

The Clerk introduced the following:

- Notice of Public Hearing
- Reports from the Director of Planning dated October 10, 2013, November 8, 2013, November 28, 2013 and December 2, 2013 the latter recommending as follows:
 - 1) That the Official Community Plan be amended to include the site within Cadboro Bay Village Development Permit Area16;
 - 2) That the Zoning Bylaw be amended to include a new Commercial Cadboro Bay Village Zone (C-1CBV);
 - 3) That the application to rezone from RS-10 to C-1CBV be approved;
 - 4) That Development Permit DPR00549 be approved;
 - 5) That Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending:
 - Provision of a Geotechnical Engineer's assessment of water table level and assurance of the feasibility of the proposed catch basins and stormwater absorption trench to the satisfaction of the Director of Engineering; and
 - Consolidation of the lots.
 - 6) That prior to Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit, a covenant be registered to secure the following:
 - The building be constructed to a BuiltGreen™ Gold or equivalent energy efficient standard;
 - Provision of \$10,000 towards an Affordable Housing Contribution: either the applicant's Attainable Housing Initiative, or the Saanich Affordable Housing Fund;
 - Restriction of the number of potential unlicensed restaurants or coffee shops to one for the entire complex;
 - The reverting of Commercial parking spaces to Residential Visitor parking after business hours; and
 - The right-of-first refusal for Commercial tenants to lease vacant parking stalls from Residential owners at the prevailing market lease rate.
- Advisory Design Panel report dated July 18, 2013 recommending approval of the design subject to the Panel's recommendations.
- Letter dated November 14, 2013 to the applicant from Adept Transportation Solutions.
- Letter dated November 5, 2013 from the applicant providing further information on the development proposal.
- Two letters from the Cadboro Bay Residents Association dated April 23, 2013 and November 29, 2013 providing comments on the proposal.
- 26 letters from residents commenting on the application.

In response to questions from Council, the Planner advised that the amount of the contribution toward affordable housing for this development was determined by the applicant. The restaurant use was considered to be an appropriate and desirable option for Cadboro Bay Village.

APPLICANT:

Mr. M. Miller, President, Abstract Developments Inc.(Abstract), stated:

- The application is to permit the construction of a three storey, mixed use building with sixteen residential units and two ground floor commercial/retail units.
- The village location offers amenities such as access to transit, recreation and shopping.
- The applicant held an open house and consulted with the Cadboro Bay Residents Association and local businesses in developing the design plans.
- The building design will have a single family residential appearance, scaled to the neighbourhood; materials include shingles, wood and stone elements; the second and third residential storeys will be stepped back from the street giving a strong commercial presence to the ground floor.
- The landscape plan includes patio space for the commercial units, improvements to the sidewalk with a landscape buffer between the sidewalk and street.
- Issues raised at the Committee of the Whole meeting have been addressed as follows:
- Abstract retained a transportation consultant who prepared an inventory of the existing parking supply in Cadboro Bay Village and area which has been provided.
- The applicant met with 16 local merchants.
- A commitment to a BuiltGreen™ Gold standard of construction has been made.
- 3 new structured commercial parking stalls will be constructed on the street in front of the commercial units; additional restrictions respecting parking have been added to the covenant including a commitment to a maximum of one unlicensed restaurant or coffee shop for the entire complex and a flexible commercial/residential sharing of parking space.

In response to questions from Council, the applicant stated:

- Although their initial housing contribution was determined in the context of other amenities offered, such as bus passes, they are willing to increase the affordable housing contribution to \$1,000 per residential unit.
- Lack of parking has been an inherent problem of the neighbourhood.
- There is, however, substantial overflow capacity in the Gyro Park parking lot nearby.
- Commercial tenants will be chosen carefully in an effort to be good neighbours.
- The commercial units are boutique size and intended to add to the village ambiance.
- Although peak times may be a challenge for parking, it is not anticipated to be a problem the remainder of the day.

PUBLIC INPUT:

J. Donaldson, Sinclair Road, stated:

- The parking proposed for this development is insufficient in light of the existing parking problems in Cadboro Bay Village.
- He anticipates the parking situation will worsen when Sinclair Road improvements are completed.

E. Daly, Mount Baker View Road, stated:

- Previous developments in the village were required to comply with Saanich parking requirements.
- There may be a more creative solution to the inability of this project to meet parking requirements.

B. Dunn, owner, Smugglers Cove Pub, stated:

- The Pub is across the street from the proposed development.
- Although he supports multifamily mixed use development for the village, parking is a serious problem and adding more commercial uses will impact the parking for his business.
- He would recommend taking a second look and updating the Local Area Plan first.

P. Cooper, owner, Village Service Station, stated:

- His business is across the street from the proposed development.
- Parking is at a premium now and this project, if approved, would have a detrimental impact on existing businesses and residents.
- There is no loading zone included; trucks may have difficulty using the narrow driveway.
- The requested parking variance affects the residential as well as the commercial units in the building; if other new businesses expect similar variances, this cannot be sustained.

A. Rushforth, Penrhyn Street, stated:

- The village is conducive to getting around without a vehicle; however, residents and businesses in the new development will have cars and visitors.
- The side yard setback is minimal and the overhangs reduce the setback further.
- The owner of several lots to the east may develop as well, with a resulting loss of privacy and reduced quality of life.

P. Holm, Penrhyn Street, stated:

- Parking is a concern on Penrhyn Street.
- Their townhouse development was able to comply with municipal parking requirements; perhaps a smaller development could be considered which would not require so much parking.

J. Tibbles, Penrhyn Street, stated:

- Their townhouse development has approximately two spaces per unit and that appears to be appropriate.
- There is heavy demand for parking in the village from residents and the university nearby.
- Consider how this development will impact the future of Cadboro Bay Village.

J. Stoppi, Chair, Cadboro Bay Residents Association, stated:

- The Association favours densification in the village and gave qualified approval to the application subject to their concerns being addressed; this has not been achieved - the parking variance requested is excessive.
- If this project is approved, further densification projects could not be supported.

R. Moss, Penrhyn Street, stated:

- The units are too small; the applicant could consider larger units and fewer of them.
- The parking problems in the village are self-evident.

T. Morrison, MacDonald Drive E., stated:

- Mixed use buildings can be supported but the parking requirements have been disregarded in this case; the burden of such a variance being granted will be carried by existing residents and businesses.
- The creative solution looked for by Council has not been accomplished.

B. Raponi, Queenswood Drive, stated:

- The concept of residential units above commercial uses is satisfactory.
- Such a large parking variance was not anticipated and it will impact existing businesses and residents.
- The advertising sign for the proposed development did not outline the proposed variances.

P. Young, Chelsea Place, stated:

- It would be ideal to be able to downsize from a house to a unit in such a development in Cadboro Bay; the units, however, are too small.
- Parking is not sufficient.

D. Waring, Cadboro Bay Road, stated:

- The streetscape, the stormwater and parking are concerns connected to this development.
- The scope of the development will change the nature of the village streets.
- Flooding in Gyro Park will be aggravated.
- If granted, the requested parking variance will add to existing parking problems in the neighbourhood.

The Manager of Current Planning advised that should the restaurant use be removed, the parking variance would be reduced by two spaces.

APPLICANTS RESPONSE:

- Abstract would retain ownership of the commercial spaces only.
- The overhang has clearance of 10 feet over the driveway which is sufficient for passage of trucks.
- The setbacks do not require a variance as the site specific zone was designed to be appropriate for this development.
- The decision to offer units of this size was market-driven, based on existing demand and attention to affordability; the applicant would consider some flexibility in the floor plans.
- Although most public concern relates to the parking requirements for the commercial use, Abstract worked with the Planning Department to develop this application and both uses were considered appropriate for the location.

COUNCIL DELIBERATIONS:

Councillor Derman stated:

- Huge parking problems could result from the proposed development.
- There is no amenity space on site for the residents while most developments that come before Council require such amenities.
- It would be unfair if future projects had to be limited due to the impact of this development.
- The building is excessive for the small space and is not consistent with Saanich's vision for Cadboro Bay Village.

**MOVED by Councillor Wade and Seconded by Councillor Murdock:
"That the Public Hearing be adjourned."**

Councillor Wade stated:

- To remove the restaurant use from the proposed zone, Council would be required to hold a new public hearing.
- Council has heard from the community that the proposed 16 residential units and the parking deficit are serious concerns.

Councillor Wergeland stated:

- He had hoped a solution to the parking problem would have been offered.
- If this development were approved as presented, the option of densification for other sites in the village would be affected.
- As stated earlier, a development needs to fit the site.

Councillor Gerrard stated:

- The Cadboro Bay Local Area Plan supports this type of development as it would assist with revitalizing the centre.
- The high water table in the area is limiting as it precludes underground parking.
- Other businesses and buildings have been held to Saanich bylaw requirements.
- The requested parking variance is inappropriate; perhaps the proposal can be reconfigured to suit the location.

Councillor Murdock stated:

- This proposed development has many of the features Saanich policy supports; however, the parking problem must be addressed.
- The size and number of units could be reconsidered.

Councillor Brice stated:

- The design, the proposed mixed use and the density are all supportable features of this application; however, parking remains an issue.
- There may be scope for more reasonable numbers; larger residential units and less of them may be a concept worth considering.

Councillor Brownoff stated:

- The applicant has indicated he is willing to be flexible in this proposal.
- The parking issue is longstanding in the village.
- An Action Plan for the Cadboro Bay Village Centre was deemed necessary when the Local Area Plan was prepared.
- Applications such as this one could kick start a renewal of the area.

Councillor Sanders stated:

- The adjournment offers an opportunity to reconsider aspects of the development and still move forward.
- Such mixed use developments could stimulate a renewal of the village centre.
- An Action Plan for the Cadboro Bay Village Centre could be the means to get it right.

Mayor Leonard stated:

- He is pleased the project has not been rejected; the application offers the desired mixed use, density and design.
- Parking remains the main concern and the parking variance must be reduced in a real way; simply removing the restaurant use will not be enough nor would too restrictive a covenant be workable.

**The Motion was then Put and CARRIED
Councillor Derman OPPOSED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 9:30 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK