



# PROPOSED DEVELOPMENT NOTICE

This Notice is an invitation for you to consider a proposed development for the property at:  
1693 Fort Street \_\_\_\_\_ (address)

During the COVID-19 pandemic, development application plans will be posted on the Development Tracker ([victoria.ca/devtracker](http://victoria.ca/devtracker)) as a substitute for the Community Association Land Use Committee (CALUC) Community Meeting.

A Comment Form is provided in order to obtain feedback on the proposal which will be shared with the applicant, CALUC, and City. To access the comment form on the Development Tracker, filter "Pre-Application (CALUC)" applications or search all applications by address. Submit your comments by January 17, 2021 (30 days after plans submitted to City) to allow the applicant to consider revisions in advance of application submission.

*Comment forms submitted by residents or other third parties will include personal email addresses. These email addresses are only for the purpose of the CALUC or applicant to contact individuals regarding their comments. The email addresses must be secure from any other purpose or provided to any third party for any other purpose than described.*

CALUCs are voluntary organizations that operate under the [CALUC Terms of Reference](#) as endorsed by Council. Contact information for the CALUC:

Name of CALUC representative: Ben Ziegler

Name of CALUC: South Jubilee

Phone (250) 516-3936 Email landuse@southjubilee.ca

## LOCATION OF PROPOSED DEVELOPMENT (Further details provided on reverse)



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: Ben Ziegler

Date: Nov 12, 2020

Applicant Signature: [Signature]

Date: Nov 12, 2020

**PROPOSED DEVELOPMENT DETAILS**

Applicant name Aryze Developments Inc.

Applicant phone (250) 883-5675 Applicant email carly@aryze.ca

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

A six-storey, student rental building with 23 residential units, ground floor bike storage and under-building vehicle parking.

- Changes to the Zoning Regulation Bylaw required, from R3-2 (existing zone) to Site Specific Zone (zone or indicate new zone / site specific zone), and Official Community Plan amendment details (if applicable)  
Currently, we are seeking a new zone to accommodate our proposal.
- Describe retention plan or demolition plan for existing buildings  
Existing single story multi-family dwelling to be demolished.
- Is the building on the heritage registry or heritage designation, or is there an intention to designate a building?  
No existing or proposed designation.

	Zoning Requirement	Proposed
Use of land or buildings	Multiple Dwellings	Multiple Dwellings
Total number of residential units (indicate strata or rental)		23 Rental Units
Parcel size	Min. 920 sq.m.	896 sq.m.
Total floor area		2491 sq.m.
Floor space ratio / density*	1.2 to 1	2.78 to 1
Number of storeys / height	6 storeys / 18.5 m	6 storeys / 19.4 m
Site coverage (%)	20%	60.4%
Total number of parking stalls	29.4	7
Number of protected trees	6 Bylaw Protected Trees On Site	4 Retained, 2 Removed & 4 Proposed Replacement Trees
Setbacks (indicate North, South, etc.)		
Street Frontage	13.5 m	North 0.745 m (Fort)
Rear	9.7 m	South 2.9 m
Internal Side Lot Line	13.5 m	East 3.023 m (Belcher)
Internal Side Lot Line	9.7 m	West 1.815 m

\*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) or CALUC (noted on page 1)
- For information on the Rezoning process, contact City staff at 250.361.0382 or [DevelopmentServices@victoria.ca](mailto:DevelopmentServices@victoria.ca)
- To view the progress of current development applications, check the City's [Development Tracker](#) ([victoria.ca/devtracker](http://victoria.ca/devtracker)), which is available on the City of Victoria website [www.victoria.ca](http://www.victoria.ca)

**WANT TO VOICE YOUR OPINION?**

- A comment form is available on the Development Tracker ([victoria.ca/devtracker](http://victoria.ca/devtracker))
- If you wish to provide input directly to Council, you can send an email to [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca) with a copy sent to your CALUC (see email address on page 1)

CALUC Chair or Designate Signature: *ben ziegler*  
ben ziegler (R307 10, 2020 11:26 PST)

Date: Nov 12, 2020  
Date: Nov 12, 2020