

THE DISTRICT OF SAANICH

Notice of Public Hearing on an Official Community Plan Bylaw and Zoning Bylaws

NOTICE IS HEREBY GIVEN that a SPECIAL COUNCIL MEETING for the purpose of a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **TUESDAY, JANUARY 12, 2021 at 7:00 P.M.**, to allow the public to make verbal or written representation to Council with respect to the following proposed bylaws and permits.

This Public Hearing is to be convened by electronic means as authorized by Ministerial Order No. M192, "Local Government Meetings and Bylaw Process (COVID-19) Order No. 3".

A. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2020, NO. 9659" PROPOSED REZONING FOR A TWO LOT RESIDENTIAL SUBDIVISION ON TOWNLEY STREET

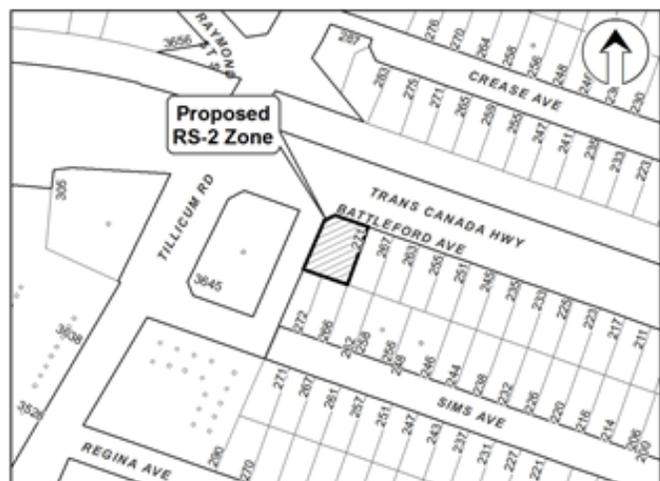
NOTE: The application at 1899 Townley Street was considered at a Special Council meeting (Public Hearing) held November 17, 2020. A new Public Hearing is being held to consider the application including that secondary suites would be permitted. Interested parties can contact our office for further details or view the agenda online (as noted on page 2).

The intent of this proposed bylaw is to rezone Lot 3, Section 26, Victoria District, Plan 6753 (**1899 TOWNLEY STREET**) from the RS-6 (Single Family Dwelling) Zone to the RS-1 (Single Family Dwelling) Zone in order to accommodate a subdivision resulting in one additional lot (two lots total) for single family dwelling use. A **DEVELOPMENT VARIANCE PERMIT** will be considered to vary lot depth and rear yard setbacks for both proposed lots. A **COVENANT** will also be considered to further regulate the use of lands and buildings.



B. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2021, NO. 9680" PROPOSED REZONING FOR A TWO LOT RESIDENTIAL SUBDIVISION ON BATTLEFORD AVENUE

The intent of this proposed bylaw is to rezone Lot 1, Section 14, Victoria District, Plan VIP69673 (**271 BATTLEFORD AVENUE**) from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone in order to subdivide to create one additional lot (two lots total) for single family dwelling use. A **DEVELOPMENT VARIANCE PERMIT** will be considered to vary lot width, siting, and non-basement area for proposed Lot A and for combined side yard setback for proposed Lot B. A **COVENANT** will also be considered to further regulate the use of lands and buildings.



**C. “OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2020, NO. 9610”
PROPOSED AMENDMENTS TO THE STREAMSIDE DEVELOPMENT PERMIT AREA ATLAS**

The intent of this proposed bylaw is to amend Plates 11, 39, 44, and 47 of Schedule 2 to Appendix N of the Official Community Plan Bylaw, 2008 (Streamside Development Permit Area Atlas). The amendments are a result of new data made available by Qualified Environmental Professionals on behalf of the owners of the subject properties.

**D. “ZONING BYLAW, 2003, AMENDMENT BYLAW, 2021, NO. 9679”
PROPOSED REZONING FOR A NEW FIVE-STOREY MULTI-FAMILY APARTMENT WITH 53 RESIDENTIAL UNITS AND THREE COMMERCIAL RETAIL UNITS**

The intent of this proposed bylaw is to rezone Lot 1, Section 13, Victoria District, Plan 42843 (**300 GORGE ROAD WEST**), and Strata Lots 1, 2 and 3, Section 13, Victoria District, Strata Plan 1487, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (**2900, 2902, 2904 TILlicUM ROAD**) from the C-2 (General Commercial) Zone to the C-2NC (General Commercial Neighbourhood Centre) Zone to construct a new five-storey, multi-family apartment with 53 residential units and three new commercial retail units. A **DEVELOPMENT PERMIT** for form and character and variances for parking, setbacks, building height and location of apartment use will also be considered. A **COVENANT** will also be considered to further regulate the use of lands and buildings.



In light of the COVID-19 pandemic and to ensure social distancing, this meeting is closed to the public. Therefore the proposed bylaws, permits and relevant reports may be inspected or obtained from the Saanich website at <https://www.saanich.ca/EN/main/local-government/mayor-council/schedule-agendas-minutes.html> from December 30, 2020 onwards. We strongly encourage residents to submit their support or opposition in writing to council@saanich.ca

Enquiries and comments may be submitted by mail or by email and must be received no later than 12:00 p.m., noon, on the day of the meeting. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

- Send your comments to Council by emailing council@saanich.ca
- Mail your comments by post to Legislative Services, District of Saanich, 770 Vernon Avenue, Victoria, BC V8X 2W7.
- Leave your written comments in the dropbox by the main door at Municipal Hall, 770 Vernon Avenue.

Alternatively, you may register to speak by telephone at the Public Hearing by:

- Emailing the meeting date, agenda item you wish to speak to, and your phone number to council@saanich.ca; or
- By calling 250-475-5501 and specifying which meeting date and agenda item you wish to speak to.

An opportunity to phone in during the meeting will be available, please watch the webstream for details. All meetings are streamed live on [Saanich.ca](https://www.saanich.ca)

Please note that due to the current COVID-19 pandemic, Saanich Municipal Hall is closed to the public for the meeting. Further information can be requested from the Legislative Services Division, from December 30, 2020, onwards, via email at council@saanich.ca, or via the telephone number noted above, between the hours of 8:30 a.m. and 4:30 p.m., excluding weekends and statutory holidays.

As per the Order of the Minister of Public Safety and Solicitor General, *Emergency Program Act*, Ministerial Order No. M192, public attendance at the meeting is not required if it cannot be accommodated in accordance with the applicable requirements or recommendations under the *Public Health Act*.

The deadline for registration is 12:00 p.m. on Tuesday, January 12, 2021.