

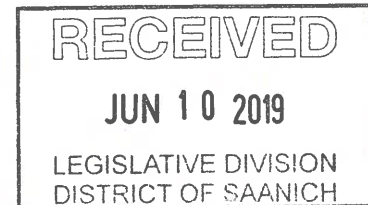


The Corporation of the District of Saanich

C/W 10 Jun 19

Supplemental Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: June 10, 2019
Subject: Rezoning and Subdivision Application
 File: REZ00610; SUB00814 • 5147 Del Monte Avenue



BACKGROUND

The recommendation in the initial report was missing a reference to the conceptual plans that are to be secured as part of this development proposal. The following revised motion includes the amended wording.

RECOMMENDATION

1. That the application to rezone from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone be approved.
2. That prior to Final Reading of the Zoning Amendment Bylaw the applicant provide a suitable cost estimate and performance surety for construction of black vinyl coated chain link fencing to be installed along the boundary of the proposed park dedication prior to Final Approval of the subdivision.
3. That Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a suitable covenant to secure the following:
 - To require that any new dwellings on the proposed lots not exceed 435 m² gross floor area; and
 - To prohibit subdivision of the parcel without dedication of the 1796 m² proposed park and to prohibit tree or vegetation removal in the proposed park area without the approval of Saanich Parks.
4. That the following items be referred to the Approving Officer for consideration as part of the subdivision review process:
 - Suitable covenants to require that buildings be built and the site be developed in accordance with the recommendations of the Geotechnical Engineer Report and Consulting Arborist;
 - Suitable covenants for tree retention and protection including provision of replacement trees; and
 - Suitable covenants to require **that conceptual plans**, siting of dwellings and driveway locations conform to plans **dated December 20, 2017**.

Prepared by: ShSaltzman
Shari Holmes-Saltzman
Manager of Current Planning

Approved by: Sharon Hvozdzanski
Sharon Hvozdzanski
Director of Planning

SHS/jsp

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Administrator