



COMMUNITY MEETING NOTICE PROPOSED DEVELOPMENT

This Notice is an invitation for you to attend a Community Meeting to consider a proposed development for the property at:
910 McClure Street, Victoria, BC (address)

COMMUNITY MEETING DETAILS

Date: April 12, 2018 (Month, Day, Year) Time: 7 AM PM

Location of meeting: Fairfield Gonzales Community Association 1330 Fairfield Road Victoria BC V8S 5J1

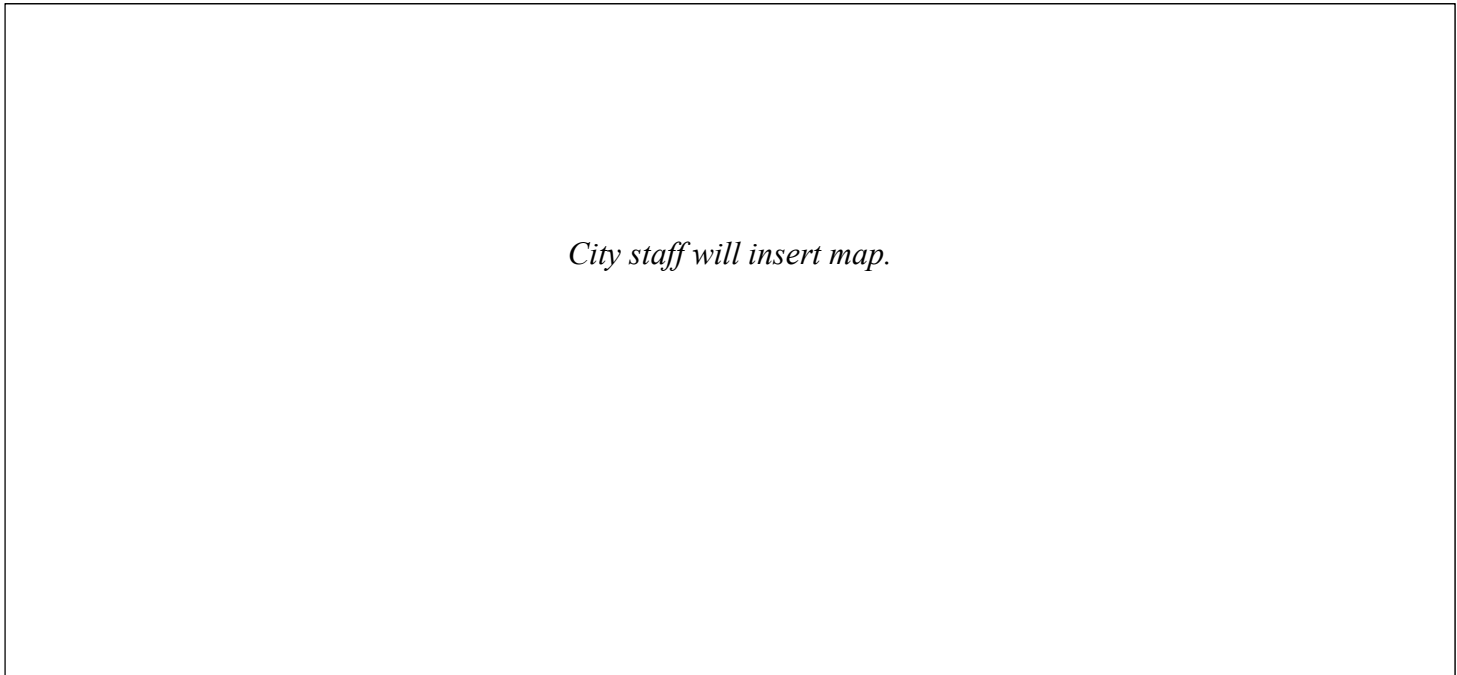
Meeting facilitated by: Fairfield-Gonzales Community Association Land Use Committee

Contact information for the Community Association Land Use Committee (CALUC):

Name David Biltek, Chair

Phone 250-382-4604 Email planandzone@fairfieldcommunity.ca

LOCATION OF PROPOSED DEVELOPMENT (Further details provided on reverse)



ABOUT THIS COMMUNITY MEETING

Community Meetings are facilitated by volunteers from your Community Association Land Use Committee (CALUC). CALUCs are voluntary organizations that operate under the [CALUC Terms of Reference](#) as endorsed by Council.

This Community Meeting is an early step in the land use approvals process. You are encouraged to attend this Community Meeting to obtain details of the proposal and provide input, even if you have already received information about the proposal. At this meeting, the applicant presents the proposal and answers questions on the proposal.

The CALUC records the comments and feedback and provides the record of the meeting to Council. This forms part of the public record on the proposal. The applicant may revise their proposal based on the input received at this meeting.

You are receiving this notice because you live or own property in the City of Victoria within:

- 100 metres** of the proposed development or land use change
- 200 metres** of the proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines).

CALUC Chair or Designate Signature: _____ Date: _____

Applicant Signature: _____ Date: February 15, 2018

PROPOSED DEVELOPMENT DETAILS

Applicant name number TEN architectural group (Barry Cosgrave)

Applicant phone 250 360-2106 (ext 5211) Applicant email bcosgrave@numberten.com

This proposal is to change the zoning of the subject property to accommodate the following proposal

Abigail's Hotel owns the adjacent property at 910 McClure Street and wish to create a new hotel building containing 8 new guestrooms on the upper floors with a main floor Breakfast Room and associated patio. There is an extension to the surface parking lot (6 additional parking stalls) at the north side of the property.

- Changes to the Zoning Regulation Bylaw required, from R-K Medium Density (existing zone) to T-7 Bessborough Street Transient Accommodation (zone or indicate new zone / site specific zone), and Official Community Plan amendment details (if applicable)

- Describe retention plan or demolition plan for existing buildings

The existing residential building at 910 McClure Street is to be demolished.

- Is the building on the heritage registry or heritage designation, or is there an intention to designate a building?

The original house at 906 McClure Street is a City of Victoria Heritage Registered Building.

	Zoning Requirement	Proposed
Use of land or buildings	uses as permitted in T-1 Zone	transient accommodation & accessory uses
Total number of residential units (indicate strata or rental)	n/a	8 transient accommodation units
Parcel size	920 sq.m. minimum	602.4 sq.m.
Total floor area		450.6 sq.m.
Floor space ratio / density*	0.75:1	0.748:1
Number of storeys / height	11.0 meters	3 storeys / 10.8 meters
Site coverage (%)	30% (T-1)	30%
Total number of parking stalls	0.7 stalls per transient unit	6 stalls
Number of protected trees	0	0
Setbacks (indicate North, South, etc.)		
Street Frontage	6.0m	10.8m
Rear	15.0m	12.3m
Internal Side Lot Line	2.0m	2.0m West
Internal Side Lot Line	3.5m	3.5m East

*Floor Space Ratio is defined in [Schedule A – Definitions](#) of the [Zoning Regulation Bylaw](#)

LOOKING FOR MORE DETAILS?

- For information on this proposal, please contact the applicant noted above
- For information on the Rezoning process, contact City staff at 250.361.0382 or developmentsservices@victoria.ca
- To view the progress of current development applications, check the City's [Development Tracker](#), which is available on the City of Victoria web site www.victoria.ca

WANT TO VOICE YOUR OPINION?

- If you can't attend this Meeting, but wish to provide input to Council, you can send an email to mayorandcouncil@victoria.ca with a copy sent to your CALUC (see email address on page 1)

CALUC Chair or Designate Signature: _____ Date: _____

Applicant Signature: _____ Date: February 15, 2018