

- 944(2) of the *Local Government Act*;
- That final reading of the zoning bylaw amendment be withheld pending registration of a covenant requiring that:
 - The design and construction of a new dwelling on proposed Lot B conform to a minimum EnerGuide 82 or equivalent energy efficiency standard;
 - With regard to the building mass, dimensions, and siting, that the proposed house for Lot B be constructed substantially in compliance with the site plan prepared by J. E. Anderson & Associates date stamped "Received January 16, 2014" and the floor plans and building elevations prepared by Aspire Custom Design Ltd. date stamped "Received October 30, 2013";
 - That any future dwelling on Proposed Lot A be restricted to the regulations of the RS-10 Single Family Dwelling Zone, that being a Gross Floor Area of 435m² provided not more than 80% of the allowable floor space is located in non-basement areas; and
 - That any existing or future accessory buildings on Proposed Lots A and B would not be used as a residence.
 - Letters dated April 10, 2014 and September 29, 2014 from the Gordon Head Residents' Association.
 - Letter from the applicant to a neighbour with attached correspondence.

APPLICANT:

G. Skabeikis, 4360 Gordon Head Road, attended with designer Lindsay Baker, Aspire Custom Design Ltd., and stated:

- The application is to rezone the property from RS-16 to RS-12 in order to subdivide and create one additional panhandle lot for a new house.
- No variances are required.
- He consulted with neighbours regarding the project; the main concerns were with viewscales and the design of the new home took those concerns into account; in addition, a new hedge will screen Lot B from an adjacent tennis court.
- He met with the Gordon Head Residents' Association as requested and an agreement was reached limiting any future new house constructed on Lot A to the size or regulations of the RS-10 zone.
- One driveway will provide access to both properties; the existing driveway will be removed and the land rehabilitated.

PUBLIC INPUT:

Nil

Motion:

- MOVED by Councillor Brice and Seconded by Councillor Derman; "That:**
- 1. the application to rezone the property from RS-16 to RS-12 be approved;**
 - 2. proposed Lot B 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 Bylaw Amendment be withheld pending registration of a covenant requiring that:**
 - the design and construction of a new dwelling on proposed Lot B conform to a minimum EnerGuide 82 or equivalent energy efficiency standard;**
 - with regard to the building mass, dimensions, and siting, that the**

proposed house for Lot B be constructed substantially in compliance with the site plan prepared by J. E. Anderson & Associates date stamped “Received January 16, 2014” and the floor plans and building elevations prepared by Aspire Custom Design Ltd. date stamped “Received October 30, 2013”;

- that any future dwelling on Proposed Lot A be restricted to the regulations of the RS-10 Single Family Dwelling Zone, that being a Gross Floor Area of 435m² provided not more than 80% of the allowable floor space is located in non-basement areas; and
- that any existing or future accessory buildings on Proposed Lots A and B would not be used as a residence.”

Councillor Brice stated:

- The applicant has taken extraordinary measures to create a good infill project.
- There will be no negative impact on the community from this development.

Councillor Derman stated:

- Although no property owner may claim ownership of a view, this applicant has been sensitive to neighbour’s viewsapes; he has also met with the Gordon Head Residents’ Association to resolve their concerns.

Councillor Brownoff stated:

- The applicant has been considerate of immediate neighbours.
- The home has been designed to fit into and complement the neighbourhood.

Councillor Wade stated:

- A reasonable accommodation has been reached.

The Motion was then Put and CARRIED

2870-30
Gordon Head
Road

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9302
Second and Third Readings

MOVED by Councillor Brice and Seconded by Councillor Derman: “That Bylaw No. 9302 be read a second time.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Derman: “That Bylaw No. 9302 be now passed.”

CARRIED

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Murdock: “That Council adopt the minutes of the October 6, 2014 Special Council, Council and Committee of the Whole meetings, and the October 7, 2014 Special Council meeting.”

CARRIED

BYLAWS

2870-30
Tattersall Drive

1206 TATTERSALL DRIVE – REZONING TO RD-1 (TWO FAMILY DWELLING)

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9276” and approval of Development Permit DPR00551. Rezoning from RS-6 to RD-1 for proposed two family dwelling.

MOVED by Councillor Sanders and Seconded by Councillor Gerrard: “That Bylaw No. 9276 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

MOVED by Councillor Gerrard and Seconded by Councillor Brownoff: “That Council approve and issue Development Permit DPR00551 on Lot 9, Section 62, Victoria District, Plan 9193 (1206 Tattersall Drive).”

CARRIED

1110-30
Ticket Bylaw

TICKET BYLAW – HOUSEKEEPING AMENDMENT TO UPDATE STAFF TITLE REFERENCES

Final Reading of the “Ticket Bylaw, 2010, Amendment Bylaw, 2014, No. 9296”. Housekeeping amendment to update staff title references (Bylaw Enforcement Officer and Assistant Licence Inspector).

MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Bylaw No. 9296 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30
Tax Exemption
Bylaw (Church
Exemptions)

TAX EXEMPTION BYLAW (CHURCH EXEMPTIONS) AMENDMENT

Final Reading of the “Tax Exemption Bylaw (Church Exemptions), 2012, Amendment Bylaw, 2014, No. 9298”. Housekeeping amendments to the list of previously identified churches receiving tax exemptions.

MOVED by Councillor Sanders and Seconded by Councillor Brownoff: “That Bylaw No. 9298 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30
Tax Exemption
Real Property

TAX EXEMPTION REAL PROPERTY BYLAW AMENDMENT

Final Reading of the “Tax Exemption Real Property Bylaw, 2012, Amendment Bylaw, 2014, No. 9299”. To include properties at 3814 Carey Road owned by the Capital Regional Hospital District, and on Darwin Avenue owned by the District of Saanich; and housekeeping amendments to other identified property to reflect changes in ownership.

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Bylaw No. 9299 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30
Zoning Bylaw-
Secondary suites

ZONING BYLAW AMENDMENT – TO LEGALIZE SECONDARY SUITES NORTH OF MCKENZIE AVENUE

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9300”. To amend regulations in Section 5.24 (Secondary Suite – Rural and Single Family Zone) in order to legalize secondary suites in RS-zoned properties in the area north of McKenzie Avenue.

MOVED by Councillor Murdock and Seconded by Councillor Gerrard: “That Bylaw No. 9300 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED
Councillor Derman OPPOSED

1110-30
Zoning Bylaw-
Housekeeping
Amendments

ZONING BYLAW – HOUSEKEEPING AMENDMENTS

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9301”. Housekeeping amendments to provide clarity and amend anomalies.

MOVED by Councillor Sanders and Seconded by Councillor Murdock: “That Bylaw No. 9301 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

6840-20
Hastings
Street/Holland
Avenue

SANITARY SEWER BYLAW AMENDMENT – INCLUSION OF 1389 AND 1391 HASTINGS STREET/4127 AND 4129 HOLLAND AVENUE IN THE SEWER SERVICE AREA.

Three Readings of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2014, No. 9303”. To include 1389 and 1391 Hastings Street/4127 and 4129 Holland Avenue in the Sewer Service Area.

MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9303 be introduced and read.”

CARRIED

MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9303 be read a second time.”

CARRIED

MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9303 be now passed.”

CARRIED

RESOLUTIONS FOR ADOPTION

5370-30
RFP 03/14

REQUEST FOR PROPOSAL 03/14 – PEARKES ICE PLANT COMPONENT UPGRADES AND MAINTENANCE

Report of the Director of Parks and Recreation dated October 9, 2014 recommending Council award Request for Proposal 03/14 for the Pearkes Ice Plant Component Upgrades and Maintenance to Accent Refrigeration Systems for an approximate total of \$350,000 for the first three years of maintenance and equipment replacement with a provision to extend for two (2) one-year terms.

MOVED by Councillor Derman and Seconded by Councillor Brice: “That Request for Proposal 03/14 for the Pearkes Ice Plant Component Upgrades and Maintenance be awarded to Accent Refrigeration Systems for an approximate total of \$350,000 for the first three years of maintenance and equipment replacement with a provision to extend for two (2) one-year terms, as outlined in the report from the Director of Parks and Recreation dated October 9, 2014.”

CARRIED

RECOMMENDATIONS FROM COMMITTEES

2860-40
West Saanich
Road

5661 WEST SAANICH ROAD – DEVELOPMENT VARIANCE PERMIT – NORM PUGH, ANNE AND ROBERT WARREN

Recommendation from the June 16, 2014 Committee of the Whole that Council approve Development Variance Permit DVP00338 for a proposed two lot residential subdivision.

MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Council approve and issue Development Variance Permit DVP00338 on Lot 2, Section 83, Lake District, Plan 2668 (5661 West Saanich Road).”

CARRIED

2860-40
Cedar Hill Road

4215 CEDAR HILL ROAD – DEVELOPMENT VARIANCE PERMIT – ASHWOOD PROPERTY MANAGEMENT LTD. (BRYAN ESCHER)

Recommendation from the June 9, 2014 Committee of the Whole that Council approve Development Variance Permit DVP00339 for a proposed two lot residential subdivision.

MOVED by Councillor Brice and Seconded by Councillor Wade: “That Council approve and issue DVP00339 on Lot 1, Section 54, Victoria District, Plan 31245 (4215 Cedar Hill Road).”

CARRIED

1410-20
CRD Updates

CAPITAL REGIONAL DISTRICT ACTIVITIES UPDATE

Council members provided updates on a variety of Capital Regional District initiatives.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:30 pm.

The meeting reconvened at 9:12 pm.

Appreciation On behalf of Council, Mayor Leonard extended his appreciation and best wishes to Mr. Von Bishop, Manager of Development and Municipal Facilities, on his upcoming retirement. He recognized Mr. Bishop’s fourteen years of service to the District of Saanich.

In Camera Motion **MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That pursuant to Section 18(g) and (j) and 19(a) of the Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to:**
– litigation or potential litigation affecting the municipality;
– information on the business interests of a third party received in confidence; and
– the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government, or both, and a third party.”

CARRIED

Adjournment On a motion from Councillor Brice, the meeting adjourned at 9:14 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, OCTOBER 20, 2014 AT 8:31 PM

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

2130-40
Gorge Road **321 GORGE ROAD WEST – PROPOSED DESIGNATION OF DWELLING AND BUILT LANDSCAPE FEATURES AS A MUNICIPAL HERITAGE PROPERTY – SAANICH HERITAGE FOUNDATION**

Report of the Director of Planning dated September 18, 2014 recommending Council designate the dwelling located at 321 Gorge Road West as a Municipal Heritage Property; and designate the built landscape features that display the formal character of the garden as outlined in Appendix C; and support the development of conservation plans and annual maintenance programs for all Municipal heritage buildings and sites as a future work item in the Planning Department's Work Plan.

Mr. B. Shuya, Chair, Saanich Heritage Foundation, stated:

- The Foundation considered this house to be significant to the history of Saanich and recommended its designation as a municipal heritage property; Foundation members documented its existing condition and developed a maintenance strategy.
- The property's landscape features along the Gorge Waterway are also considered to be significant.
- It is proposed that the rental income from the house be directed to a fund for its maintenance.
- The Gorge Tillicum Community Association supports the application.

PUBLIC INPUT:

R. Wickson, President, Gorge Tillicum Community Association, stated:

- The Association appreciates being involved in such projects within its boundaries and will continue to participate in the process.
- Any rental income from the property should go towards a fund to sustain it.
- The Association has ideas for possible future uses of the property.

In response to a question from Council, the Director of Planning stated that the rental income collected is kept in a fund which may be available for future maintenance of the property; all options must first be considered.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Gerrard: "That a Public Hearing be called to further consider the heritage designation of the dwelling and the built landscape features that display the formal character of the garden on the property at Lot 5, Section 13, Victoria District, Plan 989 (321 Gorge Road West)."

Councillor Derman stated:

- He would congratulate the volunteer members of the Saanich Heritage Foundation who successfully manage Saanich-owned heritage properties and research and evaluate potential properties for heritage designation.

Councillor Gerrard stated:

- He supports the designation and looks forward to future opportunities for this property.

Councillor Sanders stated:

- This house represents the history of the neighbourhood and is a treasure.
- It needs refurbishing and the proposed development of a conservation plan for all Saanich heritage properties will be a good step forward.

The Motion was then Put and CARRIED

2870-30
Doncaster Drive

3226 DONCASTER DRIVE – REZONING APPLICATION – CITIZEN DESIGN BUILD INC. (RYAN MACLEOD)

Report of the Director of Planning dated September 17, 2014 recommending Council approve the rezoning from RS-6 to RD-1 and Development Permit DPR00560 for a proposed duplex; and that final reading and ratification of the Development Permit be withheld pending registration of a covenant security construction to a BUILT GREEN® Gold standard or equivalent, and installation of the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems.

In response to a question from Council, the Director of Planning stated:

- Deconstruction of the existing house could possibly be required by covenant; however, the municipality would not be able to effectively track compliance.
- At this time, relying upon an owner’s personal commitment to deconstruction has been sufficient and successful.

R. MacLeod, Citizen Design Build Inc., attended with property owner, Mary Henry, and stated:

- The proposed rezoning from RS-6 to RD-1 will permit the construction of a duplex. The proposed split level design accommodates the contours of the sloping land; only the unit on the southerly side has an upper floor.
- No variances are required.
- Native plantings are proposed; any Garry oaks removed will be replaced according to the requirements of the municipality.
- The structure will be built to meet and exceed the Built Green Gold standard.
- It is a larger property than most and the duplex will have minimal impact on the neighbourhood.
- With respect to deconstruction, unfortunately the existing house has been broken into and most features worth conserving have been stolen.

PUBLIC INPUT:

Nil

Motion:

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That a Public Hearing be called to further consider the rezoning application on Lot 2, Block 5, Section 42, Victoria District, Plan 1276 (3226 Doncaster Drive).”

Councillor Gerrard stated:

- This is suitable infill on a large lot, close to amenities, providing housing for two families instead of one.

Councillor Murdock stated:

- This is a good location for a duplex and an appropriate lot for this project.

The Motion was then Put and CARRIED

2870-30
Darwin Avenue

801 DARWIN AVENUE – REZONING APPLICATION – CASCADIA ARCHITECTS INC. (GREGORY DAMANT)

Report of the Director of Planning dated September 23, 2014 recommending

Council discharge the existing Land Use Contract, and approve rezoning from RS-6 to RP-3 to allow supervisory support for Capital Mental Health Association Residents.

G. Damant, Cascadia Architects Inc. attended, along with I. Burr, Property Manager, Capital Mental Health Association (CMHA), and stated:

- The apartment building is operated by CMHA under the authority of a Land Use Contract (LUC); the property has RS-6 zoning.
- The application is to rezone to a more suitable RP-3 Residential Personal Care Zone, in order to allow for enhanced services to the residents and to also discharge the LUC.
- The existing and proposed use of the property conforms to the Saanich Official Community Plan; it is situated in an area with other multifamily buildings; the location is close to services needed by the residents and there are many transportation alternatives.
- Variances for setback and parking will be necessary.

In response to questions from Council regarding vehicles stopping in front of the building, Mr. Damant stated:

- Discussions have taken place between the CMHA Board and Saanich staff regarding a possible loading zone in front of building; the frontage, however, is too limited for this option.
- Any longer term parking in front of the building was noted to be from Canada Post vehicles.
- They hope to reduce any concerns about vehicle deliveries and parking, by directing these services to the rear of the apartment building; Handi-Dart service is not expected to be frequent or an issue.

PUBLIC INPUT:

C. Hamill, representing the Mount View Colquitz Community Association, stated:

- The Association was consulted and fully supports the application.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Wade: "That a Public Hearing be called to further consider the rezoning application on Lot A, Section 33, Victoria District, Plan 26904 (801 Darwin Avenue)."

Councillor Derman stated:

- The existing LUC is out of date and the proposed rezoning is appropriate for the future operation of the building.

Councillor Wade stated:

- The apartment housing fits well within the neighbourhood and offers a good service.
- She hopes to see a resolution of the parking issues.

Councillor Brownoff stated:

- The applicant is encouraged to consider a pick-up and drop-off location at the rear of the building; Darwin Avenue is narrow and easily congested.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 9:11 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK