



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on March 08, 2021

To: Christine Culham
Chief Administrative Officer

File: 3360-20-7/19 & 3090-20-9/19

From: Jarret Matanowitsch
Director of Planning and
Building Services

Priority: <input type="checkbox"/> Strategic <input checked="" type="checkbox"/> Operational
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Date: February 25, 2021

Re: 1052 Clarke Road - Rezoning, DVP, 10% Waiver & Heritage Designation

RECOMMENDATIONS:

1. That Land Use Bylaw Amendment Bylaw No. 2069 (1052 Clarke Road) be given Second Reading and referred to a public hearing.
2. That Heritage Designation Bylaw No. 2070 (1052 Clarke Road) be given Second reading and referred to a public hearing.
3. That with regard to the Development Permit 3090-20-9/19 for 1052 Clarke Road that includes variances to reduce the front yard setback and increase height for the exiting house, to reduce rear and side yard setbacks for a proposed accessory building, and to reduce side yard setback for an existing shed, an Opportunity to be Heard be scheduled for a future Council meeting.
4. That the 10% lot perimeter frontage requirement be waived in accordance with *Local Government Act* s. 512(2) for Proposed Lot B (1052 Clarke Road) as shown on the subdivision plan prepared by Wey Mayenburg Land Surveying Inc. dated 21 July 2020.
5. That prior to Final Reading of Bylaw 2069 (1052 Clarke Road), a community amenity contribution of \$2,000 toward the affordable housing fund be received.

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6. That prior to Final Reading of Bylaw 2069 (1052 Clarke Rd), a covenant to secure that repairs and restoration work to the heritage home are completed within three years of the adoption of Bylaw 2069.

BACKGROUND:

Council first considered the proposal at the January 25, 2021 meeting where First Reading was given to Bylaws 2069 (Zoning Amendment) and 2070 (Heritage Designation), and the proposal was referred to the Advisory Planning Commission (APC) for comment. The purpose of this report is to provide the applicable APC minutes (draft) to Council and an amended recommendation to address concerns raised.

DISCUSSION:

The APC was supportive of the proposal overall, but raised a concern that there was no specified deadline for the repair and restoration work to the heritage house to be completed. The draft minutes are attached for your reference. Based on the Heritage Consultant's Report (previously attached to the Jan. 25 report) the following repairs and restoration work are considered the minimum required:

- Repair or replace in-kind any missing shingles from the lower portion of the dwelling,
- Remove the existing stone clad, double sided stairs at front entry and replace with wood of same dimensions,
- Repair broken windows, including wood elements such as trim and sills,
- Cleaning of roof,
- Repainting of the exterior, including minor cosmetic repairs as part of the preparation work, and
- Removal of encroaching vegetation.

Staff are recommending a covenant be a condition of rezoning to secure the required work be completed within three years from the date the Zoning Amendment Bylaw is adopted. The applicants have requested a three year time frame and an additional recommendation has been included above for this purpose.

CONCLUSION:

The proposal was supported by the Advisory Planning Commission and the concern raised regarding the heritage house repairs can be addressed through a covenant registered on title.

Respectfully Submitted

Andrea Pickard
Planner

Endorsed by:
Jarret Matanowitsch,
Director of Planning and Building Services

ATTACHMENTS:

APC Draft Minutes

Administrator's Recommendation:
I concur with the recommendations contained in
this report.
Christine Culham
Chief Administrative Officer

These minutes have not yet been approved by the APC.



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **ADVISORY PLANNING COMMISSION** Meeting
Wednesday, February 17, 2021, at 7:00 PM
Council Chambers

PRESENT: **Members:**
Allison Habkirk (Zoom), John Hannam (Zoom), Megan Parrish, Jim Rondeau (Zoom),
Ritch Primrose, Ron Spelt, Denise Tidman, and Susan Zedel

Council Liaisons:
Councillor Thompson
Councillor Newton (Alternate)

Staff:
Jarret Matanowitsch, Director of Planning
Tony Bousquet, Manager of Information Technology
Andrea Pickard, Planner
Pamela Martin, Recording Secretary

ABSENT: Kathryn Parfitt,

- 5.5. 1052 Clarke Road - Rezoning, DP, 10% Waiver & Heritage Designation
The Planner provided an overview of the report dated January 13, 2021.

The designer for the applicant, David Yamamoto, provided a presentation on the application and responded to questions from the Commission.

The Commission discussed concerns related to the timeline of restoring the heritage house and noted that they would encourage Council to require the heritage improvements be completed within two years of granting the permit.

APC9.21 MOVED AND SECONDED
That the Advisory Planning Commission supports the Rezoning, Development Permit, 10% Waiver, and Heritage Designation application for 1052 Clarke Road.
CARRIED UNANIMOUSLY