

THE DISTRICT OF SAANICH

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

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, SEPTEMBER 21, 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. 9737 PROPOSED REZONING FOR A TWO LOT RESIDENTIAL SUBDIVISION ON GRANGE ROAD

The intent of this proposed bylaw is to rezone a portion of Lot 1, Block 16, Section 79, Victoria District, Plan 1328 (**3926 GRANGE ROAD**) from the RS-6 (Single Family Dwelling) Zone to the RS-4 (Single Family Dwelling) Zone to create one additional lot (two lots total) for single family dwelling use. A **DEVELOPMENT VARIANCE PERMIT** will be considered for lot depth on proposed Lot "A" and siting on proposed Lot "B". A **COVENANT** will also be considered to further regulate the use of lands and buildings.



B. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2021, NO. 9730 PROPOSED REZONING TO CONSTRUCT A DUPLEX ON KINGS ROAD

The intent of this proposed bylaw is to rezone Parcel A (DD 1747431) of Lots 10 and 11, Block 2, Section 25, Victoria District, Plan 1142 (**1970 KINGS ROAD**) from the RS-6 (Single Family Dwelling) Zone to the RD-1 (Two Family Dwelling) Zone to construct a duplex. A **DEVELOPMENT PERMIT** for form and character will be considered along with variances for non-basement floor area and interior side yard setback. A **COVENANT** will also be considered to further regulate the use of lands and buildings.



C.1. OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2021, NO. 9728 PROPOSED AMENDMENT TO ALLOW A BUILDING HIGHER THAN FOUR STOREYS ON QUADRA STREET AND PROPOSED AMENDMENT TO THE QUADRA LOCAL AREA PLAN

The intent of this proposed bylaw is to allow a building higher than four storeys in a Neighbourhood on the following lands: Lot 3, Section 32, Victoria District, Plan 4555 (**3839 QUADRA STREET**); Lot 2, Section 32, Victoria District, Plan 4555 (**3851 QUADRA STREET**); and Lot 1, Section 32, Victoria District, Plan 4555 (**3861 QUADRA STREET**). Also, by deleting in its entirety Map 4.1 – "Multi-Family Housing" from Appendix "H" (Quadra Local Area Plan) and replacing therefore a new Map 4.1 – "Multi-Family Housing" to include the subject properties as a potential multi-family housing site.

**C.2. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2021, NO. 9729
PROPOSED NEW RA-11 (APARTMENT) ZONE
PROPOSED REZONING FOR A MULTI-LEVEL MARKET CONDOMINIUM APARTMENT BUILDING ON QUADRA STREET**

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 Lot 3, Section 32, Victoria District, Plan 4555 (**3839 QUADRA STREET**); Lot 2, Section 32, Victoria District, Plan 4555 (**3851 QUADRA STREET**); and Lot 1, Section 32, Victoria District, Plan 4555 (**3861 QUADRA STREET**) from the RS-6 (Single Family Dwelling) Zone to the RA-11 (Apartment) Zone to construct a multi-level market condominium apartment building. A **DEVELOPMENT PERMIT** for form and character will be considered along with variances for setbacks and parking. A **COVENANT** and **HOUSING AGREEMENT** 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 [Saanich.ca/agendas](https://www.saanich.ca/agendas) from September 9, 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 September 9, 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, September 21, 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)