



TOWN OF VIEW ROYAL NOTICE OF WAIVER OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to Sections 890 and 893 of the *Local Government Act* that the requirement for a Public Hearing has been waived for proposed Bylaw No. 925, 2015 because an Official Community Plan applies to the area and the proposed bylaw is consistent with the plan.

Bylaw No. 925, 2015 proposes to amend Zoning Bylaw No. 900, 2014, as follows:

The “**RM-3: Mixed Residential**” table in Section 7.4.4 of Schedule “A” of *Zoning Bylaw 900, 2014* would be amended by:

- **increasing the “Floor Space Ratio, Base Density” regulation from 1.0 to 1.5**
- **removing the “Floor Space Ratio Bonus Density provision of 75% green roof” regulation**

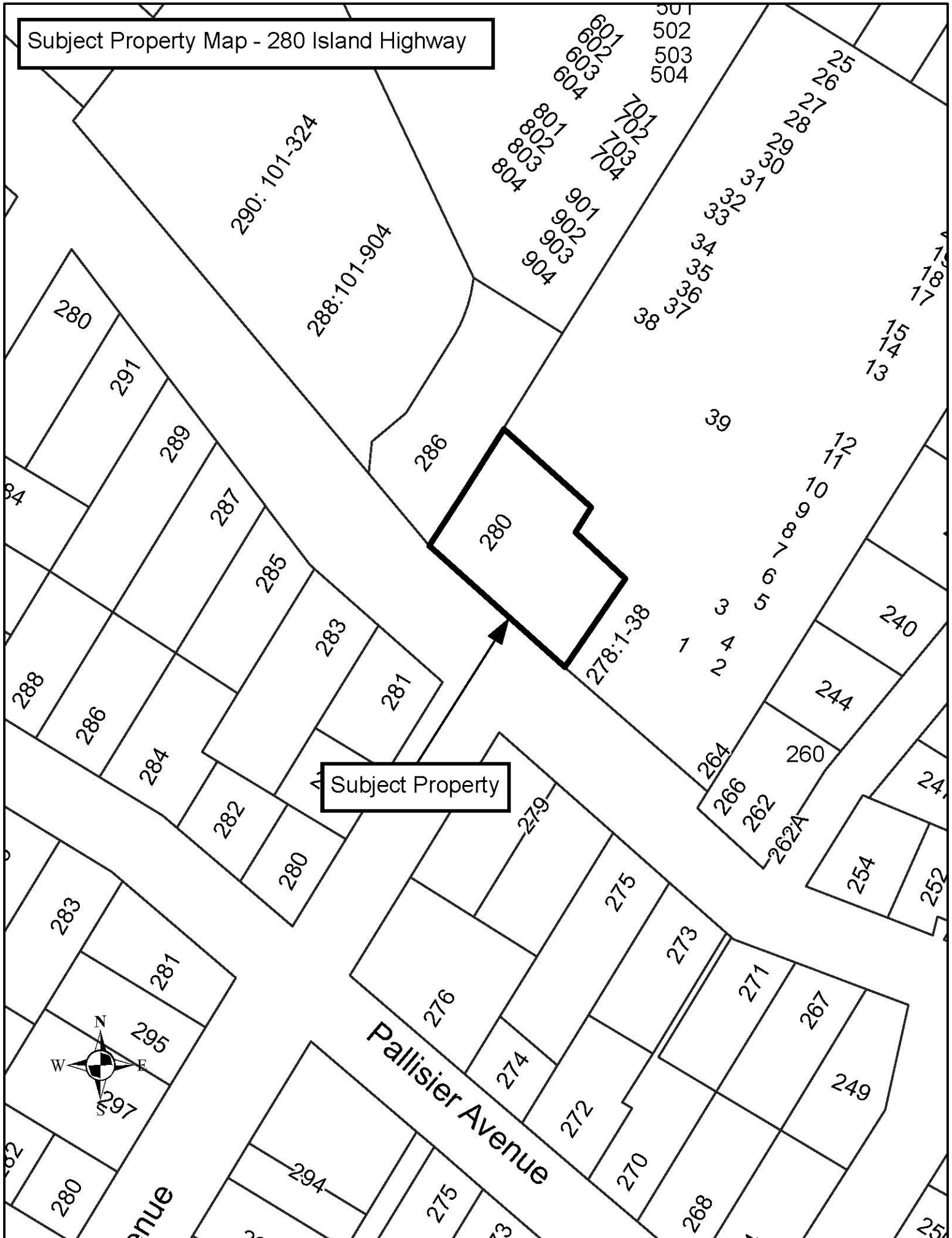
The subject property of this rezoning is the former Town of View Royal Fire Hall site at 280 Island Highway. It is the only RM-3 zoned property within the Town of View Royal. A map showing the site is on the reverse of this notice. The net effect of these changes is to enable a total maximum Floor Space Ratio (density) of 1.6 on the site (1.5 base density plus 0.1 bonus for the provision of 80% underground parking) which is consistent with the maximum density within the Town’s Official Community Plan. This would potentially enable a 4 storey residential building on the site.

TAKE NOTICE that more detailed information concerning the subject bylaw and any other reports and 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 8:30 am and 4:30 pm Monday to Friday, June 5, 2015 to June 16, 2015.

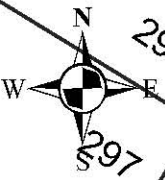
Third reading of Bylaw No. 925, 2015 is tentatively scheduled for June 16, 2015. Once prepared, Council agendas may be viewed online at www.viewroyal.ca or on the public notice board at the Town of View Royal Municipal Office.

Dated June 3, 2015

Subject Property Map - 280 Island Highway



Subject Property



Pallisier Avenue

290: 101-324

288: 101-904

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