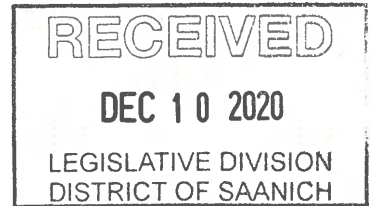




The Corporation of the District of Saanich

## Supplemental Report

**To:** Mayor and Council  
**From:** Sharon Hvozdanski, Director of Planning  
**Date:** December 9, 2020  
**Subject:** Rezoning and Subdivision Application  
File: REZ00652; SUB00859 • 665 Canterbury Road



### BACKGROUND

On November 30, 2020, Council called a Public Hearing to consider the subject application to rezone 665 Canterbury Road from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone to accommodate a subdivision to create one additional lot (two lots in total) for single family dwelling use. The November 12, 2020, Planner's Report included a recommendation to amend the "Carey Local Area Plan" Policy 9.12, to provide for consideration of rezoning and subdivision to small lots on a site specific basis, having regard for specific parcel constraints and the impacts to neighbours and the streetscape.

### DISCUSSION

Currently, Carey Local Area Plan Policy 9.12 reads as follows:

**9.12** Do not support rezoning and subdivision to small lots on Canterbury Road, between the frontage road for Pat Bay Highway and Swan Creek.

Should Council wish to approve the application, Staff recommend that Policy 9.12 be amended to read as follows:

**9.12** Consider rezoning and subdivision to small lots on Canterbury Road, between the frontage road for Pat Bay Highway and Swan Creek, on a site-by-site basis having regard for site-specific constraints and the impact on neighbourhood character, adjacent residential, and the streetscape.

### RECOMMENDATION

1. That Carey Local Area Plan Policy 9.12 be amended to provide for consideration of rezoning and subdivision to small lots on a site specific basis, having regard for specific site constraints and the impacts to neighbours and the streetscape.
2. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone be approved.

3. That Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the following:
- Development of the property in accordance with the plan of subdivision prepared by McIlvaney Riley Land Surveying Inc., date stamped received on August 13, 2019; and
  - The dwellings on proposed Lots A and B be constructed generally in accordance with the character, scale and massing, as shown on house plans prepared Jerry Vander Wal, date stamped received on May 1, 2020, and be constructed to include electric vehicle plug-ins in the garages and include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems.
4. That the requirement to provide a replacement tree in the event that Pacific Dogwood tree #909 cannot be retained, be referred to the Approving Officer for consideration through the subdivision process.



Prepared by:

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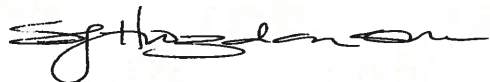
Neil Findlow  
Planner



Reviewed by:

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Shari Holmes-Saltzman  
Manager of Current Planning



Approved by:

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Sharon Hvozdzanski  
Director of Planning

NDF/rh

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.



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Paul Thorkelsson, Chief Administrative Officer