

COUNCIL DELIBERATIONS:

- MOVED** by Councillor Derman and **Seconded** by Councillor Wergeland: “That:
- MOTION:**
1. The application to rezone from RS-6 to RD-1 be approved;
 2. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending payment of \$2,350 (\$1,175 x 2) for two Schedule 1 boulevard trees; and
 3. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a Restrictive Covenant to secure a minimum BuiltGreen™ Gold (or equivalent) energy efficiency standard, and the installation of a heat pump system for each unit.”

CARRIED

2870-30
Kenmore Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9266
Second and Third Readings

MOVED by Councillor Derman and **Seconded** by Councillor Wergeland: “That Bylaw No. 9266 be read a second time.”

CARRIED

MOVED by Councillor Derman and **Seconded** by Councillor Wergeland: “That Bylaw No. 9266 be now passed.”

CARRIED

MOVED by Councillor Derman and **Seconded** by Councillor Wergeland: “That it be recommended that Council approve Development Permit DPR00534 on Lot C, Section 17, Victoria District, Plan 9311 (1602 Kenmore Road).”

CARRIED

2870-30
Maple Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9275”

PROPOSED AMENDMENT TO THE TOURIST ACCOMMODATION HIGH DENSITY ZONE C-11

The purpose of this Zoning Bylaw Amendment is to amend the existing C-11 (Tourist Accommodation – High Density) Zone to permit office use to a maximum 275 m² gross floor area on Lot A, Section 7, Victoria District, Plan 43259 (**3269 MAPLE STREET**). This proposed amendment will allow for the construction of an office and restaurant addition to the Accent Inn on that property. An amendment to the **DEVELOPMENT PERMIT** for this site will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted and to allow a variance for parking. A **COVENANT** will also be considered to further regulate the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing
- Reports from the Director of Planning dated April 17 and May 13, 2014, the latter recommending as follows:
 - That the C-11 (Tourist Accommodation – High Density) Zone

schedule of Zoning Bylaw 8200 be amended to permit office use to a maximum 275 m² gross floor area on Lot A, Section 7, Victoria District, Plan 43259 (3269 Maple Street);

- That prior to Final Reading of the Zoning Bylaw and ratification of the Development Permit Amendment a covenant be registered to require the installation of a heat pump to heat the new offices and wiring for possible solar panels in the future.
- Advisory Design Panel report dated April 2, 2014
- Letter dated April 9, 2014 from the Quadra Cedar Hill Community Association commenting on the application
- Two letters from the applicant providing further information.
- One letter from a resident.

APPLICANT:

M. Farmer, owner, Accent Inn, 3269 Maple Street, stated:

- The original restaurant at this location was destroyed by fire one year ago and they have applied to construct a new two-storey building which will house a new restaurant and a fitness centre on the ground floor and the Head Office for Accent Inns upstairs.
- A parking variance is required, although the existing lot is never at capacity.
- The design of the exterior of the structure respects the existing Inn, using similar colours and materials.
- The bicycle parking area located at the rear will be covered, with uncovered bike stalls at the front; they have added additional sustainable features as requested.

PUBLIC INPUT:

Mr. J. Schmuck, President, Quadra Cedar Hill Community Association, stated:

- The Association met with the applicant and residents; concerns were raised about parking on neighbourhood streets, the duration of construction and the operating hours of the restaurant.
- These concerns have been addressed by the applicant and the Association supports the application.

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COUNCIL DELIBERATIONS:

MOTION:

MOVED by Councillor Brice and Seconded by Councillor Sanders:
"That:

1. **The C-11 (Tourist Accommodation – High Density) Zone schedule of the Zoning Bylaw, 2003, be amended to permit office use to a maximum 275m² gross floor area on Lot A, Section 7, Victoria District, Plan 43259 (3269 Maple Street); and**
2. **Prior to Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit Amendment, a covenant be registered to require the installation of a heat pump to heat the new offices and wiring for possible solar panels in the future."**

Councillor Brice stated:

- The applicant has accommodated the suggestions of Council and residents and satisfied the community.

The Motion was then Put and CARRIED

2870-30
Maple Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9275”
Second and Third Readings

MOVED by Councillor Brice and Seconded by Councillor Derman:
“That Bylaw No. 9275 be read a second time.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Derman:
“That Bylaw No. 9275 be now passed.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Derman:
“That it be recommended that Council approve Development Permit Amendment DPA00809 on Lot A, Section 7, Victoria District, Plan 43259 (3269 Maple Street).”

CARRIED

2870-30
Tattersall Drive

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9276”

PROPOSED REZONING FOR TWO FAMILY DWELLING ON TATTERSALL DRIVE

To rezone Lot 9, Section 62, Victoria District, Plan 9193 (**1206 TATTERSALL DRIVE**) from Zone RS-6 (Single Family Dwelling) to Zone RD-1 (Two Family Dwelling) in order to construct a two-family dwelling. A **DEVELOPMENT PERMIT** will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- The Notice of Public Hearing
- Reports from the Director of Planning dated December 16, 2013 and May 13, 2014 the latter recommending as follows:
 - That the application to rezone from RS-6 to RD-1 be approved.
 - That Development Permit DPR00551 be approved;
 - That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending:
 - The addition of the historic stone entry gate pillars and rock walls to the Heritage Inventory; and
 - Payment of \$1175.00 in lieu of the planting and maintenance of one Schedule I boulevard tree.
 - That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a Restrictive Covenant to secure:
 - Built Green[®] Gold (or equivalent) energy efficient standard;

- The installation of air-to-air heat pump systems for both dwelling units;
 - Covenant Area to protect the landscaping and screening along the north half of the west property line as noted in the Landscape Plan; and
 - Protection, retention, and maintenance of the historic stone entry gate pillars and rock walls located on the property.
- Three letters from the Quadra Cedar Hill Community Association.
 - One letter from the applicant.
 - One letter from a resident.

APPLICANT:

Ms. Denise Kors, Kors Development Services, attended with the owners of the property and highlighted the following:

- The property under application is in a residential area and close to amenities.
- The design of the proposed duplex was inspired by the heritage building to the east; each unit will resemble a single family home and will be owner- occupied.
- There will be parking space for four cars at each unit.
- Many mature trees and shrubs on the site will be preserved as will the historic gate pillars.
- The applicant consulted with neighbours and the local Community Association and met with the Saanich Heritage Foundation.
- As part of this application, a financial contribution will be made for sidewalk improvements; a contribution for the Cloverdale School playground has already been made.

In response to a question from Council, the applicant stated that the large Norway Maple tree will be removed as recommended by their arborist.

PUBLIC INPUT:

Mr. J. Schmuck, President of the Quadra Cedar Hill Community Association, stated:

- The proposed duplex will be an improvement to the neighbourhood and the Association supports the application.
- Tattersall Drive is not safe for pedestrians; they would urge that the contribution for sidewalk improvements be directed entirely to Tattersall Drive.

Mrs. L. Lindsay, 3620 Kathleen Crescent, stated:

- She is opposed to the application; the proposed duplex will be built at the expense of an approximately 100 year-old fir tree, which should be protected.

MOTION:

COUNCIL DELIBERATIONS:

**MOVED by Councillor Wade and Seconded by Councillor Derman:
“That:**

- 1. The application to rezone from RS-6 (Single Family Dwelling) Zone to RD-1 (Two Family Dwelling) Zone be approved.**
- 2. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending:**
 - a) The addition of the historic stone entry gate pillars and rock walls to the Heritage Inventory; and**
 - b) Payment of \$1175.00 in lieu of the planting and maintenance of one Schedule I boulevard tree.**
- 3. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a Restrictive Covenant to secure:**
 - a) BuiltGreen™ Gold (or equivalent) energy efficient standard;**
 - b) The installation of air-to-air heat pump systems for both dwelling units;**
 - c) Covenant Area to protect the landscaping and screening along the north half of the west property line as noted in the Landscape Plan; and**
 - d) Protection, retention, and maintenance of the historic stone entry gate pillars and rock walls located on the property.”**

Councillor Wade stated:

– It is sad to lose the Norway Maple and the applicant might consider an appropriate way to replace it.

The Motion was then Put and CARRIED

2870-30
Tattersall Drive

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9276”
Second and Third Reading

**MOVED by Councillor Wade and Seconded by Councillor Derman:
“That Bylaw No. 9276 be read a second time.”**

CARRIED

**MOVED by Councillor Wade and Seconded by Councillor Derman:
“That Bylaw No. 9276 be now passed.”**

CARRIED

**MOVED by Councillor Wade and Seconded by Councillor Derman:
“That it be recommended that Council approve Development Permit DPR00551 on Lot 9, Section 62, Victoria District, Plan 9193 (1206 Tattersall Drive).”**

CARRIED

2870-30

Lochside Drive

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9277"

PROPOSED REZONING FOR TWO LOT SUBDIVISION ON LOCHSIDE DRIVE

To rezone Lot 1, Section 28, Lake District, Plan 32377 (**4906 LOCHSIDE DRIVE**) from Zone RS-18 (Single Family Dwelling-minimum lot size-2ha) to Zone RS-12 (Single Family Dwelling-minimum lot size-standard 930m² and panhandle 1300m²) for the purpose of subdivision to create one additional lot for single family dwelling use. An exemption from the minimum 10% perimeter road frontage requirement for the proposed panhandle lot will be considered. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- The Notice of Public Hearing
- Reports from the Director of Planning dated March 12 and May 13, 2014 the latter recommending as follows:
 - That the application to rezone from RS-18 to RS-12 be approved.
 - 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.
 - That Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant requiring that:
 - Any new dwelling on proposed Lot A conforms 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 as presented to Council and as shown in the plans by Hartmann's Drafting & Design received June 25, 2013.
 - The protection of the Cedar trees on the subject property fronting along Lochside Drive with tree tags numbering from 105 to 118, as shown in the Tentative Plan of Subdivision of Lot 1, Section 28, Lake District, Plan 32377 by J.E. Anderson & Associates received August 2, 2013.
 - That prior to Final Reading of the Zoning Amendment Bylaw, the applicant provide a suitable cost estimate and performance surety for planting of 45 replacement trees on the regraded slope area of the proposed panhandle lot.
- Two letters from the Cordova Bay Association for Community Affairs.
- Five letters from residents.

APPLICANT:

S. Rabbani, 4906 Lochside Drive, stated:

- They propose to subdivide their one acre lot into two parcels and build their dream home on one of the lots.
- Trees will be protected on Lochside Drive, the slope will be secured and replacement trees will be planted as recommended by the Saanich Parks Department.
- The new home will be smaller than that permitted under the proposed zoning.

PUBLIC:

L. Boomars, Planning Chair, Cordova Bay Association, stated:

- He personally supports the application; the Association has already indicated its support.

S. Spryszak, 4710 Crofton Place, stated:

- He has no objection to the application.

C. Hanninen, 482 Maxine Lane, stated:

- He supports the application.

M. Cameron, 5264 Lochside Drive, stated:

- He supports the application.

M. Holser, 4904 Lochside Drive, stated:

- She has questions about the proposed rezoning.

P. Johansson, 4945 Lochside Drive, stated:

- This is a moderate application for the site and trees will be protected; he supports the application.

D. Hayman, 4902 Lochside Drive, stated:

- He is interested in the regrading and stabilization of the lot and in what sequence these activities will happen.

C. Baxter, 5220 Worthington Road, stated:

- He supports the application.

APPLICANTS RESPONSE:

S. Rabbani stated that the slope will be stabilized first then the lot regraded; the applicants will be happy to answer any outstanding questions from residents.

MOTION:

COUNCIL DELIBERATIONS:

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: "That :

- 1. The application to rezone from RS-18 (Single Family Dwelling) to RS-12 (Single Family Dwelling) be approved;**
- 2. 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*;**
- 3. Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant requiring that:**
 - a) Any new dwelling on proposed Lot A conforms to a minimum BuiltGreen™ Gold, EnerGuide 80, or equivalent energy efficient building design and construction standard;**
 - b) The exterior design, siting and size of a dwelling on proposed Lot A is consistent with the conceptual housing style as presented to Council and as shown in the plans by Hartmann’s Drafting & Design received June 25, 2013;**
 - c) The protection of the Cedar trees on the subject property fronting along Lochside Drive with tree tags numbering from 105 to 118, as shown in the Tentative Plan of Subdivision of Lot 1, Section 28, Lake District, Plan 32377 by J.E. Anderson & Associates received August 2, 2013; and**
- 4. Prior to Final Reading of the Zoning Amendment Bylaw, the applicant provide a suitable cost estimate and performance surety for planting of 45 replacement trees on the regraded slope area of the proposed panhandle lot."**

CARRIED

2870-30
Lochside Drive

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9277"
Second and Third Readings

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: "That Bylaw No. 9277 be read a second time."

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: "That Bylaw No. 9277 be now passed."

CARRIED

2870-30
Cedar Hill Cross
Road

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9278"

PROPOSED NEW ATTACHED HOUSING - AFFORDABLE HOUSING ZONE

The intent of this proposed Zoning Bylaw Amendment is to create a new RT-AH (Attached Housing-Affordable Housing) Zone with attached housing, home occupation office and accessory buildings as permitted uses. Regulations with respect to lot coverage, density, buildings and structures for attached housing units, accessory buildings and structures, and lot size are unique to this proposed zone and interested persons are encouraged to obtain a copy of the bylaw.

2870-30
Cedar Hill Cross
Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9279”

PROPOSED REZONING ON CEDAR HILL CROSS ROAD

To rezone Parcel C (DD 2202W) of Lot 33, Section 32, Victoria District, Plan 721, Except Parts in Plan VIP81269 and EPP27987 (**4000 CEDAR HILL CROSS ROAD**) from Zone RS-10 (Single Family Dwelling) to a new Zone RT-AH (Attached Housing-Affordable Housing) in order to construct a four unit townhouse building for an affordable housing project by Habitat for Humanity Victoria. A **DEVELOPMENT PERMIT** will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted and to allow variances for parking. A **COVENANT** will be considered to further regulate the use of the lands and buildings. A Housing Agreement will also be considered to secure the property for affordable housing.

The Clerk introduced the following:

- The Notice of Public Hearing
- Reports from the Director of Planning dated April 9 and May 21, 2014 the latter recommending as follows:
 - That the new Attached Housing – Affordable Housing zone be approved;
 - That the application to rezone from RS-10 to RT-AH be approved.
 - That Development Permit DPR00553 be approved;
 - That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure the following:
 - Built Green™ Gold (or equivalent) energy efficient standard;
 - Conduits for solar hot water; and
 - Energy Star or equivalent rated windows for the south side of the building.
- Three letters from the North Quadra Land Use Protection Association
- One letter from a resident commenting on the application.

APPLICANT:

G. Welsh, Chair, Habitat for Humanity Victoria (Habitat), stated:

- The proposed townhouse development incorporates economies of scale in order to provide housing for as many families as possible.
- The development provides a south-facing play area for children, off-street parking, and preserves Garry oak trees.
- They consulted with residents and the neighbourhood community association.
- As requested by Council, conduits for solar power have been added and the windows on the McKenzie Avenue side will be double-glazed.

PUBLIC INPUT:

M. Prior, 411 Ker Avenue, stated:

- She lives in a Habitat for Humanity home which she helped build two years ago in Saanich.
- She would like Council to know how beneficial this home ownership opportunity has been for her family, offering them a sense of security,

adequate space and a convenient location.

- She is now a volunteer with the Habitat organization.

Mr. and Mrs. J. Martin, 3166 Carol Street, stated:

- They have been selected by Habitat to be homeowners and will be enthusiastic participants in the process of building these townhomes.

COUNCIL DELIBERATIONS:

MOVED by Councillor Derman and Seconded by Councillor Gerrard:

“That:

- 1. The Zoning Bylaw be amended to include a new RT- AH (Attached Housing - Affordable Housing) Zone;**
- 2. The application to rezone from RS-10 (Single Family Dwelling) Zone to a new RT-AH (Attached Housing - Affordable Housing) Zone be approved;**
- 3. Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending the registration of a Housing Agreement to secure the property for affordable housing; and**
- 4. Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending registration of a covenant to secure the following:**
 - **Built Green™ Gold (or equivalent) energy efficient standard;**
 - **Conduits for solar hot water; and**
 - **Energy Star or equivalent rated windows for the south side of the building.”**

Councillor Derman stated:

- He would like to thank the applicants for responding to Council’s concerns.

Councillor Brice stated:

- She thanked Habitat for bringing the families who have benefitted from the Habitat for Humanity process to achieve home ownership.

Council Sanders stated:

- This property was occupied by a family in the past and it is satisfying to have families returning to the site.
- She appreciates the attendance of the new homeowners and the creativity shown by Habitat in bringing this project forward.

Councillor Gerrard stated:

- He congratulates the designer for achieving four townhomes on this site.
- He appreciates the families attending the meeting; more such projects would be welcome.

Councillor Wade stated:

- This is another winner for Habitat. She has had the opportunity to participate in their building process.

Councillor Wergeland stated:

- He thanks Habitat for their great work and for having the families

participate.

The Motion was then Put and CARRIED

2870-30
Cedar Hill Cross
Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9278”
Second and Third Readings

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9278 be read a second time.”**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9278 be now passed.”**

CARRIED

2870-30
Cedar Hill Cross
Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9279”
Second and Third Readings

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9279 be read a second time.”**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9279 be now passed.”**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That it be recommended that Council approve Development Permit
DPR00553 on Parcel C (DD2202W) of Lot 33, Section 32, Victoria
District, Plan 721, Except Parts in Plan VIP81269 and EPP27987 (4000
Cedar Hill Cross Road).”**

CARRIED

1110-30
To authorize a
Housing
Agreement

HOUSING AGREEMENT AUTHORIZATION BYLAW - 4000 CEDAR HILL
CROSS ROAD
Three Readings of the “Housing Agreement Authorization Bylaw (4000
Cedar Hill Cross Road), 2014, No. 9280 regarding an affordable housing
project by Habitat for Humanity.

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9280 be introduced and read.”**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9280 be read a second time.”**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9280 be now passed.”**

CARRIED

In Camera Motion **MOVED by Councillor Brice and Seconded by Councillor Wade: “That pursuant to Section 18(a) of the Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matter being considered relates to personal information about identifiable individuals being considered for a position appointed by the District.”**

CARRIED

Adjournment On a motion from Councillor Wade, the meeting adjourned 8:25 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK