

P.H. July 21/09

DISTRICT OF SAANICH  
SUPPLEMENTAL REPORT

Report To: MAYOR AND COUNCIL  
Date: JULY 8, 2009  
From: RUSS FUOCO, DIRECTOR OF PLANNING  
Subject: REZONING/DEVELOPMENT PERMIT APPLICATION  
FILE: DPR2008-00028; REZ2008-00020 • 433 BOLESKINE

Mayor  
Council Office  
Administrator  
Com. Assoc.  
Applicant  
Front Counter

During the Committee of the Whole meeting discussion on this application, the issue of LEED certification was raised. Concerns were expressed about providing assurances that this or an equal combination of green features will form part of the finished development.

In response, staff reviewed the past use of restrictive covenants for this purpose and have suggested to the applicant that a covenant be considered that provides for sufficient flexibility to reflect the lag time of a typical LEED certification process and/or the incorporation of energy and environmental features that are equivalent to the LEED Gold standard proposed.

The effect of the covenant would be to prohibit issuance of a building permit pending submission of an equivalency report on the building design as submitted.

The following wording is suggested for inclusion in such a covenant and should be registered before final reading of the zoning amendment:

***"The Covenantors agree to design and construct the building on the Lands to a minimum "LEED Gold (Leadership in Energy and Environmental Design)" standard or an equivalent energy and environmental performance standard, as determined by the Director of Planning, and to submit design plans and LEED checklist or LEED equivalency report for the review and approval of the Director of Planning prior to the issuance of a building permit."***

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DISTRICT OF SAANICH

RECOMMENDATION:

- a) That the application to rezone from RS-6 to M-1DW be approved.
- b) That Development Permit DPR2008-00028 be approved.
- c) That registration of a covenant as noted above take place prior to final reading of the zoning amendment bylaw.

Report prepared by:

  
Russ Fuoco, Director of Planning

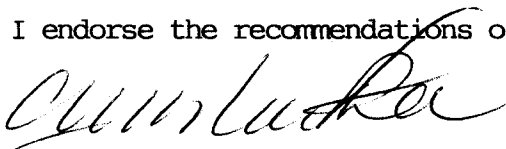
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cc: T. Wood, Municipal Administrator  
N. Jablanczy, Manager, Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendations of the Director of Planning.

  
for Tim Wood, Administrator