

PUBLIC AND STATUTORY HEARINGS

3. Development Permit with Variances and Development Variances Permit Application No. 00004 for 1421 Fairfield Road

a. Hearing

Development Permit with Variances Application No. 00004 for 1421 Fairfield Road

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1421 Fairfield Road, in Development Permit Area 15B Intensive – Panhandle Lot, for purposes of allowing two single-family dwellings on panhandle lots.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

Proposed Lot D

- Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
- Schedule H (3)(a): Increase the number of storeys from 1 to 2.

Proposed Lot E

- Schedule H (3)(a): Increase the height from 5.0m to 7.5m;
- Schedule H (3)(a): Increase the number of storeys from 1 to 2;
- Schedule H (5)(a): Increase the site coverage from 25% to 27.4%.

b. Development Variance Permit Application No. 00004 for 1421 Fairfield Road

The Council of the City of Victoria will consider issuing a Development Variance Permit for the land known as 1421 Fairfield Road for purposes of reducing the front and rear setbacks to allow a single-family dwelling.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

Proposed Lot F

- Part 1.2.5 (a): Reduce the front setback from 7.5m to 6.25m;
- Part 1.2.5 (b): Reduce the rear setback from 7.5m to 3.5m.

R. Bateman (Planner): Provided information regarding the application, which is requesting to subdivide the existing lot and construct three single-family dwellings. The Development Permit with Variances is for two proposed Panhandle Lots and the Development Variance Permit is required for the third lot.

Mayor Helps opened the public hearing at 11:12 p.m.

Ryan Hoyt Designs (Applicant): Provided detailed information regarding the application.

Maria Abbott (Masters Road): Expressed concerns regarding the application's proposed variances for height and foot print, due to privacy concerns.

Gail Harris (Fairfield Road): Expressed concerns regarding the application's proposed variances as they will affect sunlight and heritage trees.

Dale Bate (Fairfield Road): Expressed concerns regarding the application due to the proposed variances, past history, and how it will effect traffic and neighbouring homes.

Ben How (Faircliff Lane): Expressed concerns regarding the application due the proposed variances, as it will negatively affect neighbouring homes and privacy.

Council discussed the following:

- l) *Whether the basement would be above or below ground.*
- m) *What could be built on the site if no variances were requested.*

Mayor Helps closed the public hearing at 11:48 p.m.

c. **Development Permit with Variances Approval**

Motion:

It was moved by Councillor Young, seconded by Councillor Lucas, that Council authorize the issuance of Development Permit with Variances Application No. 00004 for Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot D

- i. Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
- ii. Schedule FI (3)(a): Increase the number of storeys from 1 to 2.

Proposed Lot E

- i. Schedule FI (3)(a): Increase the height from 5.0m to 7.5m;
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2;
- iii. Schedule FI (5)(a): Increase the site coverage from 25% to 27.4%.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three Strata lots generally in accordance with the subdivision application dated April 29, 2016.

Development Permit with Variances Approval

That Council authorize the issuance of Development Variance Permit Application No. 00004 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

- a. Part 1.2.5 (a): Reduce the front setback from 7.5m to 6.25m;
- b. Part 1.2.5 (b): Reduce the rear setback from 7.5m to 3.5m;

3. Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three Strata lots generally in accordance with the subdivision application dated April 29, 2016.

Council discussed the following:

- n) *Whether the massing of the house is reasonable in comparison to neighbouring homes.*
- o) *The amount of opposition from immediate neighbours.*

Defeated

For: Mayor Helps, Councillors Lucas and Young
Opposed: Councillors Alto, Isitt, and Loveday