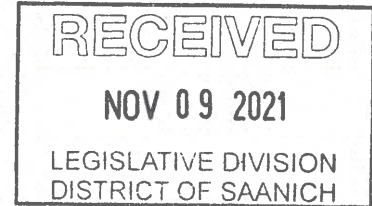




The Corporation of the District of Saanich

Supplemental Report



To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: November 9, 2021
Subject: Rezoning, Development Variance Permit, and Subdivision Application
File: REZ00682; DVP00464; SUB00879 • 630 Agnes Street

PURPOSE

The purpose of this Report is to provide additional information on the subject application, as requested by Council.

The application is to rezone the parcel from RD-1 (Two Family Dwelling) Zone to the RS-4 (Single Family Dwelling) Zone in order to subdivide to create one additional lot (two lots total) for single family dwelling use. Variances are requested for lot width and building height. The applicant is Victoria Design Group (Wil Peereboom).

DISCUSSION

Background

Council first considered the application at a Special Council meeting held on October 18, 2021. At the meeting, Council moved as follows:

That a Public Hearing be called to further consider the rezoning application for 630 Agnes Street and request supplemental information from staff to indicate if and how Council can secure the secondary suites proposed.

Existing Dwelling on the Subject Property

The September 27, 2021 Report to Council stated that the site is currently zoned RD-1 (Two Family Dwelling) and contained a two family dwelling that would be removed. This statement was in error in that the property, while zoned RD-1, currently contains only a single family dwelling that would be removed.

A Development Permit was issued in 1993 (DPR93-0015) to construct a duplex on the property, but this was never built, and so the original (c.1955) single family dwelling has remained on the site. This fact may alleviate some of Council's concerns about a potential down-zoning of the property, since the current proposal for two single family dwellings with secondary suites would be replacing one single family dwelling, as opposed to a two family dwelling.

Should Council approve this application, it is recommended that this previous Development Permit be rescinded. This matter has been addresses with an updated Recommendation found at the end of the Report (see bolded text).

Ability to Secure Secondary Suites

At the October 18, 2021 Special Council meeting, Council enquired as to whether there was a mechanism whereby the secondary suites shown on the proposed house plans for this application could be secured, to ensure they are constructed.

Given that the subject application involves a rezoning, it presents the opportunity to secure the construction of the secondary suites by means of a covenant under s.219 of the "Land Title Act".

The applicant has indicated their willingness to have the dwellings constructed with secondary suites as per the provided plans, and for this to be secured by covenant. This item has been added to an updated Recommendation at the end of the report (see bolded text).

RECOMMENDATION

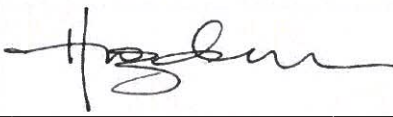
1. That the application to rezone the site at 630 Agnes Street from the RD-1 (Two Family Dwelling) Zone to the RS-4 (Single Family Dwelling) Zone be approved.
2. **That existing Development Permit DPR93-0015 be rescinded.**
3. That Development Variance Permit DVP00464 be approved.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending registration of a covenant to secure the following:
 - Development of the property in accordance with the plan of subdivision prepared by Summit Land Surveying date stamped received on January 12, 2021; and
 - The dwellings on proposed Lots 1 and 2 be constructed generally in accordance with the character, scale and massing, as shown on house plans prepared by Victoria Design Group and landscape plans prepared by Greenspace Designs date stamped received on September 27, 2021, and be constructed to include **secondary suites**, an electric vehicle plug-in in the garage and the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems.

Prepared by: 

Chuck Bell
Planner

Reviewed by: 

Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 

Sharon Hvozdzanski
Director of Planning

CWB/jsp

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



 Paul Thorkelsson, Chief Administrative Officer