

# It's Your Neighbourhood



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

## NOTICE OF PUBLIC HEARING

October 1, 2021

**The City of Victoria is seeking your input on the proposed changes to 1120, 1124 and 1128 Burdett Avenue:**

Zoning Regulation Bylaw, Amendment Bylaw (No. 1257) - No. 21-069:

To rezone the land known as 1120, 1124 and 1128 Burdett Avenue from the R1-B Zone, Single Family Dwelling District, and the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District, to the R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) District, to permit a five-storey rental residential building with multiple dwelling units.

New Zone: R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) District

Legal description: PID: 000-188-778 Lot 11, Fairfield Farm Estate, Victoria City, Plan 392

PID: 006-975-020 Parcel B (DD 177944I) of Lot 12, Fairfield Farm Estate, Victoria City, Plan 392

PID: 000-049-891 Parcel A (DD 81442I) of Lots 12 and 13, Fairfield Farm Estate, Victoria City, Plan 392

Existing Zone: R1-B Zone, Single Family Dwelling District  
R3-AM-1 Zone, Mid-Rise Multiple Dwelling District

### Development Permit with Variances Application

The Council of the City of Victoria will also consider issuing a development permit with variances for the land known as 1120, 1124 and 1128 Burdett Avenue, in Development Permit Area 16: General Form and Character, for the purposes of approving the exterior design and finishes for the five-storey rental residential building as well as landscaping.

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

- increase the site coverage from 40% to 53%
- reduce open site space from 50% to 44%
- reduce the rear yard setback from 10m to 5.87m (to building) and 5m (to balconies)
- reduce the west side yard setback from 6.0m to 3.5m (to building) and 2.5 (to balconies)
- reduce the east side yard setback from 6.0m to 3.75m (to building) and 2.9m (to balconies)
- reduce the parking requirement from 47 stalls to 40 stalls.

The rezoning and development permit with variances application will be considered at a public hearing by City Council on:

**Date: Thursday, October 14, 2021**

**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](http://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 an Opportunity for Public Comment item in one of the following ways:

**1. Submit written comments to Council:**

You can provide your submission by email to [publichearings@victoria.ca](mailto: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](mailto: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](mailto: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#.

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).

Relevant documents, the proposed bylaw and permit, and information about this application will be published and available for public inspection on the City of Victoria's website within the online Council agenda at <http://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html> the Friday prior to the meeting.

You may also inspect the documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca).

Copies of relevant documents and information are also available on the City's Development Tracker online tool at [victoria.ca/devtracker](http://victoria.ca/devtracker) from the date of this notice to and including the date of the Council meeting. The Development Tracker will also allow you to see milestones on the proposal and view related documents and information.