



# TOWN OF VIEW ROYAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to Sections 890 and 892 of the *Local Government Act* that a Public Hearing will be held at **Town of View Royal Town Hall, 45 View Royal Avenue, Victoria, B.C. at 7:00 p.m. on Tuesday, March 17, 2015** for the purpose of hearing representations concerning the following proposed amendments to *Official Community Plan Bylaw No. 811, 2011* and *Zoning Bylaw No. 900, 2014*:

**1. Bylaw No. 917, 2015 proposes to amend *Official Community Plan Bylaw No. 811, 2011*, as follows:**

By amending Schedule "P" Form and Character Development Permit Areas of Official Community Plan Bylaw No. 811, 2011 for lands shown boldly outlined on the sketch plan attached as "Schedule 1" and legally described as:

Address	Legal Description
102 Atkins Road	Parcel A (DD L2503) of Lot 6, Section 98, Esquimalt District, Plan 748

to include the lands within the Mixed Residential Development Permit Area. This would allow the form and character of intensive residential development on the lands to be regulated.

**2. Bylaw No. 918, 2015 proposes to amend *Zoning Bylaw No. 900, 2014*, as follows:**

- a. By adding the following phrase to the list of zoning designations and abbreviations in Section 1.6.1:

"CD-21: Detached Multiple-Unit Residential"

- b. By adding a new "*CD-21: Detached Multiple-Unit Residential*" zone as Section 11.20 with the following regulations:

*"11.20 CD-21: Detached Multiple-Unit Residential*

*11.20.1 Principal Uses*

- a) Residential, Detached*
- b) Residential, Duplex*

*11.20.2 Accessory Uses*

- a) Home Occupation*

*11.20.3 Conditions of Use*

- a) Up to 45m<sup>2</sup> of the garage floor space that is used for the parking of vehicles for each dwelling unit must not be included in the calculation of building floor space. Additional areas in excess of 45m<sup>2</sup> must be included as part of the floor area.*
- b) Notwithstanding a), garage floor space is used to calculate Floor Space Ratio.*

## 11.20.4 Lot Size, Lot Coverage, Building Height and Setbacks

<b>CD-21: Detached Multiple-Unit Residential</b>	
<b>Lot Size</b>	
<i>Lot Size</i> , minimum	6000m <sup>2</sup>
<i>Lot Width</i> , minimum	18m
<b>Lot Density</b>	
<i>Dwelling Units</i>	9
<i>Floor Space Ratio</i> , Base Density	0.6
<i>Lot Coverage</i> , maximum	40%
<i>Impermeable Surface Coverage</i> , maximum	40%
<b>Size of Principal Buildings and Other Structures</b>	
<i>Building Height</i> , maximum	7.5m
<i>Building Width</i> , minimum	6m
<i>Floor Space</i> for each <i>Dwelling Unit</i> , maximum	325 m <sup>2</sup>
<i>Storeys</i> , maximum	2.5 storeys
<b>Siting of Principal Buildings and Other Structures</b>	
<i>Front Lot Line Setback</i> , minimum	7.5m
<i>Rear Lot Line Setback</i> , minimum	6.0m
<i>Side Lot Line Setback</i> , minimum	1.5m
<i>Flanking Lot Line Setback</i> , minimum	4.5m
<b>Siting of Accessory Buildings and Other Structures</b>	
All <i>lot lines</i> , minimum	1.2m

- c. By rezoning the lands shown boldly outlined on the sketch plan attached as "Schedule 1" and legally described below from One Family Residential – Large Lot (R-1) to CD-21: Detached Multiple-Unit Residential:

<b>Address</b>	<b>Legal Description</b>
102 Atkins Road	Parcel A (DD L2503) of Lot 6, Section 98, Esquimalt District, Plan 748

If the Bylaws are approved, the applicant proposes to construct nine multifamily units. A development permit would be required to regulate the form and character of development with regard to the guidelines of the Mixed Residential Development Permit Area.

**TAKE NOTICE** that more detailed information concerning the subject bylaws and any other reports, studies or other documents that may be considered by Council can be obtained at the Town of View Royal Municipal Office, Development Services Department, 45 View Royal Avenue, Victoria, B.C. (Telephone: 250-479-6800) between the hours of 8:30am and 4:30pm Monday to Friday, March 5, 2015 to March 17, 2015.

All persons who believe that their interest in property is affected by the proposed Bylaws shall be afforded an opportunity to be heard in person, by a representative or by written submission on all matters contained therein at the above-noted time and place. If you are unable to attend the Hearing, written comments may be mailed, facsimiled, emailed or hand delivered to the Town of View Royal by **no later than 4:30pm on March 17, 2015**.

**Mail:** Development Services Department, Town of View Royal, 45 View Royal Ave,  
Victoria, BC. V9B 1A6

**Facsimile:** 250-727-9551

**Email:** info@viewroyal.ca

Please note that Council may not receive any further submissions concerning the subject Bylaws after the Public Hearing has concluded.

Dated March 4, 2015

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### SCHEDULE 1 Sketch Plan of 102 Atkins Road

