

PUBLIC AND STATUTORY HEARINGS

2. Rezoning, Development Permit, and Development Variance Permit Application No. 00564 for 2695 Capital Heights

1. Public Hearing

Rezoning Application No. 00564

To rezone a portion of the land known as 2695 Capital Heights from the R-2 Zone, Two Family Dwelling District, to R1-S2 Zone, Restricted Small Lot (Two Storey) District, to permit a new small lot house.

New Zone: R1-S2 Zone, Restricted Small Lot (Two Storey) District

Legal description: Lot 12, Section 4, Victoria District, Plan 11117

Existing Zone: R-2 Zone, Two Family Dwelling District

2. Development Variance Permit Application No. 00564

The Council of the City of Victoria will also consider issuing a development variance permit for the land known as 2695 Capital Heights for the purposes of reducing the rear yard setback from 7.50m to 1.01m for the existing single family dwelling.

3. Development Permit Application No. 00564

The Council of the City of Victoria will also consider issuing a development variance permit for the land known as 2695 Capital Heights, 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.

Leanne Taylor (Senior Planner): *Advised that the application is to rezone the property for a small lot house.*

Mayor Helps opened the public hearing at 7:26 p.m.

Cam Brown (Applicant): Provided information regarding the application to create a small lot house.

Robert Tornack (Mt. Stephen): Expressed support for the proposal and requested a moratorium on the installation of a sidewalk along Kings Road so the neighbours can propose a solution.

Pat Batrovic (Kings Road): Expressed concerns about the installation of a sidewalk along Kings Road and requested a moratorium.

Resident: Expressed concerns about the installation of a sidewalk along Kings Road.

Douglas Curran (Burdett): Expressed best practices for sidewalk installations in other countries.

Connie Mitchell (Mt. Stephen): Expressed concerns about the installation of a sidewalk along Kings Road and a desire to be given time for the neighbours to create another plan.

John O'Brien (Kings Road): Expressed concerns about the installation of a sidewalk along Kings Road.

Ms. J. Boucan (Capital Heights): Expressed concerns about the potential of a third unit being built.

Council discussed the following:

- *Process to override the subdivision bylaw and the potential to remove the requirement for a sidewalk.*
- *Management of rainwater on the street.*

Director of Sustainable Planning & Community Development: Outlined the process for Council to waive the requirement of the sidewalk with the proposal.

Council discussed the following:

- *Concerns about the fence and whether or not those concerns have been addressed.*

Mayor Helps closed the public hearing at 8:01 p.m.

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council postpone consideration of the following motions and refer the matter to staff to undertake discussions with the applicant regarding the potential for a variance to require a provision of sidewalks related to the proposed development:

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

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1116) No. 17-095*
2. That Council authorize the issuance of a Development Variance Permit Application for 2695 Capital Heights, in accordance with:
 - a) Plans date stamped June 9, 2017.
 - b) Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear setback from 7.50m to 1.01m.
 - c) The Development Permit lapsing two years from the date of this resolution.
3. That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
 - a) Plans date stamped June 9, 2017.
 - b) Development meeting all *Zoning Regulation Bylaw* requirements.
 - c) The Development Permit lapsing two years from the date of this resolution.

Council discussed the following:

- *Designing the roadway in a way to calm traffic and create a multi-modal space.*

Councillor Loveday withdrew from the meeting at 8:13 p.m. and returned at 8:16 p.m.

Carried Unanimously