



# The Corporation of the District of Central Saanich

## REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, February 12, 2024

**Re:** Centennial Park Multi-Sport Box – Development Variance Permit (Height)

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### **RECOMMENDATION(S):**

*That staff schedule an Opportunity to be Heard on Development Variance Permit 3090-20-1/24 to vary the building height for the proposed Centennial Park Multi-Sport Box at 1785 Hovey Road at a future Council meeting.*

Following the Opportunity to be Heard the following recommendation should be considered:

1. That Development Variance Permit 3090-20-1/24 for 1785 Hovey Road be authorized for issuance with the following variance to the Land Use Bylaw:
  - a. Section 5.33.3(1) is varied to increase the maximum permitted height of a building from 6.0 m to 10.3 m for the proposed multi-sport box;

### **PURPOSE:**

An application for building permit has been made for a multi-sport box at Centennial Park. As part of the application review, it was determined that a variance for height is required. This report provides analysis of the District-initiated application for a development variance permit.

### **BACKGROUND:**

The District received grant funding for a multi-sport box improvement for Centennial Park. As the owner of the land, the District is now going through the building permit process for the structure.

### **DISCUSSION:**

The project plans indicate a new building to be constructed in approximately the same location as the current lacrosse box. The new building would be measured 26 metres (85 feet) by 61 metres (200 feet) and include metal roofing. Plans are attached to this report as Appendix A.

During the building permit review process, it was determined that the proposed building height exceeded the maximum permitted height for buildings and structures in the Parks and Open Space: P-2 zone and that a variance is required.

Variance

The P-2 zone sets a maximum height for buildings and structures at 6.0 metres. The height of the proposed building is 10.3 metres, measured to the highest average level between the eaves and ridge of a sloping roof, as per the Land Use Bylaw. The highest point of the roof would be 11.7 metres high.

The proposed building location is surrounded by mature trees on the south and west sides. On the east side are located the existing parking area, the playground and the Fieldhouse building with washrooms, as well as mature trees. To the north lie a hedge and the caretakers’ residence. An aerial view of the proposed location is attached to this report as Appendix B.

Due to the central location within Centennial Park and existing screening in the form of forested areas, as well as the absence of residences in the vicinity, there will likely be minimal to no impact to surrounding land uses or adjacent properties. Staff have no concerns with the proposed variance.

**CONCLUSION:**

An application for development variance permit has been made for a proposed multi-sport box in Centennial Park to vary the height of the building. Due to the central location within the park and existing screening, little to no impact is expected. Staff are supportive of the requested variance.

Report written by:	Ivo van der Kamp, Planner
Respectfully submitted by:	Kerri Clark, Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

**ATTACHMENTS:**

- Appendix A: Development Plans
- Appendix B: Aerial View of Site
- Appendix C: Draft Development Permit