

THE DISTRICT OF SAANICH

Notice of Public Hearing

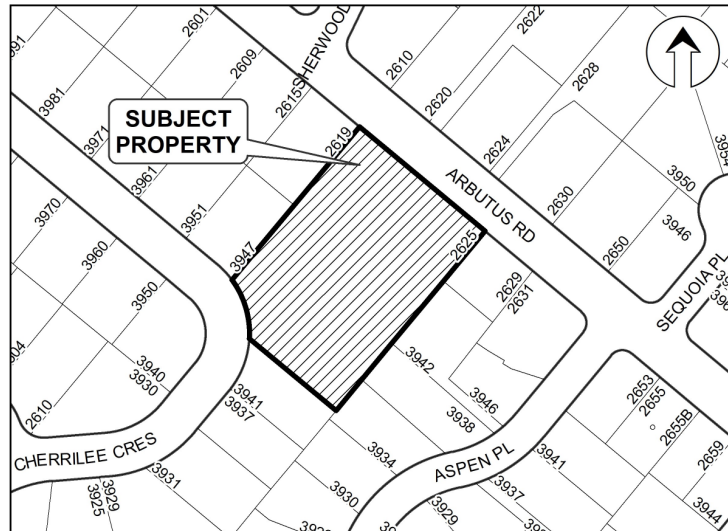
NOTICE IS HEREBY GIVEN that a SPECIAL COUNCIL MEETING for the purpose of a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **TUESDAY, SEPTEMBER 16, 2025, at 7:00 P.M.**, to allow the public to make verbal or written representation to Council with respect to the following proposed bylaw amendments.

A. OFFICIAL COMMUNITY PLAN BYLAW, 2023, AMENDMENT BYLAW, 2025, NO. 10156 PROPOSED AMENDMENTS TO MAP 2, 5 AND THE CADBORO BAY VILLAGE PLAN

The intent of this proposed Official Community Plan Bylaw Amendment is to remove 2625 Arbutus Road from the Institutional Lands Designation (Maps 2 and 5) and replace it with the Primary Growth Area Designation. Also, to amend the Cadboro Bay Village Plan by adding institutional uses to the Low-Rise Mixed-Use Residential Land Use Designation and supporting policy, remove this site from the Institutional Mixed-Use Land Use Designation on Map 9.2 and add it to the Low-Rise Mixed-Use Residential Land Use Designation.

B. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2025, NO. 10157 PROPOSED REZONING FOR A FOUR-STOUREY APARTMENT BUILDING AND THREE ATTACHED HOUSING BUILDINGS FOR MIXED-USE

The intent of this proposed Official Community Plan Bylaw Amendment is to create a new RM-AI (Residential Mixed – Arbutus Institutional) Zone which accommodates the proposed development's unique nature of mixed institutional-residential composition that could not be accomplished through other zoning, and to rezone Lot A (DD 353208-I), Section 44, Victoria District, Plan 12516 (**2625 ARBUTUS ROAD**) from the P-1 (Assembly) Zone to the RM-AI (Residential Mixed – Arbutus Institutional) Zone to construct a four-storey apartment building with an institutional use at grade, and three attached housing buildings. A **DEVELOPMENT PERMIT** with variances requested for visitor parking, on-site loading spaces and relaxation of the Transportation Demand Management Plan requirements will be considered. A **COVENANT** will also be considered for further regulation of the lands and buildings.



The proposed bylaws may be inspected, and further information may be obtained from the Legislative Services Division, Saanich Municipal Hall, 770 Vernon Avenue, or from the Saanich website at [Saanich.ca/agendas](https://www.saanich.ca/agendas), starting from September 4, 2025.

Enquiries and comments may be submitted in person, 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 the Municipal Hall, 770 Vernon Avenue.

To speak at the meeting, you may register to speak in person or via MS Teams 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)

The deadline for registration is 12:00 p.m. on Tuesday, September 16, 2025.

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)