



# PROPOSED DEVELOPMENT NOTICE

This Notice is an invitation for you to consider a proposed development for the property at 50 Government Street, Victoria BC (address)

## LOOKING FOR DETAILS?

- An online meeting will be held on February 14, 2024 7:00pm (date/time)  
For information on how to attend this meeting https://bit.ly/3RYkYzi
- An in-person meeting will be held on \_\_\_\_\_ (date/time)  
This meeting will be located at \_\_\_\_\_ (address)
- No meeting has been arranged.

- See the information on the proposal on page 2 of this notice
- View details of this proposal on the City's [Development Tracker \(victoria.ca/devtracker\)](http://victoria.ca/devtracker)
- For more information on this proposal, please contact:
  - the applicant (noted on page 2)
  - the Community Association Land Use Committee (CALUC) (noted below)
- For information on the Rezoning process, contact City staff at 250.361.0382 or [DevelopmentServices@victoria.ca](mailto:DevelopmentServices@victoria.ca)

## WANT TO VOICE YOUR OPINION?

- Attend a meeting hosted by the neighbourhood CALUC, if there is one (see details above).
- A comment form is available on the Development Tracker website ([victoria.ca/devtracker](http://victoria.ca/devtracker)).
  - To access the comment form on the Development Tracker, filter "Pre-Application (CALUC)" applications or search all applications by address.
  - Submit your comments by March 1, 2024 (City staff will enter date) to allow the applicant to consider revisions in advance of application submission.
  - Comment forms will be shared with the applicant, CALUC, and City, and will form part of the public record for the application.
- For more information on consultation opportunities please visit \_\_\_\_\_
- 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 below).

*Online 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 neighbourhood CALUC where this proposal is located:

Name of CALUC representative Trevor Moat

Name of CALUC JBNA Community Association Land Use Committee

Phone 250-884-7479 Email caluc@jbna.org

CALUC Chair or Designate Sign: [Signature] Date: 2024/01/18

Applicant Signature: [Signature] Date: 2024/01/22

**PROPOSED DEVELOPMENT DETAILS**

Applicant name Michael Jones  
 Applicant phone 250-588-1960 Applicant email info@cezadevelopments.ca

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

This project proposes a 4 1/2 storey residential development, with a proposed Floor Area Ratio of 1.9:1.0, setbacks similar to the existing northern sideyard, and suited for car-free families.

- Changes to the Zoning Regulation Bylaw required, from R3-2 (existing zone) to site specific zoning (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  
Following Victoria bylaws, buildings will be deconstructed and material salvaged to prevent as much as possible from entering the landfill
- Is the building heritage designated or on the heritage registry, or is there an intention to designate a building?  
No

**LOCATION OF PROPOSED DEVELOPMENT**



**DATA TABLE**

	Existing Zoning Requirement	Proposed
Use of land or buildings	Multi Family	Multi Family
Floor space ratio / density	1.2:1	1.9:1
Number of storeys / height (m)	height: 18.5m	height: 15.9m 4.5 stories
Setbacks (m) (indicate north, south, etc.)		
Front	10.5	5.03
Rear	1/2 bldg H = 7.95	2.5
Side lot line	1/2 bldg H = 7.95	1.36
Side lot line	1/2 bldg H = 7.95	1.36

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: [Signature] Date: 2024/01/18  
 Applicant Signature: [Signature] Date: 2024/01/22