

1. **4080 GORDON HEAD ROAD - REZONING AND DEVELOPMENT PERMIT APPLICATION**

Report of the Director of Planning dated February 12, 2025 and Memo of the Director of Legislative and Protective Services/Corporate Officer dated February 17, 2025.

To rescind third reading of Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10080 and then re-read in third reading with the revised motion containing the correct covenant information; give final reading to “Official Community Plan Bylaw, 2023, Amendment Bylaw, 2024, No. 10079” to allow a four-storey building in a Neighbourhood at 4080 Gordon Head Road; and “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10080” to create a new CD-9FE (Comprehensive Development – Feltham East) Zone and rezone the property from the RS-10 (Single Family Dwelling) Zone to the new CD-9FE Zone to construct a multi-unit, four-storey apartment building with an at-grade cafe and 23 units of townhouses in six, three-storey buildings; **and approve and issue Development Permit DPR00794.**



The Corporation of the District of Saanich

Memo

To: Mayor and Council

From: Angila Bains, Director of Legislative and Protective Services/Corporate Officer

Date: February 17, 2025

Subject: 4080 Gordon Head Road - Final Reading

File: 2870-30 Gordon Head (4080)

At a Special Council meeting – Public Hearing held October 8, 2024, Council gave first three readings to “Official Community Plan Bylaw, 2023, Amendment Bylaw, 2024, No. 10079” to allow a four-storey building in a Neighbourhood at 4080 Gordon Head Road. Council also gave three readings to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10080” to create a new CD-9FE (Comprehensive Development – Feltham East) Zone, rezone 4080 to the CD-9FE Zone to construct a multi-unit, four-storey apartment building with an at-grade café and 23 units of townhouses in six, three-storey buildings. Development Permit DPR00794 was approved with a variance request for parking.

Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit were withheld pending the registration of a covenant.

The covenant has now been secured, so Council is requested to give final reading to the Official Community Plan Bylaw Amendment and Zoning Bylaw Amendment and ratify and issue Development Permit DPR00794, which is scheduled for the Council meeting of March 10, 2025.

Prepared by: Tara DaSilva, Senior Committee Clerk

Approved by: Angila Bains, Director of Legislative and Protective Services/Corporate Officer

THE CORPORATION OF THE DISTRICT OF SAANICH
BYLAW NO. 10079
TO AMEND BYLAW NO. 10000,
BEING THE "OFFICIAL COMMUNITY PLAN BYLAW, 2023"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 10000, being the "Official Community Plan Bylaw, 2023" is hereby amended by adding to the end of Neighbourhoods Policy 7.4.10:

"One four-storey building at 4080 Gordon Head Road."
- 2) This Bylaw may be cited for all purposes as the **"OFFICIAL COMMUNITY PLAN BYLAW, 2023, AMENDMENT BYLAW, 2024, NO. 10079"**.

Read a first time this 9th day of September, 2024.

Public Hearing held at the Municipal Hall on the 8th day of October, 2024.

Read a second time this 8th day of October, 2024.

Read a third time this 8th day of October, 2024.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the day of, 2024.

Corporate Officer

Mayor

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10080

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By adding to Section 4.1 – Zones, the following new classification under Comprehensive Development Zone:

“CD-9FE”;
 - b) By adding to Section 4.2 – Zone Schedules – a new Zone Schedule 1780-1 – CD-9FE – Comprehensive Development Feltham East Zone, which is attached hereto as Schedule “A”;
 - c) By deleting from RS-10 (Single Family Dwelling) Zone and adding to the CD-9FE (Comprehensive Development Feltham East) Zone the following lands:

Lot 11, Section 58, Victoria District, Plan 6919
(4080 Gordon Head Road)
- 2) This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10080"**.

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Corporate Officer

Mayor

SCHEDULE 1780

1760.1 Development Areas

Development Areas:

This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A and B as shown on the attached plan forming part of this zone schedule.

1760.2 Definitions

Definitions:

In this zone:

“Live-Work” means a use of land or buildings for a dwelling unit, a Live-Work Commercial Use, or a combination thereof;

“Live-Work Commercial Use” means the use of land or buildings for the following:

- a) general office, barber shop or beauty salon, or artist studio; or
- b) testing, servicing, and repairing of small appliances, electronics, and household goods.

1760.3 General

General:

- a) The relevant provisions of Sections 5, 6, 7, and Schedule B and F of this bylaw shall apply.

1760.4 Development Area A

The following uses are permitted in Development Area A:

- (a) Accessory Buildings and Structures
- (b) Accessory Residential
- (c) Apartment
- (d) Attached Housing
- (e) Congregate Housing
- (f) Day Care, Adult
- (g) Day Care, Child
- (h) Home Occupation Office
- (i) Live-Work
- (j) Medical Services
- (k) Office
- (l) Personal Service
- (m) Retail Sales of Goods and Services
- (n) Restaurant

Buildings and Structures:

- (a) Shall be sited not less than:
 - (i) 6 m from the lot line abutting Gordon Head Road
 - (ii) 6 m from the lot line abutting Feltham Road
 - (iii) 10 m from the western lot line, and 1.2 m from all other lot lines not abutting a street.
- (b) Shall not exceed a height of 16.2 m.

Lot Coverage:

- (a) The maximum coverage of all buildings and above grade structures within this zone shall be 46% of the area of Development Permit Area A.

Density:

- (a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.85.

1760.5 Development Area B

The following uses are permitted in Development Area B:

- (a) Accessory Buildings and Structures
- (b) Attached Housing
- (c) Home Occupation Office and Daycare for preschool children
- (d) Live-Work

Lot Coverage:

- (a) The maximum coverage of all buildings and above-grade structures within this zone shall be 44% of the area of Development Permit Area B.

Density:

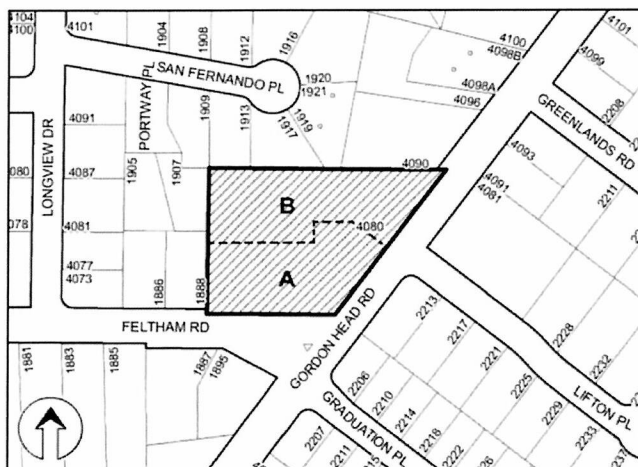
- (a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.1.

Buildings and structures:

- (a) Shall be sited not less than:
 - (i) 3.6 m from the lot line abutting Gordon Head Road
 - (ii) 2.6 m from the northern lot line
 - (iii) 3.8 m from the western lot line, and
 - (iv) 0.4 m from all lot lines not abutting a street except the northern and western lot lines.
- (b) Shall not exceed a height of 12.5 m.

1760.6 Plan of Development Areas

Plan of Development Areas:



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- (b) Shall not exceed a height of 16.2 m.

Lot Coverage:

- (a) The maximum coverage of all buildings and above grade structures within this zone shall be 46% of the area of Development Permit Area A.

Density:

- (a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.85.

1760.5 Development Area B

The following uses are permitted in Development Area B:

- (a) Accessory Buildings and Structures
- (b) Attached Housing
- (c) Home Occupation Office and Daycare for preschool children
- (d) Live-Work

Lot Coverage:

- (a) The maximum coverage of all buildings and above-grade structures within this zone shall be 44% of the area of Development Permit Area B.

Density:

- (a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.1.

Buildings and structures:

- (a) Shall be sited not less than:
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