

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Council adopt the minutes of the October 5, 2015 Council and Committee of the Whole meetings."

CARRIED**BYLAWS FOR FINAL READING**2870-30

Cedar Hill Road

3999 CEDAR HILL ROAD – REZONING TO RT-4

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9346" and approval of Development Permit DPR00582. Rezoning from RS-10 (Single Family Dwelling) zone to RT-4 (Attached Housing) zone for proposed five unit townhouse development.

MOVED by Councillor Wergeland and Seconded by Councillor Haynes: "That Bylaw No. 9346 be adopted by Council and the Seal of the Corporation be attached thereto."

Councillor Derman stated:

- Although this is a good place for infill, a comprehensive long-term plan for development in this area is needed before individual applications are considered.

**CARRIED
with Councillor Derman OPPOSED**

MOVED by Councillor Plant and Seconded by Councillor Brice: "That Council approve and issue Development Permit DPR00582 on Lot A, Section 56, Victoria District, Plan 17356 (3999 Cedar Hill Road)."

**CARRIED
with Councillor Derman OPPOSED**

1110-30Tax Exemption
Real Property
Bylaw**TAX EXEMPTION REAL PROPERTY BYLAW**

Final Reading of the "Tax Exemption Real Property Bylaw, 2015, No. 9350". To exempt certain lands and improvements from taxation for the years 2016-2019 inclusive.

MOVED by Councillor Derman and Seconded by Councillor Sanders: "That Bylaw No. 9350 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED1110-30Tax Exemption
Real Property
Bylaw (Riparian
Land and Heritage**TAX EXEMPTION REAL PROPERTY BYLAW (RIPARIAN LAND AND HERITAGE PROPERTY)**

Final Reading of the "Tax Exemption Real Property Bylaw (Riparian Land and Heritage Property), 2015, No. 9356". To exempt certain lands from taxation for the years 2016-2019 inclusive.

Property)

MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9356 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30

Official
Community Plan
Bylaw

OFFICIAL COMMUNITY PLAN BYLAW

Final Reading of the “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2015, No. 9355”. To make proposed amendments to the Streamside and Environmental Development Permit Area Atlases.

MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9355 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

Nil

BYLAWS

1110-30

Oil Burning
Equipment and
Flammable Liquid
and Combustible
Liquid Fuel Tank
Bylaw

OIL BURNING EQUIPMENT AND FLAMMABLE LIQUID AND COMBUSTIBLE LIQUID FUEL TANK BYLAW

Three Readings of the “Oil Burning Equipment and Flammable Liquid and Combustible Liquid Fuel Tank Bylaw, 2014, Amendment Bylaw, 2015, No. 9344”. To update zone references.

MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Bylaw No. 9344 be introduced and read.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Bylaw No. 9344 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Bylaw No. 9344 be now passed.”

CARRIED

RESOLUTIONS FOR ADOPTION

1410-04

Report – Host
Gaming Facility

LETTER FROM BCLC FOR EXPRESSION OF INTEREST

Report from the Chief Administrative Office dated October 13, 2015 recommending that Council provide direction to staff further to the request of

the BC Lottery Corporation (BCLC).

MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Council provide an expression of interest to BCLC to be considered as a potential Host Local Government of a gaming facility.”

Councillor Brice stated:

- This is an information gathering step; once more information is received, community consultation would take place.

Councillor Derman stated:

- This could provide an opportunity to share in gaming revenues which may provide tax relief for residents.
- Further information is needed before proceeding.

Councillor Wergeland stated:

- Gambling is not a community amenity; it does not make a stronger community.

Councillor Plant stated:

- There is currently a gaming facility in Saanich; gaming revenue may provide relief for taxpayers.

Councillor Hayne stated:

- There is a gaming facility currently in Saanich; this may be an opportunity to give relief for taxpayers and use revenue generated for other projects in Saanich.

Mayor Atwell stated:

- Further information is needed from BCLC before public consultation takes place.

The Motion was then Put and CARRIED with Councillor Wergeland OPPOSED

Adjournment

On a motion from Councillor Haynes, the meeting adjourned at 7:17 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 19, 2015 AT 7:19 PM

Present: **Chair:** Councillor Plant
 Council: Mayor Atwell and Councillors Brice, Brownoff, Derman, Haynes, Murdock, Sanders and Wergeland
 Staff: Andy Laidlaw, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Harley Machielse, Director of Engineering; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

2870-30

Cordova Bay
Road

4655 CORDOVA BAY ROAD – SUBDIVISION, DEVELOPMENT VARIANCE PERMIT AND REZONING APPLICATION

Report of the Director of Planning dated September 9, 2015 recommending that Council support Option 1 as outlined in the report and that Council postpone further consideration of the application for a proposed eight lot residential subdivision to allow the applicant to reconsider the proposal.

APPLICANT:

- L. Mari, Planster Consulting, presented to Council and highlighted:
- The dwelling on proposed lot 1 will be sited further away from the road.
 - The ability to park on the turn-around has been removed; there remains double the number of parking stalls required under the Zoning Bylaw.
 - A new bus stop will be installed as a community amenity.
 - Previous changes to the proposed development included reducing the number of proposed lots, reducing the height of the proposed dwellings, changing the zoning to make it more restrictive with setbacks and increasing the number of covenant areas.
 - The Cordova Bay Association for Community Affairs does not object to the proposal but typically does not support development with variances.
 - The property will be registered in the Native Plant Salvage Program; native plants found on the site would be salvaged and replanted elsewhere.
 - There is a commitment to construction of a pocket park, BUILT GREEN® Gold energy efficiencies standards, installation of conduits for future solar ready capabilities, deconstruction of the existing structure, and use of permeable pavers on private property.
 - An eight lot subdivision would require the removal of an additional six trees; there is a commitment to 1:1 tree replacement for the first seven lots and 2:1 tree replacement for the eighth lot.
 - Proposed lot 8 is situated well back from the geotechnical and marine setback line.
 - Proposed lots 1 through 7 would be provided with water, storm drain and sewer connections from existing servicing; stormwater will be managed through underground storage retention tanks on individual lots.
 - Limited common property can be included in the lot averaging calculation for this development; the neighbouring property on Lavinia Lane incorporated limited common property into the lot averaging and conformed with the policy.

In response to questions from Council, the applicant stated:

- The majority of the trees are in the middle of the property within the interior lot

lines; no trees are being removed from lots 7 and 8.

- The design of the driveways will be sympathetic to the trees; most of the tree removal is due to the road dedication.
- The building footprint of the proposed dwelling on lot 1 will be secured by covenant; the dwelling will be sited further back on the property and will be screened to provide privacy for the neighbour.
- At a Public Hearing, the applicant will provide the number of protected trees on the property that are to be removed.
- Tree replanting will be done under the guidance of a certified arborist and a biologist.
- The trees in the covenanted area on the foreshore will be protected and help prevent further blow down.
- An unconstructed road right-of-way would continue north of proposed lot 8 and in the future could be used for public access; beach access may not be possible from this property due to the slope.
- Visitor parking will be on individual properties.
- The proposed dedicated roadway will be municipally-owned.
- Approximately 35% of the site is green space and road dedication.

PUBLIC INPUT:

J. McLaren, McLaren Properties Ltd, stated:

- This is a good proposal; eight lots on this property is appropriate.
- Beach access near this site should be considered.

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Derman and Seconded by Councillor Sanders: "That Council support Option 1, as outlined in the report of the Director of Planning dated September 9, 2015, and postpone further consideration of the application to allow the applicant time to reconsider the proposal."

Councillor Derman stated:

- The covenanted area cannot be developed due to the slope.
- Lot averaging causes the requirement for variances; reducing the number of lots to seven would remove the need for variances.
- The proposed development would be car-oriented, increasing congestion and impacting climate change.
- Blow down is a concern and increases the risk of further tree loss; a seven lot subdivision would be supportable.

Councillor Brice stated:

- The eighth lot would not contribute significantly to the traffic on Cordova Bay Road, nor would it have a negative impact on the neighbouring properties or degrade the land.
- Eight lots on this property are supportable.

Councillor Haynes stated:

- Having an eighth lot will not significantly increase the amount of traffic or greenhouse gas emissions; the neighbours have spoken in favour of the proposal.
- The applicant has addressed the neighbours' concerns.

Councillor Wergeland stated:

- This is not a high density development; it is a good use of the land.

Mayor Atwell stated:

- The eighth lot does not pose a significant concern.
- There is not a lot of land left in Saanich for development of single family homes.

Councillor Sanders stated:

- The proposed development reduces permeable surfaces; visitor parking on individual properties will not be enough.
- Seven lots reduces the need for variances.

Councillor Brownoff stated:

- The applicant should consider reducing the required variances.
- Further information on the siting of the dwelling on proposed lot 1 is needed.

Councillor Murdock stated:

- Eight lots are supportable.
- The applicant should consider further mitigation of tree loss.

Councillor Plant stated:

- Eight lots are supportable; a number of trees on the property are not healthy.

**The Motion was then Put and DEFEATED
with Mayor Atwell and Councillors Brice, Haynes, Murdock, Plant and
Wergeland OPPOSED**

Motion:

MOVED by Councillor Haynes and Seconded by Mayor Atwell: "That a Public Hearing be called to further consider the rezoning application on Amended Parcel A (DD 275888I) of Sections 24 and 25, Lake District (4655 Cordova Bay Road), and that more detailed design guidelines, building on the eight points outlined in the body of the report of the Director of Planning dated September 9, 2015, be submitted by the applicant prior to scheduling the Public Hearing."

Councillor Haynes stated:

- There is a need to balance affordability with climate change mitigation; neighbours' concerns were addressed.
- This development is appropriate; the addition of a bus stop is appreciated.
- The applicant should consider increasing the tree replacement ratio.

Councillor Derman stated:

- The cumulative effect of adding smaller car-oriented developments needs to be considered.

Mayor Atwell stated:

- If the proposed development is not approved for this location, it could be built elsewhere; building elsewhere would not mitigate climate change or vehicle traffic.

Councillor Haynes stated:

- There are climate change mitigation features in this proposal including the commitment to a BUILT GREEN® Gold standard of energy efficiency and installation of solar ready conduits.

**The Motion was then Put and CARRIED
with Councillors Brownoff, Derman and Sanders OPPOSED**

2870-30
West Saanich
Road

4400 WEST SAANICH ROAD – DEVELOPMENT PERMIT AND REZONING APPLICATION

Report of the Director of Planning dated September 14, 2015 recommending Council discharge the existing Land Use Contract for the proposed redevelopment of an existing BC Hydro Operational Facility, approve the rezoning from M-2 (Wholesale, Warehouse and Office) zone to P-2 (Utility) and P-4 (Recreation and Open Space) zones, approve Development Permit DPR00596, and that Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending registration of a covenant to secure the items outlined in the report.

APPLICANT:

K. Brzica, WSP Canada Inc., S. Kokalova, BC Hydro consultant, S. Han, Kasian Architecture Ltd. and B. Windjack, LADR Landscape Architects, presented to Council and highlighted:

- The proposal is to decommission two existing buildings on the site and replace them with new buildings and a parking structure.
- The lease to Saanich for the green space owned by BC Hydro will be renewed.
- The height and scale of the proposed buildings are compatible with adjacent development; a variance is requested to enable an existing building to remain.
- Exterior lighting complies with municipal standards; pedestrian circulation on the site will be improved.
- Public spaces, amenity areas and outdoor patios have been added; Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the proposal.
- 43 trees will be removed and 64 on-site replacement trees will be planted.
- The existing chain link fence with privacy slats along the south edge of the property will remain; existing vegetation around the property, supplemented with shrubs and trees, will help to screen the site.
- A new fence along the north side of the property will be added.
- Storm water will be managed through swales and an infiltration gallery.
- Additional parking will be added by the tennis courts and a second emergency access off Viewmont Avenue.
- A pathway to connect the site with West Saanich Road and the bus stop will be constructed.

In response to questions from Council, the applicants stated:

- Solar panels and green roof technology have been used in other projects and are cost-prohibitive.
- Installation of solar ready conduits for future use will be considered.
- The proposed buildings are designed to adhere to a LEED® Gold design standard or equivalent and the proposed development includes vehicle charging stations and air-sourced heat pumps.

PUBLIC INPUT:

R. Wanbon, Springridge Crescent, stated:

- Continued leasing of the tennis court land to Saanich is appreciated.
- The addition of a secondary access to the site may affect future expansion of the tennis courts; it would be appreciated if a different location for access be considered.

V. Shannon, Hansbraun Investments Ltd, stated:

- Confirmation is requested that there will be no change of use of the property which may impact traffic at the Royal Oak Shopping Centre.

K. Whitworth, Viewmont Avenue, stated:

- She thanks BC Hydro for the continued investment in the Royal Oak community and for the use of the land for the Viewmont tennis courts.
- There is concern in relation to privacy and light pollution to the neighbouring properties; she wonders what the timelines are for servicing requirements.
- BC Hydro and the Royal Oak Shopping Centre should be encouraged to work together to construct a pedestrian link from Viewmont Avenue to the shopping centre.

In response to questions, the applicants stated:

- The location of the emergency access could be considered further, but relocation may impact tree retention.
- There will be no change to the use of the site and no additional staff situated at the property.
- Outdoor lighting conforms to municipal standards.
- As part of CPTED principles, security cameras have been installed throughout the property.
- The pathway that links West Saanich Road to the site is for staff and visitors; there is also a pathway connecting the site to the Royal Oak Shopping Centre.

In response to questions, the Director of Engineering stated:

- The servicing requirements state that the encroachment of the northeast corner of the building would have to be resolved prior to issuance of the building permit; some of the roadwork to be completed in conjunction with the shopping centre is not being done at this time.

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Brice and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot B, Section 8-A, Lake District, Plan VIP71164 (4400 West Saanich Road)."

Councillor Brice stated:

- The re-investment in the Royal Oak community is appreciated; the proposed new building is attractive.
- It is disappointing that BC Hydro does not wish to pursue the opportunity for additional energy efficiency features.

Councillor Derman stated:

- He appreciates the re-investment in the Royal Oak community and the upgrades to the site.
- The environmental features are appreciated but more could be done; this could be an opportunity for BC Hydro to take the lead in sustainability.

Councillor Brownoff stated:

- The re-investment in the property is appreciated; this is an opportunity to clean up the site.
- The applicant should be sensitive to the tennis courts and consider an alternative location for the emergency access; further consideration should be given to the installation of solar panels or a green roof.
- The applicant and Royal Oak Shopping Centre should consider working cooperatively to provide access to the shopping centre from the neighbourhood.

Councillor Haynes stated:

- This the opportunity for BC Hydro to be visionary in terms of sustainability.
- The roof of the proposed building is ideal for the installation of solar panels.
- The applicant should consider relocating the emergency access road.
- He appreciates the renewal of the space.

Councillor Sanders stated:

- The applicant should consider additional environmental features and consider the impact of the emergency access on the tennis courts.
- A pedestrian connector from the neighbourhood to the shopping mall should be considered.

Councillor Wergeland stated:

- The upgrades to the property are appreciated.
- There is an opportunity to look at alternative types of environmental features.

Councillor Plant stated:

- Installation of solar panels or a green roof should be considered.

The Motion was then Put and CARRIED

2870-30
Mortimer Street

1765 MORTIMER STREET – SUBDIVISION AND REZONING APPLICATION

Report of the Director of Planning dated September 25, 2015 recommending that Council approve the rezoning from RS-6 (Single Family Dwelling) zone to RS-4 (Single Family Dwelling) zone for a proposed subdivision to create one additional lot, and that Final Reading of the Zoning Bylaw Amendment be withheld pending registration of a covenant to secure the items outlined in the report.

APPLICANT:

D. Kors, Kors Development Services, presented to Council and highlighted:

- No variances are requested.
- The design of the proposed dwelling fits within the character of the neighbourhood.
- Screening to the rear of the property will be retained.
- Windows on the west side of the proposed dwelling have been limited to protect the neighbours' privacy.
- Consultation took place with neighbours and the applicant has addressed their concerns; the Mount Tolmie Community Association supports the application.
- The proposed development is within close proximity of services, public transit, and schools.
- The applicant is committed to constructing the proposed dwelling to EnerGuide 82 or equivalent energy standards, installation of heat pumps and the necessary conduits and piping for future installation of solar photovoltaic or hot water heating systems, the use of permeable pavers and in-ground retention

- tanks for storm water management.
- Sidewalk improvements from the property to the corner of Ansell Road will be completed.

In response to questions from Council, the applicant stated:

- The plans for the house design will be secured by covenant.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

MOVED by Councillor Haynes and Seconded by Councillor Derman: “That a Public Hearing be called to further consider the rezoning application on Lot 2, Section 40, Victoria District, Plan 42392 (1765 Mortimer Street).”

Councillor Haynes stated:

- The design of the proposed development is attractive and blends in with the existing streetscape.
- The additional sidewalk is appreciated.

Councillor Derman stated:

- This is a good location for infill; it is close to services, public transit and schools and is consistent with previous development in the neighbourhood.
- He appreciates the extension of the sidewalk.

Councillor Sanders stated:

- The applicant is to be complimented on the public consultation that was undertaken; this is a good location for infill.
- The addition of sidewalk is appreciated.

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

- It is cost-effective for developers, when building a new house, to consider the possible location of a secondary suite.

Councillor Plant stated:

- He supports the application proceeding to Public Hearing.

The Motion was then Put and CARRIED

2860-20
Cook Street

3481 COOK STREET – DEVELOPMENT PERMIT AMENDMENT APPLICATION
Report of the Director of Planning dated September 17, 2015 recommending that Council approve Development Permit Amendment DPA00832 for proposed expansion and renovation of an existing commercial building to accommodate a chiropractic clinic, and that ratification of the Development Permit Amendment be withheld pending registration of a covenant to secure a minimum EnerGuide 82 or equivalent energy efficiency standard.

APPLICANT:

T. Bartlett, Futurefit Holdings Ltd., P. Johannknecht, Cascadia Architects Inc. and B. Windjack, LADR Landscape Architects, presented to Council and highlighted:

- The existing building will be retained, with single-storey additions on the north and the south; the south addition would have an extended ceiling height.
- The existing access to the site and the parking will remain; a land dedication of 1.5 metres is planned in order to widen Cobb Lane.
- A bench, garbage can and bike kitchen will be located beside a landscaped rain garden near the intersection of Cook Street and Clovelly Terrace.
- Bike racks and storage and shower facilities for staff will be provided.
- Green technologies including a moveable sun screen and skylights will be used to maximize natural daylight.
- Three variances are requested for front lot line setback, to increase the allowable projection of a canopy and to reduce the minimum depth of a landscape area.
- A new sidewalk along the Clovelly Terrace frontage would meander through existing trees and provide pedestrian access to the intersection of Clovelly Terrace and Cook Street.
- The buffer between the site and the residences on Clovelly Terrace will be enhanced.
- Storm water will be managed through on site rain gardens, underground retention storage and swales.

In response to questions from Council, the applicants stated:

- Soil cells will be used to handle storm water at the south edge of the property.
- Consideration will be given to installation of conduits for future solar capabilities.
- Lighting of signage will be sensitive to neighbours.

PUBLIC INPUT:

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

- The Community Association supports the application; the consultation process was appreciated.
- Revitalization of the neighbourhood is needed and may bring more services and a pedestrian-oriented and walkable environment.

COUNCIL DELIBERATIONS:

Motion:

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:
"That:**

- a. it be recommended that Council approve and issue Development Permit Amendment DPA00832 on Amended Lot B (DD 119591I), Section 62, Victoria District, Plan 4808, Except Part in Plan 14229 (3481 Cook Street); and**
- b. ratification of the Development Permit Amendment be withheld pending registration of a covenant requiring that construction of the building conform to a minimum EnerGuide 82 or equivalent energy efficiency standard."**

Councillor Derman stated:

- The neighbourhood needs revitalization to become more walkable and cycle-friendly.
- The landscaping and beautification of the property are appreciated.
- Cobb Lane should not be widened; it may mean increased speeding.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That the motion be amended by adding to clause b. and installation of conduit for future solar capabilities.”

The Amendment to the Motion was CARRIED

Councillor Murdock stated:

- He is pleased to see the improvements to the site; revitalization of the neighbourhood is welcomed.
- He appreciates the reduction of impervious pavers and the landscaping features.

Councillor Wergeland stated:

- He supports the application; the proposed building is attractive.

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

- Staff could provide feedback on a policy for the inclusion of “installation of conduits for future solar capabilities” in development proposals.

Councillor Haynes stated:

- He appreciates the revitalization of the site; the design elements are attractive.

Councillor Brownoff stated:

- The proposed design of the building is attractive.
- The use of green technology and the investment in alternative modes of transportation is appreciated.
- The meandering sidewalk on Clovelly Terrace provides an improved walking environment.

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

- The applicant would have to come back to Council should they wish to add a green roof to the building.

Councillor Plant stated:

- The addition of the bike kitchen, garbage can and bench at the intersection of Cook Street and Clovelly Terrace is appreciated.

The Main Motion was then Put and CARRIED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 9:46 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK