

E. PUBLIC AND STATUTORY HEARINGS

Councillor Madoff withdrew from the meeting at 6:50 p.m. due to a potential pecuniary conflict of interest with the following item, as she lives within the notification area.

E.1 Rezoning Application No. 00609 and Development Permit with Variances Application No. 00029 for 672 Niagara Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1164) No. 18-092:

To rezone the land known as 672 Niagara Street from the R3-2 Zone, Multiple Dwelling District to the R-88 Zone, Niagara & Thetis Multiple Dwelling District, to permit a three-storey, multi-family dwelling.

Development Permit with Variances Application:

The Council of the City of Victoria will also consider issuing a Development Permit with Variances Application for the land known as 672 Niagara Street, in Development Permit Area 16 for the purposes of approving the general form and character of the proposed building additions and alterations, and varying certain requirements of the Zoning Regulation Bylaw.

E.1.a Public Hearing & Consideration of Approval

Michael Angrove (Planner): *Advised that the application is to construct a four unit strata-titled multi family dwelling.*

Mayor Helps opened the public hearing at 6:56 p.m.

Richard Iredale (Applicant): Provided information regarding the application.

Ric No Houle (Pandora Avenue): Expressed concerns relating to the size of the application.

Mayor Helps closed the public hearing at 7:02 p.m.

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

That the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1164) No. 18-092

Council discussed the following:

- *Neighbours' concerns regarding parking, and how those have been addressed by the applicant.*
- *The support that the application received at the neighbourhood meeting.*

CARRIED UNANIMOUSLY

Council withheld adoption of Zoning Regulation Bylaw, Amendment Bylaw (No. 1164) No. 18-092, pending receipt of confirmation that a 2.38m Statutory Right-of-Way over the Niagara Street frontage has been registered on the relevant property titles.

Moved By Councillor Lucas

Seconded By Councillor Loveday

That Council authorize the issuance of Development Permit Application No. 00029 for 672 Niagara Street, in accordance with:

1. Plans date stamped February 16, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce required number of parking stalls from six to four
 - ii. reduce the flanking street side yard setback from 1.5m to 0.72m
 - iii. reduce the internal side yard setback from 3.00m to 1,03
 - iv. reduce the front yard setback from 5.0m to 4.38
 - v. increase the maximum site coverage from 40% to 46%.
3. The Development Permit lapsing two years from the date of this resolution.
4. Request the applicant reconsider the use of the slate grey veneer on the lower floor of the building.

CARRIED UNANIMOUSLY

Councillor Madoff returned to the meeting at 7:11 p.m.