

PUBLIC HEARINGS

That the following public hearings be held in the Council Chambers, City Hall on **Thursday, June 25, 2015, at 7:00 p.m.:**

1. **Rezoning Application No. 00467 for the properties known as 2822 and 2826 Cedar Hill Road**

1. **Zoning Regulation Bylaw, Amendment Bylaw (No. 1041)**

To rezone the lands known as 2822 and 2826 Cedar Hill Road from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to permit subdivision and construction of a new small lot single family dwelling.

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

Legal Descriptions: (a) 2822 Cedar Hill Road, legally described as Parcel B (DD 170400I) of Lot 16, Sections 20 and 30, Victoria District, Plan 741, except that part thereof lying to the northeast of a straight boundary extending from a point on the southeast boundary of said Lot distant 3.17 feet from the most easterly corner of said Lot to a point on the northeasterly boundary of said Lot distant 41.79 feet from the said most easterly corner; and
(b) 2826 Cedar Hill Road, legally described as Amended Parcel A (DD 171707I) of Lots 16 and 17, Sections 29 and 30, Victoria City, Plan 741

Existing Zone: R1-B Zone, Single Family Dwelling District

2. **Development Permit Application**

The Council of the City of Victoria will also consider issuing a Development Permit for the lands known as 2822 and 2826 Cedar Hill Road, in Development Permit Area 15A: Intensive Residential – Small Lot, for the purposes of approving the exterior design and finishes for the new small lot single family dwelling as well as landscaping, and associated variances with respect to setbacks of the new small lot single family dwelling and the two existing single family dwellings.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw* R1-S2 Zone, Restricted Small Lot (Two Storey) District:

Proposed Lot A

- Part 1.23(8)(c): Side yard setback from 2.4m to 0.33m
- Part 1.23(8)(c): Side yard setback from 2.4m to 1.77m
- Schedule “C” Section 12(ii): Maximum grade of a parking stall area from 8% to 13.5%.

Proposed Lot B

- Part 1.23(8)(a): Front yard setback from 6m to 3.36m
- Part 1.23(8)(c): Side yard setback from 2.4m to 1.5m
- Part 1.23(8)(c): Side yard setback from 2.4m to 1.79m.

Proposed Lot C

- Part 1.23(8)(a): Front yard setback from 6m to 4.62m
- Part 1.23(8)(c): Side yard setback from 2.4m to 1.5m
- Part 1.23(8)(c): Side yard setback from 2.4m to 1.66m
- Schedule “C” Section 12(ii): Maximum grade of a parking stall area from 8% to 14.6%.

2. **Development Permit with Variances Application No. 000421 for property known as 195 Bay Street**

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 195 Bay Street, in Development Permit Area 13: Core Songhees, for purposes of approving the exterior design and finishes of the proposed deck and enclosed storage room for the Leonardo Da Vinci Centre as well as landscaping, and associated variances with respect to setbacks.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw SSC Zone, Songhees Social Club District*:

- Part 10.28, Section 3: Reduce the minimum setback of the eastern internal boundary from 5m to 4.10m and on the southern internal boundary from 5m to 3.6m.

Legal Description of the Land: Lot 1, District Lot 119, Esquimalt District, Plan 45914

3. **Heritage Designation Application No. 000144 for property known as 624 Battery Street**

Under the provisions of the *Local Government Act*, the City of Victoria intends to designate the exterior of the building located at 624 Battery Street, legally described as Lot 18, Beckley Farm, Victoria City, Plan 248, as protected heritage property, under Heritage Designation (624 Battery Street) Bylaw No. 15-046.