



**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Council approve the changes to the Noise Suppression Bylaw, No. 7059, Section 11(c) – Exempt Noise, as outlined in the report of the Director of Engineering dated January 14, 2013.”**

**CARRIED**

#### **RECOMMENDATIONS FROM COMMITTEES**

2860-20  
Douglas Street

#### **3329 DOUGLAS STREET – DEVELOPMENT PERMIT AMENDMENT – CBL CONSULTING LTD.**

Recommendation from the October 22, 2012 Committee of the Whole Meeting that Council approve Development Permit Amendment DPA00768 to reconfigure the Porsche and Volkswagen operations into separate dealerships and construct a second building to accommodate the Porsche dealership.

**MOVED by Councillor Gerrard and Seconded by Councillor Brice: “That Council approve and issue Development Permit Amendment DPA00768 on Lot 1, Section 7, Victoria District, Plan 30104 (3329 Douglas Street).”**

**CARRIED**

**with Councillor Murdock OPPOSED**

2860-30  
Rowland Avenue

#### **3811 ROWLAND AVENUE – DEVELOPMENT PERMIT – CHARLES KIERULF, DE HOOG & KIERULF ARCHITECTS**

Recommendation from the December 17, 2012 Committee of the Whole Meeting that Council rescind Development Permit DPR2007-00010, and approve Development Permit DPR00513 for proposed two, four storey, 38 unit apartment buildings with underground parking under the existing RA-3 zoning.

**MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Council rescind Development Permit DPR2007-00010 on Lot A, Section 24 and 33, Victoria District, Plan VIP53955 (3811 Rowland Avenue).”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Council approve and issue Development Permit DPR00513 on Lot A, Section 24 and 33, Victoria District, Plan VIP53955 (3811 Rowland Avenue).”**

**CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 7:34 pm.

The Meeting reconvened at 9:01 pm.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held February 4, 2013*

1300-50  
Liquor License  
Amendment

**4633 PROSPECT LAKE ROAD (226 STEVENS ROAD) – REVISIONS TO THE LIQUOR LICENSING AT PROSPECT LAKE GOLF COURSE**

**MOVED** by Councillor Brownoff and **Seconded** by Councillor Derman: “That Council recommend the approval of the request for the Liquor Control and Licensing Branch to amend the Liquor Primary and Liquor Primary Club license for the Prospect Lake Golf Course at 4633 Prospect Lake Road (226 Stevens Road) in order to bring the existing liquor license into conformity with new licensing standards as outlined in the report of the Director of Planning dated January 3, 2013.”

**CARRIED**

2860-40  
Quadra Street

**3750 AND 3770 QUADRA STREET – DEVELOPMENT VARIANCE PERMIT AND REQUEST TO WAIVE 10% ROAD FRONTAGE REQUIREMENT**

**MOVED** by Councillor Brice and **Seconded** by Councillor Brownoff: “That Council:

- a) reject Development Variance Permit DVP00322 on Lot 6, Block 4, Section 32, Victoria District, Plan 1500 and Amended Lot 5, Block 4, Section 32, Victoria District, Plan 1500 (3750 and 3770 Quadra Street); and
- b) not exempt proposed Lot 3 from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the *Local Government Act*.”

**CARRIED**

2860-20  
Montcalm Avenue

**389 AND 391 MONTCALM AVENUE – DEVELOPMENT PERMIT AMENDMENT**

**MOVED** by Councillor Brice and **Seconded** by Councillor Gerrard: “That Council approve and issue Development Permit Amendment DPA00778 on Strata Lot A, Section 79, Victoria District, Strata Plan VIS994 and Strata Lot B, Section 79, Victoria District, Strata Plan VIS994 (389 and 391 Montcalm Avenue).”

**CARRIED**

In Camera Motion

**MOVED** by Councillor Brownoff and **Seconded** by Councillor Sanders: “That the following meeting be closed to the public as the subject matters being considered relate to the acquisition and disposition of land or improvements, pursuant to section 18(e) of Council Procedure Bylaw, 2007, No. 8840.”

**CARRIED**

Adjournment                    On a motion from Councillor Brownoff, the meeting adjourned at 9:02 pm.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE "IN CAMERA" COUNCIL MEETING HELD ON DECEMBER 17, 2012

1420-00  
Council Advisory  
Committees

**COUNCIL ADVISORY COMMITTEES – TERMS OF REFERENCE**

**"That the Environment and Natural Areas Advisory Committee include the Significant Tree Committee portfolio and include reference to Natural Parks (P-4N zoning)."**

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, FEBRUARY 4, 2013 AT 7:35 PM**

Present:                    **Chair:**            Councillor Derman  
                                 **Council:**       Mayor Leonard and Councillors Brice, Brownoff, Gerrard, Murdock, Sanders  
                                 **Staff:**           Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Sharon Hvozdzanski, Director of Planning; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

1300-50  
Liquor License  
Amendment

**4633 PROPECT LAKE ROAD (226 STEVENS ROAD) – REVISIONS TO LIQUOR LICENSE AT PROSPECT LAKE GOLF COURSE**

Report of the Director of Planning dated January 3, 2013 recommending Council support the request for the Liquor Control and Licensing Branch to amend the Liquor Primary and Liquor Primary Club license for the Prospect Lake Golf Course at 4633 Prospect Lake Road (226 Stevens Road) in order to bring the existing liquor license into conformity with new licensing standards.

Mr. N. Banks, representing the applicant, stated that he had nothing further to add to the comments in the Planning report and was available to answer any questions.

**PUBLIC INPUT**

Nil

**Motion:**

**MOVED by Councillor Brice and Seconded by Councillor Brownoff:**  
“That it be recommended that Council recommend the approval of the request for the Liquor Control and Licensing Branch to amend the Liquor Primary and Liquor Primary Club license for the Prospect Lake Golf Course at 4633 Prospect Lake Road (226 Stevens Road) in order to bring the existing liquor license into conformity with new licensing standards as outlined in the report of the Director of Planning dated January 3, 2013.”

**CARRIED**2860-40

Quadra Street

**3750 AND 3770 QUADRA STREET – DEVELOPMENT VARIANCE PERMIT AND REQUEST TO WAIVE 10% ROAD FRONTAGE REQUIREMENT – FOCUS CORPORATION LTD. (DAVE SMITH)**

Report of the Director of Planning dated December 19, 2012 recommending Council not approve Development Variance Permit DVP00322 and not exempt proposed Lot 3 from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the *Local Government Act*, for a proposed three lot residential subdivision.

The applicant, Mr. D. Smith, Focus Corporation Ltd. stated:

- The applicant is requesting a waiver of the 10% perimeter road frontage requirement for the proposed panhandle lot and variances for lot width and set back for the two existing houses which will allow a driveway be constructed between the two houses.
- Leading up to the application, the Official Community Plan (OCP), Quadra Local Area Plan, Quadra Corridor Action Plan, Zoning Bylaw, and engineering as-built drawings were reviewed and the applicant met with neighbours and the Quadra Cedar Hill Community Association who were not opposed to this development.
- Infill development is supported in the OCP and Local Area Plan.
- The arborist's report concluded that two trees will have to be removed.

In response to questions from Council, the applicant stated:

- The proposed new dwelling would comply with the zoning bylaw.
- The proposed development would include an additional driveway to service the panhandle lot.

**PUBLIC INPUT**

Mr. T. Cowan on behalf of Mrs. G. Cowan, 3751 Winston Crescent stated:

- He is opposed to the development; there are concerns about the proposed dwelling size, overshadowing and loss of privacy.
- He is also concerned about the precedent that approval of this application might establish for future development.
- If a panhandle development must proceed, it must respect the scale, character and property values of its neighbours.

Ms. M. Beauchamp, on behalf of the Quadra Cedar Hill Community Association stated:

- The Quadra Cedar Hill Community Association Executive met with the applicant and reviewed the plans; the Community Association has no objections to this proposal.

Mr. H. Charania, on behalf of the North Quadra Land Use Protection Association stated:

- He would like to commend the rationale not to approve this development; similar applications proposed in the North Quadra area should be reviewed using the same rationale.
- The North Quadra Land Use Protection Association is opposed to the creation of panhandle lots in this area.

Mr. A. Grohovac, owner of 3750 and 3770 Quadra Street stated:

- A photo of a dwelling similar to that proposed for this site was provided to the Quadra Cedar Hill Community Association for review.
- A single storey house would also be considered.

Mr. B. Thompson, 3741 Winston Crescent stated:

- He was not approached by the applicants to discuss the proposal.
- He has concerns about the size, height, siting and character of the proposed dwelling.

**Motion:**

**MOVED by Councillor Brice and Seconded by Councillor Brownoff:  
"That it be recommended that Council:**

- a) reject Development Variance Permit DVP00322 on Lot 6, Block 4, Section 32, Victoria District, Plan 1500 and Amended Lot 5, Block 4, Section 32, Victoria District, Plan 1500 (3750 and 3770 Quadra Street); and**
- b) not exempt proposed Lot 3 from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the Local Government Act."**

Councillor Brice stated:

- The challenge is to protect the neighbourhood against natural encroachment; the character of neighbourhoods should be considered when reviewing panhandle lot applications.
- She is not opposed in principle to panhandle lots; this application would not be suitable for this area.
- She supports the recommendation to reject the application.

Councillor Brownoff stated:

- She expects applicants to provide drawings to show how infill is going to fit into established neighbourhoods; infill must be consistent within neighbourhoods.
- She has concerns about privacy issues and setting precedence for panhandle lot applications within this neighbourhood.
- She supports the recommendation to reject the application.

Councillor Sanders stated:

- She supports the recommendation.
- Although the community association was consulted it is disappointing there was not a neighbourhood meeting or greater consultation with neighbours.
- The addition of a driveway is a concern; approving a panhandle in this area would set precedence for other panhandle lot applications.

Councillor Murdock stated:

- He supports the motion; the Planning Department's recommendation articulated a sound reason for rejection.
- Infill in an established area requires sensitivity and thoughtful planning in a way that compliments the neighbourhood and supports long term visions for growth.
- He is concerned that the applicant provided the Community Association with a photograph of a dwelling that had no relationship to this project.

Councillor Gerrard stated:

- He supports the recommendation; he has concerns with the variances regarding the lot width and the addition of a driveway.
- Renderings should have been included with the application; this site is not suitable for a panhandle lot.

Mayor Leonard stated:

- The applicant has neither addressed the issues raised in the planning report regarding the panhandle lot nor provided adequate renderings illustrating the project.
- The additional planning rationale for rejecting this application is that the site and similar properties on Quadra Street are better suited in the long term for comprehensive redevelopment, such as multifamily housing, and this has not been resolved.
- The motion does not give clear direction to the Planning Department or the applicant on these issues.

Councillor Derman stated:

- He supports the motion; if this area is going to be redeveloped in the future, a comprehensive vision developed in consultation with neighbours is necessary.
- He has concerns with the potential loss of privacy, the placement of infill on the site and the addition of the driveway.

**The Motion was then Put and CARRIED**

2860-20  
Montcalm Avenue

**389 AND 391 MONTCALM AVENUE – DEVELOPMENT PERMIT AMENDMENT – R A DAVIDSON LTD. (RICK DAVIDSON)**

Report of the Director of Planning dated January 2, 2013 recommending Council approve Development Permit Amendment DPA00778 to acknowledge the two existing sundecks located on either side of the duplex, and proposed expansion of the deck on the eastern unit (391 Montcalm Avenue).

The applicant, Ms. C. Black, 391 Montcalm Avenue, stated:

- She started work to repair the railings and stairs and replace the vinyl on her deck; a permit was not required for these repairs.
- When repairs started, more damage was found and those repairs were continued.
- A variance was required to extend the deck; the applicant apologizes for continuing this work without the required variance.

#### **PUBLIC INPUT**

Nil

#### **Motion:**

**MOVED by Councillor Brownoff and Seconded by Councillor Sanders: "That it be recommended that Council approve and issue Development Permit Amendment DPA00778 on Strata Lot A, Section 79, Victoria District, Strata Plan VIS994 and Strata Lot B, Section 79, Victoria District, Strata Plan VIS994 (389 and 391 Montcalm Avenue)."**

**CARRIED**

2860-30  
Patricia Bay  
Highway

#### **5400 PATRICIA BAY HIGHWAY – DEVELOPMENT PERMIT – CITTA CONSTRUCTION (IAN ROBERTS)**

Report of the Director of Planning dated January 21, 2013 recommending Council approve Development Permit DPR00531 for a proposed two storey, 275 m<sup>2</sup> office building under the current C-1C zoning. Report of the Advisory Design Panel dated January 24, 2013 recommending approval of the design.

The applicant, Mr. I. Roberts, Citta Construction stated:

- This building will have two offices, one of which is the owners' online business.
- The landscape plan will improve site permeability; surface and roof water will drain into two rain gardens.
- The 26 covered and secure bicycle storage spaces proposed will exceed the zoning requirement; the proposed building will be built to green standards.

In response to questions from Council, the applicant stated:

- Special events will be hosted at times at this location, requiring bicycle racks and equipment to be delivered by trucks.
- The Ministry of Transportation and Infrastructure (MoTI) has not granted a road access permit, but has allowed a locked gate for periodic access to the site from the Patricia Bay Highway.

Ms. B. Windjack, LADR Landscape Architects Inc., stated:

- The primary focuses of the landscaping plan were the highway entrance to the municipality and sustainability and stormwater management on site.
- A hedge will screen the parking lot from the Patricia Bay Highway.
- The septic field is being retained, more than half of the asphalt is being removed and all of the surface and roof water will drain into rain gardens.

Mr. L. Watson, co-owner of 5400 Patricia Bay Highway stated:

- The nature of their business is online coaching and hosting of events.
- The Ministry has agreed to a locked gate; events will occur early morning on weekends and MoTI will have to unlock the gate for highway access.
- Widening the access on Hamsterly Road is not an option due to the siting of the building and the location of the septic field.
- Changes to the building design include the addition of cedar panels to the east elevation and dormers.

**Motion:**

**MOVED by Councillor Brice and Seconded by Mayor Leonard: "That it be recommended that:**

- a) Council approve and issue Development Permit DPR00531 on that Part of Lot 4, Section 41, Lake District, Plan 2349, west of Plan 772 RW (5400 Patricia Bay Highway); and**
- b) prior to ratification of the Development Permit, written clarification from the Ministry of Transportation and Infrastructure regarding access provisions to the Patricia Bay Highway, be received."**

Councillor Brice stated:

- She is delighted with this proposal; the building looks authentic for this location.
- The rain gardens and pervious surfaces will be an improvement to the property.
- Clarification from the Ministry of Transportation and Infrastructure regarding the Patricia Bay Highway access is required.

Mayor Leonard stated:

- He welcomes this application; the development fits into the existing zoning, has modest use of the site and puts forward an attractive building.
- Clarification from the Ministry will give comfort but is not cause to reject a development permit.

Councillor Gerrard stated:

- He supports the motion; the design, use and siting of the building is exciting.
- He is concerned that the access onto the Patricia Bay Highway is dangerous.

In response to a question from Council, the Director of Planning stated that legislation does not speak to approving or not approving development permits in cases where access is an issue.

Councillor Brownoff stated:

- She supports the motion; the applicant should reconsider the access route onto the Patricia Bay Highway.
- The Ministry should invest in signage at the access route; it will be Saanich Police who attend at motor vehicle accidents in this area.
- The use is compatible for the area; the design and landscaping is attractive.
- The Development Permit Guidelines should be reviewed and updated.

Councillor Sanders stated:

- She supports the motion; this is a great use for the site.
- The landscaping is good; access onto the Patricia Bay Highway is a concern.

Councillor Murdock stated:

- He has concerns with the access onto the Patricia Bay Highway; the proposed building refreshes the site.
- There are two possible users of the site who have an electronic presence; this is an example of how business needs are changing.
- There is pressure for more business spaces in Saanich; this is an opportunity to develop a small business centre that takes advantage of the natural setting.

Councillor Derman stated:

- He congratulates the applicant; this is an attractive building and land use.
- The applicant should reconsider using Hamsterly Road as the access route.

**The Motion was then Put and CARRIED**

Adjournment

On a motion from Councillor Murdock, the meeting adjourned at 9:00 p.m.

.....  
CHAIR

I hereby certify these Minutes are accurate

.....  
MUNICIPAL CLERK