



# Staff Report to the Planning, Zoning and Affordable Housing Committee

**DATE: Monday, November 29, 2021**

**DEPARTMENT: Planning**

**APPLICATION NO.: DVP21-0013**

**SUBJECT: 719 Station Avenue Rear Lot Line Setback Development Permit Variance**

## **PURPOSE**

Keith Alexander has applied on behalf of Marlen Gjoka for a development variance permit to allow for a rear setback reduction to facilitate an addition to the existing building at 719 Station Ave. (previously 2832 Millstream Rd). This variance will allow for the addition to be in line with the neighbouring buildings already situated at the lesser 1.2m setback.

## **BACKGROUND**

### PREVIOUS APPLICATIONS

A Development Permit was approved in 2010 for an addition to the front of the existing building to allow for additional floorspace. This previous application did not require a variance and will not have any impact on this application for a rear setback variance.

**Table 1: Site Data**

<i>Applicant</i>	Keith Alexander
<i>Owner</i>	Marlen Gjoka
<i>Civic Address</i>	719 Station Ave. (Previously 2832 Millstream Rd.)
<i>Legal Description</i>	Lot B, Section 72, Esquimalt District, Plan VIP77448
<i>Size of Property</i>	1045m <sup>2</sup> (.264 acres)
<i>DP Areas</i>	City Centre, Commercial
<i>Zoning Designation</i>	CS1 (Service Commercial
<i>OCP Designation</i>	City Centre

## SITE AND SURROUNDING AREA

The existing site is located within the Service Commercial 1 Zone along with the neighbouring businesses, which are involved in automobile-oriented operations similar to those occurring on the subject property. Directly to the rear of the property is a multi-family residential apartment building. There are a number of multi-family residential buildings in the neighbourhood, however no other residential properties border the subject property, nor should they be impacted positively or negatively by the proposed setback reduction.

The City has received a letter of support for this variance application from the owner of the property next door (west), M'akola Housing Society. Their letter is attached to this report as Appendix "A".

**Table 2: Surrounding Land Uses**

	<b>Zoning</b>	<b>Use</b>
<i>North</i>	CS1 (Service Commercial)	Automobile Commercial oriented business
<i>East</i>	R2 (One- and Two-Family Residential)	Single and two-family residences
<i>South</i>	CS1 (Service Commercial)	Automobile Commercial oriented business
<i>West</i>	MU1A – (Mixed Use Residential Commercial)	Mixed-use apartment building

**Table 3: Proposal Data**

	<b>Permitted by CS1 (Current Zoning)</b>	<b>Proposed by DVP Application</b>
<i>Rear Yard Setback</i>	<b>6m</b> if abutting any residential or multi-residential zone	<b>1.2m</b>

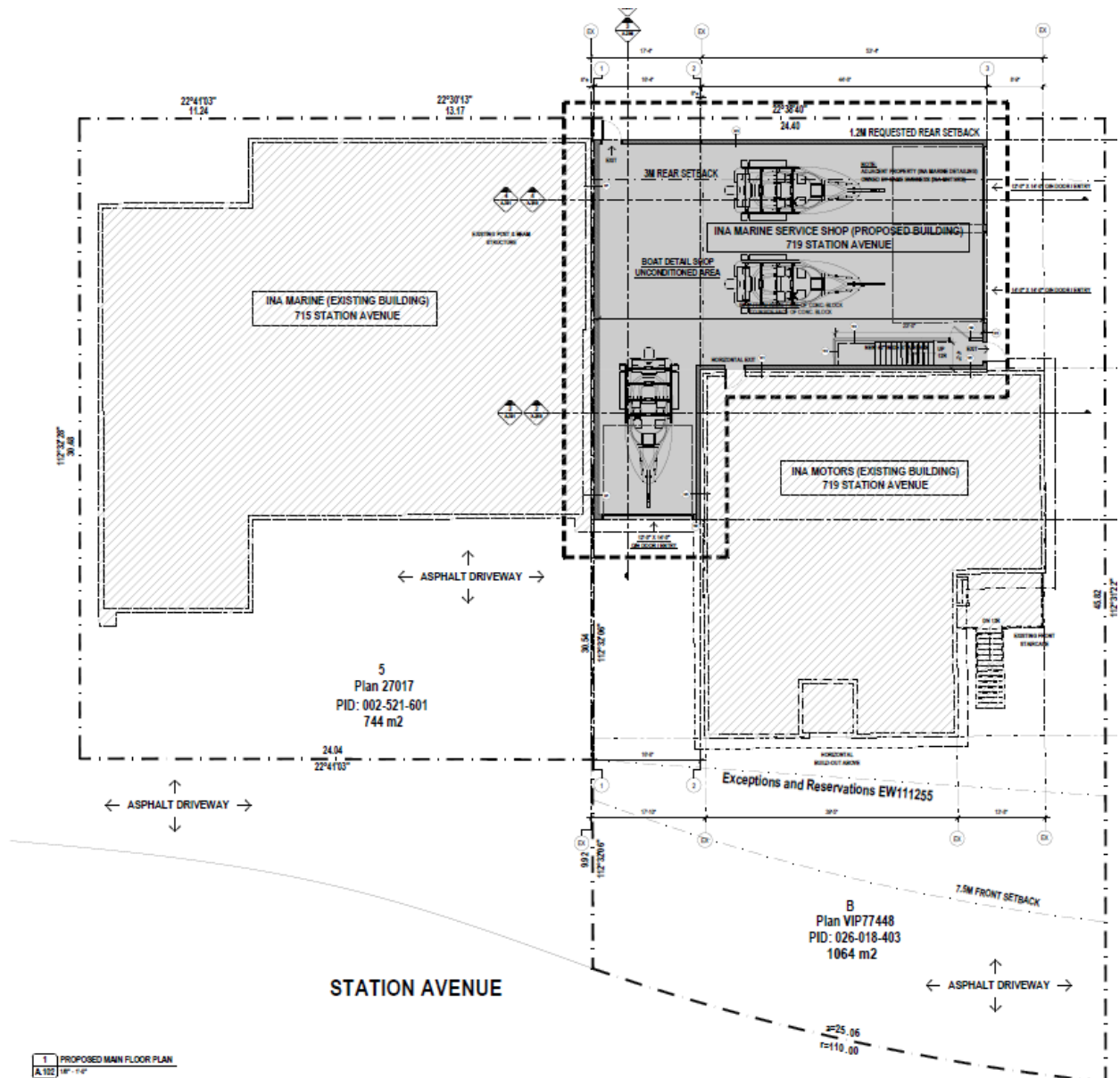
## COMMENTS

### DEVELOPMENT PROPOSAL

The applicant wishes to construct an addition to the west and south sides of the existing building, as shown in Figure 1 below. The majority of this addition will be screened from view by the existing building; however, the addition along the south side, which will connect to the building on the adjacent property at the shared property line, will be visible from Station Ave and Veterans

Memorial Parkway. The design, parking, and other related requirements of the Zone will be reviewed in more detail as part of the Development Permit process.

**Figure 1 – Proposed Site Plan**



**Option 1**

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

- 1) Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variance for 719 Station Ave:
  - a) That section 6.45.07 (3) of Zoning Bylaw No. 300 be varied from 6m to 1.2m;

**OR Option 2**

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

- 2) Reject this application for development variance permit.

**SUBMITTED BY:** Wolfgang Schoenefuhs, Planning and Land Development Technician

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

**Concurrence:** Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

**Concurrence:** Michelle Mahovich, P.Eng, P.Geo, Director of Engineering and Public Works

**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Acting Director of Corporate Services

**Concurrence:** Darren Kiedyk, Chief Administrative Officer



104-550 Goldstream Ave, Victoria BC V9B 2W7 Phone 250-590-0204 Fax 250-590-0248

August 11, 2021

City of Langford  
2<sup>nd</sup> Floor, 877 Goldstream Avenue  
Langford, British Columbia  
V9B 2X8

Attention: Matthew Baldwin, Director of Planning and Subdivision

**Re: Installation of Structure at 2832/2836 Millstream Road**

Dear Matthew,

I am pleased to write this letter of support for the variance application by INA Motors Inc. for the installation of a garage located between the two properties identified above. Our understanding is the requirement for a variance to the required 6 meter setback be reduced/relaxed to 1.22 meters. M'akola Housing Society is the owner of the adjacent property located at 731 Station Avenue which shares a property line for the two properties identified above.

Yours truly,

Kevin A. Albers, CGA, CAFM  
Chief Executive Officer

M'akola Housing Society  
#104 – 550 Goldstream Avenue  
Victoria, BC V9B 2W7

Phone: 250-590-0204 Ext. 3502

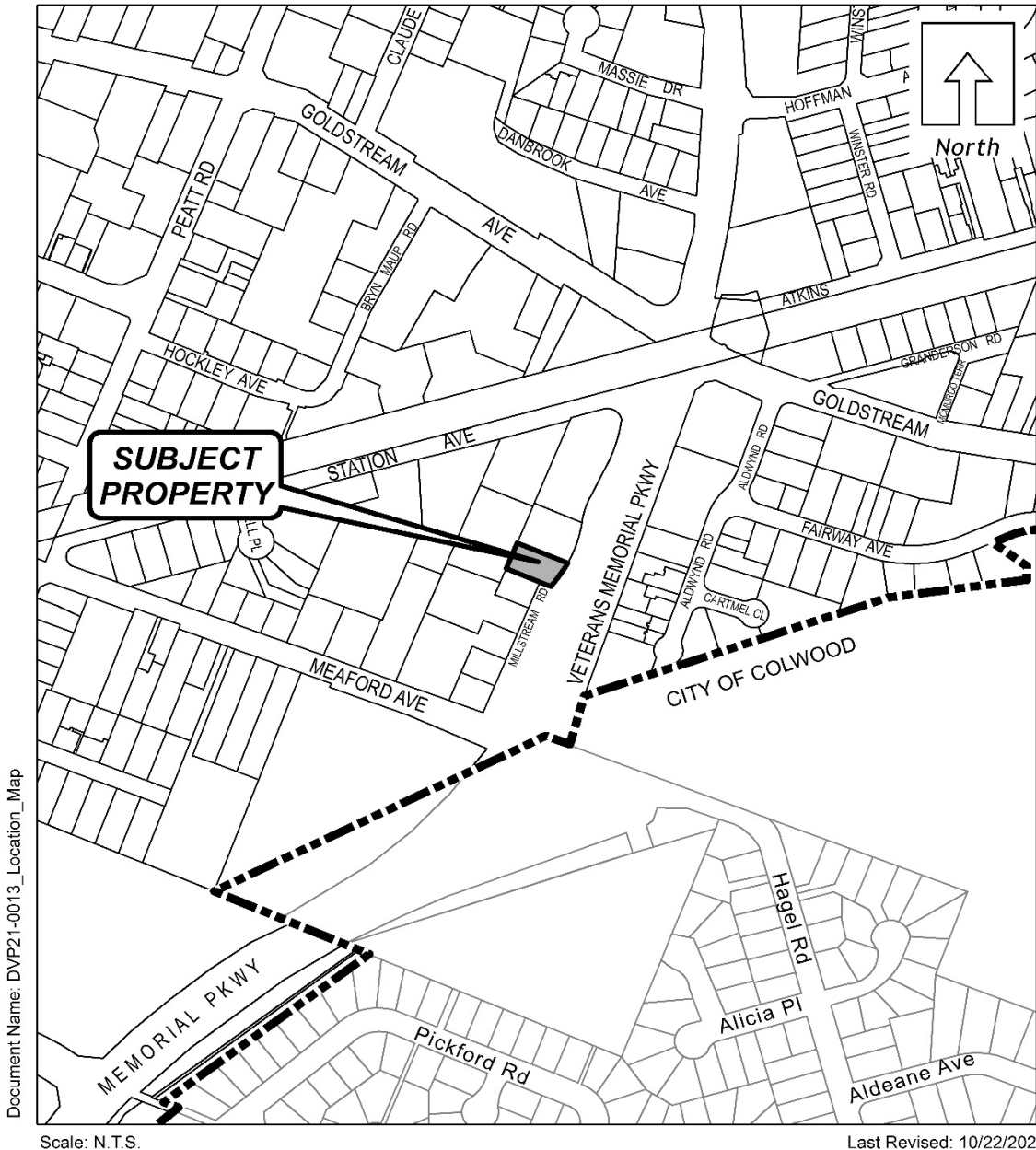
Cc: [marlen@inamotors.com](mailto:marlen@inamotors.com)

Location Map

**DEVELOPMENT VARIANCE PERMIT**

**( DVP21-0013 )**

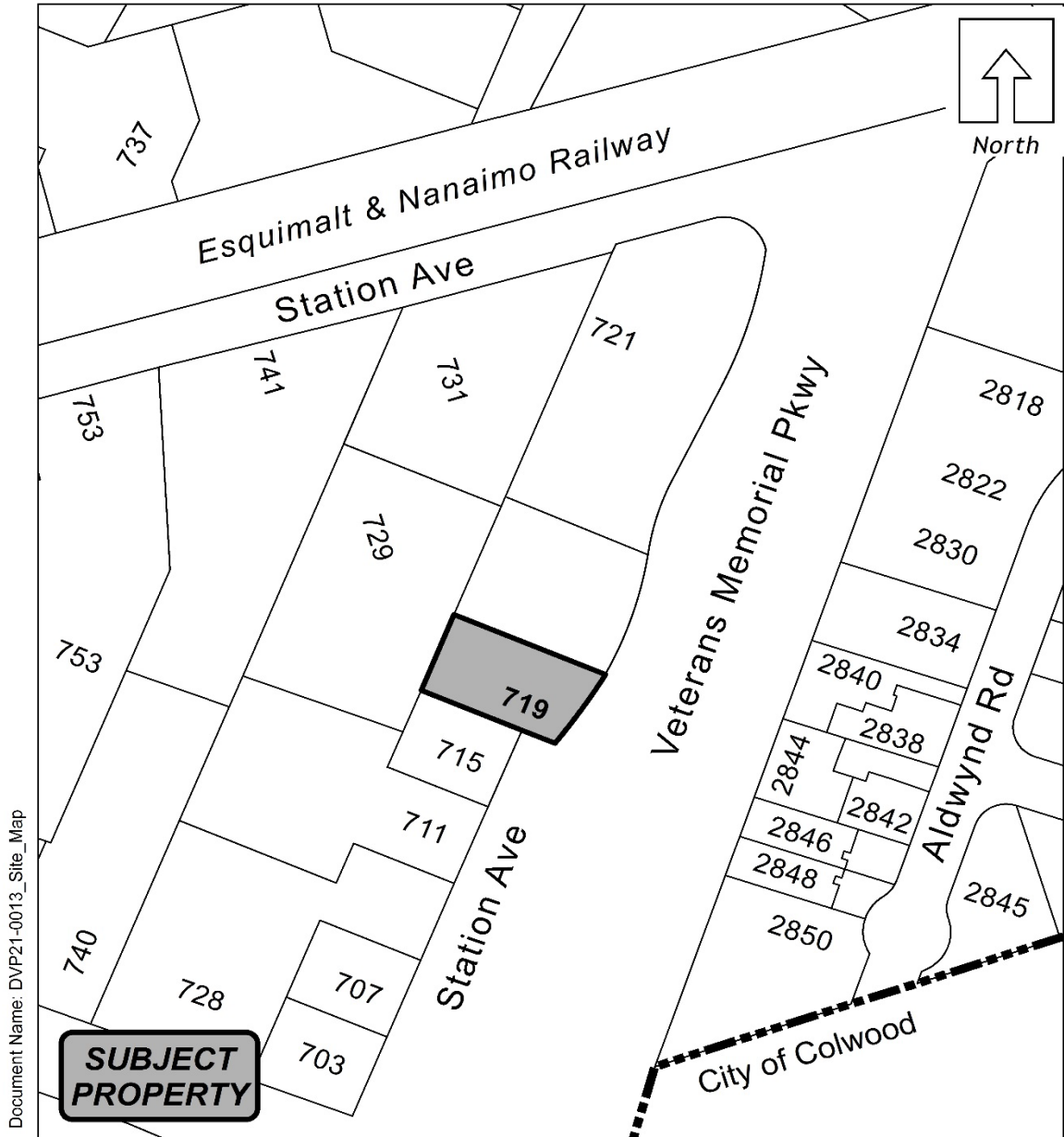
**719 Station Ave**



**DEVELOPMENT VARIANCE PERMIT**

**( DVP21-0013 )**

**719 Station Ave**



Scale: N.T.S.

Last Revised: 10/22/2021