



Council Report

For the Meeting of November 23, 2023

To: Council **Date:** November 14, 2023
From: C. Kingsley, City Clerk
Subject: 624 and 628 Manchester Road: Rezoning Application No. 00803 and associated Development Permit with Variances Application No. 00195

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1312) No. 23-076

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 23-076.

The issue came before Council on July 27, 2023 where the following resolution was approved:

624 and 628 Manchester Road: Zoning Regulation Bylaw Amendment Application No. 00803 and Development Permit with Variance No.00195 (Burnside)

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 13th, 2023, for 624 and 628 Manchester Road, such bylaw to include density bonus provisions related to a \$31,602.85 contribution with 70% going towards Community Amenity Fund and 30% going towards Victoria Housing Reserve Fund.
2. That first and second reading of the zoning regulation bylaw amendment be considered by Council and a public hearing date be set.
3. That subject to approval in principle at the Public Hearing, the applicant prepares and executes legal agreements, with contents satisfactory to the Director of Sustainable Planning and Community Development, and form satisfactory to the City Solicitor prior to adoption of the bylaw, to secure:
 - a. 11 Modo Car Share Memberships
 - b. unit 2B as an Adaptable Housing Unit
 - c. a 1.17 metre access along the back laneway.
4. That adoption of the proposed zoning regulation bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title and Survey Authority office have been so registered to the satisfaction of the City Solicitor.

5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City of Victoria or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Zoning Regulation Bylaw Amendment Application No. 00803, if it is approved, consider the following motion:

1. "That subject to adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes issuance of Development Permit with Variances No. 00195 for 624 and 628 Manchester Road, in accordance with plans submitted to the Planning department and date stamped by Planning on June 30th, 2023, subject to the following:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required front lot line setback to 2.9m
 - ii. reduce the required rear lot line setback to 3.2m
 - iii. reduce the required vehicle parking requirement from 16 to 13 spaces
 - iv. increase the location of the short-term bicycle parking spaces from 15m to 24m from the front lot line
 - v. increase the drive aisle slope from 8 percent to 11.80 percent.
 - b. The property being consolidated into one lot.
2. That the Development Permit with Variances No. 00195, if issued, lapses two years from the date of this resolution."

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 23-076