

**PUBLIC HEARINGS**

That the following public hearings be held in the Council Chambers, City Hall on **Thursday, July 9, 2015, at 7 p.m.:**

**1. Rezoning Application No. 00451 for property known as 1049 Richmond Avenue****1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1040)**

To rezone the land known as 1049 Richmond Avenue from the R1-G Zone, Gonzales Single Family District, to the R1-G2 Zone, Gonzales Small Lot District, to permit subdivision and construction of a new small lot single family dwelling.

New Zone: R1-G2 Zone, Gonzales Small Lot District

Legal Description: Lot 12, Section 74, Victoria District, Plan 2445, except part in Plan 16607

Existing Zone: R1-G Zone, Gonzales Single Family Dwelling District

**2. Development Permit Application**

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1049 Richmond Avenue, in Development Permit Area 15A: Intensive Residential – Small Lot, for the purposes of approving the exterior design and finishes for the single family dwellings as well as landscaping.

The Development Permit will vary the following requirements of the R1-G2 Zone, Gonzales Small Lot District:

**Existing Single Family Dwelling**

- Part 4(2)(a): Increase height from 7.50m to 8.55m
- Part 4(2)(b): Increase height from 1.5 storeys with basement to 2 storeys with basement
- Part 9(1)(c): Reduce the north side yard setback from 2.4m to 1.3m and the south side yard setback from 2.4m to 1.2m
- Schedule C3: Permit one parking stall in the front yard

**Proposed Single Family Dwelling**

- Part 4(2)(b): Increase height from 1.5 storeys with basement to 2 storeys with basement
- Part 7(1): Increase the site coverage from 30% to 33.50%
- Part 9(1)(c): Reduce the north side yard setback from 2.40m to 1.57m

**2. Rezoning Application No. 00477 for property known as 819 Yates Street****1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1043)**

To amend the CA-62, Central Area (Yates-View) District, of the Zoning Regulation Bylaw by changing the list of amenities required for increased density. This includes removing the requirement for two supported housing units, reducing the value of the required public art contribution from \$200,000 to \$100,000, adding a requirement for a \$100,000 contribution to the Victoria Housing Reserve Fund, and requiring that all housing units in this Zone be used and occupied only as rental housing for a period of 10 years. A technical amendment is also included that will exclude areas used exclusively as secured bicycle storage from the calculation of floor space ratio.

Existing Zone: CA-62, Central Area (Yates-View) District

Legal Description: Lot A, District Lots 306, 307, 324 and 325, Victoria City, Plan 33016

3. **Development Permit with Variances Application No. 000401 for property known as 1046 North Park Street**

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1046 North Park Street, in Development Permit Area 16: General Form and Character, for purposes of approving the exterior design and finishes of a multi-family residential building as well as landscaping, and the associated variances with respect to parking.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw* Schedule “C” – Off-Street Parking:

- Reduce the parking requirement from 1.3 parking spaces per rental attached dwelling (8 parking spaces) to 0 parking spaces per rental attached dwelling (0 parking spaces)
- Relaxation to permit one parking space to be located in the front yard
- Relaxation to permit one parking space to be located at 0m from a street.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw* Schedule “F” – Accessory Building Regulations:

- Reduce the rear yard setback of an accessory building from 0.6m to 0m
- Reduce the side yard of an accessory building from 0.6m to 0m
- Reduce the separation space between an accessory building and the principal building from 2.4m to 1.94m.

Legal Description of the Land:           The Westerly 24 Feet of Lot 24, Suburban Lot 13, Victoria City, Plan 26

4. **Development Permit with Variances Application No. 000390 for property known as 1555 Jubilee Avenue**

The Council of the City of Victoria will be considering the issuance of a Development Permit with variances for the land known as 1555 Jubilee Avenue in Development Permit Area 16. The intent of this application is to permit five new residential units by filling in existing under-building parking.

The land is subject to the objectives and guidelines for Development Permit Area 16, General Form and Character, set out in the City’s *Official Community Plan Bylaw*.

The Development Permit will also vary certain requirements of the *Zoning Regulation Bylaw*, R3-2 Zone, Multiple Dwelling District, namely:

- Reducing the minimum size for four of the five residential units below 33m<sup>2</sup>
- Increasing the maximum allowable site coverage
- Reducing the minimum amount of required open site space
- With respect to the proposed bicycle storage building, allowing the placement in a side yard, reducing the required minimum setback distance to the north property boundary (lot line), reducing the separation distance between the bicycle storage building and the main building
- Reducing the required number of off-street parking stalls from 34 parking stalls to 16 parking stalls and eliminating the requirement for a separation distance between a parking stall and a residential unit.

Legal Description of the Land:           Lot A. Section 76, Victoria District, Plan 22024

5. **Development Permit with Variances Application No. 000422 for property known as 1143 Grant Street**

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1143 Grant Street, in Development Permit Area 15A: Intensive Residential – Small Lot, for the purposes of approving the exterior design and finishes of the proposed deck and glass doors on the rear side of the existing small lot house, and the associated variance with respect to the rear yard setback.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw R1-S22 Zone, Grant Small Lot District*:

- Part 1.86, Section 4(b): Reduce the rear yard setback from 8m to 6.25m.

Legal Description of the Land: Lot B, Suburban Lot 19, Victoria City Plan, VIP72869

6. **Development Permit with Variances Application No. 000411 for property known as 1990 Fort Street**

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1990 Fort Street in Development Permit Area 5A, Jubilee Large Urban Village for purposes of reducing the required amount of off-street parking stalls required for a 100 seat restaurant.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*, Schedule C, Off-Street Parking, by reducing the overall parking requirement for 1990 Fort Street from 92 to 66 parking stalls (representing a further reduction of 8 parking stalls specifically for the inclusion of this restaurant in the building).

Legal Description of the land: Lot A, Section 76, Victoria District, Plan VIP62527