

F.3 429 and 431 Parry Street: Development Variance Permit Application No. 00234 and Development Variance Permit Application No. 00235

Development Variance Permit Application No. 00234

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 429 Parry Street, for the purpose of varying certain requirements of the *Zoning Regulation Bylaw*, namely: reduced front, rear and side yard building setbacks in order to construct a new single-family dwelling with secondary suite on one of two lots that are currently being used as surface parking lots along Parry Street.

Development Variance Permit Application No. 00235

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F.3.a Opportunity for Public Comment & Consideration of Approval

Alec Johnston (Planner): Advised that the application is to build two single family dwellings with secondary suites, one on each lot.

Mayor Helps opened the opportunity for public comment at 9:35 p.m.

Conrad Nyren (Applicant): Provided information regarding the application.

Council recessed from 9:41 p.m. until 9:46 p.m. to provide an opportunity for members of the public to call to speak live.

No persons called in to speak to the proposed application.

Mayor Helps closed the opportunity for public comment at 9:46 p.m.

Moved By Councillor Alto

Seconded By Councillor Andrew

That Council authorize the issuance of Development Variance Permit Applications No.00234 for 429 Parry Street and No.00235 for 431 Parry Street in accordance with:

1. Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances: For Development Variance Permit No. 00234 at 429 Parry Street:
 - a. reduce the front yard setback from 7.5m to 3.79m;
 - b. reduce the rear yard setback from 8.28m to 4.71m for the rear stairs and 5.61m for the building;
 - c. reduce the north side yard setback from 1.5m to 1.2m;
 - d. reduce the south side yard setback from 3m to 2m; and

- e. reduce the combined side yard setback from 4.5m to 3.2m.
- For Development Variance Permit No. 00235 at 431 Parry Street:
- a. reduce the front yard setback from 7.5m to 4.41m;
 - b. reduce the rear yard setback from 8.28m to 4.42m for the rear stairs and 4.95m for the building;
 - c. reduce the north side yard setback from 1.5m to 1.2m;
 - d. reduce the south side yard setback from 3m to 2m; and
 - e. reduce the combined side yard setback from 4.5m to 3.2m.
- 3. Registration of legal agreements on both property titles to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering.
 - 4. The Development Permits lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY