



In Camera Motion     **MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That pursuant to Sections 18 (c), (e), (i) and (m) of the Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to legal advice, inter-governmental negotiations and relations prohibited from disclosure according to the Freedom of Information and Protection of Privacy Act, the acquisition of land or improvements, and labour relations.”**  
**CARRIED**

Adjournment            On a motion from Councillor Derman, the meeting adjourned at 7:49 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

DISTRICT OF SAANICH  
 MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
 HELD IN THE COUNCIL CHAMBERS  
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, APRIL 7, 2014 AT 7:34 PM**

Present:                **Chair:**     Councillor Gerrard  
                              **Council:**    Mayor Leonard and Councillors Brice, Brownoff, Derman, Sanders, Wade and Wergeland  
                              **Staff:**      Paul Murray, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Donna Dupas, Legislative Manager; and Andrea Park, Senior Committee Clerk

2870-30  
 Lochside Drive

**4906 LOCHSIDE DRIVE – REZONING APPLICATION – RIYAZ RABBANI**  
 Director of Planning dated March 12, 2014 recommending Council approve the rezoning from RS-18 to RS-12 for a proposed two lot residential subdivision, and that proposed Remainder Lot 1 be exempted from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the *Local Government Act*, and that final reading be withheld pending registration of a covenant requiring that any new dwelling on proposed Lot A conform to a minimum Built Green® Gold, EnerGuide 80, or equivalent energy efficient building design and construction standard, and the exterior design, siting and size of a dwelling on proposed Lot A is consistent with the conceptual housing style presented to Council; and that the applicant provide a suitable cost estimate and performance surety for planting 30 replacement trees on the regraded slope area of the proposed panhandle lot.

In response to questions from Council, the Director of Planning stated:  
 - The Ryzuk Geotechnical report on slope stabilization would be registered by covenant on the title to the property affected.

- The Parks Department will ensure that any replacement trees meet the urban forest strategy requirements; details on the size of replacement trees can be provided for the Public Hearing.

The applicant, S. Rabbani, made a presentation to Council and highlighted the following:

- The one acre lot is to be rezoned and subdivided which will allow her family to build their new house on proposed Lot A.
- The trees which must be removed will be replaced as required by the municipality.
- Their intention is to preserve the mature trees and vegetation along Lochside Drive; the shared driveway will allow for this to be accomplished.
- A retaining wall will secure the slope on proposed Lot B where the existing home is located.
- The design and subdivision plan are in keeping with other neighbourhood properties.

In response to questions from the Council, the applicant stated:

- They will consider increasing the number of replacement trees, with Saanich to determine where the additional trees would best be located to support the urban forest.

**PUBLIC INPUT:**

Nil

**Motion:**

**MOVED by Councillor Derman and Seconded by Councillor Wade: "That a Public Hearing be called to further consider the rezoning application on Lot 1, Section 28, Lake District, Plan 32377 (4906 Lochside Drive)."**

Councillor Derman stated:

- The slope stability issues are a concern as is the loss of mature trees since replacement trees are generally smaller than those removed; however, the applicant has agreed to consider increasing the number of replacement trees to 45.

Councillor Wade stated:

- She would agree that the loss of trees is a concern but the applicant could consider replacement trees of a more substantive size or in excess of the usual one to one replacement ratio.
- She supports the application going to Public Hearing.

Councillor Wergeland stated:

- It does not seem appropriate to ask applicants to exceed our tree replacement requirements without first establishing the new standard.

Councillor Brownoff:

- The removal of mature trees is a concern and the applicant must understand the importance of preserving the mature trees along the Lochside Trail.
- The size of the proposed new dwelling should be confirmed at the Public Hearing.

**The Motion was then Put and CARRIED**

1110-30  
Cadboro Bay  
Business  
Improvement  
Area

**CADBORO BAY VILLAGE BUSINESS IMPROVEMENT AREA**

Report of the Director of Finance dated April 2, 2014 recommending Council support the establishment of the Cadboro Bay Village Business Improvement Area, and give three readings to Bylaw No. 9264 to establish and designate a Cadboro Bay Business Improvement Area for the purpose of annual funding for a ten year period.

**PUBLIC INPUT:**

B. Dunn, President of the Cadboro Bay Village Business Improvement Association attended in support of the establishment of the Business Improvement Area.

**Motion:**

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: "That it be recommended that Council support the establishment of the Cadboro Bay Village Business Improvement Area and give three readings to Bylaw No. 9264 to establish and designate a Cadboro Bay Business Improvement Area for the purpose of annual funding for a ten year period."**

Councillor Brownoff stated:

- Ten years ago, many worked hard to establish this successful Business Improvement Area and it is appropriate to once again renew the Area.

**The Motion was then Put and CARRIED**

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 7:45 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK