



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: 1905 Lee Avenue (South Jubilee) (address)

COMMUNITY MEETING DETAILS

Date: June 18, 2019 (Month, Day, Year) Time: 7:00 AM PM

Location of meeting: Victoria College of Art - 1625 Bank Street

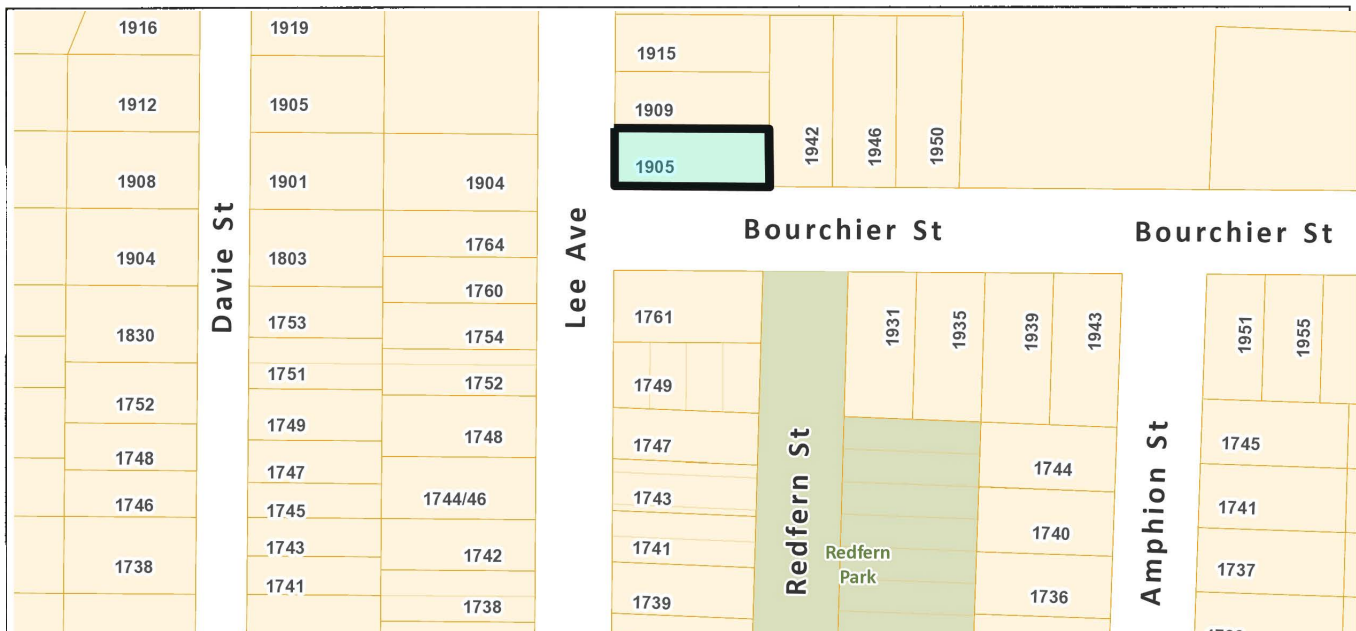
Meeting facilitated by: South Jubilee CALUC

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

Name Julie Brown and/or Ben Ziegler

Phone N/A Email landuse@southjubilee.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: Julie Brown Date: May 22, 2019
 Applicant Signature: Joseph A. Caluc Date: May 21, 2019

PROPOSED DEVELOPMENT DETAILS

Applicant name Molto Bene Enterprises (Joseph A. Calenda)

Applicant phone 250-589-8430 Applicant email moltobene@telus.net

This proposal is to change the zoning of the subject property to accommodate the following proposal
Rezone the lot and house to provide for a second small lot and house at 1905 Lee Avenue.

- Changes to the Zoning Regulation Bylaw required, from R1 - B (existing zone) to Site Specific R1-S2 (zone or indicate new zone / site specific zone), and Official Community Plan amendment details (if applicable)
Specialized or site specific Small Lot House Zone to accommodate the proposal.
- Describe retention plan or demolition plan for existing buildings
Existing single family house to be upgraded including removal of rear deck and replace with juliet balcony.
- Is the building on the heritage registry or heritage designation, or is there an intention to designate a building?
no.

	Zoning Requirement	Proposed
Use of land or buildings	See Addendum	See Addendum
Total number of residential units (indicate strata or rental)	"	"
Parcel size	"	"
Total floor area	"	"
Floor space ratio / density*	"	"
Number of storeys / height	"	"
Site coverage (%)	"	"
Total number of parking stalls	"	"
Number of protected trees	"	"
Setbacks (indicate North, South, etc.)		
Street Frontage	See Addendum	See Addendum
Rear	See Addendum	See Addendum
Internal Side Lot Line	See Addendum	See Addendum
Internal Side Lot Line	See Addendum	See Addendum

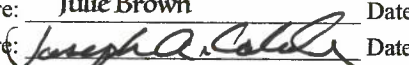
*Floor Space Ratio is defined in [Schedule A – Definitions](#) of the [Zoning Regulation Bylaw](#)

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: Julie Brown Date: May 22, 2019
 Applicant Signature:  Date: May 21, 2019

ADDENDUM TO COMMUNITY MEETING NOTICE FORM
 1905 Lee Avenue – South Jubilee Neighbourhood – Victoria
 MAY 21, 2019
 Zone Change Data Table

	Zoning Requirement	Proposed Lot A Existing House	Proposed Lot B New House
Land Use	Single Family	Single Family	Single Family
Total Number of residential units	1	1	1 + Family Suite
Parcel Size	260 m ²	262 m ²	235 m ²
Total Floor Area	190 m ² (2045 ft.)	111 m ² (1192 ft.)	176.4 m ² (1899 ft.)
Floor Space Ratio	0.6 to 1	0.42 to 1	0.75 to 1
Number of Storeys/Height	2 storeys (7.5 m)	1 storey (raised bungalow under 7.5m)	2 storeys (7.48 m / 24.54 ft.)
Site Coverage (%)	40%	30.6%	34.1% (80.05m ² or 862 sq. ft.)
Parking Stalls On Site	1	1	1+
Number of Protected Trees	2	nil	1 or 2
SETBACKS			
Street Frontage	6.0m	9.03 m (29.62 ft.) west	6.24m (20.47 ft.) south
Rear	6.0m	2.03m (6.66 ft.) east	1.30m (4.27 ft.) north
Internal Side Lot line	2.4m	1.67m (5.48 ft.) north	3.0m (9.84 ft.) east
Internal Side Lot Line	2.4m	2.18m (7.15 ft.) south	2.5m (4.92 ft.) west

Joseph A. Calanla
 May 21, 2019