



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Minutes of the REGULAR COUNCIL Meeting

February 10, 2025, 7:00 p.m.
Council Chambers

Present: Mayor Windsor, Councillor Graham, Councillor King, Councillor Newton, Councillor Paltiel, Councillor Riddell, Councillor Thompson

Staff Present: Christine Culham, Chief Administrative Officer; Emilie Gorman, Director of Corporate Services/Corporate Officer; Jarret Matanowitsch, Director of Planning and Building Services; Dale Puskas, Director of Engineering; Ivo Van der Kamp, Planner; Pamela Martin, Deputy Corporate Officer; Davin Contois, Planner

12. BYLAWS

12.2 Development Application Bylaws

12.2.2 1934 Hovey Rd – Revised Proposal (January)

The Planner provided an introduction of the report and responded to questions from Council.

MOVED AND SECONDED

- 1. That OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) be referred to a public hearing.**
- 2. That Second Reading for Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be rescinded.**
- 3. That Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be given Second Reading as amended and referred to a public hearing.**
- 4. That with regard to Development Permit Application 3060-20-10/23 (1934 Hovey Road), staff schedule an Opportunity to be Heard on the following variances:**
 - Increase the maximum permitted height for the west building from 15.0 metres to 16.2 metres;**

- *Increase the maximum permitted projection for balconies on the west building that face Hovey Road from 0.6 metres to 1.4 metres;*
- *Increase the maximum permitted lot coverage for the west building from 45% to 46%;*
- *Increase the maximum permitted lot coverage for the east building from 45% to 55%;*
- *Decrease the minimum required rear yard setback for the east building from 10.5 metres to 5.0 metres;*
- *Decrease the minimum required side yard setback for the east building from 6.0 metres to 3.0 metres for the west side yard setback;*
- *To permit up to 14 residential parking spaces to be provided on an adjacent lot;*
- *To reduce the overall parking requirement for both lots from 327 spaces to 192 spaces; and*
- *To reduce the required long term bike parking stalls for the east building from 86 to 56 long term stalls and 15 mobility scooter spaces.*

The Mayor agreed to have the motions severed.

That OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) be referred to a public hearing.

Opposed (2): Councillor King, and Councillor Newton

CARRIED (5 to 2)

That Second Reading for Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be rescinded.

CARRIED UNANIMOUSLY

That Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be given Second Reading as amended and referred to a public hearing.

Opposed (3): Mayor Windsor, Councillor King, and Councillor Newton

CARRIED (4 to 3)

That with regard to Development Permit Application 3060-20-10/23 (1934 Hovey Road), staff schedule an Opportunity to be Heard on the following variances:

- *Increase the maximum permitted height for the west building from 15.0 metres to 16.2 metres;*
- *Increase the maximum permitted projection for balconies on the west building that face Hovey Road from 0.6 metres to 1.4 metres;*
- *Increase the maximum permitted lot coverage for the west building from 45% to 46%;*

- *Increase the maximum permitted lot coverage for the east building from 45% to 55%;*
- *Decrease the minimum required rear yard setback for the east building from 10.5 metres to 5.0 metres;*
- *Decrease the minimum required side yard setback for the east building from 6.0 metres to 3.0 metres for the west side yard setback;*
- *To permit up to 14 residential parking spaces to be provided on an adjacent lot;*
- *To reduce the overall parking requirement for both lots from 327 spaces to 192 spaces; and*
- *To reduce the required long term bike parking stalls for the east building from 86 to 56 long term stalls and 15 mobility scooter spaces.*

Opposed (2): Mayor Windsor, and Councillor King

CARRIED (5 to 2)