

2023

CITY OF VICTORIA | Sustainable Planning and Community Development

Rezoning and Development Permit with Variances Application

2848/2852 Shelbourne Street

COMMITTEE OF THE WHOLE | JANUARY 19, 2023



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Townhouse Context



2910 Shelbourne Street



2828 Shelbourne Street



2918 Shelbourne Street



2614 - 2622 Shelbourne Street



2816 Shelbourne Street



2638 Shelbourne Street

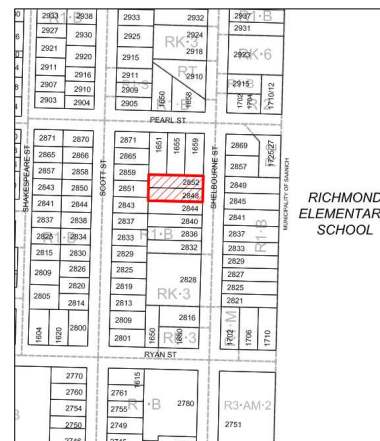


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Rezoning Application (macro scale)

**Matters under consideration
(s. 479 of the *Local Government Act*):**

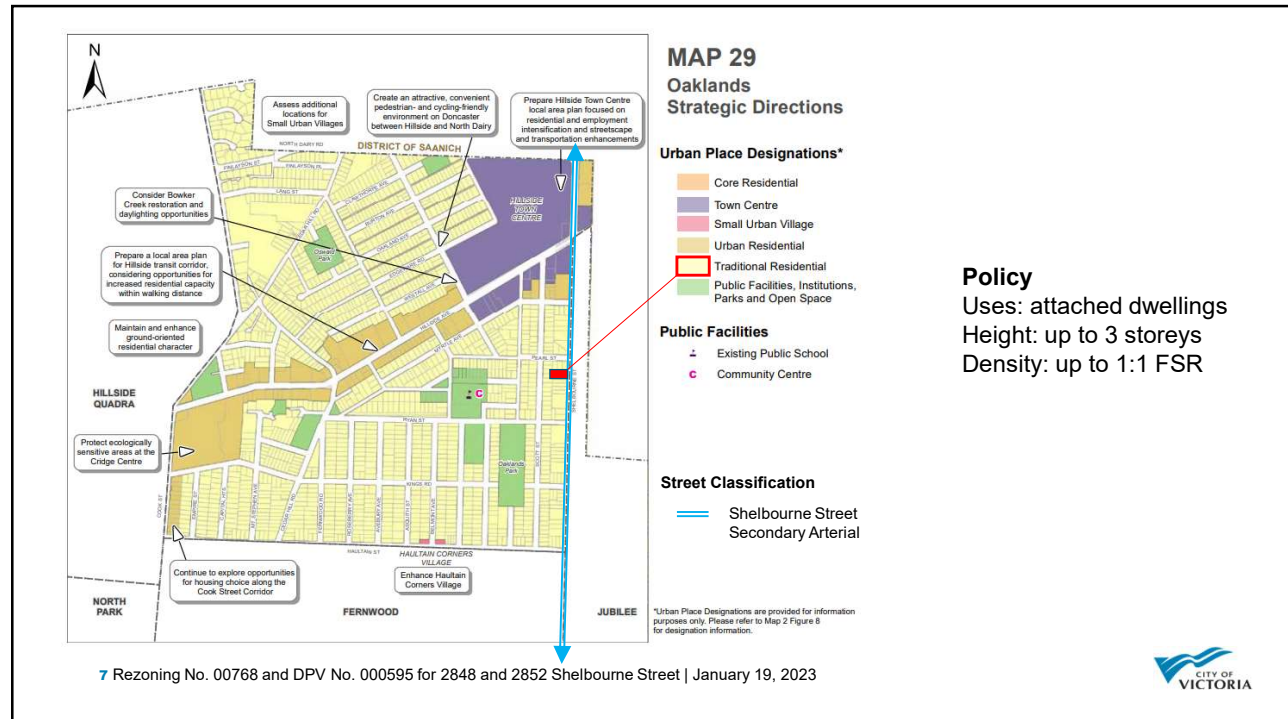
- the **use** of land, buildings and other structures
- the **density** of the use of land, buildings and other structures
- the **siting, size and dimensions** of
 - buildings and other structures, and
 - uses that are permitted on the land



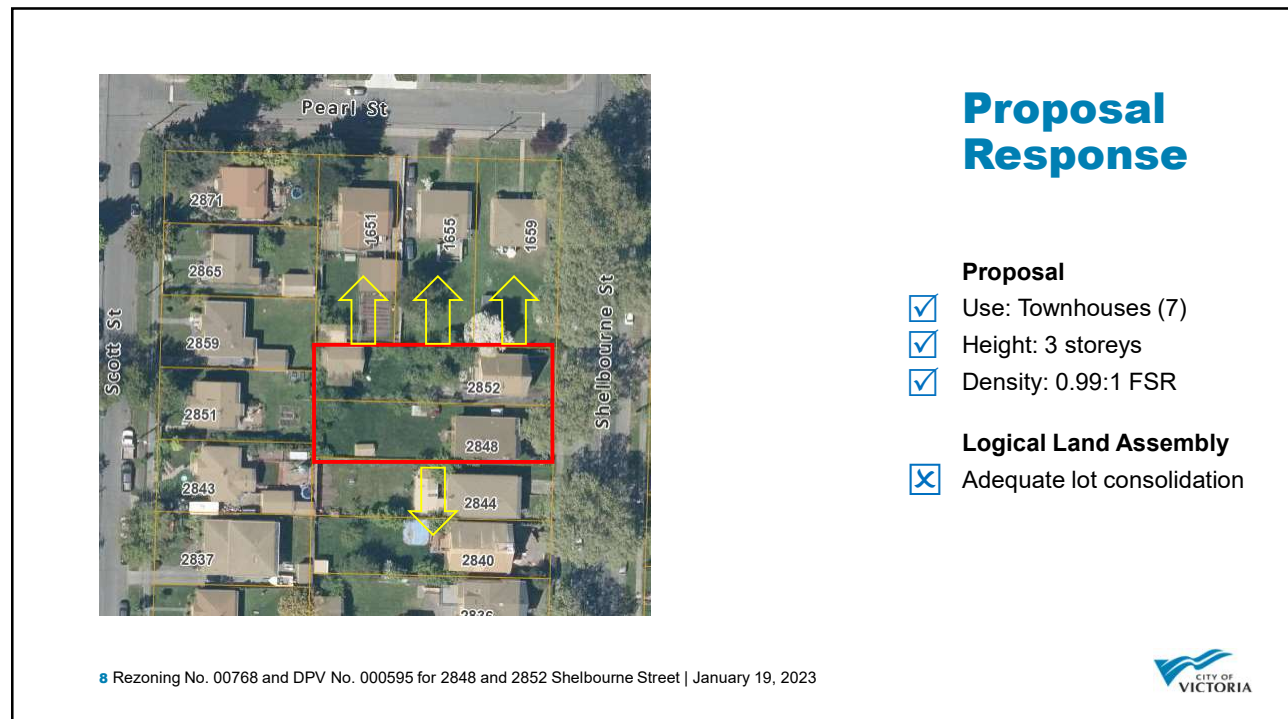
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Development Permit with Variances (micro scale)

Matters under consideration
(s. 491 of the *Local Government Act*):

- the **character** of development:

- Siting**
- Form**
- Exterior design and finish**
- Landscaping**

And:

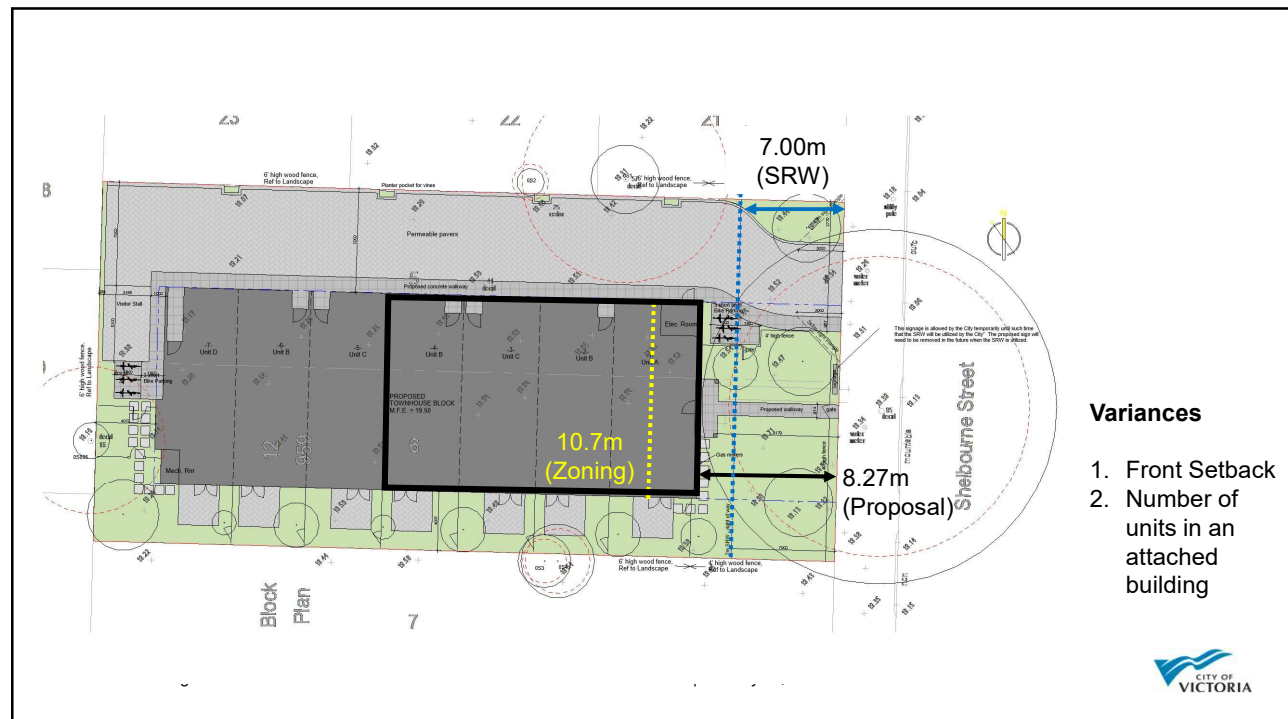
- Supportability of the variances**



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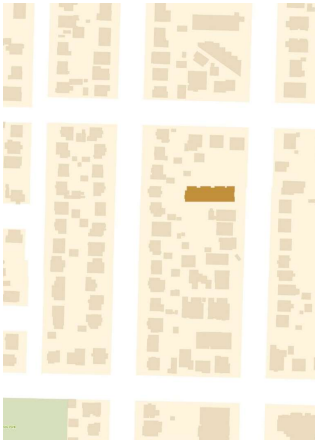
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Figureground

Existing



Proposed

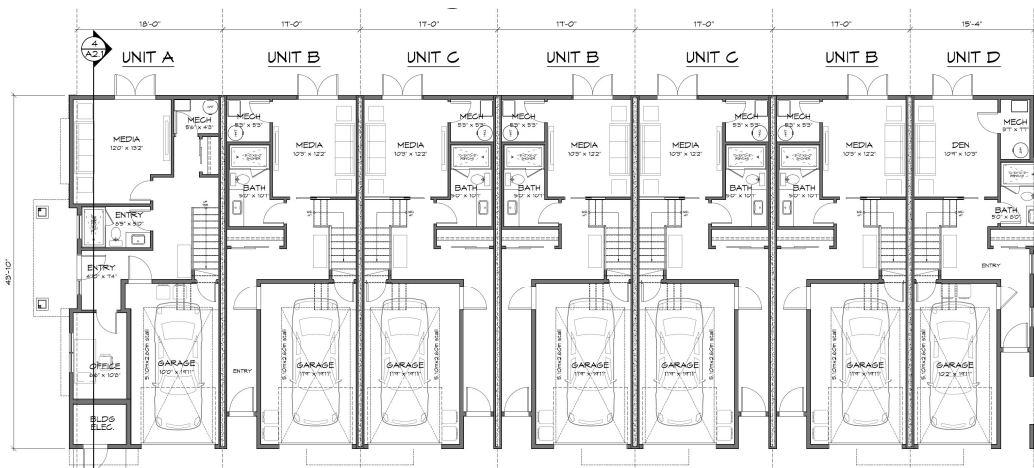


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Main Floor Plan

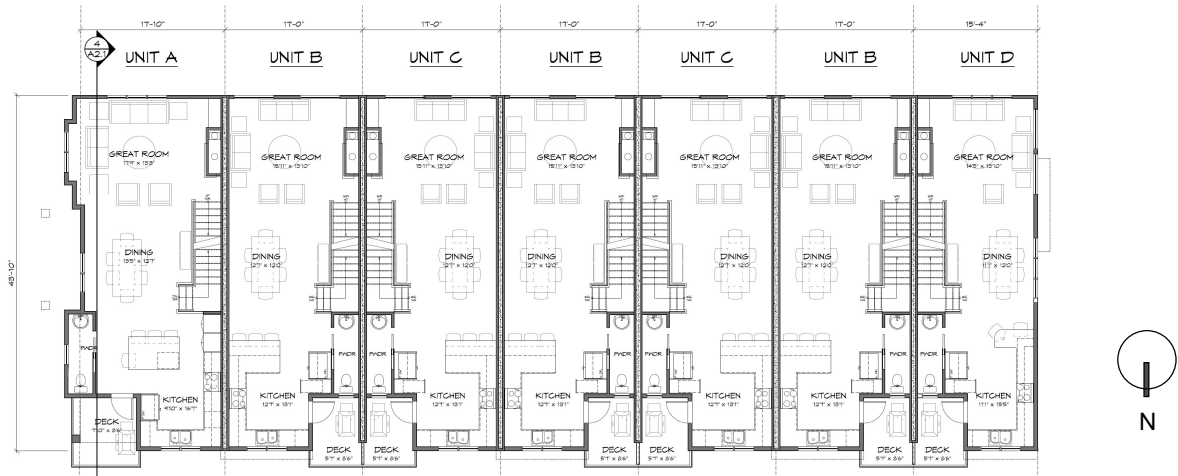


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Second Floor Plan



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Third Floor Plan



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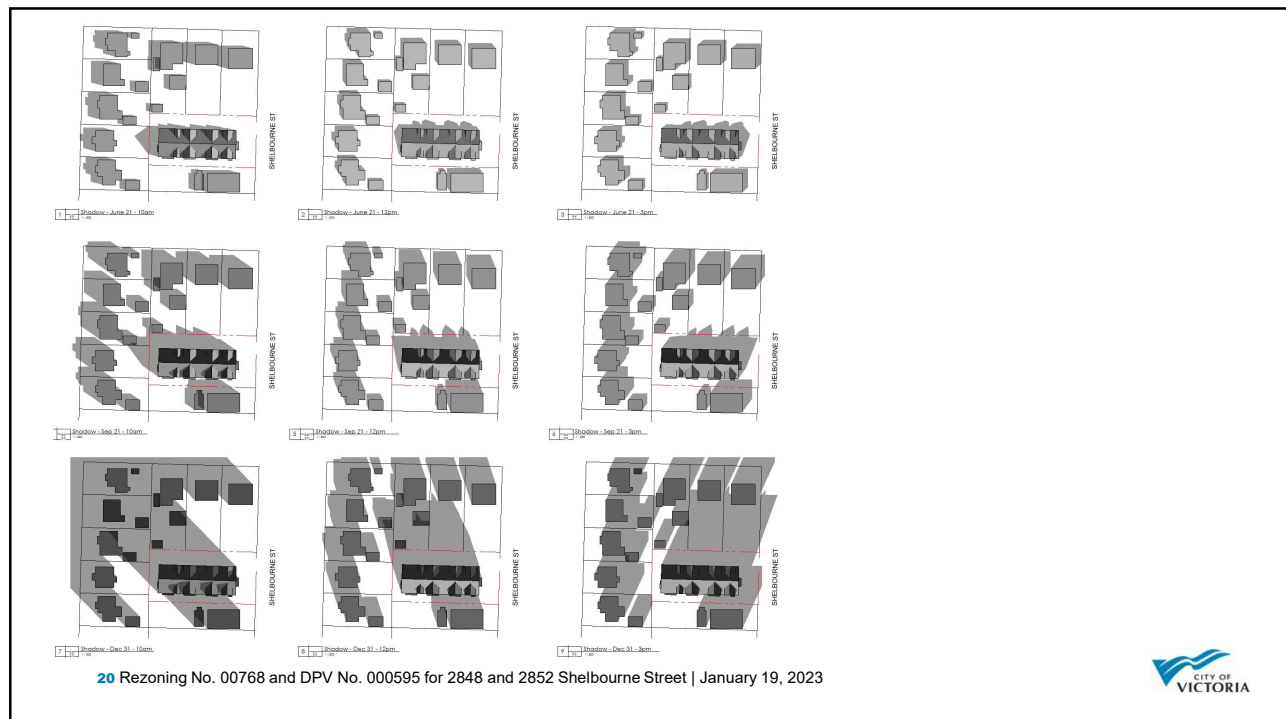
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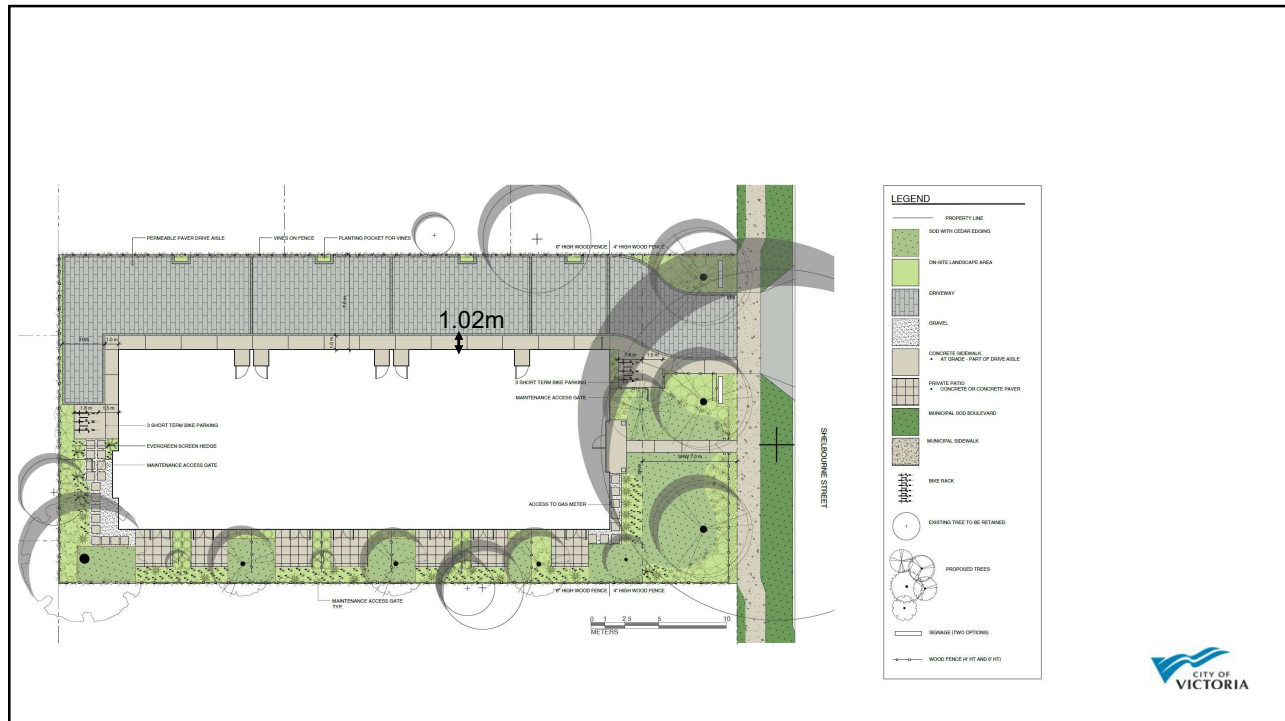
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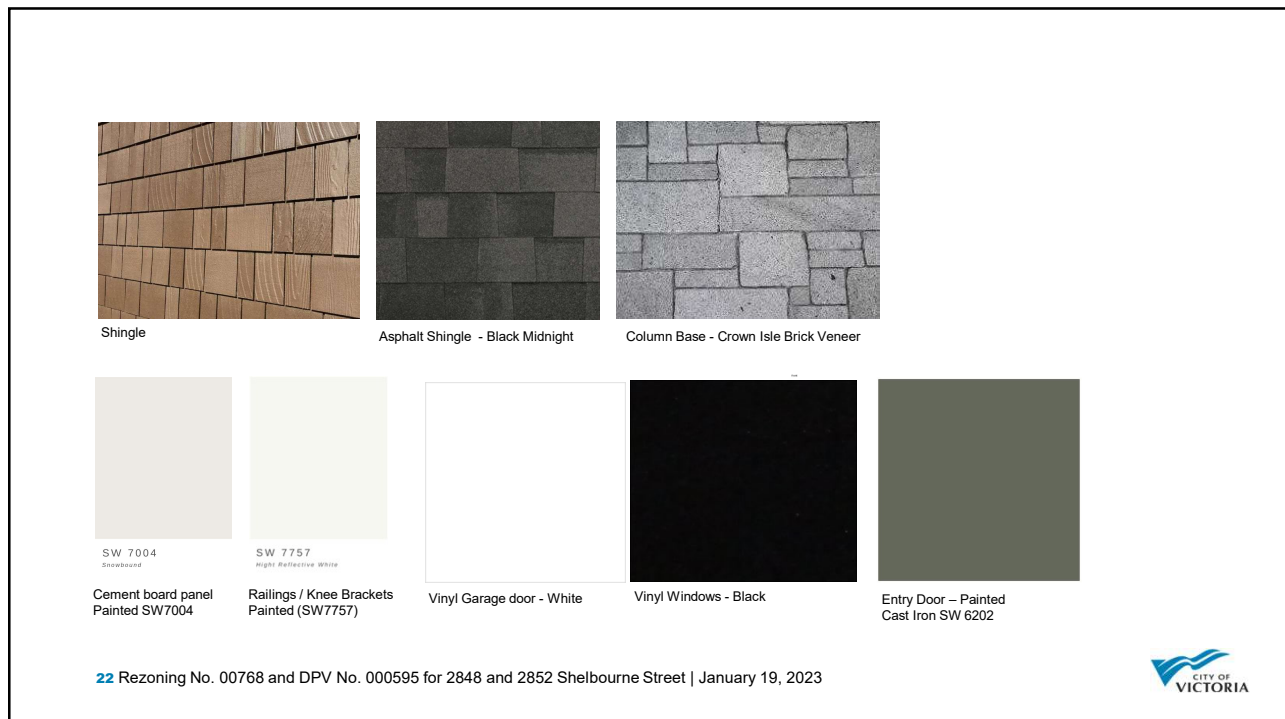
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Advisory Design Panel

Motion

- *“Reconsider additional options on the east side elevation on Shelbourne Street to improve interface with the street*
- *Reconsideration of increasing setbacks to the west and south*
- *Reconsideration of the tree type on the south property line to favour an upright columnar type to provide more screening year round*
- *Consider finding space for visitor parking.”*

Revisions

- a visitor parking stall added
- west side yard setback increased from 2m to 4.01m
- south yard setback increased from 2.9m to 4.01m
- seven columnar trees added along the south property line
- three trees have been added to the SRW area
- four small new beds for climbing vines have been added along the north property fence line
- addition of boston ivy along the drive aisle fence.

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Rendering

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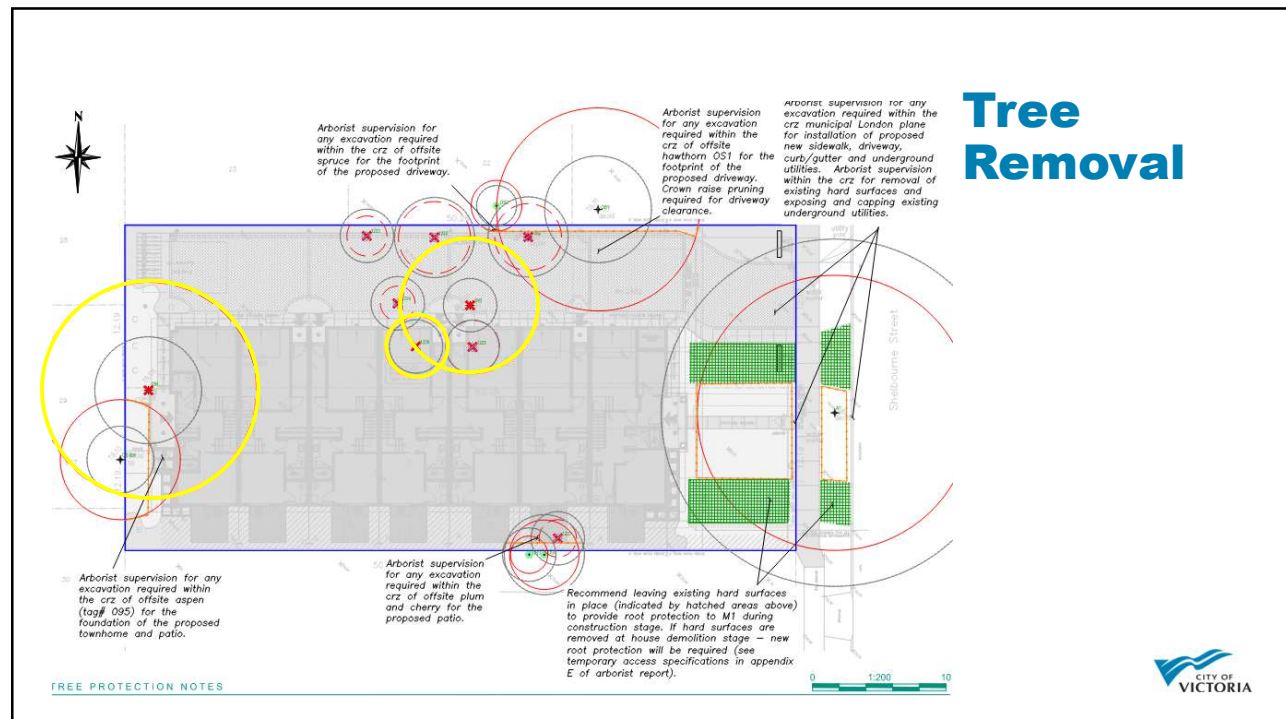
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Questions

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