

# It's Your Neighbourhood



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

## NOTICE OF PUBLIC HEARING

September 9, 2022

**The City of Victoria is seeking your input on the proposed changes to 902 Foul Bay Road:**

### Zoning Regulation Bylaw, Amendment Bylaw (No. 1280) - No. 22-063:

To rezone the land known as 902 Foul Bay Road from the R1-G Zone, Gonzales Single Family Dwelling District, to the R2-63 Zone, Foul Bay Ground Oriented Dwelling District, to permit an increase in density from 0.5:1 floor space ratio to 0.72:1 floor space ratio and allow for ground-oriented multiple dwellings as a permitted use.

New Zone: R2-63 Zone, Foul Bay Ground Oriented Dwelling District

Legal description: PID: 007-652-674, Block G, Section 68, Victoria District, Plan 1247

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

### Development Permit with Variances Application No. 00192

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 902 Foul Bay Road, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for two buildings containing ground-oriented multiple dwellings (i.e. stacked townhouses) as well as landscaping.

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

- increase the building height from 10.5m to 11.54m;
- reduce the vehicle parking from 27 stalls to 14 stalls and the visitor parking from two stalls to one stall;
- reduce the short-term bicycle parking from 12 stalls to four stalls
- reduce the separation distance between long-term bicycle parking racks from 45cm to 40cm
- reduce the front (Quamichan Street) setback requirement from 6m to 3.10 (to building) and 1.38m (to stairs);
- reduce the flanking street (Redfern Street) setback from 6m to 3.37m (to building) and 0.37m (to stairs);
- reduce the flanking street (Foul Bay Road) setback from 6m to 3.73m;
- reduce the rear yard setback from 4m to 3m
- reduce the minimum separation distance for an accessory building from 2.4m to 1.9m.

### Heritage Designation Amendment Bylaw - No. 22-065

The Council of the City of Victoria will also consider amending the *Heritage Designation (902 Foul Bay Road) Bylaw (No. 495) 03-4* to remove the house as protected heritage property due to a fire that destroyed the house in 2016 and to remove the land and trees as protected heritage landscape features as the proximate protected house no longer exists. The stone wall and iron gate will be added to the designation.

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

**Date: Thursday, September 22, 2022**

**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](mailto: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](mailto:publichearings@victoria.ca)
  - 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](mailto: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 information on the FOIPPA Act please email [foi@victoria.ca](mailto: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](http://victoria.ca/devtracker)

3. In person: Inspect documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca).