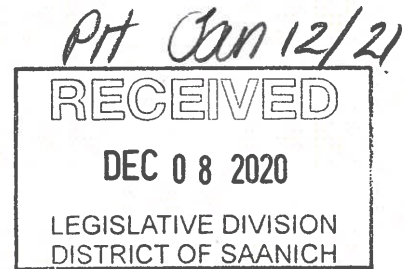




The Corporation of the District of Saanich

Supplemental Report



To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: December 8, 2020
Subject: Rezoning, Development Variance Permit and Subdivision Application
File: REZ00631; DVP00425; SUB00843 • 1899 Townley Street

BACKGROUND

At its November 30, 2020, meeting Council revisited its earlier decision, made at the November 17, 2020, Public Hearing, to remove the provision in the covenant, that secondary suites be prohibited.

As secondary suites are considered a "land use" in accordance with Zoning Bylaw 2003, and notification was not provided to the public on the change to the covenant, staff recommended that Council take this application back to a new Public Hearing.

As a result, Council resolved the following:


"That a Public Hearing be called to further consider the rezoning application for 1899 Townley Street and staff be directed to prepare a supplemental report".


The staff recommendation noted below has been revised to eliminate the covenant which would prohibit secondary suites. That said, the applicant has stated that they wish to leave the general house design (which does not include a secondary suite) unchanged as it is his intention to register those designs by covenant on Title as originally proposed.

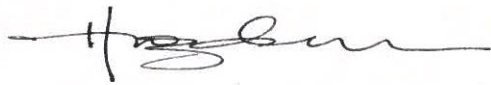
RECOMMENDATION

- 1. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RS-1 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00425 be approved.
3. That Final Reading of the Zoning Bylaw Amendment and ratification of the Development Variance Permit be withheld pending registration of a covenant to secure the following:
• New dwellings be constructed to a BUILT GREEN® Gold energy efficiency level and include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems; and

- New dwellings be constructed substantially in compliance with the plans prepared by Ryan Hoyt Designs Inc., date stamped August 24, 2020, including the location of the driveways.

Prepared by: 
Gina Lyons
Senior Planner

Reviewed by: 
Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 
Sharon Hvozdzanski
Director of Planning

GL/rh

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Chief Administrative Officer