

4. **Rezoning and Development Permit with Variances Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road**

1. **Public Hearing**

Rezoning Application No. 00597

To rezone the western portion of the land known as 737 Belton Avenue & 1137 Dominion Road, as shown on the attached map, from the R1-B Zone, Single Family Dwelling District, to R1-SC Zone, Restricted Small Lot (Commercial) District and to rezone the remaining eastern portion from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to permit the subdivision of one lot into two lots, the conversion of an existing building to a small lot house while retaining the commercial use on the western portion of the land, and the construction of a new small lot house on the eastern portion of the land.

New Zones: R1-SC Zone, Restricted Small Lot (Commercial) District and R1-S2 Zone, Restricted Small Lot (Two Storey) District

Legal description: Lot 10, Section 10, Esquimalt District, Plan 253

Existing Zone: R1-B Zone, Single Family Dwelling District

2. **Development Permit with Variances Application No. 00597**

The Council of the City of Victoria will also consider issuing a development permit with variances for the land known as 737 Belton Avenue & 1137 Dominion Road for the purposes of reducing the flanking street setback from 2.4m to 0.0m, reducing the front yard setback from 6.0m to 4.24m, reducing the rear yard setback from 6.0m to 4.65m, reducing the east side setback from 2.4m to 2.15m, and approving the exterior design and finishes for the proposed small lot house as well as landscaping.

Jim Handy (Senior Planner): *Advised that the application is to subdivide the existing lot into two small lots, replace the existing house with a new single family dwelling, and convert the existing store to a single family dwelling.*

Mayor Helps opened the public hearing at 11:02 p.m.

Renee Gautier (Applicant): Provided information regarding the application, advising that the building on Lot A would be renovated, and a new home would be built on Lot B.

Colin Harper (Architect): Provided information regarding the application, advising of the form and character of the proposed project.

Councillor Alto withdrew from the meeting at 11:06 p.m. and returned at 11:07 p.m.

There were no persons present to speak to the proposed bylaw.

Mayor Helps closed the public hearing at 11:08 p.m.

3. **Bylaw Approval**

Motion:

It was moved by Councillor Loveday, seconded by Councillor Isitt, that the following bylaw be given third reading:

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1126) No. 18-030*

Carried Unanimously

4. **Bylaw Approval**

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that the following bylaws **be adopted:**

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1126) No. 18-030*

Carried Unanimously

5. **Development Permit with Variances Approval**

Motion:

It was moved by Councillor Loveday, seconded by Councillor Madoff, that Council authorize the issuance of a Development Permit with Variances Application for 737 Belton Avenue and 1137 Dominion Road, in accordance with:

1. Plans date stamped January 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Lot A: reduce the flanking street setback from 2.40m to 0.0m;
 - b. Lot B: reduce the front setback from 6.0m to 4.24m;
 - c. Lot B: reduce the rear setback from 6.0m to 4.65m; and
 - d. Lot B: reduce the east side setback from 2.4m to 2.15m.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously