

THE DISTRICT OF SAANICH

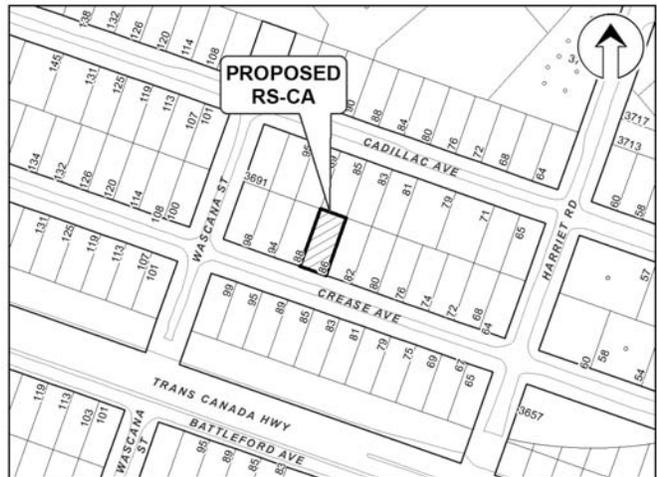
Notice of Public Hearing on Zoning and Official Community Plan Bylaws

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, JUNE 15, 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, 2021, NO. 9715"
PROPOSED NEW RS-CA (SINGLE FAMILY (TWO DWELLING) CREASE) ZONE
PROPOSED REZONING TO ALLOW TWO SINGLE FAMILY DWELLINGS ON ONE LOT ON CREASE AVENUE**

The intent of this proposed bylaw is to create a new RS-CA (Single Family (Two Dwelling) Crease) Zone, which would allow for two single-family dwellings on one lot. This bylaw proposes to rezone Lot 8, Block 7, Section 24, Victoria District, Plan 877 (**86 CREASE AVENUE**) from the RS-6 (Single Family Dwelling) Zone to the RS-CA (Single Family (Two Dwelling) Crease) Zone in order to allow for two single-family dwellings on one lot. A **DEVELOPMENT VARIANCE PERMIT** will be considered for the number of parking spaces, servicing levels for development, road improvements, onsite stormwater retention and treatment. A **COVENANT** will also be considered to further regulate the use of lands and buildings.



**B. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2021, NO. 9719"
PROPOSED REZONING FOR A THREE LOT RESIDENTIAL SUBDIVISION ON DEL MONTE AVENUE**

The intent of this proposed bylaw is to rezone Lot 2, Block 4, Section 44, Lake District, Plan 1522 (**5185 DEL MONTE AVENUE**) from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone and the RS-12 (Single Family Dwelling) Zone in order to subdivide to create two new lots (three lots total) for single-family dwelling use. A **COVENANT** will be considered to further regulate the use of lands and buildings.

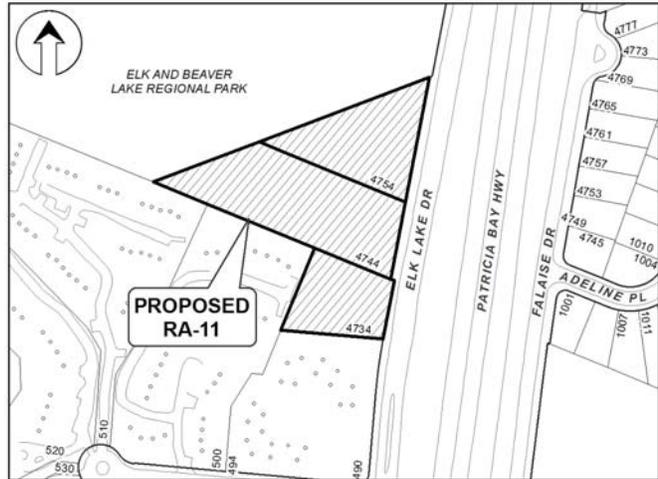


**C.1. "OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2021, NO. 9720"
PROPOSED AMENDMENT TO ALLOW A BUILDING HIGHER THAN FOUR STOREYS ON ELK LAKE DRIVE**

The intent of this proposed bylaw is to allow a building higher than four storeys in a Neighbourhood on the following lands: Parcel "A" (DD S13027), of Lot 1, Section 108, Lake District, Plan 3255 (**4734 ELK LAKE DRIVE**), Amended Lot 1 (DD 233499I), Section 110, Lake District, Plan 8316 (**4744 ELK LAKE DRIVE**), and Amended Lot 2 (DD 233498-I), Section 110, Lake District, Plan 8316 (**4754 ELK LAKE DRIVE**).

**C.2. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2021, NO. 9721"
 PROPOSED NEW RA-11 (APARTMENT) ZONE
 PROPOSED REZONING FOR 242 APARTMENT
 UNITS WITHIN TWO SEPARATE BUILDINGS
 OVER AN UNDERGROUND PARKADE**

The intent of this proposed bylaw is to create a new RA-11 (Apartment) Zone which would allow for higher density and reduced setbacks, yet maintains other key regulations applicable to RA zones. This bylaw proposes to rezone Parcel "A" (DD S13027), of Lot 1, Section 108, Lake District, Plan 3255 (**4734 ELK LAKE DRIVE**), Amended Lot 1 (DD 233499I), Section 110, Lake District, Plan 8316 (**4744 ELK LAKE DRIVE**), and Amended Lot 2 (DD 233498-I), Section 110, Lake District, Plan 8316 (**4754 ELK LAKE DRIVE**) from the RA-3 (Apartment) Zone to the RA-11 (Apartment) Zone in order to construct 242 strata-titled apartment units within two separate buildings over an underground parkade. A **DEVELOPMENT PERMIT** for form and character will be considered along with variances for building height, horizontal building width, and parking. A **COVENANT** and **HOUSING AGREEMENT** will 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 [Saanich.ca/agendas](https://www.saanich.ca/agendas) from June 3, 2021 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 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 speak 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 June 3, 2021, 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, June 15, 2021.

Legislative Services Division
 District of Saanich
 770 Vernon Avenue
 Victoria, BC V8X 2W7
council@saanich.ca, 250-475-5501
[Saanich.ca](https://www.saanich.ca)