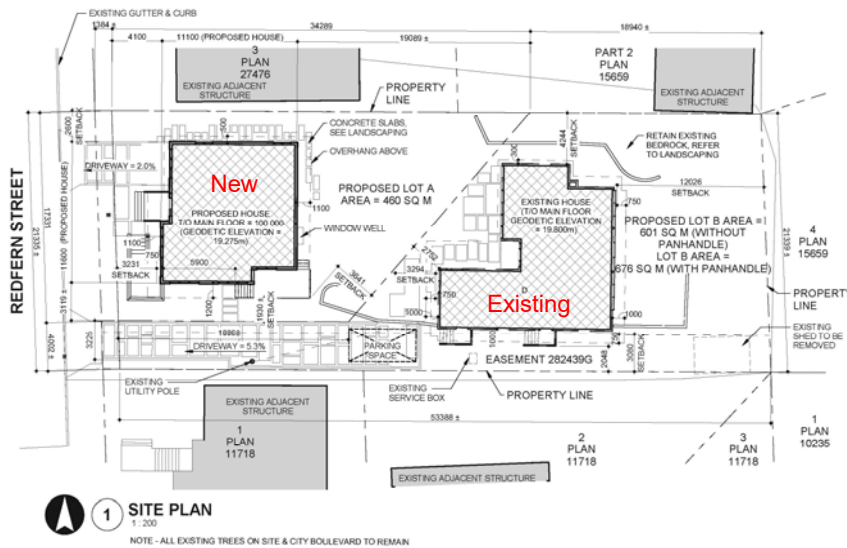
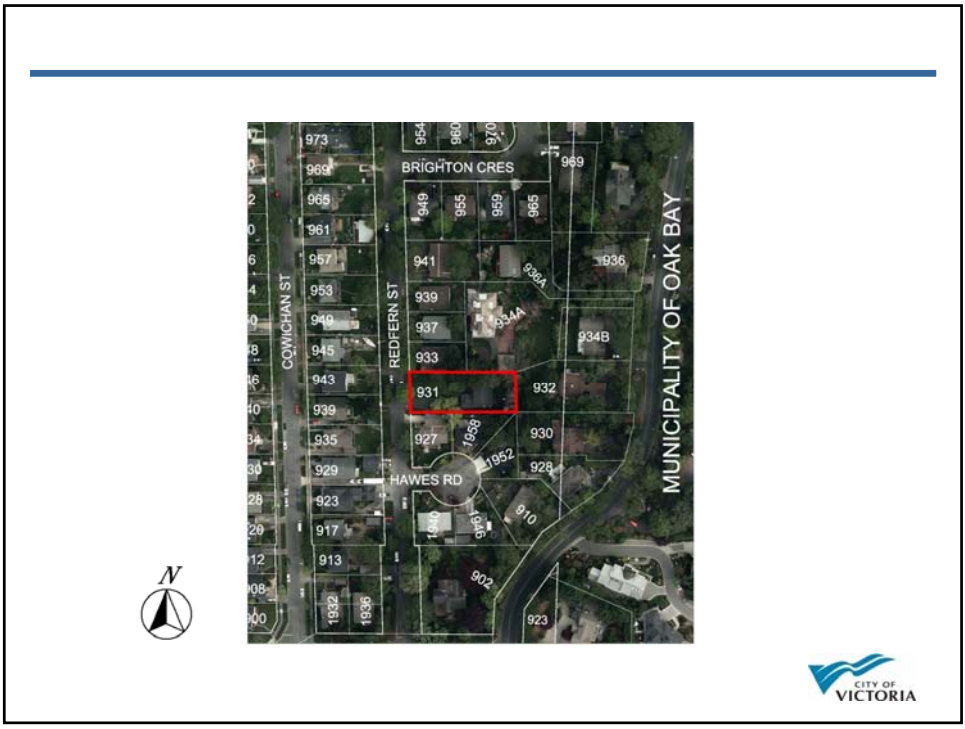


Development Permit with Variances Application + Development Variance Permit Application for 931 Redfern Street





Subject Site



931 Redfern Street



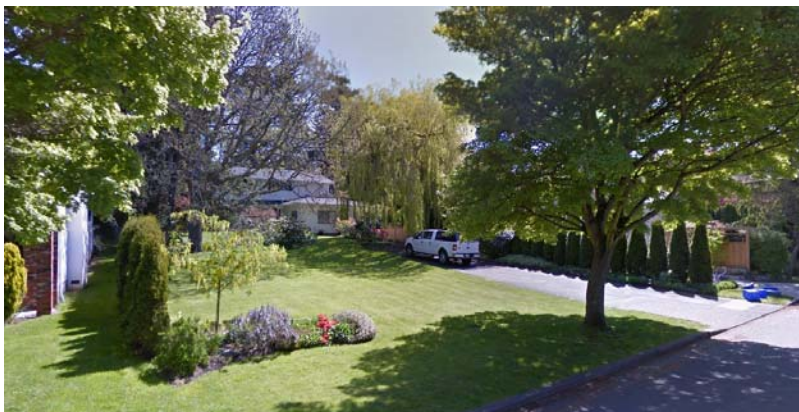
Subject Site



931 Redfern Street



Subject Site



931 Redfern Street



Subject Site



931 Redfern Street – Front Yard



Subject Site



Rear Yard - Looking North West



Rear Yard - Looking North



Rear Yard - Looking South East



Rear Yard - Looking East

Context



Redfern Street Looking North

Context



Redfern Street Looking South



Context



North Side of Subject Site – Redfern Street



Context



South Side of Subject Site – Redfern Street



Context



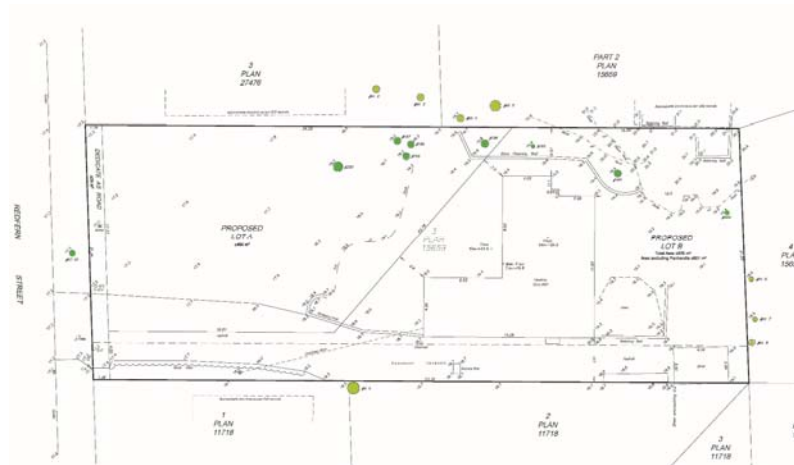
Across the Street – Redfern Street



Development Permit with Variances Application (Subdivision and Panhandle Lot)

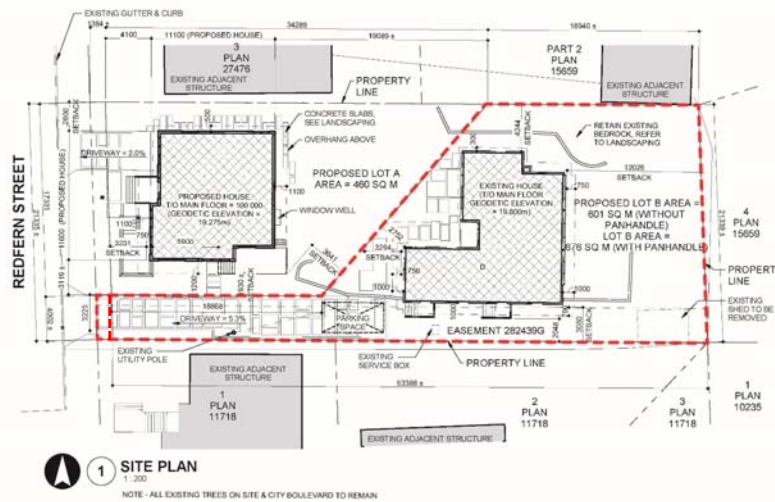


Subdivision Plan



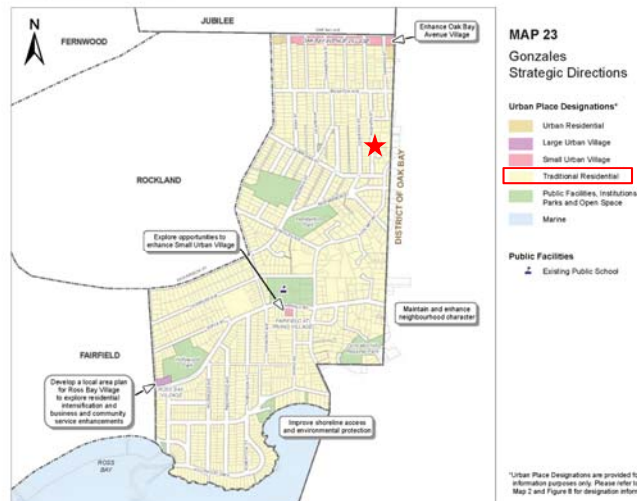
Site Plan

Panhandle Lot



Policy

SECTION 21: NEIGHBOURHOOD DIRECTIONS

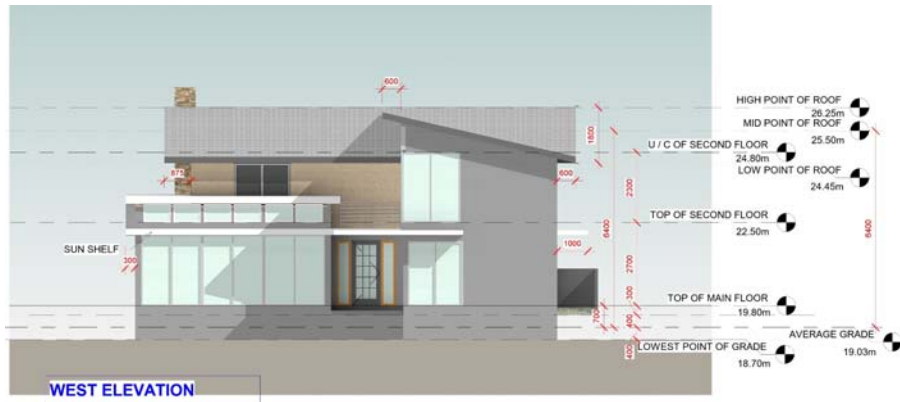


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Front Elevation

Panhandle Lot



Rear Elevation

Panhandle Lot



Side Elevation

Panhandle Lot



Side Elevation

Panhandle Lot



Context Massing



SOUTHWEST STREET PERSPECTIVE



Context Massing



NORTHWEST STREET PERSPECTIVE



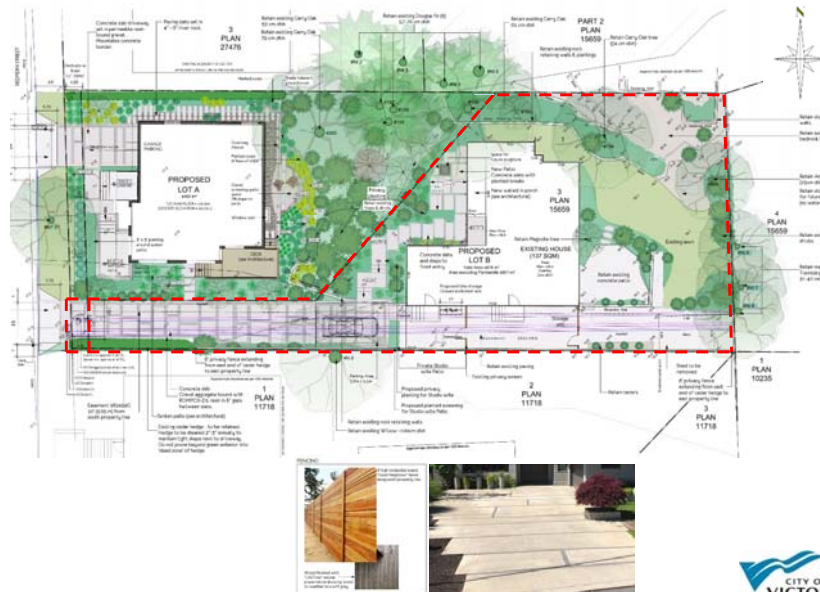
Context Massing



STREETSCAPE



Landscape Plan



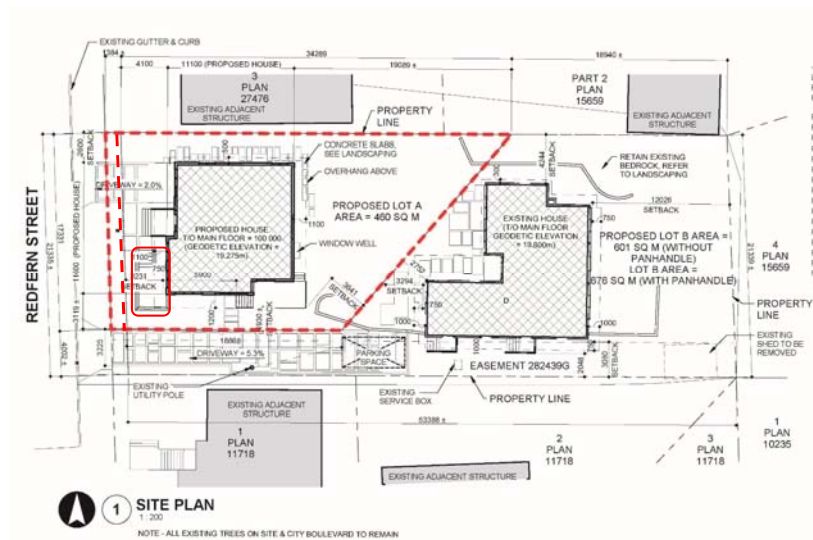
Development Variances Permit Application

(Front Lot)



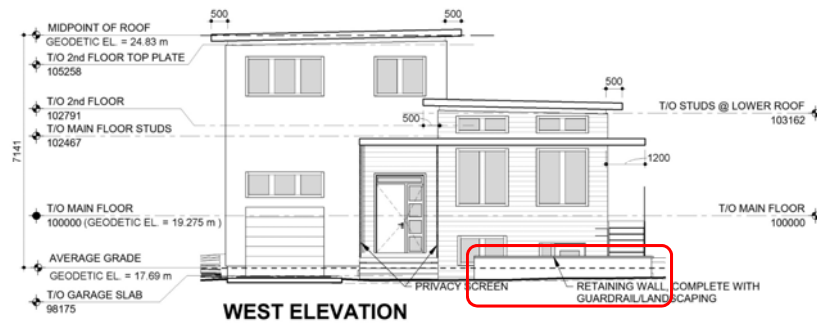
Site Plan

Front Lot



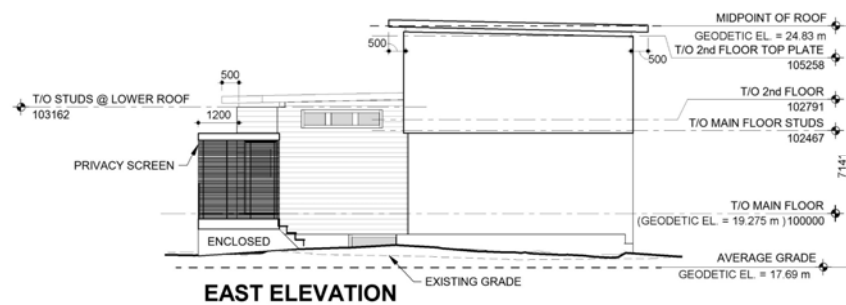
Front Elevation

Front Lot



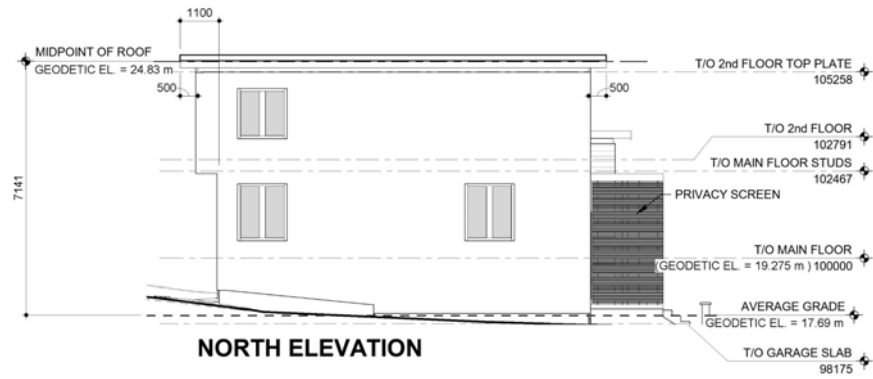
Rear Elevation

Front Lot



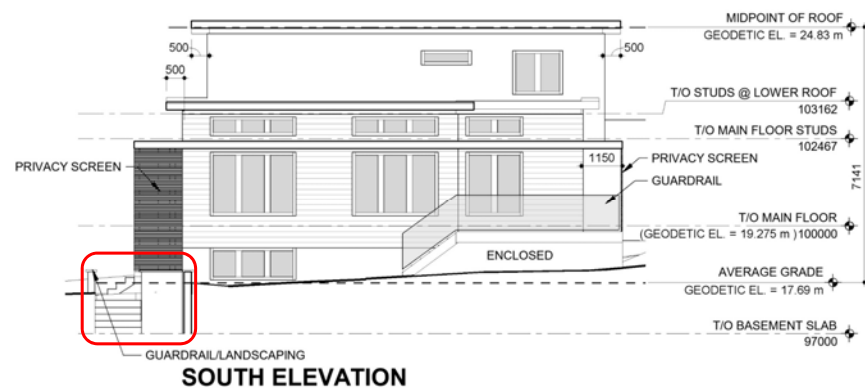
Side Elevation

Front Lot

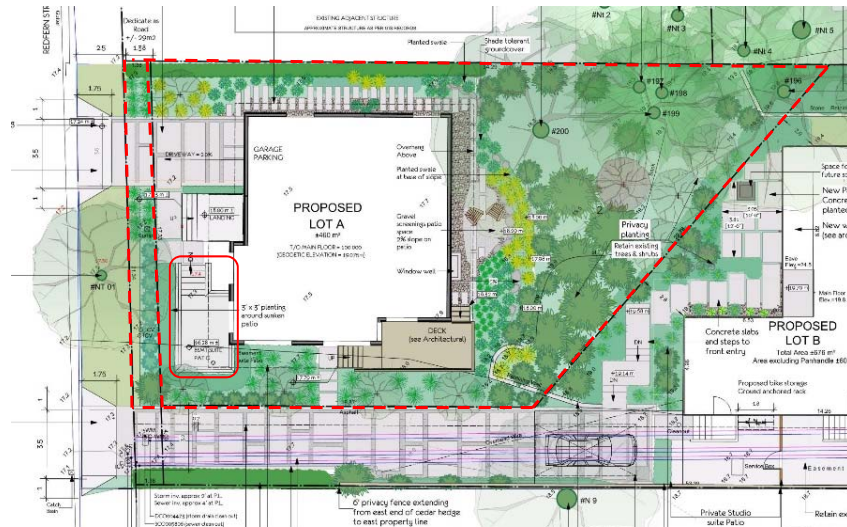


Side Elevation

Front Lot



Landscape Plan



Recommendation

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

"That Council authorize the issuance of Development Permit with Variances Application No. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys
 - ii. reduce the minimum front setback from 7.5m to 0.0m
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m
 - iv. reduce the minimum habitable north side building setback from 7.5m to 4.24m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
3. The Development Permit with Variances lapsing two years from the date of this resolution."

- 2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, if it is approved, and subject to revisions to reduce the protrusion of the secondary suite stairwell and below-grade outdoor amenity area into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development, that Council consider the following motion

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m
 - ii. reduce the minimum rear setback from 9.1m to 3.64m
 - iii. reduce the minimum south side setback from 2.6m to 1.93m
 - iv. reduce the combined side yards setback from 5.4m to 4.53m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
3. The Development Variance Permit lapsing two years from the date of this resolution."



Floor Plan – Main

Panhandle Lot



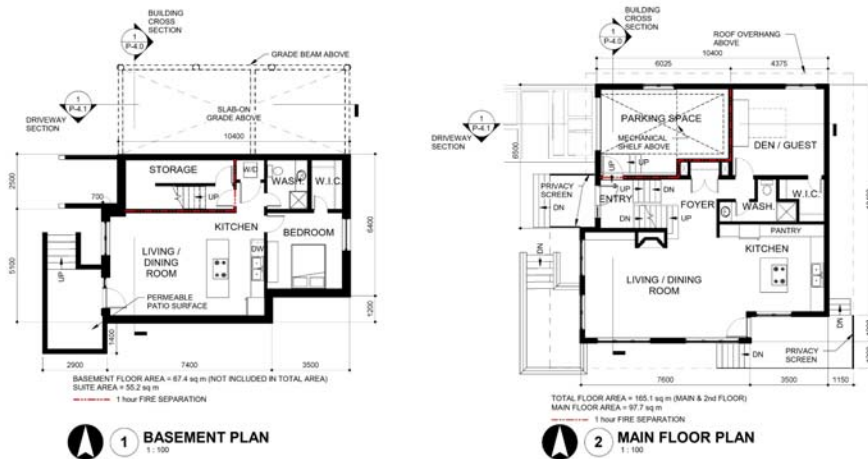
Floor Plan – Second

Panhandle Lot



Floor Plan – Basement + Main

Front Lot



Floor Plan – Second

Front Lot

