



The Corporation of the District of Saanich

## Supplemental Report

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*By T. Da Silva, Legislative Serv., Dist. of Saanich at 12:15 pm, Jun 04, 2019*

**To: Mayor and Council**  
**From: Sharon Hvozanski, Director of Planning**  
**Date: May 22, 2019**  
**Subject: Rezoning and Development Permit Application**  
**File: REZ00613; DPR00721 • 3447, 3449, 3451 and 3461 Cook Street**

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### RECOMMENDATION

1. That Section 2 (Definitions) of Zoning Bylaw 8200 be amended to include a revised definition for Attached Housing as follows:  
Attached Housing – means a use that provides for three or more dwelling units located on a lot, where at least two of the dwelling units are contained within a common building, and where each dwelling unit has its own principal access directly from the outside.
2. That the application to rezone from the C-2 (General Commercial) Zone and the RS-6 (Single Family Dwelling) Zone to the RT-WA (Attached Housing Whittier Avenue) Zone be approved;
3. That Development Permit DPR00721 be approved;
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure:
  - The project be certified with Built Green Canada as BUILT GREEN® Gold;
  - The new dwellings include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems;
  - Contribution of \$32,000 to the Cloverdale Child Care Society for playground and facility improvements; and
  - Consolidation of the lots prior to issuance of a building permit.

Registration of a housing agreement to secure the following:

- That at no time shall there be any restrictions placed on the land, buildings or apartments that would restrict the availability of the apartments for rental use by a non-owner; and
- That the units be secured as rental for a period of ten years.

**PURPOSE**

The purpose of this report is to revise the Recommendations to Council to reflect comments made by the applicant at the April 29, 2019 Committee of the Whole Meeting.

**DISCUSSION**

At the Committee of the Whole meeting on April 29, 2019, Council considered the application to rezone from the C-2 (General Commercial) Zone and the RS-6 (Single Family Dwelling) Zone to the RT-WA (Attached Housing Whittier Avenue) Zone to construct four three-storey buildings with 8 units each for a total of 32 residential units.

During that meeting, the applicant committed to a covenant to secure the installation of the necessary conduit to allow the proposed development to be solar ready for the future installation of photovoltaic and/or solar hot water systems. As such, the Recommendations have been amended to reflect this change.

Prepared by: *Gina Lyons*  
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Planner

Reviewed by: *Sh Saltzman*  
Shari Holmes-Saltzman  
Manager of Current Planning

Approved by: *[Signature]*  
Sharon Hvozdzanski  
Director of Planning

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**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation of the Director of Planning.

*[Signature]*  
Paul Thorkelsson, Administrator