
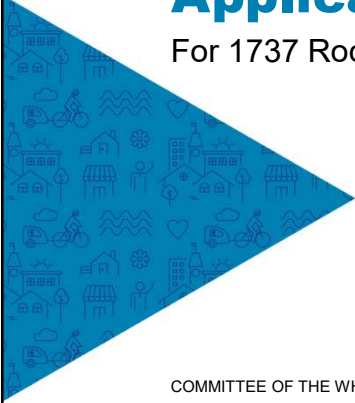


2023 | CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning and Development Permit with Variances Application

For 1737 Rockland Avenue

COMMITTEE OF THE WHOLE | JUNE 29, 2023

1


2

Legislative Authority

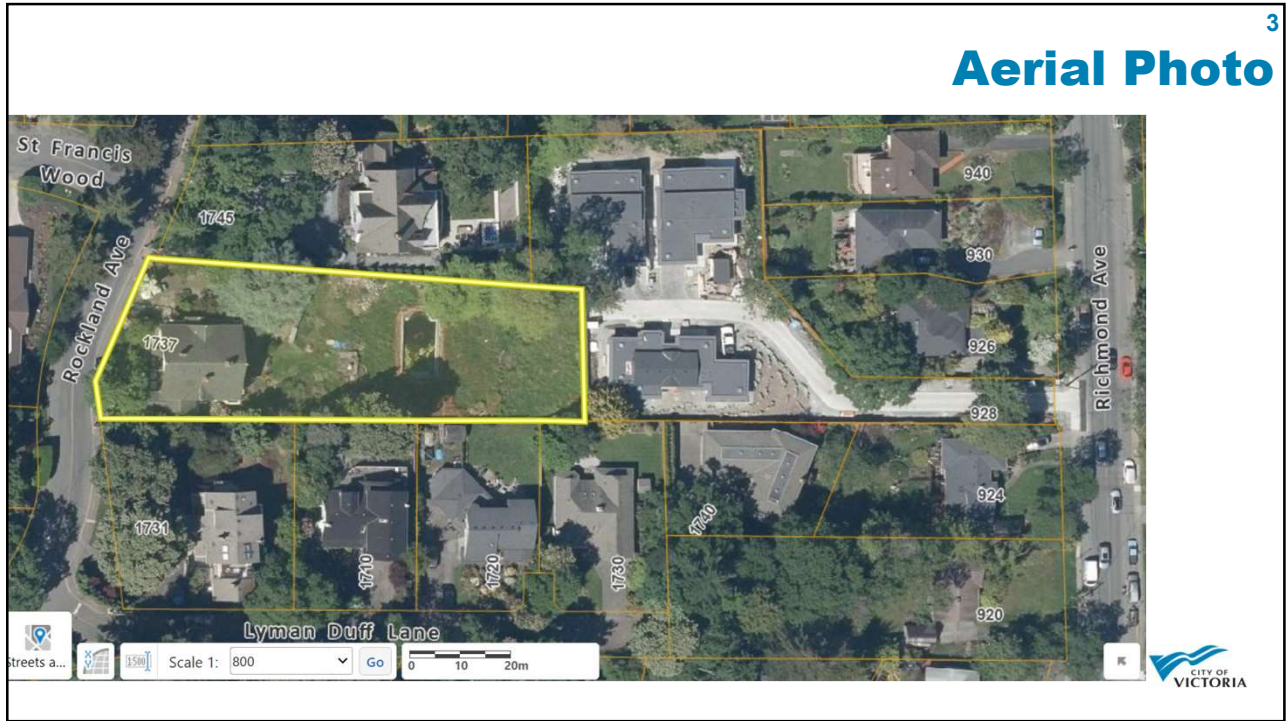
LGA, Sect. 479- Council may regulate the permitted uses, density, siting, size and dimensions of land, buildings and other structures within a zone

Sect. 489- Council may issue a Development Permit in accordance with the applicable guidelines specified in the Community Plan.

Sect. 491- Where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, including requirements respecting the character such as landscaping, and the siting, form, exterior design and finish.



2



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4



**Subject
Property**
(from rear yard)

5



5



**1745 Rockland
Avenue**
(neighbour to
north)

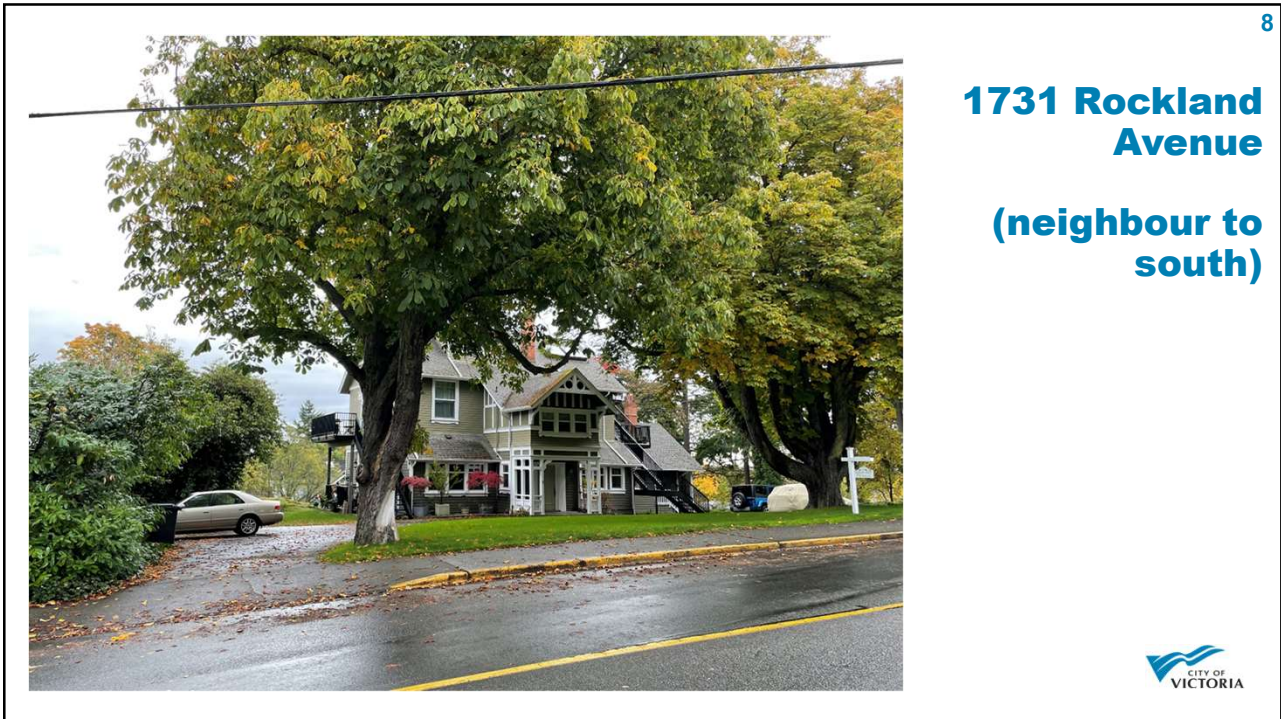
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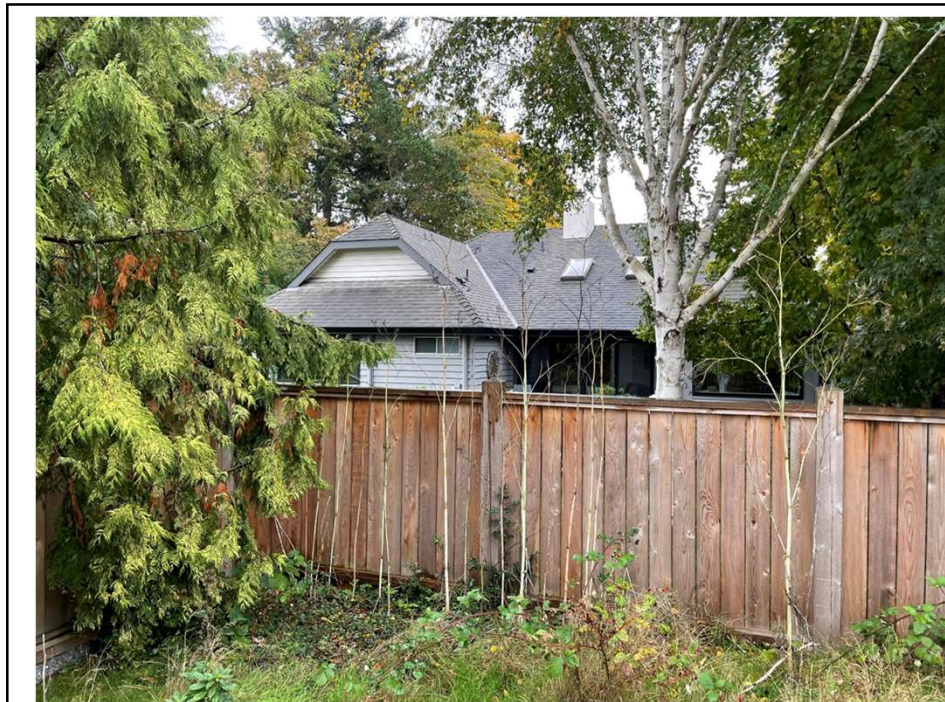
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1731 Rockland Avenue

(view from subject property)



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1730 Lyman Duff Lane

(south)



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11

**1720, 1710
Lyman Duff
Lane
(south)**



11

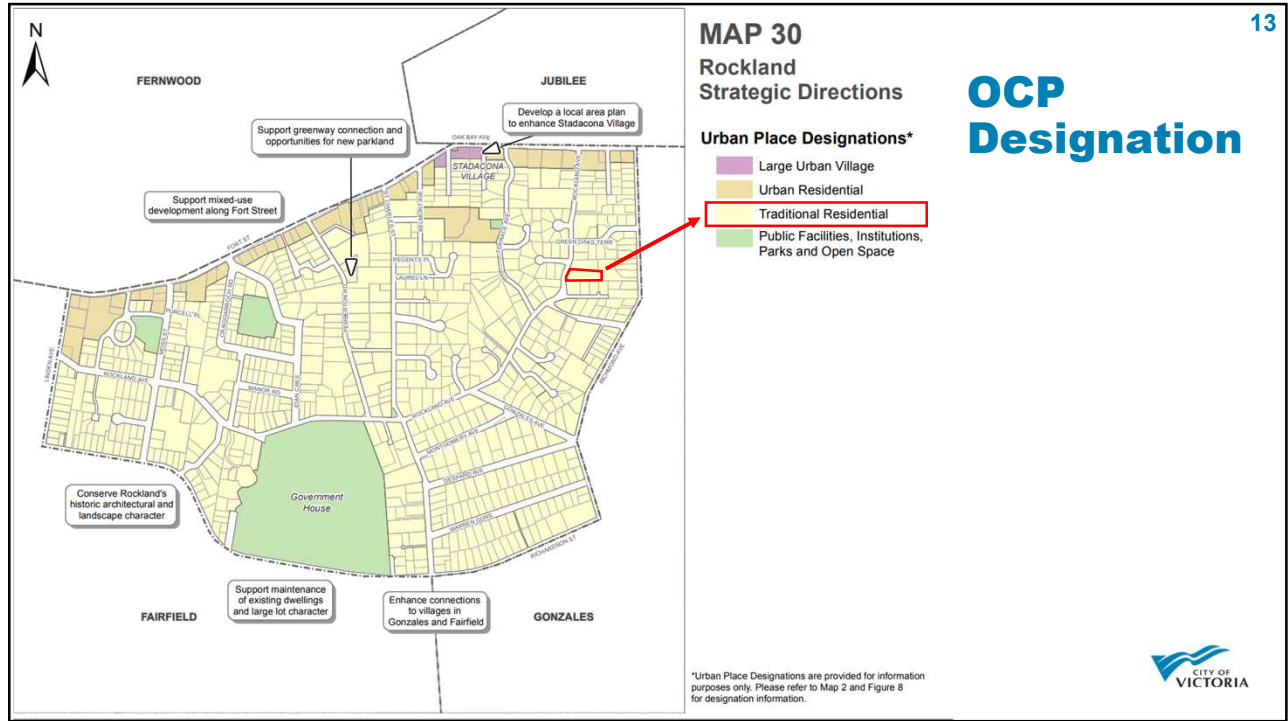


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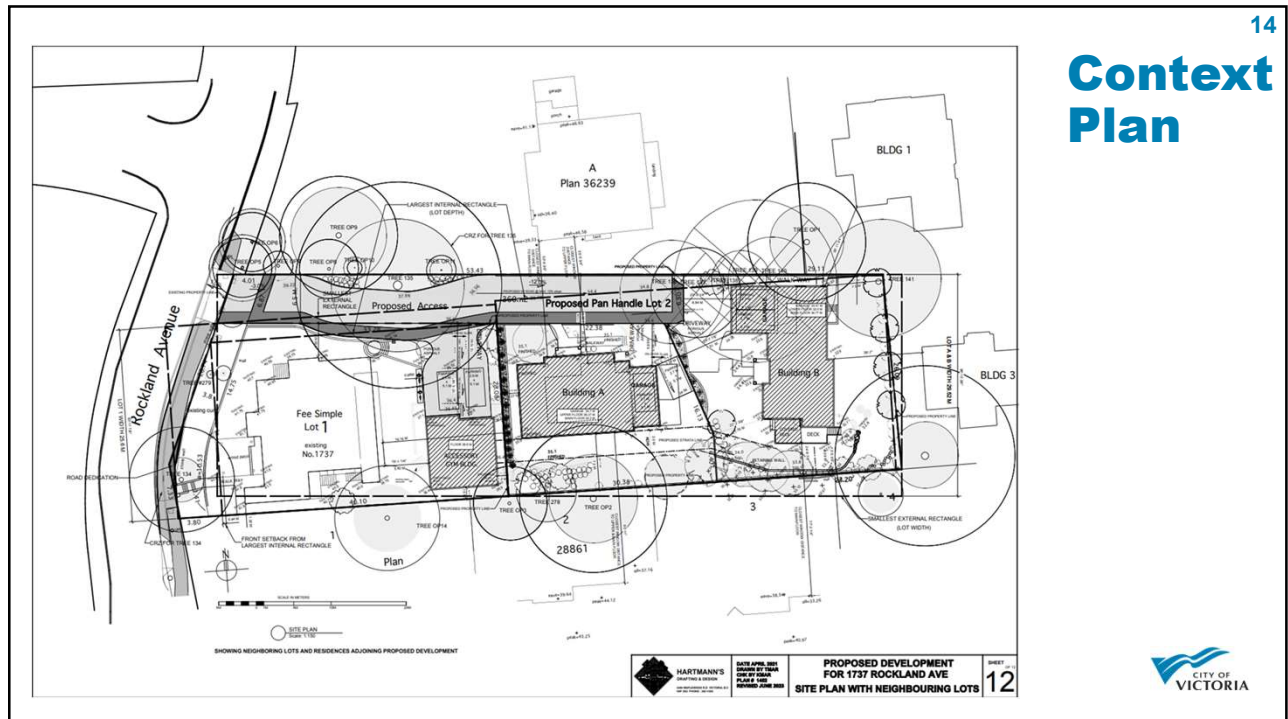
**928 Richmond
Avenue
(east)**



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13



14

Variation from R1-A/Panhandle Regulations

Density:

- two single family dwellings on Lot 2
- minimum site area from 850m² to 575.97m² (Strata Lot A) and 729.41m² (Strata Lot B)
- minimum lot area for Lot 1 from 1502.09m² to 1026.27m²
- total combined floor area for Lot 2 from 280m² to 534.48m²
- accessory building floor area from 37m² to 76.78m²

Height:

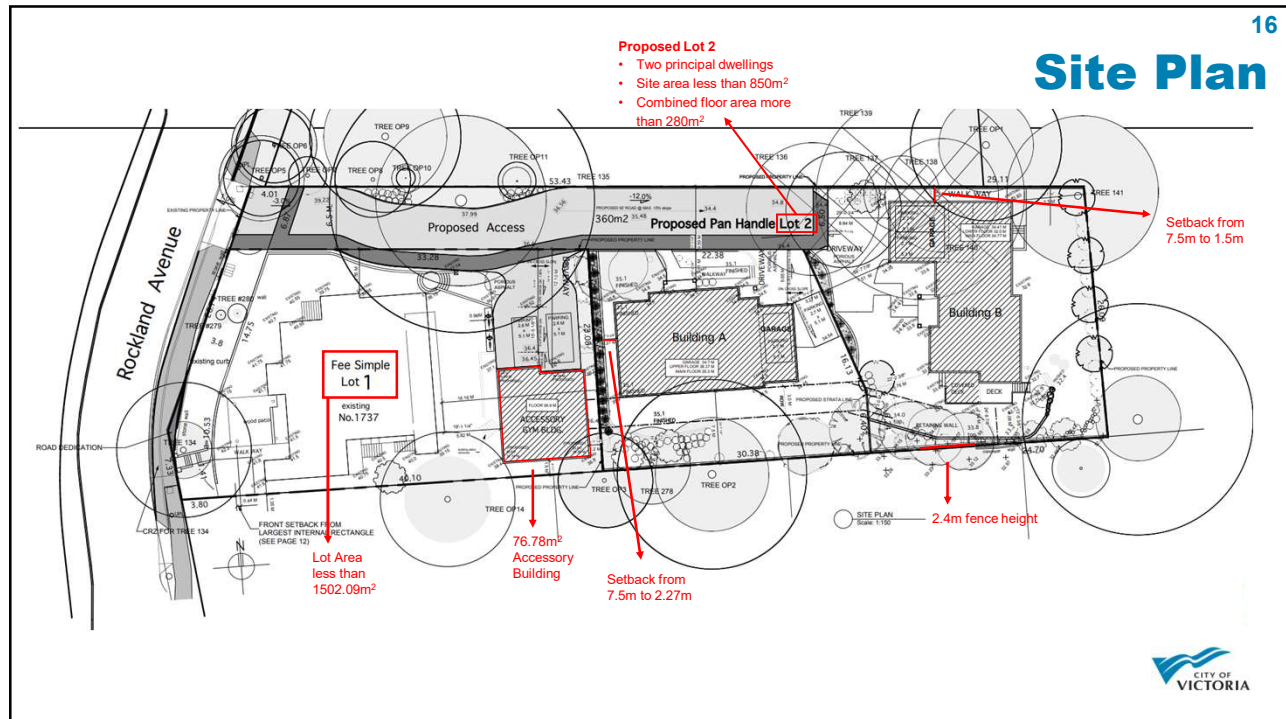
- height from 5m to 6.6m (Building A) and 5.3 (Building B)
- number of storeys from 1 to 1.5 (Building A) and 2 (Building B)
- fence height from 1.8m to 2.4m

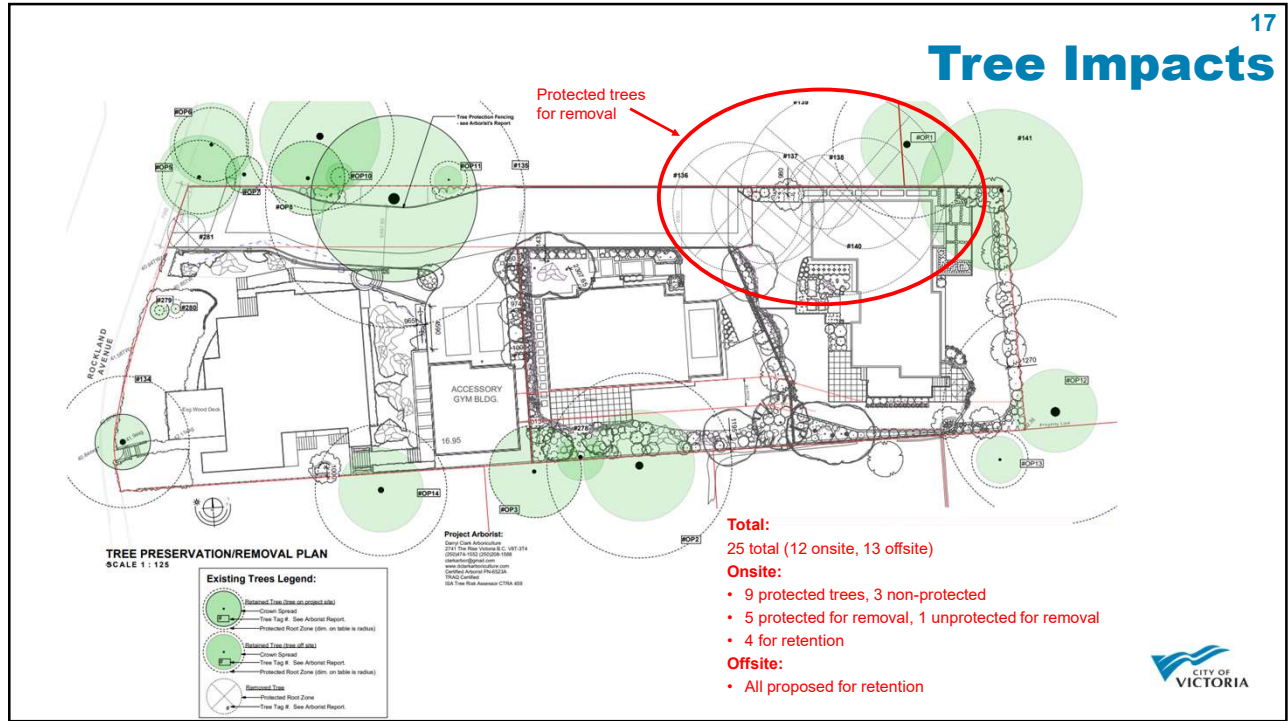
Setbacks:

- Building A west setback from 7.5m to 2.27m (habitable)
- Building B north setback from 7.5m to 1.5m (habitable)

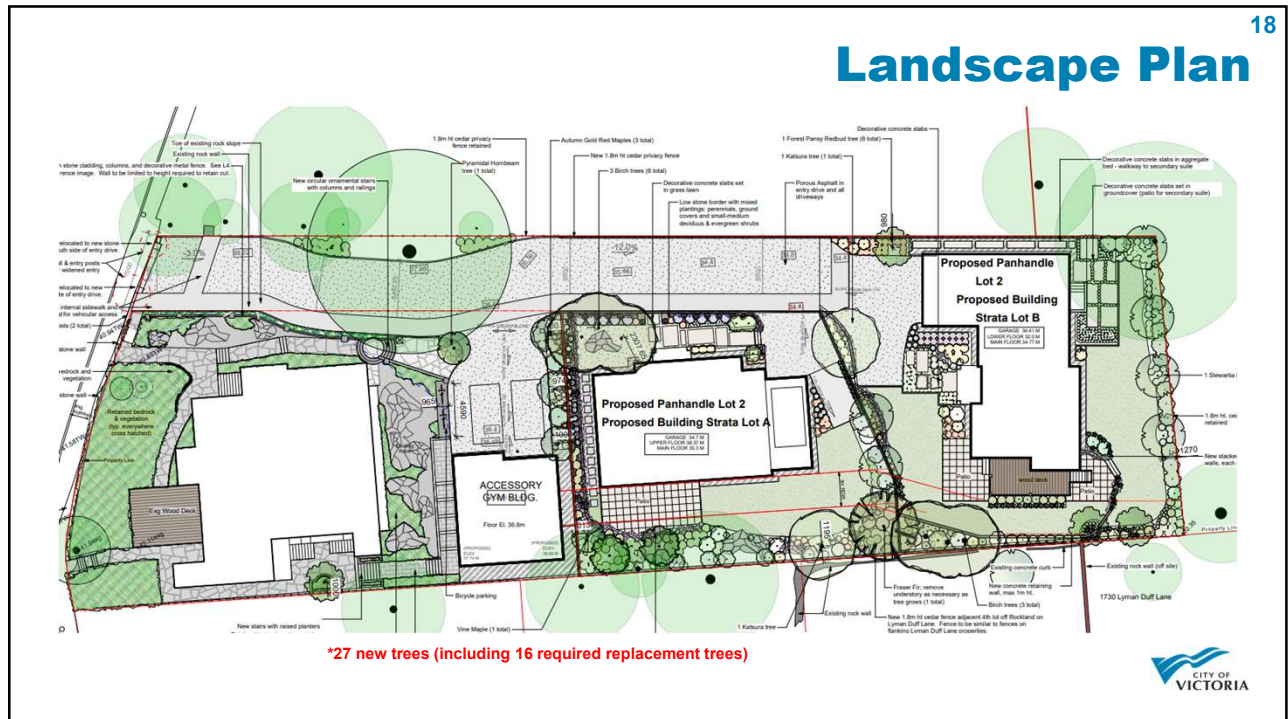


Site Plan

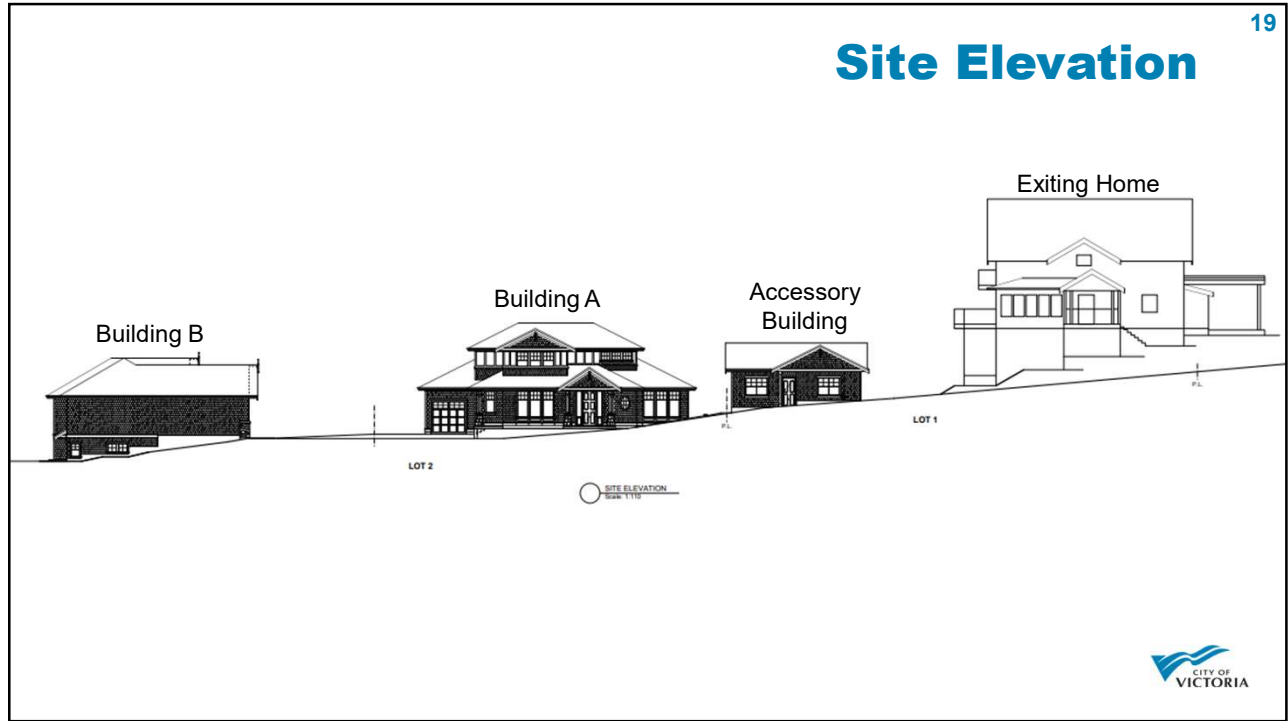




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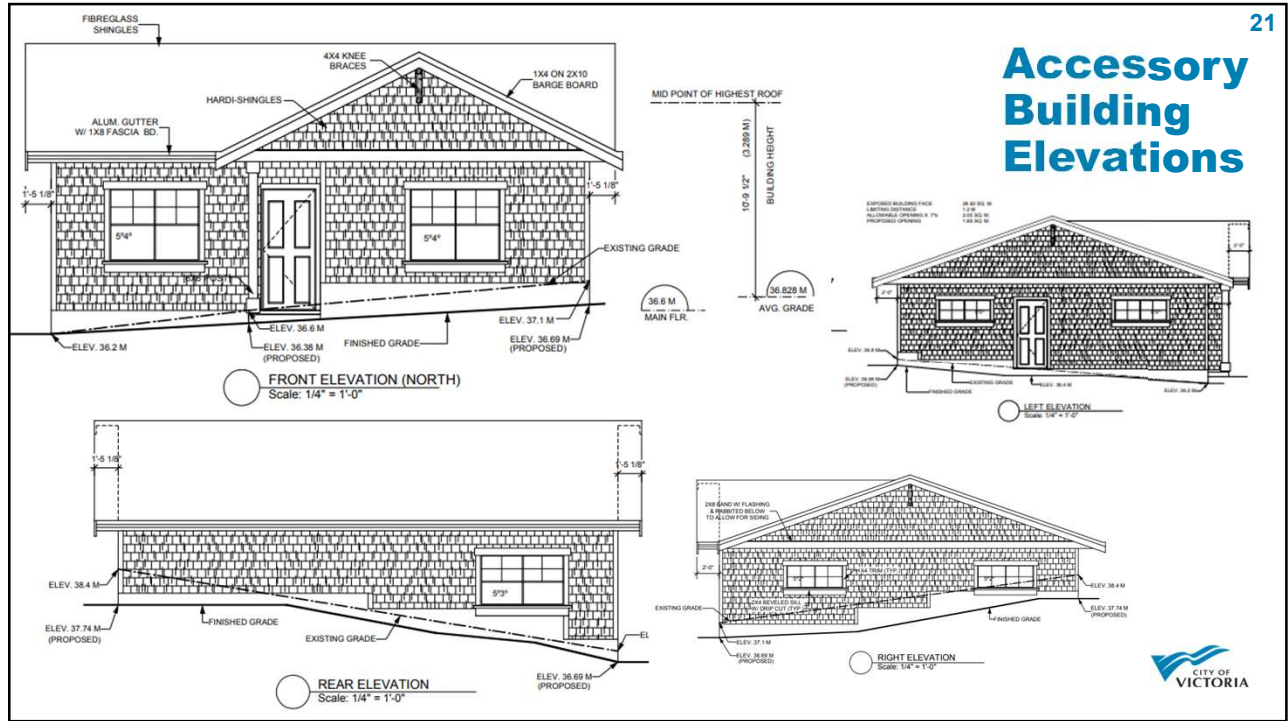
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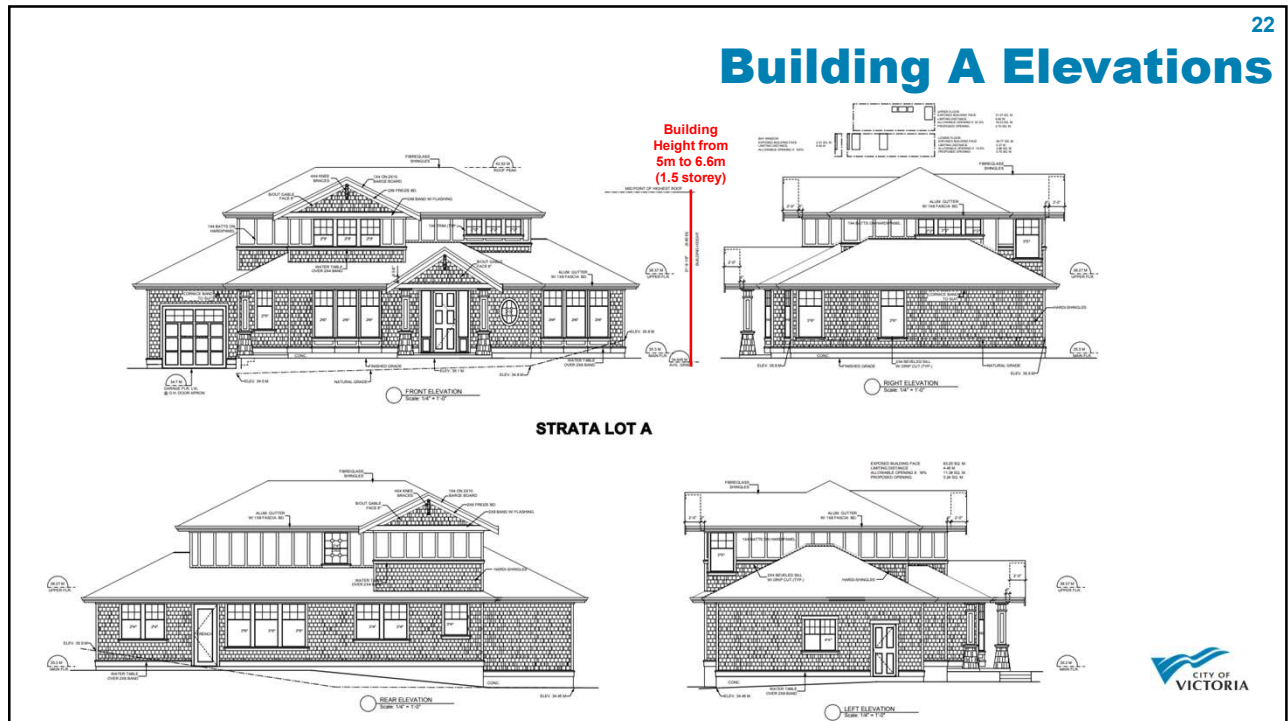
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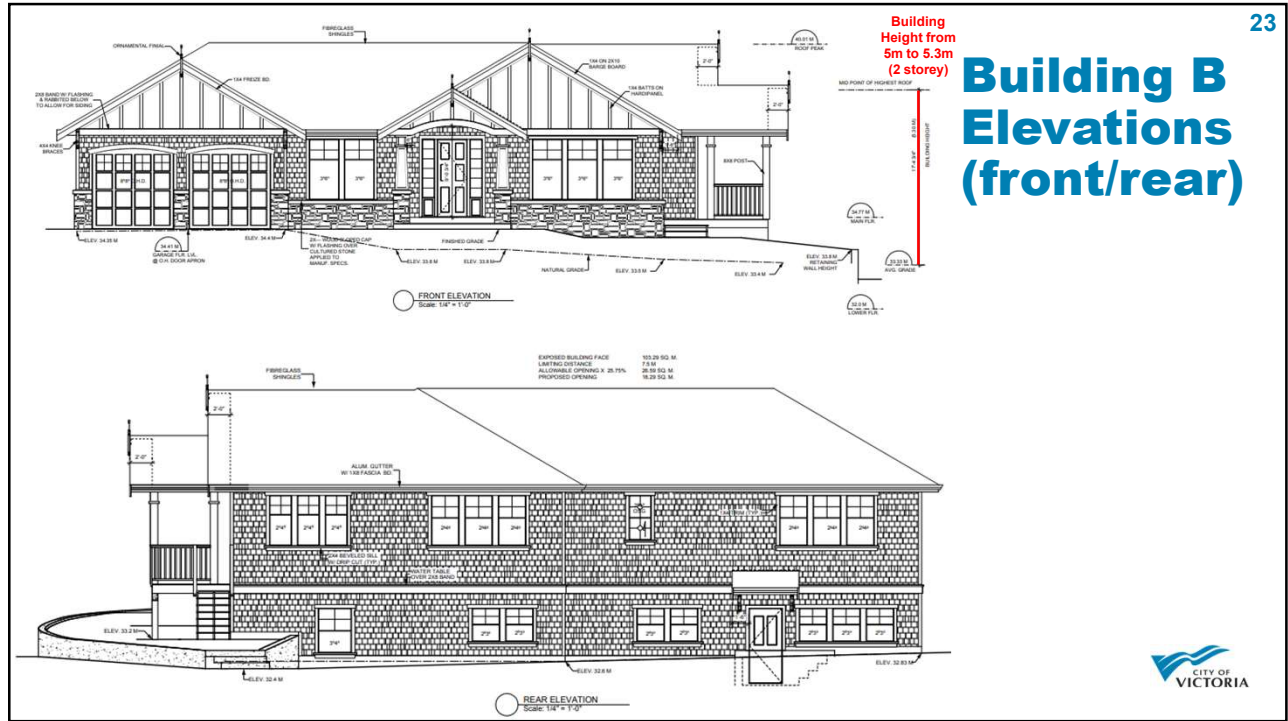
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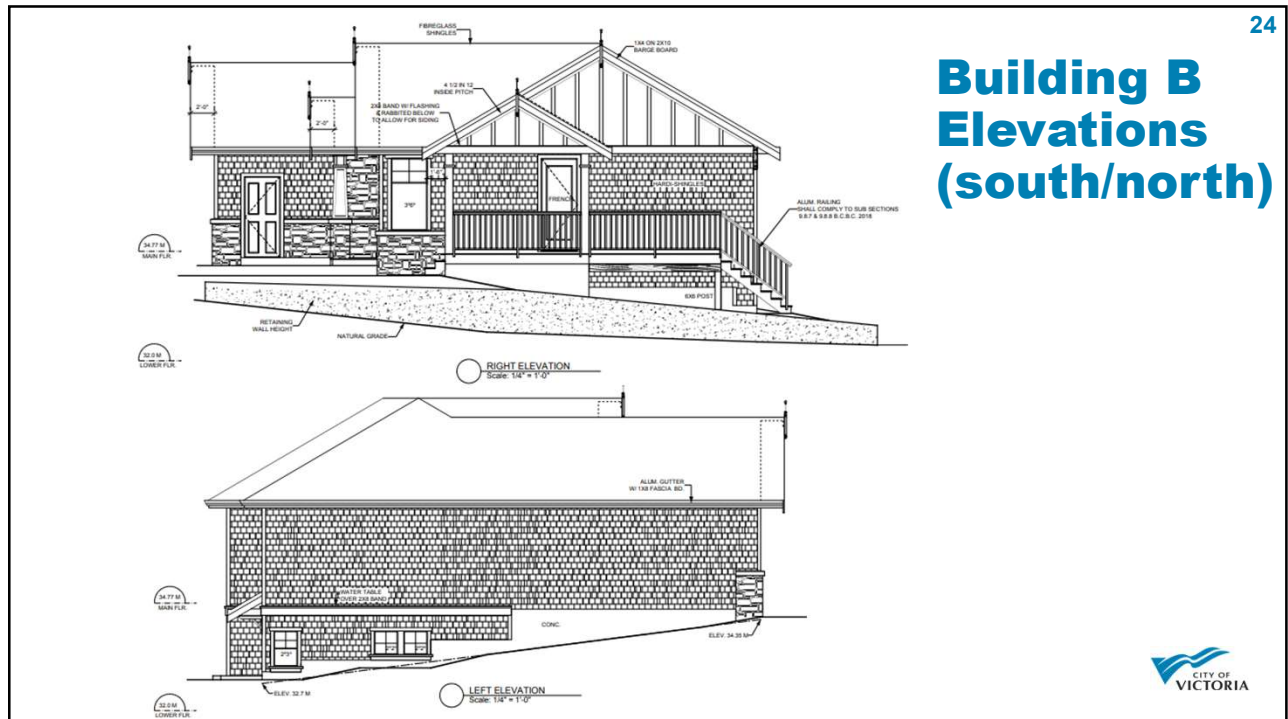
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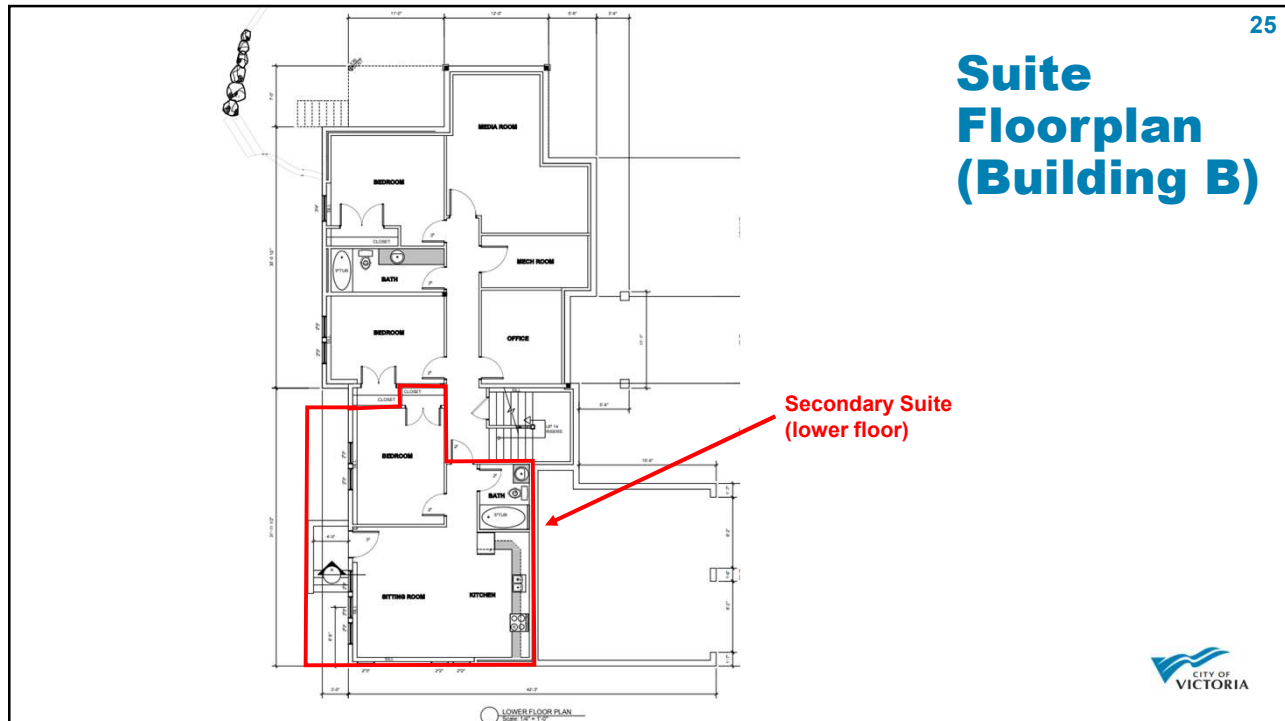
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November 25th, 2021- Council Motion

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

That this matter be referred to staff to work with the applicant to achieve greater consistency in relation to setbacks, building height, privacy of the new buildings, and to maximize the retention of trees.

Council discussed:

- Concerns regarding change on this parcel; support for referral in order to mitigate impact on surrounding parcels

On the main motion:

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 TO 1)

CITY OF VICTORIA

26

Revisions in Response to Council Motion

Proposed Lot 2 (Containing both new dwellings)

- site coverage reduced from 25.70% to 24.09%- variance no longer required
- combined floor area reduced from 553.45m² to 534.48m²
- lot area for Lot 2 increased by reducing panhandle access
- additional fencing along boundary with 1720 Lymann Duff Lane- new variance for 2.4m height

Proposed Building A

- height reduced from 6.87m to 6.60m
- revised to single vehicle garage- surface parking space added

Proposed Building B

- height reduced from 5.49m to 5.30m
- south setback (habitable) increased from 3.66m to 7.54m- variance no longer required
- south setback (non-habitable) increased from 3.41m to 4.09m- variance no longer required
- east setback increased from 5.0m to 7.5m- variance no longer required
- two master bedroom upper windows removed

