

It's Your Neighbourhood



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

NOTICE OF PUBLIC HEARING

January 14, 2022

The City of Victoria is seeking your input on the proposed changes to 931 McClure Street:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1262) - No. 22-009:

To rezone the land known as 931 McClure Street from the R-K Zone, Medium Density Attached Dwelling District, to the R-103 Zone, 931 McClure Street District, to permit an increase in density and allow for a four-storey residential building with multiple dwelling units.

New Zone: R-103 Zone, 931 McClure Street District

Legal description: PID: 008-666-954, Lot 1189, Victoria City

Existing Zone: R-K Zone, Medium Density Attached Dwelling District

Development Permit with Variances Application No. 00127

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 931 McClure Street, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for the four-storey residential building with seven units, as well as landscaping.

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

- increase the maximum site coverage from 60% to 79%
- reduce the open site space requirement from 30% to 27%
- reduce the minimum parking requirement from 11 stalls to ten stalls
- reduce the minimum rear yard setback from 4.0m to 2.83m (building) and 2.2m (balconies)
- reduce the front setback from 5.0m to 0m (front stairs) and 3.0m (building)
- reduce the side yard setbacks from 2.0m to 1.0m.

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

Date: Thursday, January 27, 2022

Time: 6:30 p.m.

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

As authorized under the *Local Government Act*, the hearing is to be conducted by electronic means. Outlined below are the ways in which you can participate electronically. The hearing may be viewed and heard on the City's live stream webcast at www.victoria.ca

All persons who believe their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard. You may indicate your support or opposition to the application in one of the following ways:

1. Submit written comments to Council:

You can provide your submission by email to publichearings@victoria.ca or by mail to Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6 or drop your submission off to the

Ambassador in the City Hall Lobby (entrance off Pandora Avenue). The deadline to receive submissions is by **2:00 p.m. the date of the meeting**. Written submissions will be published on the agenda at the meeting of Council at which this application will be considered.

2. Pre-recorded Video

Pre-recorded video submissions up to 5 minutes in length can be submitted and will be played at the Public Hearing. The video should include:

- The Public Hearing item
- Your first and last name
- Your address
- Whether you are in support of or opposed to the item

For further instructions email publichearings@victoria.ca or phone 250.361.0571. **Please submit videos by 2:00 p.m. the Tuesday before the meeting**. We cannot ensure inclusion in the agenda if it is received after the requested time. It may be a maximum of **five** minutes. Please only submit the **FINAL** version as we may be unable to respond to requests for updates or edit. We will test the submission to ensure it can be played and will let you know if there are issues.

3. Register to Speak Live

You can register to speak live via phone for up to 5 minutes. Once registered, you will be provided with a phone number to call to join the live meeting. To register to speak live and to receive further instructions, email publichearings@victoria.ca or phone 250.361.0571. **Please pre-register to speak live at the meeting by 2:00 p.m. the day before the meeting to ensure early registration**; however, if you are not able to pre-register by that time you may instead call into the meeting while it is underway.

If you miss pre-registering, please [watch the live meeting](#) as there will be an opportunity for you to call in at the end of the list of registered speakers. Please only call if you wish to speak to this application by calling 778-698-2440 then participation code 1551794#.

Copies of the bylaw and relevant documents may be inspected in Legislative Services, City Hall, 1 Centennial Square, Monday to Friday, 8 a.m. to 4:30 p.m., excluding holidays, two weeks before the hearing date. Copies of relevant documents may also be viewed on the City's Development Tracker: www.victoria.ca/devtracker. The Council meeting agenda for this application will be published on the City of Victoria's website www.victoria.ca the Friday prior to the meeting.

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.