

COUNCIL DELIBERATIONS:

Motion

MOVED by Councillor Sanders and Seconded by Councillor Wergeland: “That the dwelling at 3918A and 3918B Carey Road be designated as a municipal heritage property”.

Councillor Sanders stated:

- This project is a perfect example of developing a property while maintaining and enhancing the home and its character.
- The home was in a state of disrepair and the work done to ensure this piece of Saanich history has been retained is appreciated.

Councillor Wergeland stated:

- The community will benefit from the restoration and designation of this heritage property.

Councillor Derman stated:

- The applicants have gone the extra mile in the adaptive restoration of the home; it will serve the community both as a reminder of community heritage and as an active dwelling.

Councillor Haynes stated:

- He appreciates the quality of the restoration work done on the home.
- If a Heritage Designation is achieved, the applicants would be able to access the House Grants Program administered by the Saanich Heritage Foundation.

The Motion was then Put and CARRIED

2130-40
Carey Road

“HERITAGE DESIGNATION BYLAW, 2015, (3918A AND 3918B CAREY ROAD) NO. 9340”
Second and Third Readings

MOVED by Councillor Brice and Seconded by Councillor Derman: “That Bylaw No. 9340 be read a second time.”

CARRIED

MOVED by Councillor Sanders and Seconded by Councillor Wergeland: “That Bylaw No. 9340 be now passed.”

CARRIED

2870-30
Cedar Hill Cross
Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2015, NO. 9341”
PROPOSED REZONING FOR A TOWNHOUSE DEVELOPMENT ON CEDAR HILL CROSS ROAD.

To rezone Lot 2, Section 32, Victoria District, Plan 7193, Except Part in Plan 49660 (**3974 CEDAR HILL CROSS ROAD**) from Zone RS-6 (Single Family Dwelling) to Zone RT-4 (Attached Housing) in order to construct a four unit townhouse development.

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 interior lot line setbacks. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing;
- Reports from the Director of Planning dated April 16, 2015 and June 25, 2015, the latter recommending as follows:
 - approval of the rezoning from RS-6 to RT-4 and the Development Permit;
 - that prior to Final Reading of the Zoning Amendment Bylaw and Ratification of the Development Permit, the applicant provide a \$3,600 contribution to the Tree Replacement Fund in lieu of on-site replacement trees; and
 - that Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant for:
 - EnerGuide 80 (or equivalent), including the installation of heat pumps for each dwelling unit;
 - Installation of the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating system; and
 - \$6,000 to Saanich Affordable Housing Fund.
- Letter from Quadra Cedar Hill Community Association commenting on the application.

APPLICANT:

W. Peereboom, Victoria Design Group, along with D. Ensing, of Duane Ensing Landscape Design, highlighted the following:

- The purpose is to construct a fourplex on the subject property.
- Two driveways off of Cedar Hill Cross Road will provide access to the townhomes with visitor parking located at the front of the property.
- The requested variances are related to side yard setbacks; typically, the main windows of townhomes face the side yard, in this case, the main windows face the rear and front yards. The side yard windows of the proposed townhomes are secondary in nature, as would be seen in a single family dwelling.
- A combination of hardie plank and pine beetle siding will be used on the exterior of the townhomes.
- The building facades have significant articulation to reduce massing.

In response to questions from Council, the applicant stated:

- The project will be built to EnerGuide 82 standards.
- A ductless heat pump system is proposed for each unit which entails wall-mounted pumps placed in the master bedroom or living room. It is a very efficient and quiet system.

D. Ensing, Duane Ensing Landscape Design, stated:

- Ten trees will be added to the site, including four street trees along Cedar Hill Cross Road. Plantings will screen the parking area and the two driveways; the green space along Cedar Hill Cross Road will be increased and enhanced.
- Each driveway and patio will be constructed with permeable paving. A small bioswale will be installed for rain water collection.
- Six off-street parking stalls are proposed, two of which would be for visitor parking.
- Privacy fencing with gates is proposed for the rear yards.
- Fence height has been increased in the side yard to six feet.

In response to questions from Council, the applicant stated:

- The streetscape along Cedar Hill Cross Road will have more trees post-development than pre-development.
- The initial proposal identified one driveway while keeping the entire frontage green. The concept of two driveways was a direction from Saanich Planning staff.
- The side yard fencing is proposed to a height of 6 feet and will not extend beyond the front of the building.

PUBLIC INPUT:

C. Maclean, Cedar Hill Cross Road stated:

- His property is located directly beside the subject property.
- He is familiar with the proposal and appreciates the fencing height was increased to address concerns.
- The side of the proposed building would tower over his house and would negatively affect his privacy and the enjoyment of his home; the variance requested is too great.
- The proposed parking is not sufficient and on-street parking will occur.

C. Bartlett, Area Director, Quadra Cedar Hill Community Association, stated:

- Earlier concerns regarding privacy and parking have since been dealt with; therefore, the Quadra Cedar Hill Community Association has submitted a letter of support for the proposal.

H. Wilson, Hopkins Drive, stated:

- His property is adjacent to the rear of the subject property.
- The proposed fencing will only be installed for 40 feet along his rear property line, leaving an obvious gap between the end of the fence and his property line, it is not appropriate to leave the fence unfinished on his property.

APPLICANT'S RESPONSE:

W. Peereboom, Victoria Design Group, stated:

- They have no objection to extending the perimeter fence along the full rear property line of 3990 Hopkins Drive.

- Townhomes are generally designed on long, narrow lots with living room windows facing into the side yard and, therefore, into the yards of neighbours, which can result in a loss of privacy. The design of this proposal is akin to a single family dwelling with the main windows facing the front and rear of the property. It makes more sense to have a smaller side yard as single family dwellings have a side yard setback of 1.5m. Under current zoning, two single family dwellings could be constructed.
- The proposal will be constructed to the standards of EnerGuide 82.
- The building will be articulated with a stepped roofline to break up the massing.

COUNCIL DELIBERATIONS:

Motion

MOVED by Councillor Derman and Seconded by Councillor Haynes:
“That:

1. a) That the application to rezone from RS-6 (Single Family Dwelling) Zone to RT-4 (Attached Housing) Zone be approved;
- b) That prior to Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit, the applicant provide a \$3,600 contribution to the Tree Replacement Fund in lieu of on-site replacement trees;
- c) That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant for:
 - EnerGuide 82 (or equivalent), including the installation of heat pumps for each dwelling unit;
 - Installation of the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems;
 - \$6,000 to the Saanich Affordable Housing Fund; and
- d) That the applicant complete the installation of a 6 foot buffering fence along the full extent of the rear property line of 3990 Hopkins Drive as part of the landscaping works under the Development Permit (DPR00558).”

Councillor Derman stated:

- The concerns of the neighbour regarding the size of the variance is understandable; however, two single family dwellings could be built on the property, which could be more intrusive.
- This is an appropriate location for a reasonable amount of densification as it is close to many amenities.
- He appreciates the upgrade to EnerGuide 82 standards.

Councillor Brownoff stated:

- The applicant has committed to installation of the fence to the full extent of the property line of 3990 Hopkins Drive.

Councillor Sanders stated:

- New developments have historically been sensitive to the character of this area.

- The lot is not large enough to support the density proposed; however, she would be supportive of a duplex or a smaller development plan.
- The rear yards are small, the deciduous trees would not provide an effective barrier in the winter and the proposed 6 foot fence is not sufficient protection for neighbours.

Councillor Haynes stated:

- The applicant has responded to Council concerns; the Community Association and staff support this proposal.
- The side yard setbacks for this proposal total 5.2m; therefore, two single family dwellings would result in smaller side yards than in this proposal.

In response to questions from Council, the Manager of Current Planning stated:

- The side yard setback requirement for a single family dwelling is 1.5m, provided the sum of both side yards is not less than 4.5m.

Councillor Brice stated:

- This style of architecture is pleasing.
- The cost of land is an important factor in the ultimate cost of homes; when you can achieve four dwellings on a property of this size it will directly affect the affordability of the end-market home.

Councillor Plant stated:

- The setbacks are supportable as there is sufficient buffering of neighbouring properties.

Councillor Wergeland stated:

- New development can impact neighbours; however, two single family dwellings could have a more intrusive impact.
- Garages in this proposal will be used for storage and not vehicles; this could result in an increase of on-street parking.

In response to questions from Council, the Manager of Current Planning stated:

- Staff will look at the existing development guidelines and consider updating the standards for energy efficiency.

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

2870-30
Cedar Hill Cross
Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2015, NO. 9341”
Second and Third Readings

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9341 be read a second time.”

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Haynes:
“That Bylaw No. 9341 be now passed.”**

CARRIED

**MOVED by Councillor Brice and Seconded by Councillor Derman:
“That it be recommended that Council approve and issue Development
Permit DPR00558 on Lot 2, Section 32, Victoria District, Plan 7193,
Except Part in Plan 49660 (3974 CEDAR HILL CROSS ROAD)”.**

CARRIED

Councillor Sanders OPPOSED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 7:50 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK