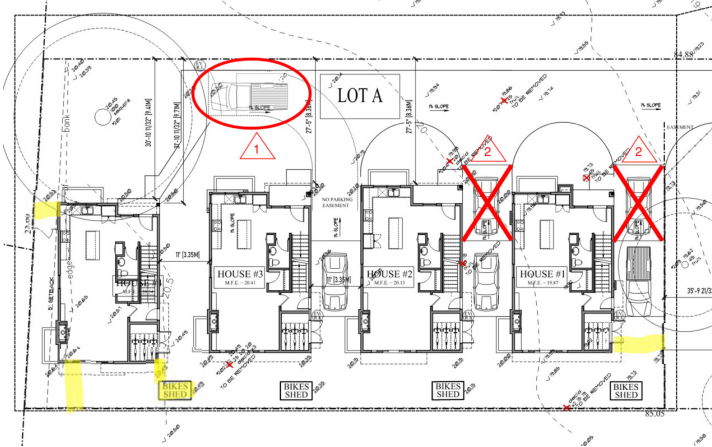


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## Lot A (Panhandle) Variances

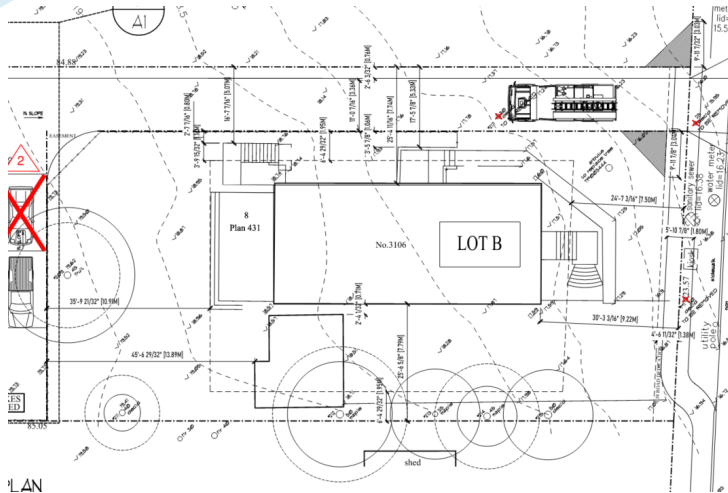


- increase the number of buildings (not including accessory buildings) permitted on the lot from 1 to 4
- reduce the minimum front yard setback from 7.50m to 2.79m
- reduce the minimum rear yard setback from 7.50m to a minimum of 5.0m
- reduce the south side yard setback from 7.50m to 2.42m
- reduce the separation space between the accessory building and primary structures from 2.4m to 1.19m
- locate the accessory buildings in the side yard



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## Lot B



### Revised variances

- Reduce the north side yard setback from 1.95m to 0.8m.



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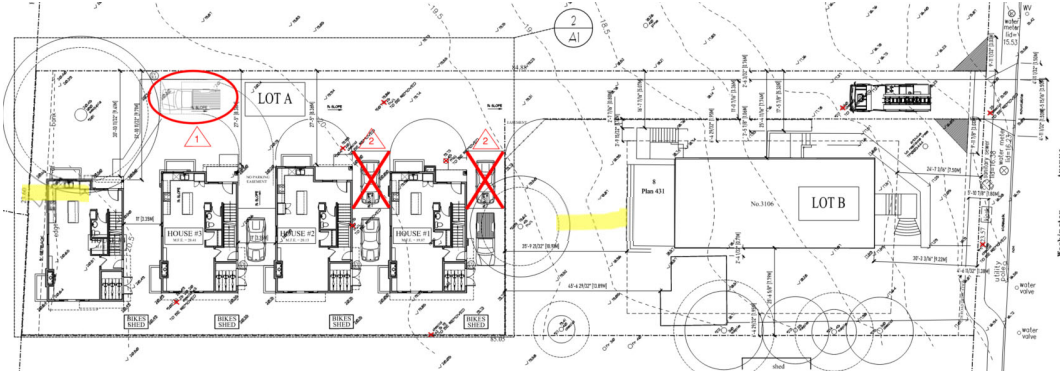
## Variance Differences in Recommended Motion

### Lot A (Panhandle)

- reduce the rear yard setback from 7.50m to a minimum of 5m

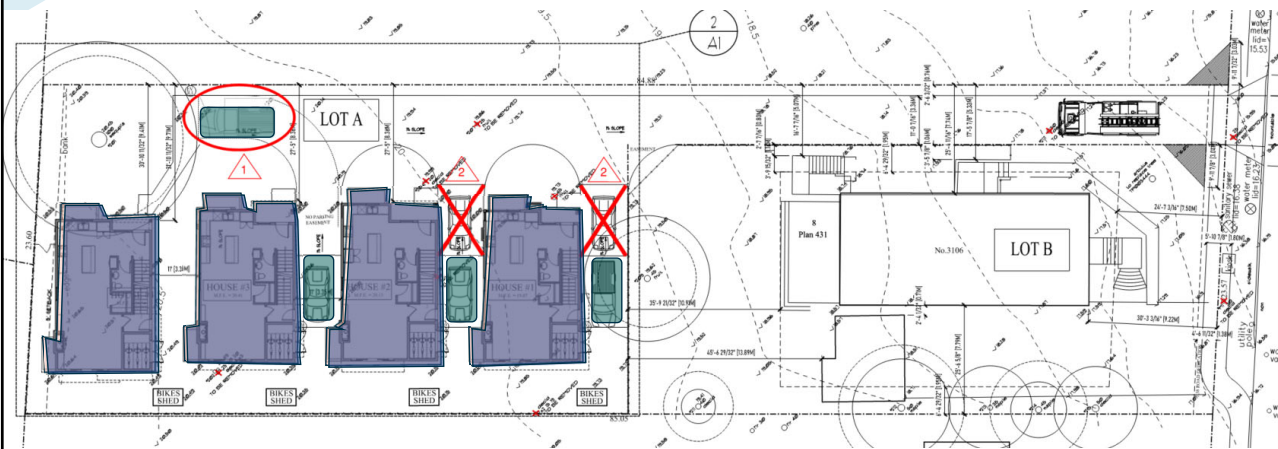
### Lot B

- (new variance) – reduce the rear yard setback from 10.61 to a minimum of 5



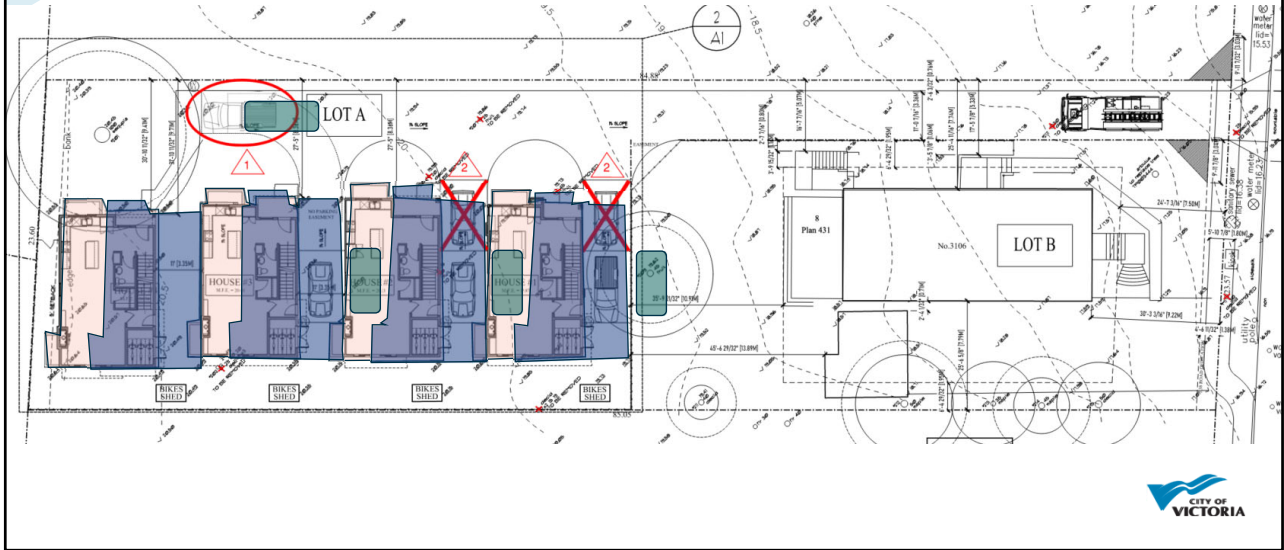
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## Site Plan



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## Proposed Motion



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## North Elevation



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