



# Advisory Committee Pre-Workshop Meeting

February 7, 2019



# PROCESS AND ROLES

# Role of Community

**Articulate vision for the future of Cordova Bay over the next 30 years**

- Identify key local issues
- Consider how Saanich-wide priorities can be implemented at the local level (i.e. housing, climate change)
- Understand future changes and consider how they can be addressed in Cordova Bay

# Role of Staff

**Translate community vision into a framework to manage and guide change**

- Ensure a diverse set of perspectives are represented
- Consider broader city goals and policies
- Assess technical constraints / opportunities
- Identify which tools are best suited to implement change
- Make recommendation to Council

# Role of Council

## **Decision Makers**

- Consider policies, plans, guidelines for adoption
- Formal public process involved



# PLANNING TOOLS

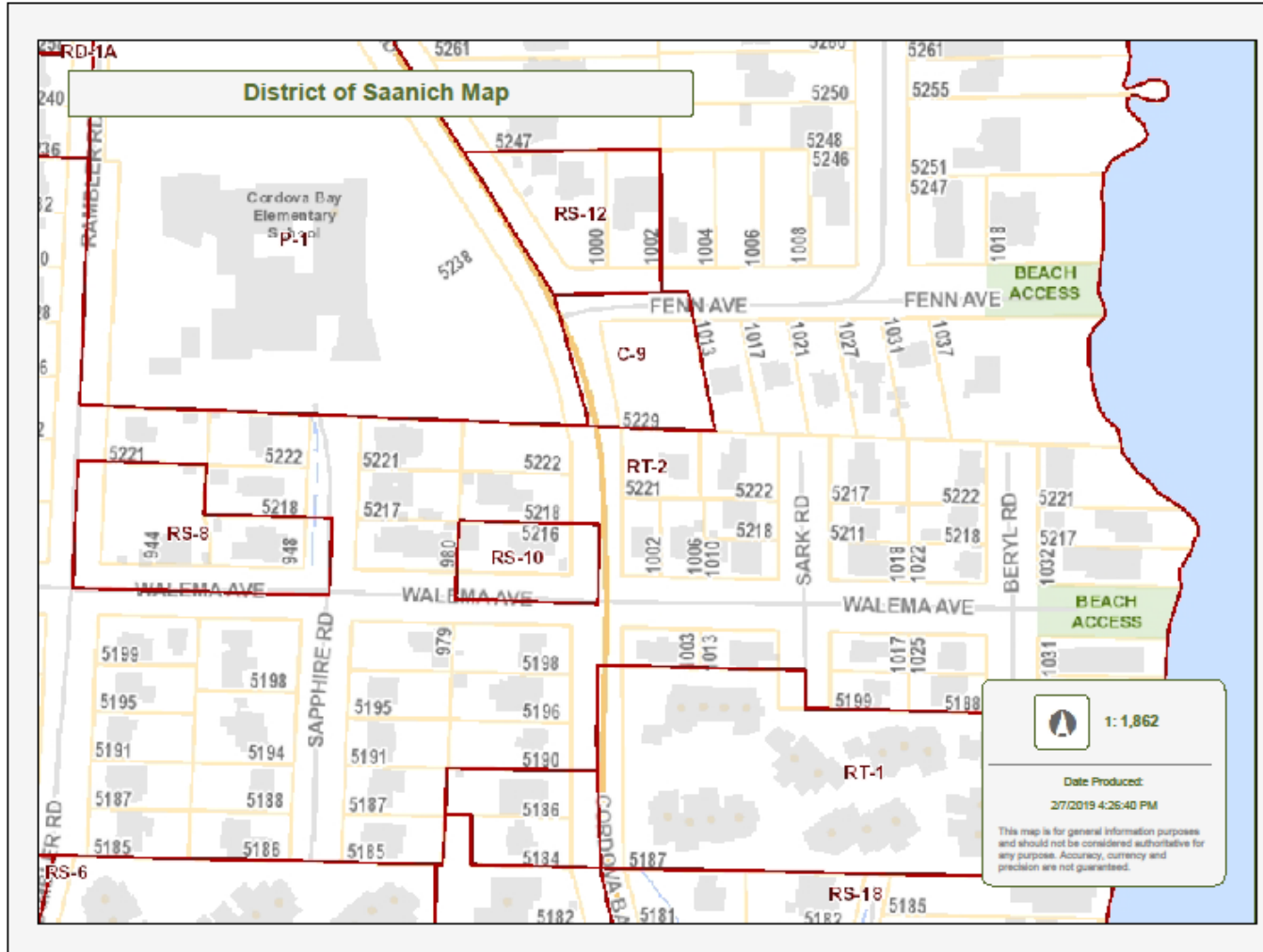
# Planning Tools

- Local Government Act enables local government to manage land use and development
- Tools include **zoning, policy, and development permit guidelines**.
- These **tools work together as layers** to inform what is permitted / desired on each parcel of land and the process to obtain approval for a project.

# Zoning Establishes Development Parameters

- **Zoning** is the foundation for **regulating land use**
- Each parcel in the District of Saanich is designated as within a specific zone
- Zoning is prescriptive
- Zoning regulates what is permitted on a parcel, including **density, height, use, setbacks, parking, and lot coverage**
- Zoning provides level of certainty to property owners and residents.





**230.1 Uses Permitted**

B. 9301 2014 (iii) Notwithstanding the above, lots less than 446 m<sup>2</sup> (4800 ft<sup>2</sup>) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

Uses Permitted:

- (a) Single Family Dwelling
- (b) Boarding
- (c) Home Occupation
- (d) Accessory Buildings and Structures

B. 9081 2010 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 435 m<sup>2</sup> (4682 ft<sup>2</sup>), whichever is the lesser provided, however, that not more than 80% of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m<sup>2</sup> (538 ft<sup>2</sup>) shall be included in the Gross Floor Area (R).

**230.2 Boarding**

Boarding:  
There shall be not more than two boarders in a dwelling unit.

**230.3 Lot Coverage**

Lot Coverage:  
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

**230.5 Accessory Buildings and Structures**

Accessory Buildings and Structures:

**230.4 Buildings and Structures for Single Family Dwelling**

Buildings and Structures for Single Family Dwelling:

- (a) Shall be sited not less than:
  - (i) 7.5 m (24.6 ft) from a front lot line and a rear lot line.
  - (ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
  - (iii) 3.5 m (11.5 ft) from an exterior side lot line.

- (a) Shall be sited not less than:
  - (i) 7.5 m (24.6 ft) from a front lot line.
  - (ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
  - (iii) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).
- (c) Together shall not exceed a lot coverage of 10%.

- (b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
- (ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.

B. 9189 2012 (d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

B. 9081 2010

**230.6 Minimum Lot Size**

Minimum Lot Size:  
No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
  - width 20 m (65.6 ft)
  - area 780 m<sup>2</sup> (8396 ft<sup>2</sup>)
- (b) Panhandle Lot
  - width 24 m (78.7 ft)
  - area excluding access strip 1020 m<sup>2</sup> (10980 ft<sup>2</sup>)

B. 9301 2014

# Zoning Approval Process

- Development applications must meet existing zoning requirements or go through a formal rezoning process to obtain approval from Council (includes a Public Hearing)
- Some things can be “varied” by Council or the Board of Variance without needing to change zoning, such as height and setbacks.
- Changes to density or use always require a rezoning

# Policy is Used to Guide Decision Making

- **Policy** helps guide decision-making on planning and land use management through a series of **statements and objectives**
- Land use policies reflect the community vision and goals
- Are developed through community consultation and adopted by Council
- Land use policies are primarily contained in the Official Community Plan (**OCP**) and Local Area Plans (**LAP**)

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# OCP and LAP Policy

- Create parameters for future zoning regulations, but do not impact existing zoning regulations
- Work in tandem with other policy plans (i.e. Active Transportation Plan) to inform Council decisions
- Provide a **framework to evaluate a potential change** to land use
- Provide principled guidance for decision-making given unforeseen situations or decision points

# Development Permit Guidelines Influence Design

- Include objectives and guidelines that **influence site planning and building design**
- May be used to address the form and character of development, protect the natural environment and protect hazardous areas
- Supplement the more prescriptive Zoning Bylaw requirements
- Are **discretionary** and intended to **allow Council a level of flexibility in their application**

# Development Permit Guidelines

- Apply to all commercial, industrial, and multi-family development in Saanich
- Can apply to designated Development Permit Areas, with guidelines addressing the local context
- Must include justifications and rationale
- Development Permit Guidelines are **part of the regulatory framework** and are developed with community input.

# What is Addressed by Development Permit Guidelines?

Most Development Permit guidelines in Saanich are focused on building form and character, with considerations such as:

- Is the building designed and sited to be a **positive addition to the street**?
- Does the building minimize negative impacts to **natural features and ecosystems**?
- Is the building designed to respond to **neighbourhood character** and sited to minimize negative **impacts to adjacent properties**?
- Does the site design **promote accessibility** for all modes of travel?



# DEVELOPMENT SCENARIOS



# SCENARIO 1: The Application is Within Current Zoning

The zoning prescribes the parameters for development on a parcel with respect to what may be constructed (i.e. use, density, height, setbacks).

- If an application **meets all zoning requirements**, **no rezoning** process is needed
- If a property is **within a Development Permit Area** or commercial, multi-family or industrial a **Development Permit (DP) is required**
- A Development Permit requires approval by Council, with the scope of Council's decision limited to building and site design elements (in the case of a form and character DP)

# SCENARIO 2: The Application is NOT Supported by Current Zoning

When an application **does not conform to current zoning**, a potential zoning change must be evaluated. A change in zoning requires a thorough and **extensive application process**, and considers:

- Is the proposal **supported by OCP policy** and does it **meet the District's goals**?
- Is the proposal **supported by LAP policy** and does it meet the **neighbourhood's goals**?
- What are the **potential benefits and impacts** of the project?
- What is the **level of community support**?
- Does the **design** of the project meet the **Development Permit guidelines** (if applicable)?

# SCENARIO 2: The Application is NOT Supported by Current Zoning

- For each rezoning application the above questions are analyzed by Planning staff and presented to Saanich Council in a report with a recommendation.
- The rezoning application is then considered by Council for approval.
- **Council can broadly consider all components of a project** and often must consider conflicting goals and objectives before arriving at a decision that Council believes reflects an appropriate balance.
- An updated Local Area Plan provides Council with an updated community vision to inform consideration of rezoning proposals.



QUESTIONS?