Council Report
For the Meeting of July 11, 2019

To: Council  Date: June 27, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Update Report for Rezoning Application No. 00667 and Development Permit with Variances Application No. 00096 for 2921 Gosworth Road

RECOMMENDATION

Rezoning Application No. 00667

That Council give first and second reading of the Zoning Regulation Bylaw, Amendment Bylaw (No. 1197) No. 19-077 and that a Public Hearing date be set.

Development Permit with Variances Application No. 00096

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00667, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00096 for 2921 Gosworth Road, in accordance with:

1. Plans date stamped April 18, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
   i. reduce the front yard setback from 6.00m to 3.38m for Lot A
   ii. reduce the front yard setback from 6.00m to 4.91m for Lot B
   iii. reduce the (east) side yard setback from 2.40m to 1.50m for Lot A.
3. The Development Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the Development Permit with Variances application for 2921 Gosworth Road.

In accordance with Council’s motion on June 13, 2019, included below, the necessary conditions have been met should Council wish to consider the Development Permit with Variances. The applicant has revised the landscape plan and site plan to correct minor inconsistencies to the satisfaction of the Director of Sustainable Planning and Community Development.
Rezoning Application No. 00649

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00677 for 2921 Gosworth Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date be set.

Development Permit with Variances No. 00096

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00667, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00096 for 2921 Gosworth Road, in accordance with:

1. Plans date stamped April 18, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
   i. reduce the front yard setback from 6.00m to 3.38m for Lot A
   ii. reduce the front yard setback from 6.00m to 4.91m for Lot B
   iii. reduce the (east) side yard setback from 2.40m to 1.50m for Lot A.
3. A revised site plan and landscape plan to correct minor inconsistencies to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

PURPOSE

Minor revisions to the plans were required to accurately show the existing trees on the site. The landscape plan and site plan have been revised and the updated plans are attached to this report. The motion for Council's consideration has been updated to reflect these changes.

CONCLUSIONS

As per Council's motion on June 13, 2019, the applicant has revised the landscape and site plans to address inconsistencies. The recommendation provided for Council's consideration contains appropriate language to advance the application to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,

Chelsea Medd
Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community Development Development Department
List of Attachments

- Attachment A: Plans date stamped April 18, 2019 (with pages dated received June 20, 2019 and deemed April 18, 2019)
- Attachment B: Motion from June 13, 2019 Council Meeting.
**CITY OF VICTORIA**

**RECEIVED**

**JUN 20 2019**

**DEEMED**

**APR 18 2018**

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**PROJECT INFORMATION TABLE - SMALL LOT (A)**

<table>
<thead>
<tr>
<th>Element</th>
<th>Proposed</th>
<th>Allotted</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning</strong></td>
<td>R-1-22</td>
<td></td>
</tr>
<tr>
<td><strong>Site Area</strong></td>
<td>814.8 M²</td>
<td>Min. 280 M²</td>
</tr>
<tr>
<td><strong>Site Coverage</strong></td>
<td>46.1 M²</td>
<td>38.5 M²</td>
</tr>
<tr>
<td><strong>Total Floor Area</strong></td>
<td>41.1 M²</td>
<td>40 M²</td>
</tr>
<tr>
<td><strong>Floor Space Ratio</strong></td>
<td>0.94</td>
<td>0.6</td>
</tr>
<tr>
<td><strong>Height of Building</strong></td>
<td>1.3 M</td>
<td>1.5 M</td>
</tr>
<tr>
<td><strong>Number of Stories</strong></td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

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**SIDES**

- **Front Yard:** 9.38 M
- **Rear Yard:** 6.0 M
- **Side - East:** 1.5 M
- **Side - West:** 1.84 M
- **Open Site Space (%):** 40.8 %
- **Parking Stalls on site:** 1

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**LEGAL DESCRIPTION:**

- **Proposed:** Block 1, Section 21-SO.
- **Allotted:** 2121 Gosworth Rd., Victoria BC, V8T 5C2

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**OWNER:**

- **Name:** Project Holdings Ltd.
- **Address:** 2121 Gosworth Rd., Victoria BC, V8T 5C2
- **Legal Description:** Block 1, Section 21-SO.
WHITE BOARD AND BATTEN

GRAY ASPHALT SHINGLE ROOF

WHITE LAP SIDING

BLACK WINDOWS & DOORS

CITY OF VICTORIA

RECEIVED  DEEMED

JUN 26 2019  APR 1 2019
Motion:

Rezoning Application No. 00649
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00649 for 2921 Gosworth Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date be set.

Development Permit with Variances Application No. 00096
That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00649, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00096 for 2921 Gosworth Road, in accordance with:
1. Plans date stamped April 18, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
   i. reduce the front yard setback from 6.00m to 3.38m for Lot A
   ii. reduce the front yard setback from 6.00m to 4.91m for Lot B
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Carried