

It's Your Neighbourhood



1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

NOTICE OF PUBLIC HEARING

September 15, 2023

The City of Victoria is seeking your input on the proposed changes to 1905 Lee Avenue:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1308) - No. 23-072:

The purposes of this Bylaw are to rezone the property with the civic address of 1905 Lee Avenue so that:

- The western portion of the property is rezoned to R1-S2 Zone, Restricted Small Lot (Two Storey), in order to retain the existing house; and
- The eastern portion of the property is rezoned to R1-S32, Restricted Small Lot (Lee Avenue) District, to permit the land being used for a small lot house.

New Zone: R1-S32, Restricted Small Lot (Lee Avenue) District
R1-S2 Zone, Restricted Small Lot (Two Storey)
Legal description: PID: 002-242-486, Lot 4, Section 76, Victoria District, Plan 5969
Existing Zone: R1-B, Single Family Dwelling District

Development Permit with Variances Application No. 00563

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1905 Lee Avenue, in Development Permit Area 15A: Intensive Residential – Small Lot, for purposes of approving the exterior design and finishes for the proposed small lot houses and landscaping.

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

Proposed Lot Containing *Existing House* (western portion of lot)

- Reduce the rear yard setback from 6.0m to 2.01m; and
- Reduce the side yard setback (north) for a habitable window from 2.40m to 1.65m

Proposed Lot on which new House is proposed (eastern portion of lot)

- Reduce the rear yard setback from 6.0m to 2.40m;
- Reduce the front yard setback from 6.0m to 2.49m; and
- Reduce the vehicle parking from 1 to 0 stalls.

The Rezoning and Development Permit with Variances applications will be considered at a public hearing by City Council on:

Date: Thursday, September 28, 2023

Time: 6:30 p.m.

Location: Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

All persons who believe their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard.

How to Participate:

1. Watch the meeting live at the following link:

- <https://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html>

2. Submit written comments:

- Email: publichearings@victoria.ca
- Mail: Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6
- Drop off: to the Ambassador in City Hall Lobby (entrance off Pandora Avenue)
- Written submissions must be received by 2:00 p.m. the date of the meeting

3. Submit pre-recorded video:

- Email submission to publichearings@victoria.ca

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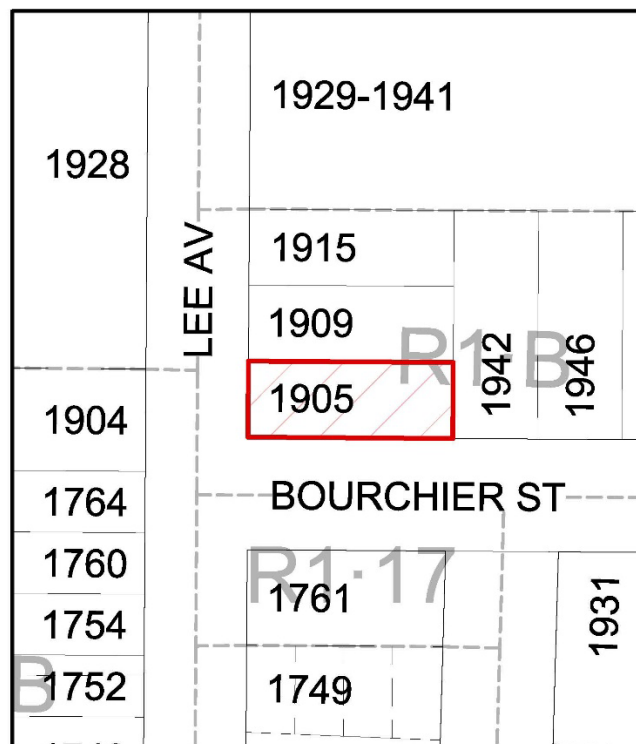
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- Maximum 5 minutes in length
 - Must be received by 2:00 p.m. the Tuesday before the meeting
4. Pre-register to speak live – via telephone
- Email publichearings@victoria.ca
 - Maximum 5 minutes to address Council
 - Register by 2:00 p.m. the day before the meeting
 - Alternatively, you may watch the meeting live stream and call to speak during the public hearing by calling 778-698-2440: participation code 1551794#.
5. Attend in-person
- Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

Please note that the opinions you express orally and any presentations you submit will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of FOIPPA Act. Your phone number and email will not be disclosed. For more informations on the FOIPPA Act please email foi@victoria.ca.

How to view relevant documents, the proposed bylaw, and information about this application:

1. Council Agenda: available the Friday before the meeting date at:
<https://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html>
 2. City Development tracker: at victoria.ca/devtracker
- In person: Inspect documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing legislativeservices@victoria.ca



1905 Lee Avenue
Rezoning No.00710

