

E.2 1023 Tolmie Avenue: Rezoning Application No. 00672 and Development Permit with Variances Application No. 00097

Zoning Regulation Bylaw, Amendment Bylaw (No. 1227) No. 20-064:

To rezone the land known as 1023 Tolmie Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-S1 Zone, Restricted Small Lot (One Storey) District, to subdivide the property and construct a new single family dwelling to the south of the existing building.

Development Permit with Variances Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1023 Tolmie Avenue, in Development Permit Area 15A: Intensive Residential – Small Lot for the purposes of approving the exterior design and finishes for the small lot house as well as landscaping.

E.2.a Public Hearing & Consideration of Approval:

Michael Angrove (Senior Planner): *Advised that the application is to subdivide the lot into two small lots and construct a new small lot house on the southern portion of the lot.*

Mayor Helps opened the public hearing at 7:27 p.m.

Vincent Portal (Applicant): Provided information regarding the application by telephone presentation.

Doris McLennan (Fifth Street) (Telephone): Expressed concerns with the application due to the size of the proposed building and its close proximity to a neighbouring house.

Matt Garvey (Fifth Street) (Video Submission): Expressed concerns with the application due to the proposed setbacks.

Council recessed from 7:45 p.m. until 7:50 p.m.

Council discussed the following:

- *The reasoning behind the proposed setbacks.*

Mayor Helps closed the public hearing at 7:55 p.m.

Moved By Mayor Helps
Seconded By Councillor Alto

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1227) No. 20-064

Council discussed the following:

- *Consideration of sending the application back to staff, due to concerns relating to the proposed setbacks.*

Motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Dubow

That this matter be referred back to staff to work with the applicant to address the setback on the south of the lot.

Council discussed the following:

- *That further work is needed to have this application be a better fit with the neighbouring properties.*

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Dubow

That the motion be amended as follows:

That this matter be referred back to staff to work with the applicant to address **concerns expressed by nearby residents related to setbacks** ~~the setback on the south of the lot.~~

CARRIED UNANIMOUSLY

On the main motion as amended:

That this matter be referred back to staff to work with the applicant to address concerns expressed by nearby residents related to setbacks.

FOR (6): Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young
OPPOSED (2): Mayor Helps, and Councillor Alto

CARRIED (6 to 2)