



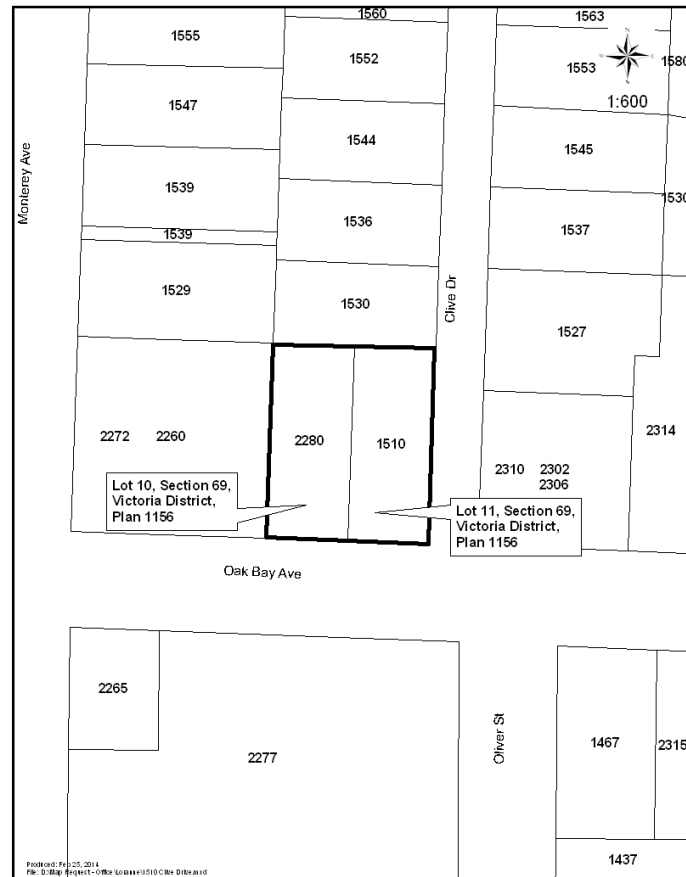
THE CORPORATION OF THE DISTRICT OF OAK BAY

NOTICE OF PUBLIC HEARING

Notice is hereby given that all persons who deem their interest in property affected by the following bylaws will be afforded a reasonable opportunity to be heard or to present written submissions to Oak Bay Municipal Council on the matters contained therein at a Public Hearing to be held in the Garry Oak Room, Monterey Centre, 1442 Monterey Avenue, Victoria, B.C., on Tuesday, March 11, 2014, at 7:00 p.m.

Bylaw No. 4606, Ninety-Second Zoning Bylaw Amendment Bylaw, 2014

This Bylaw will create a new zone called RM-3HD – High Density Three Storey Multiple Dwellings Use, which will be applied to the lands described as Lots 10 and 11, Section 69, Victoria District, Plan 1156 (2280 Oak Bay Avenue/1510 Clive Drive) (see sketch below). If adopted, this Bylaw will permit the development of a three storey, 17 unit residential building.



Bylaw No. 4607, The Clive Housing Agreement Authorization Bylaw, 2014

Depending on the outcome of the above-described Zoning Bylaw amendment, this Bylaw will authorize the execution of a housing agreement in relation to The Clive redevelopment with respect to ensuring the provision of rental units only and ensuring there are no restrictions on rental to families.

Development Permit

Through the development permit process, and depending on the outcome of the consideration of the above-described bylaws along with a companion amendment to the Parking Facilities Bylaw, a number of variances would be required to allow the precise development contemplated by the applicant to proceed. Those variances are summarized as follows:

<u>Parking Facilities Bylaw</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
Parking Spaces Required	39 spaces	17 spaces	22 spaces

<u>Zoning Bylaw</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
Minimum front lot line setback	9.14 m	4.78 m	4.36 m
Minimum rear lot line setback	9.14 m	3.35 m	5.79 m
Minimum interior side lot line setback	6.00 m	2.21 m	3.79 m
Minimum exterior side lot line setback	9.14 m	2.88 m	6.26 m

Copies of the bylaws, plans and all relevant background material which has been considered by Council may be inspected prior to the Public Hearing between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding holidays, from February 26 to March 11, 2014 inclusive, at the office of the Municipal Clerk, Oak Bay Municipal Hall, 2167 Oak Bay Avenue, Victoria, B.C.

Loranne Hilton
Municipal Clerk