



TOWN OF VIEW ROYAL

NOTICE OF PROCESSING AN APPLICATION FOR A DEVELOPMENT PERMIT WITH VARIANCES

NOTICE IS HEREBY GIVEN that an application for a Form and Character Development Permit with variances is being considered for the property at **7 Erskine Lane** as shown boldly outlined on the map on the reverse side of this Notice. The affected lot is legally described as:

LOT A SECTION 93 ESQUIMALT DISTRICT PLAN VIP57062 EXCEPT PARTS IN PLANS VIP61160 AND VIP61161

The proposal is to construct a 71-unit apartment building in two four-storey sections that overlap in a six storey-section. Development Permit 2021/04 addresses variances to *Zoning Bylaw No. 900, 2014* for this property as follows:

Description	Bylaw section	Required	Proposed
1 Maximum building height	8.4.4	13.5m	17.0m
2 Minimum front lot line setback	8.4.4	7.5m	6.8m
3 Minimum rear lot line setback	8.4.4	7.0m	6.5m
4 Maximum projection of a balcony into a required setback	3.7.2(b)	0.5 m	1.2m
5 Maximum width of a balcony projection into a required setback	3.7.2(b)	2.0m	4.5m
6 Maximum width of sunlight control projections per building face	3.7.2(c)	4.0m	11.0m
7 Maximum height of a fence on top of a retaining wall	4.8.7	2.0m	4.3m

The Town is considering a redesign of the turnaround area at the end of Erskine Lane in relation to Development Permit 2021/04. The following variances to Section 5 of *Subdivision and Development Servicing Bylaw No. 985, 2017* for a Local 18m Right-of-Way (Urban Class A) are requested to facilitate potential modifications to the road frontage of this property:

- Variance to requirements for shared travel lanes to permit a separated bicycle lane.
- Variance to requirements for pocket parking to permit a parking island within a cul-de-sac bulb.

The development proposal will be considered by the **View Royal Town Council on Tuesday, May 4, 2021 at 7:00 pm** and may by resolution:

- authorize the issuance of the Development Permit;
- authorize the issuance of the Development Permit as amended by Council in its resolution;
- defer consideration of the Development Permit to a future date; or
- refuse to authorize a Development Permit for the current proposal.

COVID-19 SPECIAL INFORMATION

Please note, due to the COVID-19 pandemic, the Town Hall has limited access at this time and for the protection of the community, Council and staff, this meeting will be held without the public present under the Province's **Ministerial Order No. M192**.

This meeting will be live webcast commencing at 7:00 p.m. and may be viewed by clicking on the "Click here to view the live webcast" link within the agenda on the Town's website at www.viewroyal.ca. If you would like to participate in the meeting by phone or via the chat feature, **please see agenda for the phone number and conference ID**. The agenda will be posted on the Friday before the meeting, and all supporting materials will be posted on the Town's website under "Active Development Applications."

You may provide your written comments to the Town via email to info@viewroyal.ca or drop them off at the Town Hall or put them in the Town's mail drop box (located to the left of the main doors at Town Hall, 45 View Royal Avenue), up until 3:00 p.m. on Tuesday, May 4, 2021 for inclusion in the May 4, 2021 agenda.

Development Services, Town of View Royal
Dated April 21, 2021

SUBJECT PROPERTY MAP

7 Erskine Lane

