



# Central Saanich

## DEVELOPMENT PERMIT

NO. 3060-20-10/23

*1934, 1950, 1960, 1966 HOVEY RD and 7551 EAST SAANICH RD*

TO: HOVEY ROAD HOLDINGS INC.  
1839 FAIRFIELD RD  
VICTORIA  
V8S 1G9

(HEREIN CALLED "**THE OWNER**")

This Development Permit is issued subject to compliance with all of the applicable Bylaws of the municipality.

This Development Permit applies to the lands known and described as:

PARCEL IDENTIFIER: 000-100-196

LOT 1 SECTION 7 RANGE 2E SOUTH SAANICH DISTRICT  
PLAN 16991

PARCEL IDENTIFIER: 004-110-544

LOT 3 SECTION 7 RANGE 2 EAST SOUTH SAANICH DISTRICT  
PLAN 16991

PARCEL IDENTIFIER: 015-614-387

LOT A, SECTION 7, RANGE 2 EAST, SOUTH SAANICH  
DISTRICT, PLAN 49783

PARCEL IDENTIFIER: 015-614-395

LOT B, SECTION 7, RANGE 2 EAST, SOUTH SAANICH  
DISTRICT, PLAN 49783

PARCEL IDENTIFIER: 004-130-677

LOT 2, SECTION 7, RANGE 2 EAST, SOUTH SAANICH  
DISTRICT, PLAN 16991

(HEREIN CALLED "**THE LANDS**")

1. The development of the above noted lands shall be in accordance with the specifications and plans attached, which form Appendix "A" of the Development Permit.
2. This Development Permit is issued subject to compliance with the provisions of the Land Use Bylaw and all other applicable Bylaws of the Municipality, except as specifically varied by this Permit:
  - a. Subsection 5.54.3(2) is varied to reduce the minimum rear yard setback from 10.5 m to 5.0 m for the building on the proposed eastern lot;
  - b. Subsection 5.54.3(3) is varied to reduce the minimum side yard setback from 6.0 m to 3.0 m for the building on the proposed eastern lot;
  - c. Subsection 5.54.4(3) is varied to increase the maximum allowable height from 15.0 m to 17.5 m for the market rental building (west) and 18.8 m for the seniors building (east);
  - d. Subsection 6.3.3 is varied to permit required parking spaces for residential uses on land other than that in respect of which the spaces are required, for up to 14 parking spaces to be provided on the adjacent lot to the north (7601 East Saanich Road);
  - e. Subsection 6.4.20 is varied to increase the maximum allowable percentage of spaces provided to be small car parking from 30% to 31%;
  - f. Subsection 6.5.5 is varied to reduce the required parking for two proposed Residential Apartment buildings from 345 spaces to 204 spaces in total;
  - g. Subsection 6.6.1(4) is varied to reduce the required long-term bicycle parking from 93 spaces to 48 long-term spaces and 12 mobility scooter spaces for the building proposed for the eastern lot;
3. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.
4. The owner shall substantially commence construction within 24 months from the date of issuance of this Permit, in default of which the Permit shall be null and void and of no further force or effect.
5. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
6. As a condition of the issuance of this Permit, and *prior to building permit issuance*, the

following shall be **provided to the *Director of Planning*** for review and approval:

- a. a landscape estimate and deposit in the amount of 125% of the estimated landscaping costs by way of either an irrevocable letter of credit, or a certified cheque.
7. The Municipality is holding the security as specified to ensure that development is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the owner fail to carry out specified landscaping provisions or create any unsafe condition, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be returned to the owner.
8. As a condition of this Permit, the Owner shall ensure that the landscaping has been successfully established, maintained, and replaced if necessary for a period of one year following the completion of installation of the landscaping.
9. Upon the completion of the installation of landscaping to the satisfaction of the municipality, the owner may provide a replacement letter of credit or certified cheque in the amount of 10% of the initial amount of the security. The municipality may retain the security in the initial amount or the reduced amount for a period of one year following the completion of installation of the landscaping as security for the maintenance and replacement of the landscaping in the event that it is not properly maintained and replaced as necessary by the Owner in accordance with Section 8 of this Permit.
10. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the owner, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.
11. This Permit is **not** a Building Permit.

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**AUTHORIZING RESOLUTION PASSED AND ISSUED BY MUNICIPAL COUNCIL ON .**

Permit Issue date:

Signed in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
HOVEY ROAD HOLDINGS INC.

\_\_\_\_\_  
Address of Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Occupation

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address of Witness

\_\_\_\_\_  
Occupation

**THE CORPORATION OF THE  
DISTRICT OF CENTRAL SAANICH**

\_\_\_\_\_  
Ryan Windsor, Mayor

\_\_\_\_\_  
Emilie Gorman, Corporate Officer



# Central Saanich

## APPENDIX "A"

### DP # 3060-20-10/23

000-100-196

LOT 1 SECTION 7 RANGE 2E SOUTH SAANICH DISTRICT PLAN 16991

004-110-544

LOT 3 SECTION 7 RANGE 2 EAST SOUTH SAANICH DISTRICT PLAN 16991

015-614-387

LOT A, SECTION 7, RANGE 2 EAST, SOUTH SAANICH DISTRICT, PLAN 49783

015-614-395

LOT B, SECTION 7, RANGE 2 EAST, SOUTH SAANICH DISTRICT, PLAN 49783

004-130-677

LOT 2, SECTION 7, RANGE 2 EAST, SOUTH SAANICH DISTRICT, PLAN 16991

**1934, , 1950, 1960, 1966 HOVEY ROAD and 7551 EAST SAANICH ROAD**

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#### Attachments:

Development Plans by Dialog | Aryze dated October 11, 2024

Landscaping Plans by Dialog | Aryze dated October 10, 2024