



AGENDA

For the Council Meeting to be Held
In the Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
MONDAY, JULY 11, 2016, 7:00 P.M.

A. ADOPTION OF MINUTES

1. Council meeting held July 4, 2016
2. Committee of the Whole meeting held July 4, 2016

B. BYLAWS FOR FINAL READING

1. **1765 MORTIMER STREET – REZONING TO RS-4**
P. 3 Final Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9360”. To rezone a portion of the subject property from Zone RS-6 (Single Family Dwelling) to Zone RS-4 (Single Family Dwelling) for a proposed subdivision to create one additional lot for single family dwelling use.

C. PUBLIC INPUT (ON BUSINESS ITEMS D & E)

D. RECOMMENDATION FROM COMMITTEES

1. **CELEBRATING CANADA’S SESQUICENTENNIAL**
P. 4 Recommendation from the June 23, 2016 Arts, Culture and Heritage Advisory Committee meeting that Council request staff to create a plan to celebrate Canada’s 150 birthday in July 2017.

E. REPORTS FROM MEMBERS OF COUNCIL

1. **CANADA SESQUICENTENNIAL SUB-COMMITTEE**
P. 7 Further to the Notice of Motion from the July 4, 2016 Council meeting, report from Councillor Sanders dated July 7, 2016 recommending that Council support the establishment of a sub-committee of the Arts, Culture and Heritage Advisory Committee to coordinate Canada 150 events with staff and the community.
2. **“TREE PROTECTION BYLAW, 2014, NO. 9272” REFERRAL**
P. 8 Further to the Notice of Motion from the July 4, 2016 Council meeting, report from Councillor Brownoff dated July 6, 2016 recommending that Council refer the “Tree Protection Bylaw, 2014, No. 9272” to the Environment and Natural Areas Advisory Committee for review and possible enhancements that could be made to minimize protected tree loss.

*** Adjournment ***

AGENDA

For the Committee of the Whole Meeting
** IMMEDIATELY FOLLOWING **
The Council Meeting in the Council Chambers

1. **4349, 4351, AND 4383 WEST SAANICH ROAD – DEVELOPMENT PERMIT AMENDMENT APPLICATION**
P. 9 Report of the Director of Planning dated June 7, 2016 recommending that Council approve Development Permit Amendment DPA00857 (Rosalie’s Village) to alter the on-site vehicle routes, provide additional pedestrian pathways and alter the entryways to the attached housing units. A building setback variance is requested to allow decks and a variance to the Sign Bylaw is also requested.

2. **1136 ROY ROAD – DEVELOPMENT PERMIT APPLICATION**
P. 29 Report of the Director of Planning dated June 29, 2016 recommending that Council approve Development Permit DPR00628 and that ratification of the Development Permit be withheld pending registration of a covenant to secure the items outlined in the report.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

cncl July 11/16



LEGISLATIVE SERVICES

Mayor
Councillors
Administrator

Council
Administration
Media

File: 2870-30 Mortimer

Memo

To: Mayor and Councillors
From: Donna Dupas, Legislative Manager
Date: July 7, 2016
Subject: **1765 Mortimer Street – Final Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9360”**

At a Public Hearing held December 8, 2015, Council gave second and third reading to the above noted bylaw. Final reading of the bylaw was withheld pending registration of a covenant.

Please note that all outstanding items have been addressed and Council is requested to give final reading to the “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9360” to rezone a portion of the subject property from Zone RS-6 (Single Family Dwelling) to RS-4 (Single Family Dwelling) to create one additional lot for single family dwelling use.

This item is scheduled for the Council Meeting on July 11, 2016. If you have any questions please contact me at extension 3500.

A handwritten signature in blue ink, appearing to read "DDupas", written over the typed name and title.

Donna Dupas,
Legislative Manager

dh

cc: Paul Thorkelsson, CAO
Carrie MacPhee, Director of Legislative Services
Sharon Hvozdzanski, Director of Planning
Harley Machielse, Director of Engineering

CM
B.1



Mayor
Councillors
Administrator

LEGISLATIVE SERVICES

Council
Administrator
Media

Memo

To: Donna Dupas, Legislative Manager

From: Tania Douglas, Senior Committee Clerk
Arts Culture and Heritage Advisory Committee

Date: July 6, 2016

Subject: Celebrating Canada's 150th Sesquicentennial

POST TO	<i>Committees</i>	POSTED
COPY TO	_____	
INFORMATION	_____	
REPLY TO WRITER	<input checked="" type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR	_____	
ACKNOWLEDGED	<i>b.l.m.</i>	

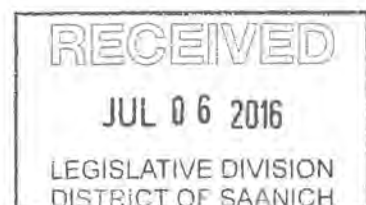
The Arts, Culture and Heritage Advisory Committee, members have been discussing the 150th anniversary of Canada, and the opportunity for Saanich and its residents to celebrate and acknowledge Canada's history and culture. At their June 23, 2016 meeting, committee members resolved as follows:

"That the Arts, Culture and Heritage Advisory Committee recommends that Council request staff to create a plan to celebrate Canada's 150th birthday in July 2017."

Minute excerpts of all discussions regarding this item are attached for information.

Tania Douglas

copy: Kelli-Ann Armstrong, Senior Manager, Recreation Services
Councillor Sanders, Chair



150TH BIRTHDAY CELEBRATION OF CANADA IN 2017

There are grants available for special events and infrastructure associated with the 150th birthday of Canada. One grant that staff applied for (for infrastructure) was not approved and they are waiting to hear on another grant request. Ideas for a celebration were put forward and the following was noted:

- Archives will pull together a 1967 overview of events, and will look at old Council minutes for significant information.
- Banners for the 150th may be a good idea.
- Having displays/signage would be of benefit; there will be more US tourists due to the lower dollar.

For further discussion at a future meeting.

Canada's 150th Birthday Celebration

- Archives pulled information that they found on the 1967 Centennial celebration; this may be more of a regional event as opposed to a municipal event.
- Some national organizations have advertised that they can be hired to help plan and organize the 150th event.
- It is not known if other municipalities are doing an event. An inventory of what is being done in the region would be good.
- The Trustee Liaison will bring this up with the Board and the Teachers' Association as there is opportunity for project based lessons.

Canada's 150th birthday celebration

The Chair and committee members Lyris and Roger provided feedback on the one-day workshop they attended regarding Canada's 150th birthday celebration. The BC Museums Association and Royal Roads University ran a day-long provincial forum for museums, heritage, arts and culture in British Columbia to discuss the marking of Canada's sesquicentennial in 2017. The day was sponsored by the BC Heritage Branch, the BC Historical Federation and the Archives Association of BC. More than 140 people attended, both on-campus and online across the province.

There may be different grants available to assist in putting together a celebration and there are logo licences, legacies and regional coordination to consider. Brainstorming ideas should be done about what kinds of events could occur, and what outcomes committee would like to achieve. Committee members discussed some ideas, and it was noted that this is about the history of colonization which occurred in eastern Canada, and that maybe consideration should be made about what it was like here in this area at that time. The Senior Manager of Recreation Services stated that staff will discuss how to include a 150th celebration within existing Canada Day events in 2017 and check in with Corporate Services regarding the use of the 150th logo.

Saanich 150th Birthday Celebration

The Senior Manager of Recreation Services reported that she approached the Directors about the expectation about events for Canada's 150th birthday. There is no formal program or event being planned by Saanich. Recognition of the 150th could be done at a summer event such as the Gorge Canada Day Picnic; staff will put in a resource request for the event in the 2017 budget.

A discussion occurred and the following comments were noted:

- The tulips that have been developed to look like a Canadian flag will be available at Home Hardware stores; it would be nice if the Parks Department could plant some and maybe offer them for sale to the public.
- The organizers of the Gorge Canada Day Picnic want to focus on the 150th birthday.
- Staff will check to see if the Canada 150th logo can be placed on water bills.
- A banner design competition could be done at schools for this milestone.
- Funding from the Legacy Foundation has been provided for Saanich's 50th Anniversary; perhaps these funds could be used for 150th banners instead.
- An 1867 walking tour could occur by the Craigflower Schoolhouse on Canada Day.
- Next year's bus tour could have the Canada 150th theme.
- The Chair will draft a communique to send to community associations about this.
- The Hallmark Society is trying to plan something for the 150th birthday celebration.
- Canada's 150th means something different to indigenous people and perhaps the Songhees and Saanich nations should be invited to participate on Canada Day.

Motion: MOVED by B. Williamson and Seconded by K. Whitworth, "That the Arts, Culture and Heritage Advisory Committee suggests that banners be created for the 150th birthday celebration of Canada in 2017."

CARRIED

Staff suggested that committee members elect a member to contact someone at the Saanich School District regarding a possible banner competition. For further discussion at the June 2017 meeting.

Canada's 150th birthday celebration

The Senior Manager of Recreation Services reported that staff are pulling information together to apply for a grant to hold a 150th birthday celebration of Canada in Saanich. Staff are looking at branding/logos, and considering the existing programming and events that already occur on July 1st.

Motion: MOVED by B. Williamson and Seconded by R. Love, "That the Arts, Culture and Heritage Advisory Committee recommends that Council request staff to create a plan to celebrate Canada's 150th birthday in July 2017."

CARRIED



Report

To: Mayor and Councillors
From: Councillor Vicki Sanders
Date: July 7, 2016
Subject: **Canada Sesquicentennial Sub-Committee**
 (Notice of Motion Presented July 4, 2016)

Mayor
 Councillors
 Administrator

Council
 Administrator
 Media

Canada will celebrate its 150th sesquicentennial throughout 2017. Celebrations will be taking place across the country. The 150th anniversary of Canada is an opportunity for Saanich and its residents to celebrate and acknowledge our deep and rich history and culture.

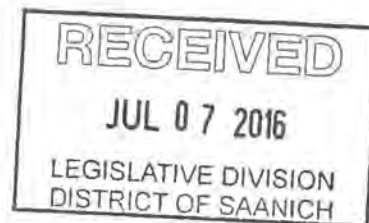
The Arts, Culture and Heritage Advisory Committee has been having discussions over the past year regarding opportunities for Saanich to participate. Recently while at the Federation of Canadian Municipalities (FCM) conference there appears to be grant possibilities to tie into.

Celebrations can be in the form of an event, a legacy or enhancing Saanich's already established events. To coordinate opportunities a sub-committee of the Arts, Culture and Heritage Advisory Committee should be established to work with staff, greater community including community associations and businesses to be part of the Canada 150 events.

RECOMMENDATION:

That Council support the establishment of a sub-committee of the Arts, Culture and Heritage Advisory Committee to coordinate Canada 150 events with staff and the community.

Councillor Vicki Sanders, Chair
 Arts, Culture and Heritage Advisory Committee



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Report

To: Mayor and Councillors
From: Councillor Judy Brownoff
Date: July 6, 2016
Subject: Referral of "Tree Protection Bylaw, 2014, No. 9272"
 (Notion of Motion Presented July 4, 2016)

Mayor
 Councillors
 Administrator

Council
 Administration
 Media

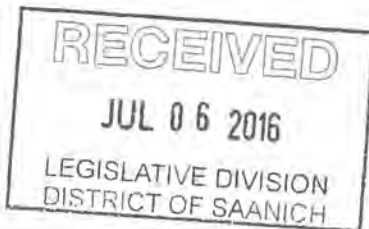
In recent months, when speaking to various applications that have come before Council, some members of our community and members of Council have observed that the Tree Preservation Bylaw could be reviewed to identify possible enhancements that would help in the retention of protected trees through the development process.

Our Environmental and Natural Areas Advisory Committee is an appropriate committee to review the bylaw and make recommendations to Council.

RECOMMENDATION:

That Council refer to the Environment and Natural Areas Committee the "Tree Protection Bylaw, 2014, No. 9272" for review and possible enhancements that could be made to minimize protected tree loss.

Councillor Judy Brownoff





The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: June 7, 2016
Subject: Development Permit Amendment Application
File: DPA00857 • 4349, 4351 and 4383 West Saanich Road

Mayor
 Councillors
 Administrator
 Com. Assoc.
 Applicant

Council
 Administrator
 Media

PROJECT DETAILS

Project Proposal: The applicant wishes to amend DPR00416 and DPR2000-00003 to alter the on-site vehicle routes, provide additional pedestrian pathways, and alter the entryways to the attached housing units. A building setback variance is requested to allow for decks. A variance to the Sign Bylaw is also requested.

Address: 4349 West Saanich Road
 4351 West Saanich Road
 4383 West Saanich Road

Legal Description: Lot B, Section 8A, Lake District, Plan EPP10139
 Lot A, Section 8A, Lake District, Plan EPP10139
 Block A, Section 8A, Lake District

Owner: Society of Saint Vincent De Paul of Vancouver Island
 c/o Angela Hudson

Applicant: Joe Newell Architect Inc.
 c/o Margaret Newell

Parcel Size: Lot A – 3,750m², Lot B – 3,694m², Blk A – 8,866m²

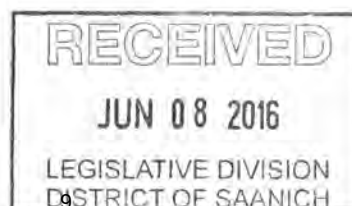
Existing Use of Parcel: Institutional

Existing Use of Adjacent Parcels: North: RA-3 (Apartment) Zone
 South: P-1 (Assembly) Zone, Patricia Bay Highway off-ramp
 East: RA-3 (Apartment) Zone
 West: RS-8 (Single Family Dwelling) Zone

Current Zoning: P-1 (Assembly) Zone
 MFI-RV (Multi-Family Institutional Rosalie's Village) Zone
 RA-3 (Apartment) Zone

Minimum Lot Size: n/a

Proposed Zoning: n/a



Local Area Plan:	Royal Oak
LAP Designation:	Potential Multi-Family, General Residential
Community Assn Referral:	Royal Oak Community Association • Referral sent December 10, 2015. No response has been received to date.

PROPOSAL

The applicant wishes to amend DPR00416 and DPR2000-00003 to alter the on-site vehicle routes, provide additional pedestrian pathways, and alter the entryways to the attached housing units. A building setback variance is requested to allow for decks. A variance to the Sign Bylaw is also requested.

Although the dwelling units approved for Rosalie's Village are entirely within Lot A (4351 West Saanich Road), some of the related improvements are sited on the adjacent properties. These improvements include parking areas, access routes, pathways, and both hard and soft landscaping; therefore, there are two existing Development Permits that would be amended if the proposal is approved.

PLANNING POLICY

Official Community Plan (2008)

- 4.2.1.1 "Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact, Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy."
- 4.2.2.1 "Support quality architectural and urban design that:
- uses local, durable and eco-friendly building materials;
 - works with the topography and protects the natural environment;
 - reflects our west coast setting;
 - enhances a "Sense of Place";
 - respects local history and heritage structures and landscapes;
 - creates pedestrian friendly and safe streets and neighbourhood;
 - incorporates and supports the use of alternative transportation; and
 - ensures that our community is physically accessible."
- 4.2.2.3 "Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties."
- 4.2.4.1 "Foster sustainable and pedestrian and cycling friendly neighbourhoods (Map 6) by:
- ensuring different travel modes work together (e.g. key transit stops connected to trail network);
 - continuing to improve the cycling and walking network, and end of trip facilities;
 - providing basic commercial services within walking/cycling distance;
 - supporting a range of housing choices, by type, tenure and price;
 - ensuring adequate green space, including play areas, meeting places, tree cover

- and natural areas;
- continuing to work with BC Transit to improve service;
- employing appropriate traffic calming techniques.”

4.2.6.4 “Encourage institutional land owners to preserve on-site open space and make it publicly accessible.”

4.2.9.6 “Encourage and support non-vehicular transportation by providing a safe, interconnected, accessible and visually appealing cycling and walking network.”

Royal Oak Local Area Plan (2001)

13.1 “Evaluate access and egress when considering development or redevelopment of a site for institutional use and where possible, direct it to major and collector roads.”

Development Permit Area Guidelines

The development is subject to the West Saanich Road Development Permit Area. Relevant guidelines relate to integrating new development with adjacent land uses and surroundings, improving the streetscape and pedestrian environment, balancing the needs of all modes of transportation in the site design, having high quality architecture with varied architectural elements, minimizing impervious surfacing, and retaining healthy trees and other natural vegetation.

DISCUSSION

Neighbourhood Context

The subject site is located at the edge of the Royal Oak Major “Centre” and bounded by Quadra Street, West Saanich Road and the Patricia Bay Highway (see Figure 2). There are four separate lots in the immediate area, three of the lots are owned by the Society of Saint Vincent de Paul, and the fourth is owned by the District of Saanich. The four lots share access routes and parking areas, with each being individually developed for:

- Rosalie’s Village, 4351 West Saanich Road (owned by Society of Saint Vincent De Paul);
- Ozanam Centre, 4349 West Saanich Road, which provides day program services to the mentally and physically challenged through basic educational programs, recreational programs, and work experience activities (owned by Society of Saint Vincent De Paul);
- Memorial Manor, 4353 West Saanich Road, which is a 24-unit, three-storey seniors housing complex (owned by the District of Saanich); and
- Millennium Manor, 4383 West Saanich Road, a 20-unit split-level seniors housing complex (owned by Society of Saint Vincent De Paul).

The Royal Oak neighbourhood has been undergoing significant change from a suburban shopping centre to a more urban mixture of residential and commercial uses since the 1980s. The Mann Avenue area to the southwest is primarily single family residential and to the south is the Royal Oak Industrial area. The site is also within convenient walking distance to Brydon Park, the Saanich Centennial Trail and Rithet’s Bog Nature Sanctuary, and is buffered by the generous undeveloped highway right-of-way.

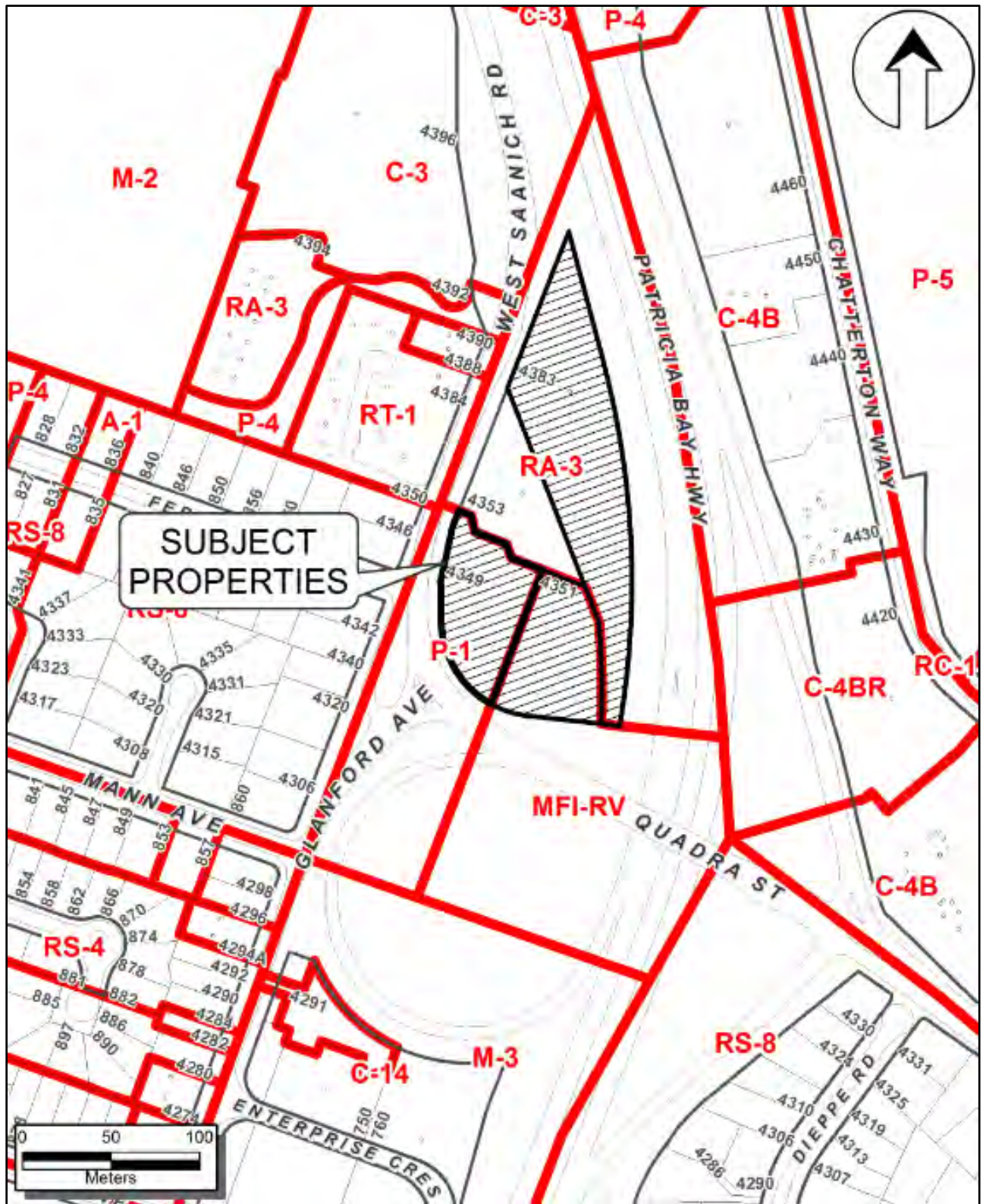


Figure 1: Context Map

Land Use and Density

There are no proposed changes in land use or density with the amendment application.

Site and Building Design

There are two proposed amendments to the Development Permits, one for vehicle routes and one for the townhouse entryways, which are outlined below.

Vehicle Routes:

The proposed amendments would alter the on-site vehicle routes, while maintaining the existing driveways.

Access to the site was originally proposed to be through the existing driveway for 4353 and 4349 West Saanich Road. The underground parking ramp for the 4-storey apartment was oriented toward this driveway with a vehicle approach from the west. The access route was further extended so that it would connect to the additional surface parking to be located at the south end of 4383 West Saanich Road (see Figure 2).

The proposed amendment would alter site access such that the existing driveway to the north (4383 West Saanich Road) would be used to access the underground parking for Rosalie's Village and the additional parking area located at the south end of 4383 West Saanich Road. The portion of the access route that connected the underground parking to the southern driveway would no longer be constructed, with additional pedestrian pathways and landscaping now proposed for this area (see Figure 3).

The proposed configuration is now possible because the Society of Saint Vincent De Paul owns the property at 4383 West Saanich Road and vehicle traffic can be distributed between the two existing driveways.

The southern driveway would provide the primary firefighting access route and continue to serve the Memorial Manor (4353 West Saanich Road), the Ozanam Centre, and the visitor parking area. Residents of Rosalie's Village and staff for the Ozanam Centre and Rosalie's Village would now use the northern driveway, which is further away from the Glanford Avenue – West Saanich Road intersection.

The proposed changes were reviewed by both Engineering and Fire Departments and no concerns were raised.

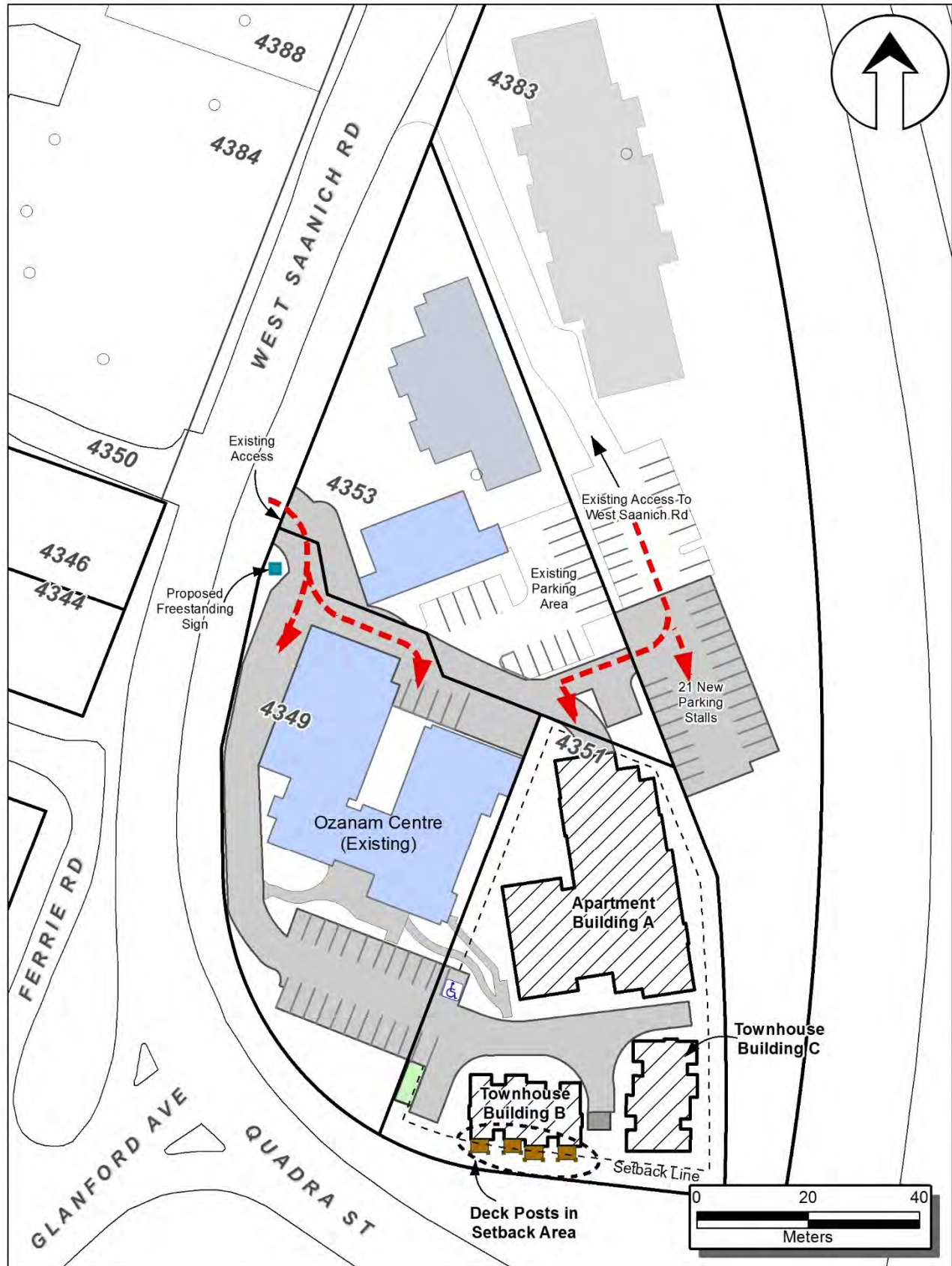


Figure 2: Vehicle Routes in Original Development Proposal

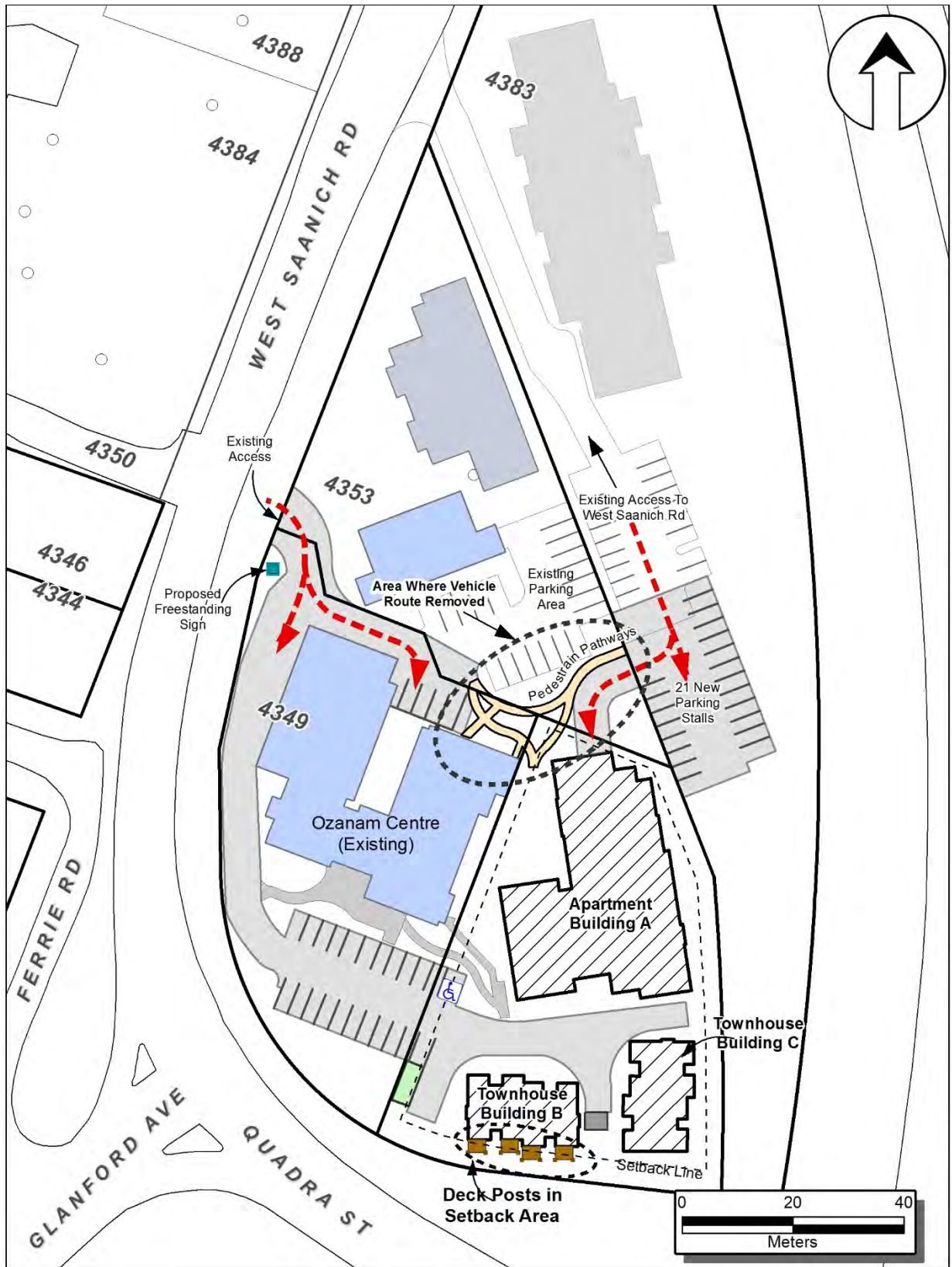


Figure 3: Proposed Site Plan including Proposed Vehicle Routes

Townhouse Entryways:

The applicants also propose to alter the entryways to the townhouses. The front doors are located within an alcove, inset from the front wall. The original proposal included a free standing pergola-like structure adjacent to the front wall, the proposal is to eliminate the entry pergolas. Weather protection for the entrances would be provided by a sloped metal roof within the inset entryway. The pergolas would not improve functionality in this area and the applicants are requesting they be removed from the plans. All of the front entryway pergolas face toward the interior of the lot. The pergolas would have provided an aesthetic feature that provided visual cues to identify the front entrances. However, given both townhouse blocks are limited to 4 dwelling units each, there would be accented pathways to the front door from the central outdoor area, and vehicles would not be travelling/parking in this area, the pedestrian oriented front entrances would remain as a prominent feature along the building face (see Figures 4 and 5).

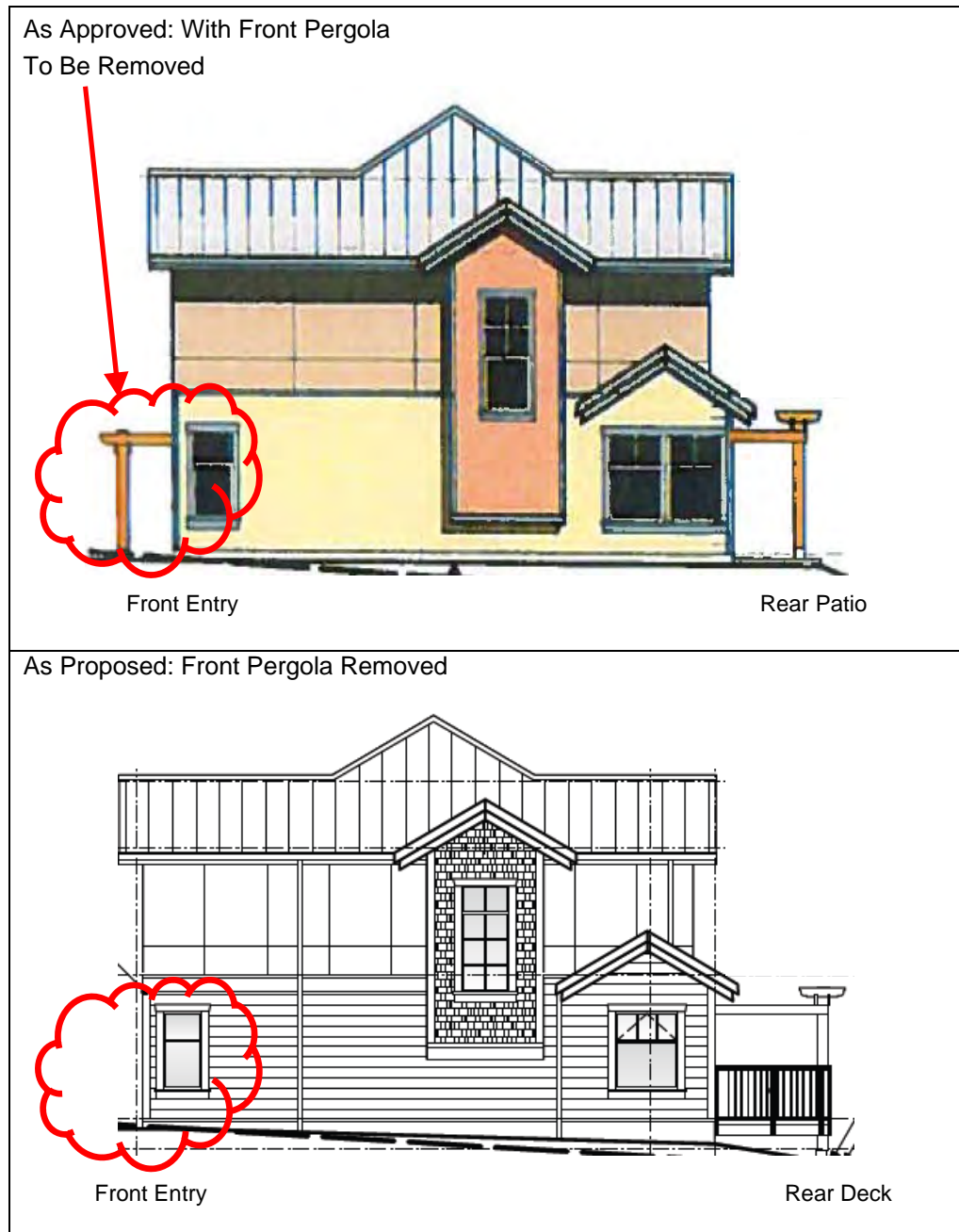


Figure 4: Proposed Amendment to Townhouse Entrance

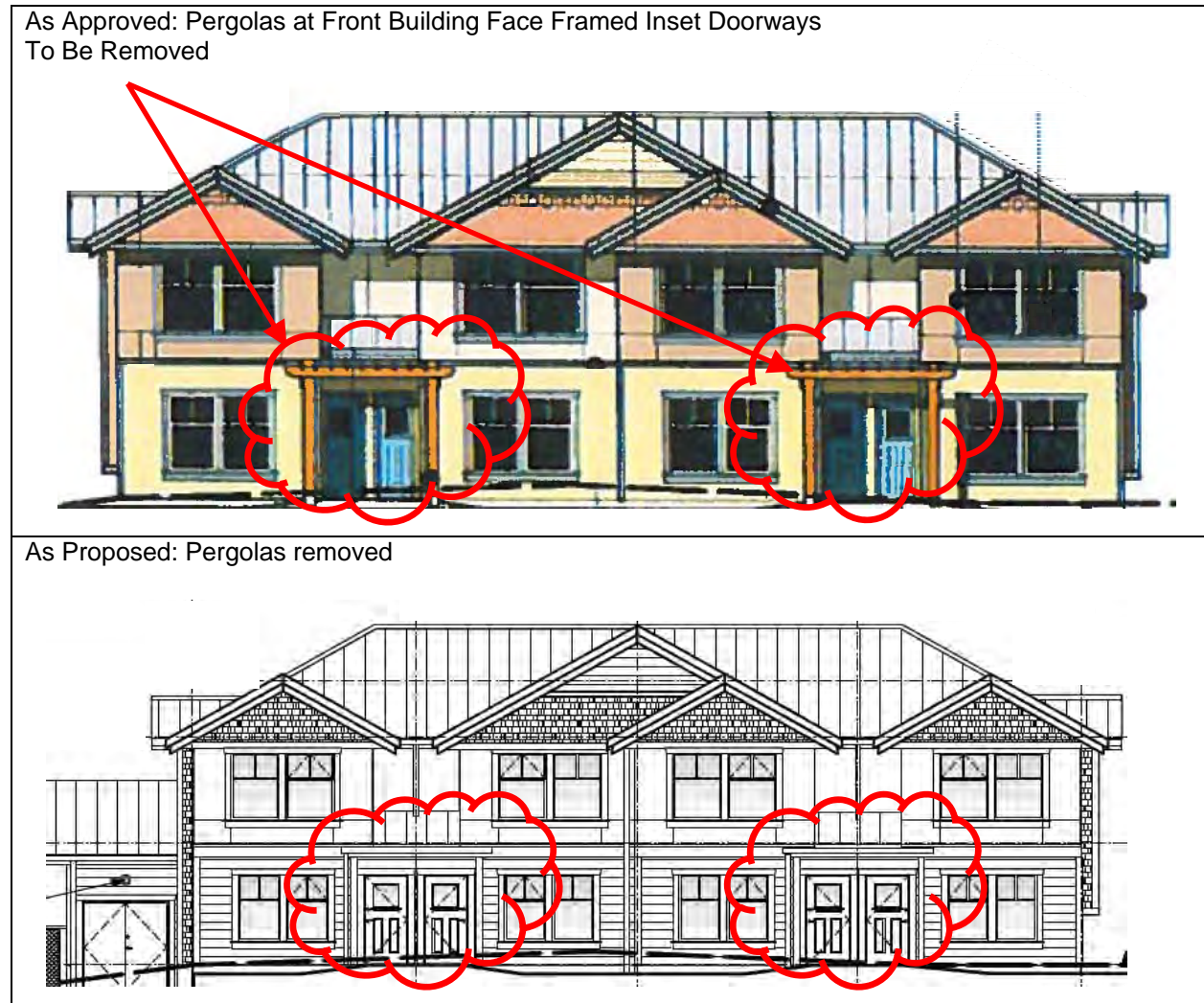


Figure 5: Proposed Amendment to Remove Front Entry Pergolas

Requested Variances

The two requested variances for siting and signage are outlined below.

Siting of Decks:

The townhouses include elevated decks in the rear yard. For Building B the decks would extend into the required setback. As such, a variance is required to reduce the setback from 4.5 m to 2.6 m (see Figure 2 for location).

Originally the intent was to have patios with trellises, which also required a retaining wall behind Building B to provide the correct finished grade. Due to the topography supported decks are a more practical option as they eliminate the need for a retaining wall and greatly reduce the amount of re-grading required. The relevant decks would be at the rear of the townhouses on Building B only which face toward Quadra Street. Safety railings for the raised decks would also be added (see Figure 6 for elevations).

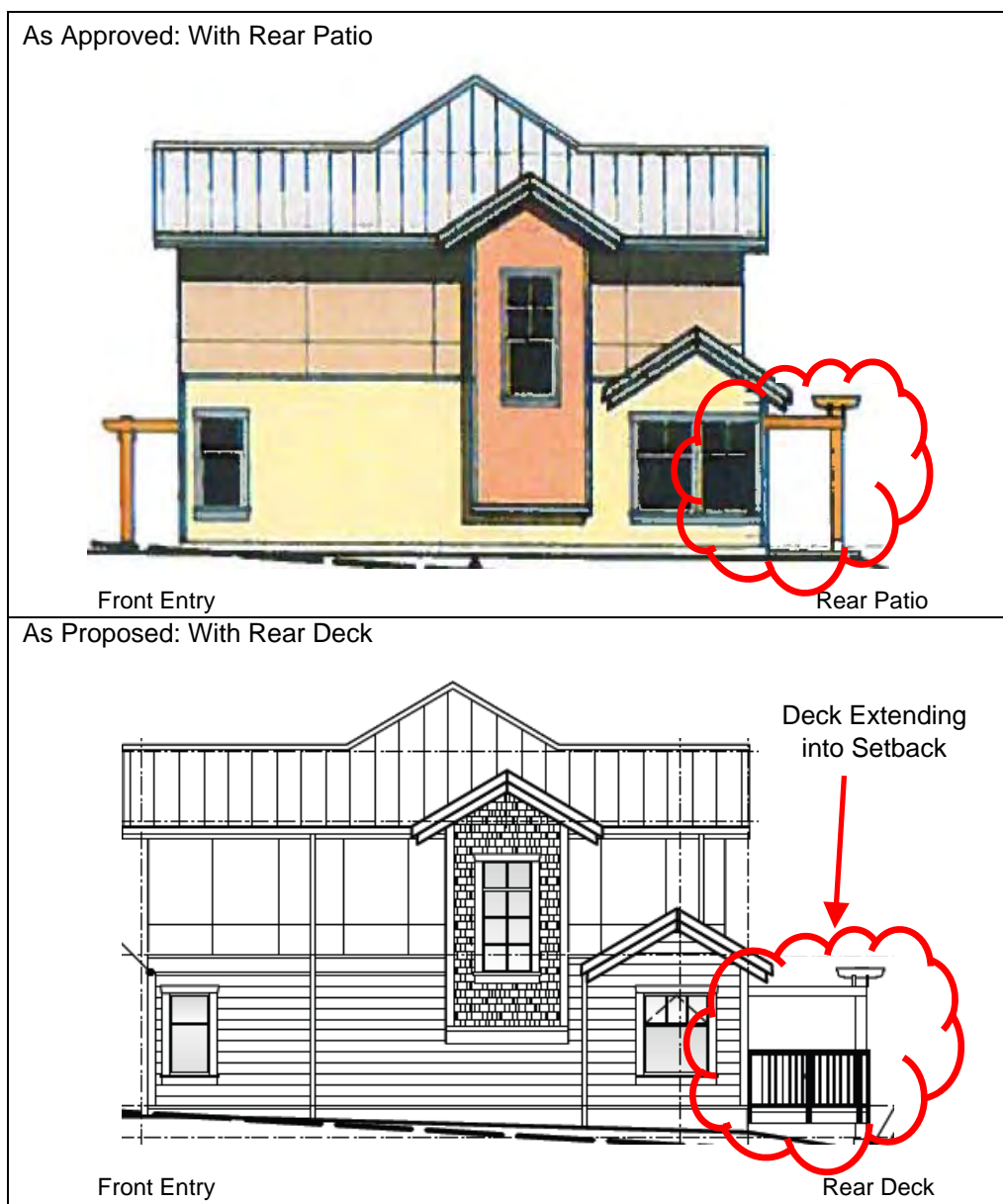


Figure 6: Proposed Variance for Deck (Reduced from 4.5 m to 2.6 m)

Proposed Sign:

The applicant is also requesting a variance to the Sign Bylaw to allow one freestanding sign near the main entrance that would provide addressing and identification information for 4349, 4351, 4353, and 4383 West Saanich Road (see Figure 7). The requested sign variances are to:

- Increase the maximum permitted height from 3.0 m to 4.8 m;
- Increase the maximum permitted copy area from 2.0 m² to 11.9 m²; and
- Allow advertising for three adjacent properties.

The sign would be located in Sign District F, which is designed for institutional uses where large signs are not permitted. The main access to Rosalie's Village, located on 4351 West Saanich Road, is by way of an easement over the Ozanam Centre property, located on 4349 West Saanich Road, therefore providing signage near the main entrance on the adjacent property is appropriate. Consolidating information for all four properties that share access routes and

parking areas would be practical, especially for the travelling public. Having one main/larger sign would be more aesthetically pleasing and efficient than having four separate signs. The proposed sign would be located in the same general area as an existing sign that would be removed. Given the above and that the proposed sign location would not impact vehicle sight lines, the variance is supportable.

The sign is being repurposed from Royal Roads University with a gable feature added to make it more compatible with the institutional/residential site and less commercial. The sign is constructed with a steel frame with aluminum finishing. To minimize light pollution the sign will only be back lit through internal illumination behind the letters and logo on the upper portion. The lower portion would only use reflective lettering rather than internal illumination. Colours selected will be compatible with the colour scheme of Rosalie's Village.

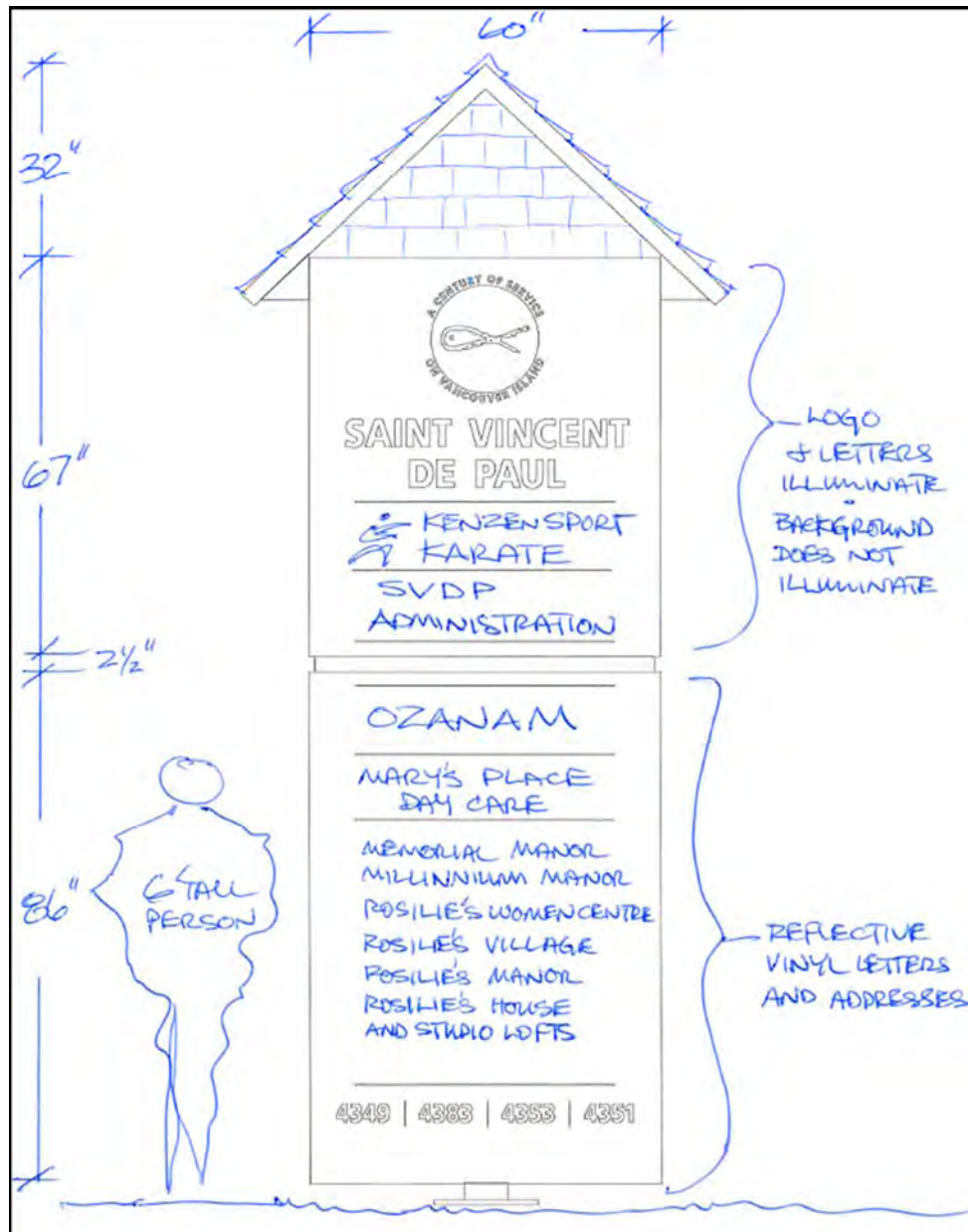


Figure 7: Proposed Freestanding Sign

CONSULTATION

The application was referred to the Royal Oak Community Association on December 10, 2015, no comments have been received to date.

SUMMARY

The applicant is proposing to amend DPR00416 and DPR2000-00003 to alter the on-site vehicle routes, provide additional pedestrian pathways, and alter the entryways to the townhouses. A setback variance is requested to allow for decks. A variance to the Sign Bylaw is also requested to allow one larger freestanding sign with information related to the four adjacent properties.

The proposed amendments would improve functionality of the site. Distributing traffic between two existing accesses would shift traffic further away from the Glanford Avenue/West Saanich Road intersection and allow for additional pathways and green space on the site. No negative impacts are anticipated from the proposed amendments.

The proposed revisions to the townhouse entrances would provide better protection from the weather by adding a sloped roof above the doorway alcoves. Altering the proposal from patios at grade to raised decks also reduces the amount of re-grading required and eliminates the need for a retaining wall, therefore the variance for decks in the setback is supportable.

Given the site's location on a major road in close proximity to the Royal Oak Major "Centre" and that the proposed sign would include information for four properties which are functionally connected by sharing access routes and parking areas, the variances are supportable.

RECOMMENDATION

That Development Permit Amendment DPA00857, amending DPR00416 and DPR2000-00003, be approved.

Report prepared by:



Andrea Pickard, Planner

Report prepared & reviewed by:



Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:



Sharon Hvozdański, Director of Planning

APK/ads/sl
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Attachment

cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendations of the Director of Planning



Paul Thorkelsson, CAO

NO. DPA00857
AMENDS DPR00416
and DPR2000-00003

AMENDMENT TO DEVELOPMENT PERMIT

**TO: Society of Saint Vincent De Paul of Vancouver Island, Inc. No. S-4358
840 View Street
Victoria BC V8W 1K2**

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

**Lot B, Section 8A, Lake District, Plan EPP10139
Lot A, Section 8A, Lake District, Plan EPP10139
Block A, Section 8A, Lake District**

**4349 West Saanich Road
4351 West Saanich Road
4383 West Saanich Road**

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) For Lot A, Section 8A, Lake District, Plan EPP10139, by varying the provisions of the Zoning Bylaw 2003, Section 1510.5 (a)(i) to permit attached decks on Building B to be sited 2.6 m from a property line which abuts a street.
 - (b) By requiring the buildings and lands to be constructed and developed in accordance with the building plans prepared by Joe Newell Architect and the landscaping plans prepared by Small & Rossell Landscape Architects received December 3, 2015, copies of which are attached to and form part of this permit.
 - (c) By varying the provisions of the Sign Bylaw 2006 to permit a freestanding sign as follows:
 - Section 14 b) i) to permit advertising for the adjacent properties at 4351, 4353 and 4383 West Saanich Road,
 - Section 14 b) iii) to permit a copy area of 11.9 m², and
 - Section 14 b) v) to permit a maximum height of 4.8 m
 - (d) By requiring the freestanding sign to be constructed in accordance with the sign plans received April 13, 2016, and the site plan titled "Driveway-Pedestrian Sight Lines" received April 20, 2016, copies of which are attached to and form part of this permit.

4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
7. Notwithstanding the provisions of Section 6 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in their absence.
 - (c) Where items noted under Section 7(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
8. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
9. This Permit is not a Building Permit.
10. This Permit is not a Sign Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPALCOUNCIL ON THE

_____ DAY OF _____ 20 _____
 ISSUED THIS _____ DAY OF _____ 20 _____

 Municipal Clerk

REFERRAL FORM

Return To →

Application No. <input type="checkbox"/> DPR – <input checked="" type="checkbox"/> DPA00857 <input type="checkbox"/> DVP – <input type="checkbox"/> REZ – <input type="checkbox"/> SIG –	Referral date: December 10, 2015 Comments due by: January 15, 2015 File Manager: Andrea Pickard Applicant: Joe Newell Architect Inc. Attn: Margaret Newell 612 Yates Street Victoria BC V8X 1K9 Ph: 250-382-4240 Owner: Society of Saint Vincent de Paul Site address: 4349 West Saanich Rd Legal: Lot B Section 8a Lake District Plan EPP10139	
	External Referrals: <input checked="" type="checkbox"/> Ministry of Transportation <input type="checkbox"/> Observatory (5 km radius) <input type="checkbox"/> Provincial Capital Commission (PCC) <input type="checkbox"/> BC Transit <input type="checkbox"/> School District # 61 <input type="checkbox"/> School District #63 <input checked="" type="checkbox"/> Community Association	ISD file #: Present zone: P-1 Proposed zone: Current OCP designation: Required OCP amendment: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No DP Area: West Saanich Road Sign Posting Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Internal Referrals: <input checked="" type="checkbox"/> Plan Check (LAP) <input checked="" type="checkbox"/> Environment <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Development Services <input type="checkbox"/> Police <input type="checkbox"/> Committee <input type="checkbox"/> Internal Referral (EDPA/SDPA) <input type="checkbox"/> <input type="checkbox"/>	Project Description: To amend DPR00416 to alter the on-site vehicle routes, provide additional pedestrian pathways, and alter the entryways to the attached housing units. A variance to the setback is requested for deck support posts. Project Description Reviewed/Updated <input checked="" type="checkbox"/> Planners Initials APk

Departments and Agencies:

Please complete. If no response is received by the above "Comments due by" date, it is understood that you have no objections. Send email responses to planning@saanich.ca.

Name: *Jagtar Bains*
 Title: *Development Coordinator*
 Date: *Dec 17, 2015*

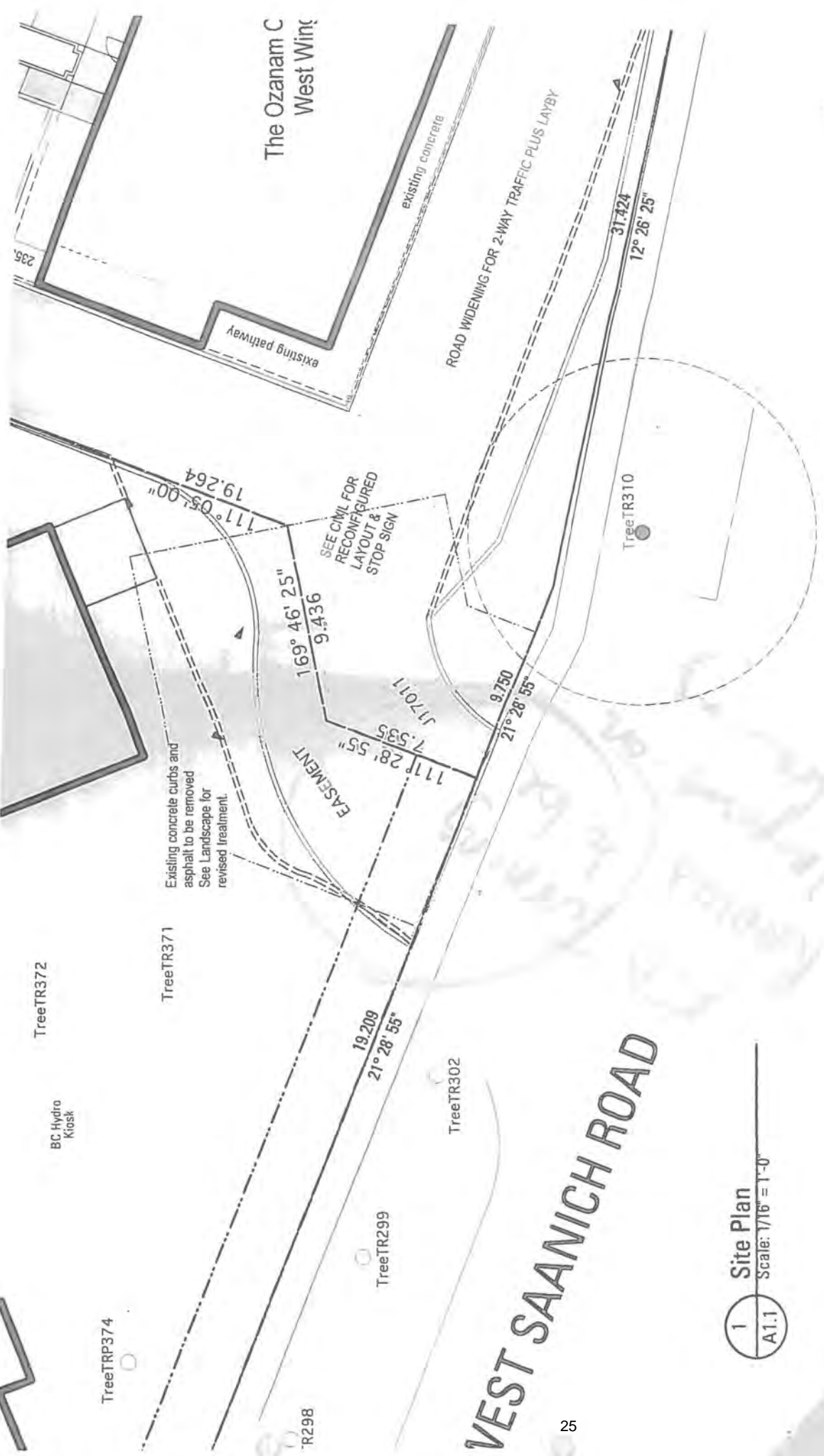
Phone:
 E-mail:



Response:

- No objection
- No objection subject to comments below
- Approval NOT recommended (please outline reasons and/or comments below)

Comments: Add additional page(s) if necessary. *It must be demonstrated that fire trucks will be able to make turning movements into the existing driveway on W. Saanich Rd. after the proposed changes. See attached Plan.*



The Ozanam C
West Wing

existing concrete
ROAD WIDENING FOR 2-WAY TRAFFIC PLUS LAYBY

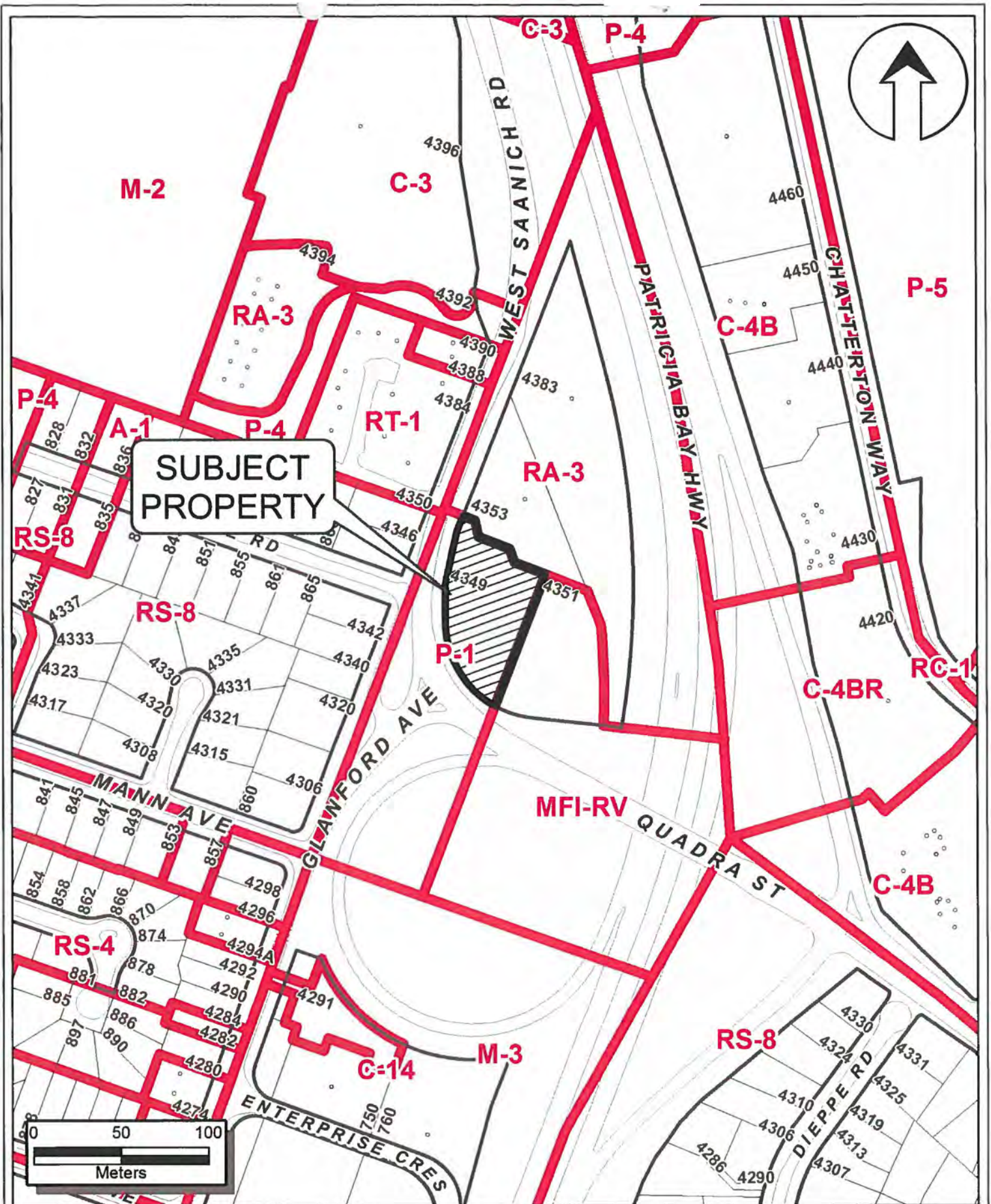
Existing concrete curbs and
asphalt to be removed
See Landscape for
revised treatment.

SEE CIVIL FOR
RECONFIGURED
LAYOUT &
STOP SIGN

EASEMENT

VEST SAANICH ROAD

1 Site Plan
A1.1 Scale: 1/16" = 1'-0"





Royal Oak Community Association

Box 50, #106 - 4480 West Saanich Road

Victoria, BC V8Z 3E9

www.RoyalOakCommunityAssociation.ca

June 30, 2016

Andrea Pickard
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, BC

Dear Andrea

RE Item #1: DPA00857 Variance to DPR00416 to alter the on-site vehicle routes, provide additional pedestrian pathways, alter the entryways to the attached housing units and vary the setback for deck support posts.

RE Item #2: DPA00857 Variance to DPR00416 for freestanding signage proposal

The Royal Oak Community Association appreciates the opportunity to comment on this application.

At our January 27, 2016 General Meeting, the membership passed a motion of support for the variances listed in Item #1.

At our June 15, 2016 General Meeting, the membership passed a motion to not support the freestanding signage proposal, Item #2, listing concerns about the height and that the size of the sign may obstruct visibility of drivers either entering or exiting the property.

Yours truly,

Marsha Henderson
President
Royal Oak Community Association

Making a Difference



June 28, 2015-06-28

[REDACTED] West Saanich Road

Victoria, BC [REDACTED]

Society of Saint Vincent de Paul of Vancouver Island
Housing Office

To whom it may concern,

I am writing this letter to let you know that I appreciated your sharing of the many changes that are coming to this complex in the near future, at the meeting held in our common room last Wednesday June 24th.

As you know, rumours fly through the air around here and it was a relief for me to get clear and direct information as to how these changes will affect me.

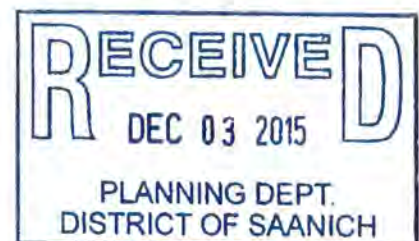
Questions were answered clearly and with respect, by Stuart, Angela, and the other lady whose name I have forgotten.

I, for one, welcome both younger women and children as a "breath of fresh air" into this community and look forward to these changes with an open mind.

Thank you,

Yours Sincerely,


[REDACTED]
Diane Howard.



The Corporation of the District of Saanich

Mayor
 Councillors
 Administrator
 Com. Assoc.
 Applicant

Council
 Administration
 Media

Report

Report To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: June 29, 2016
Subject: Development Permit Application
 File: DPR00628; DPE00628 • 1136 Roy Road

PROJECT DETAILS

Project Proposal: The applicant has requested a Development Permit in order to construct a new agricultural building within the Floodplain Development Permit Area. A form and character Development Permit is not required for agricultural buildings, the Floodplain Development Permit Area is designated to deal with hazardous conditions and protect stormwater storage areas.

Address: 1136 Roy Road

Legal Description: Lot 28, Section 5, Lake District, Plan 1521

Owner: Nigel John Pollock

Applicant: Planster Consulting (Luke Mari)

Parcel Size: 696.56 m²

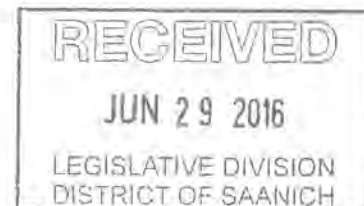
Existing Use of Parcel: Vacant

Existing Use of Adjacent Parcels:
 North: P-4N (Natural Park) Zone
 South: A-1 (Rural – 2 ha Lot) Zone
 East: P-4N (Natural Park) Zone
 West: P-4N (Natural Park) Zone

Current Zoning: A-1 (Rural – 2 ha Lot) Zone

Minimum Lot Size: 2 ha (20,000 m²)

Proposed Zoning: n/a



Proposed Minimum Lot Size: n/a

Local Area Plan: Carey

LAP Designation: (Future) Park and Open Space

Community Assn Referral: Resident's Association of Strawberry Vale, Marigold & Glanford
• Referrals sent November 30, 2015 and June 8, 2016. Response received June 21, 2016 stating they are not in favour of building on a floodplain, and noting comments and concerns.

PROPOSAL

The applicant has requested a Development Permit in order to construct a new agricultural building within the Floodplain Development Permit Area. A form and character Development Permit is not required for agricultural buildings, the Floodplain Development Permit Area is designated to deal with hazardous conditions and protect stormwater storage areas.

PLANNING POLICY

Official Community Plan (2008)

4.2.10.22. "Retain the storm water holding capacity of natural storage areas to reduce peak flows."

Carey Local Area Plan (1999)

10.2 "Acquire and reserve land for neighbourhood, community, and municipal parks, as shown on Map 10.1."

Development Permit Area Guidelines

The site is within the Floodplain Development Permit Area. The following guidelines are applicable:

1. Major or significant wooded areas and native vegetation should be retained wherever possible.
2. The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas and use of on-site infiltration.
3. No alteration of land should be allowed unless demonstrated through environmental studies that it would not adversely affect the natural environment, nor conflict with the provisions of the Deposit of Fill and the Soil Removal Bylaws.
4. Where a building or structure intrudes partially or completely within a floodplain any modification to the building foundation should be designed to minimize the loss of floodplain storage.
6. Land should remain free of buildings and structures for human habitation except where:

- a) the foundations are at least partially out of the area of the floodplain, and
- b) those portions of a building or structure capable of being used for human habitation are located above the floodplain elevation, and
- c) those portions of a building or structure not capable of being used for human habitation or the storage or placement of goods or equipment extend below the boundary of the flood plain to a maximum of 60 cm (2.0 ft) measured vertically.

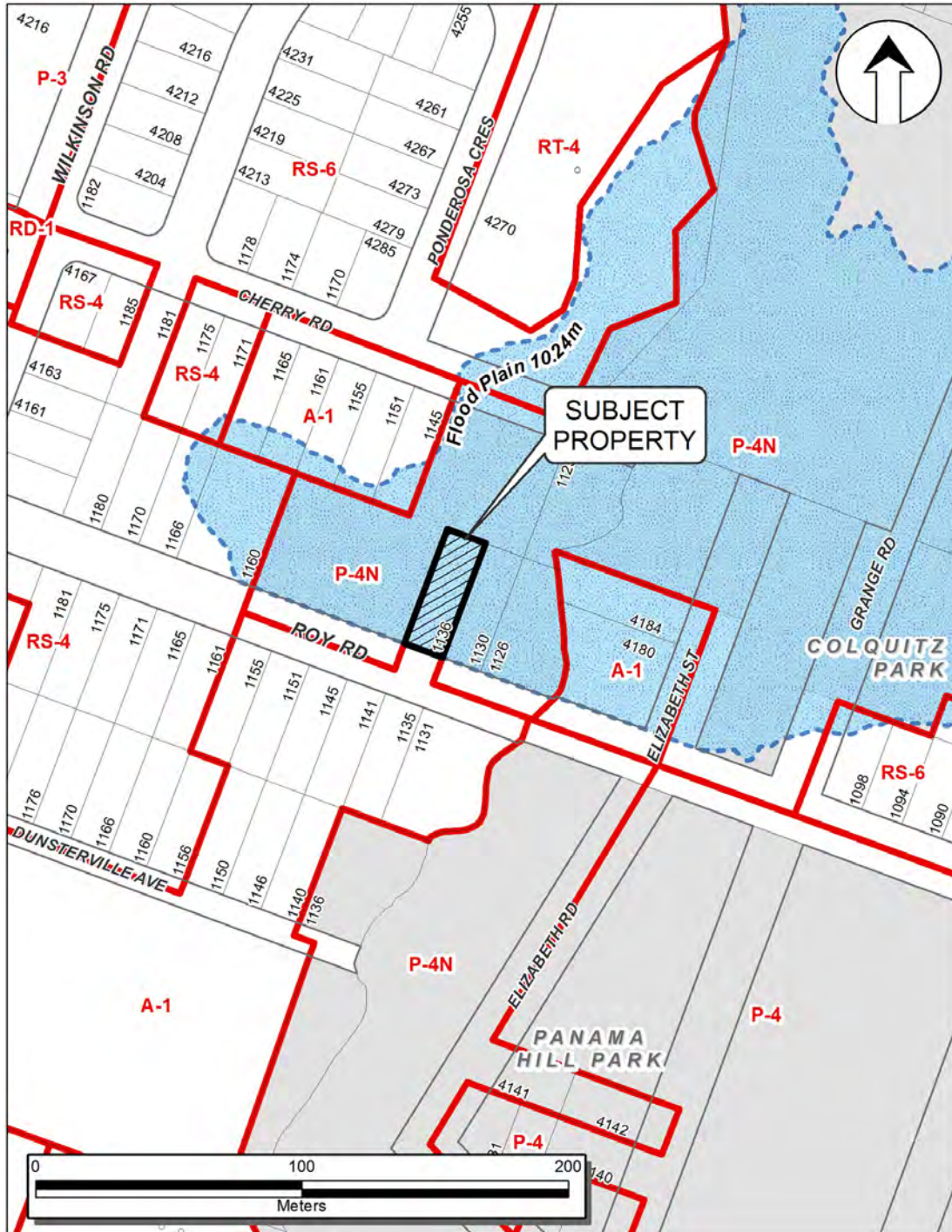


Figure 1: Neighbourhood Context

DISCUSSION

Neighbourhood Context

The 696.56 m² vacant site is zoned A-1 (Rural) Zone. The property is inside the Urban Containment Boundary, but outside the Sewer Service Area. It is situated within the floodplain on the north side of Roy Road. The property is surrounded on three sides by Colquitz Park (P-4N—Natural Park) Zone. This parcel is identified in the Carey Local Area Plan as potential “Future Park”, however it currently remains in private ownership. Saanich has explored purchasing the property in the past, however it never came to fruition. Properties to the south, across Roy Road, are not in the floodplain, contain single family dwellings, and are zoned A-1 (Rural – 2 ha Lot) Zone.

The floodplain in this area is defined by the 10.24 m (geodetic datum) contour (see Figure 1), based on a floodplain boundary 1.5 m above the recorded flood level. Nearby lots with a suitable building and servicing site outside of the floodplain have mostly been developed with single family dwellings. Most adjacent lots are within the floodplain and have been acquired by the District of Saanich for inclusion in Colquitz Park.

Land Use, Building Siting and Design

The proposed use of the land is agricultural, and a variety of uses are planned, including vegetable garden; tree farming (ornamental); and the cultivation of indigenous, non-invasive plants and other types of ornamentals. Initial use is intended to be the cultivation of ornamentals in the area identified as “garden” on the site plan. The proposed use is permitted under the existing A-1 zoning. The A-1 Zone also permits Accessory Produce Sales, which is defined in the Zoning Bylaw as the retail sale of agricultural products which are produced on the same lot. Should retail sales take place there would be adequate space on this property for parking.

Like surrounding parcels, the current lot was created as part of a subdivision approved in 1912. The subject property measures 15.24 m wide by 45.7 m deep (50 ft x 150 ft), and is 696.56 m² in area. The proposed building would be located 7.5 m from the front property line and would be 6.1 m wide by 12.19 m deep (20 ft x 40 ft), with an area of 74.32 m² (800 ft²).

The property is generally flat, with a geodetic elevation of 8.73 m near the front property line to approximately 8.9 m at the rear property line. The geodetic elevation in the area of the proposed agricultural building is between 8.82 m and 8.84 m. A watercourse traverses the northwest corner of the site, connecting a slough on the adjacent land to the west to Colquitz River to the east.

A form and character Development Permit is not required for agricultural buildings, the Floodplain Development Permit Area is designated to deal with hazardous conditions and floodplain storage. Thus, the design of the proposed agricultural building is not a consideration of this Development Permit application. In this case the proposed design is not for human habitation. The building has been designed to minimize any loss of floodplain storage, and to allow for flow through of flood water. This would be achieved through the provision of 200 mm square flow-through passages at floor level, which would allow any floodwaters to flow through the building without impacting the floodplain storage capacity of the site.

Development Permit Considerations

The intent of the Flood Plain Development Permit guidelines are to protect environmentally sensitive landscapes; to minimize the loss of floodplain storage capacity; and to minimize the potential for damage that could be caused by flooding.

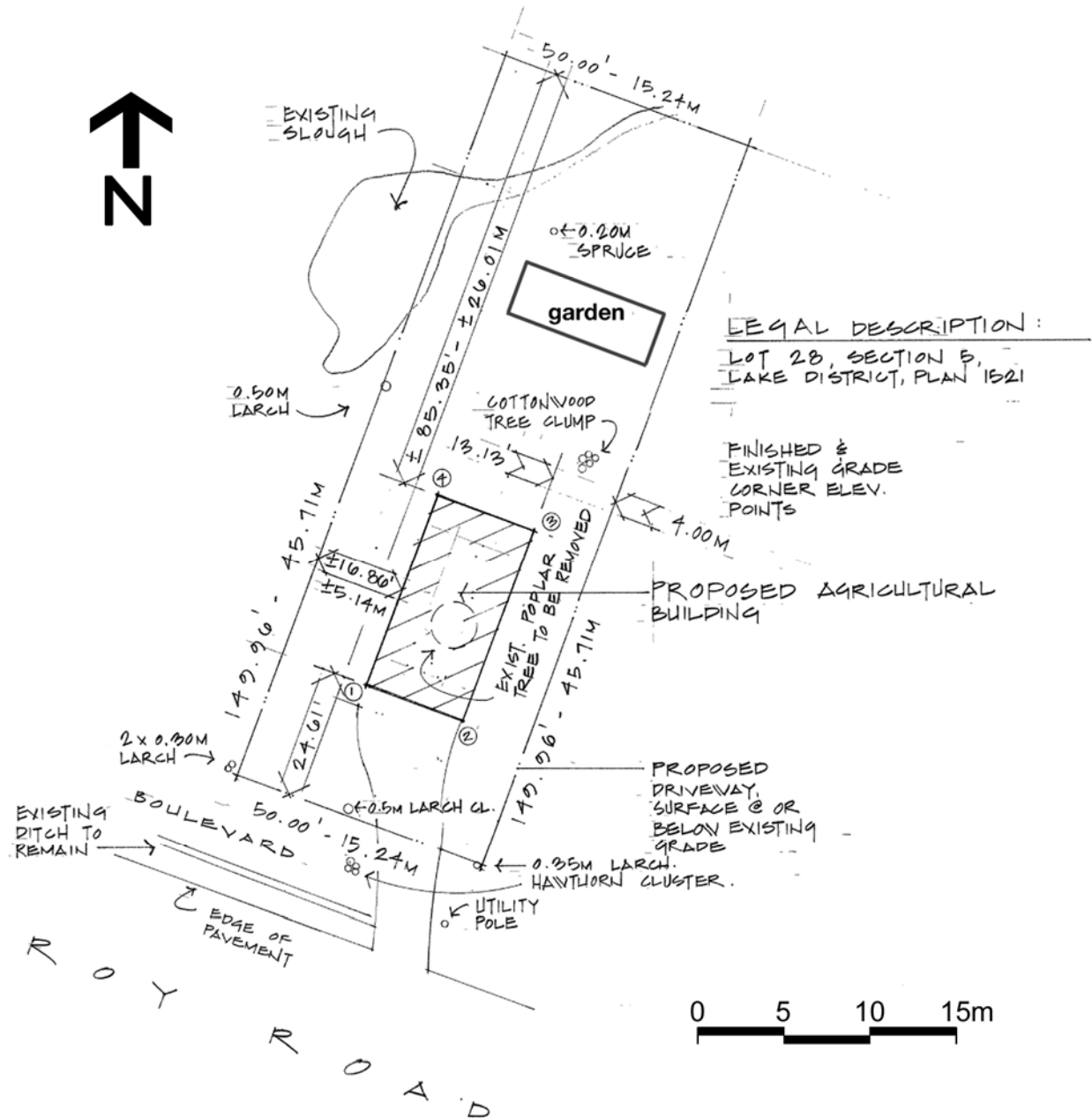


Figure 2: Proposed Site Plan (from plans by DeSign Zone)

The proposed building foundation would be situated entirely within the floodplain, however, the proposed building is not for human habitation and so the requirements of Development Permit Guideline No. 6 do not apply. The foundation of the proposed building is designed to minimize the loss of floodplain storage, and contains 200 mm x 200 mm (8 inch x 8 inch) open passages on the front and rear elevations at slab level designed to allow for water to flow through the building during extreme flood conditions. A Restrictive Covenant would be required, prior to issuance of a Building Permit, to save the District and Province harmless in case of flooding. Due to the design of the proposed building to minimize impacts on the floodplain, and the fact that it will not be used for human habitation, the proposal is supportable.

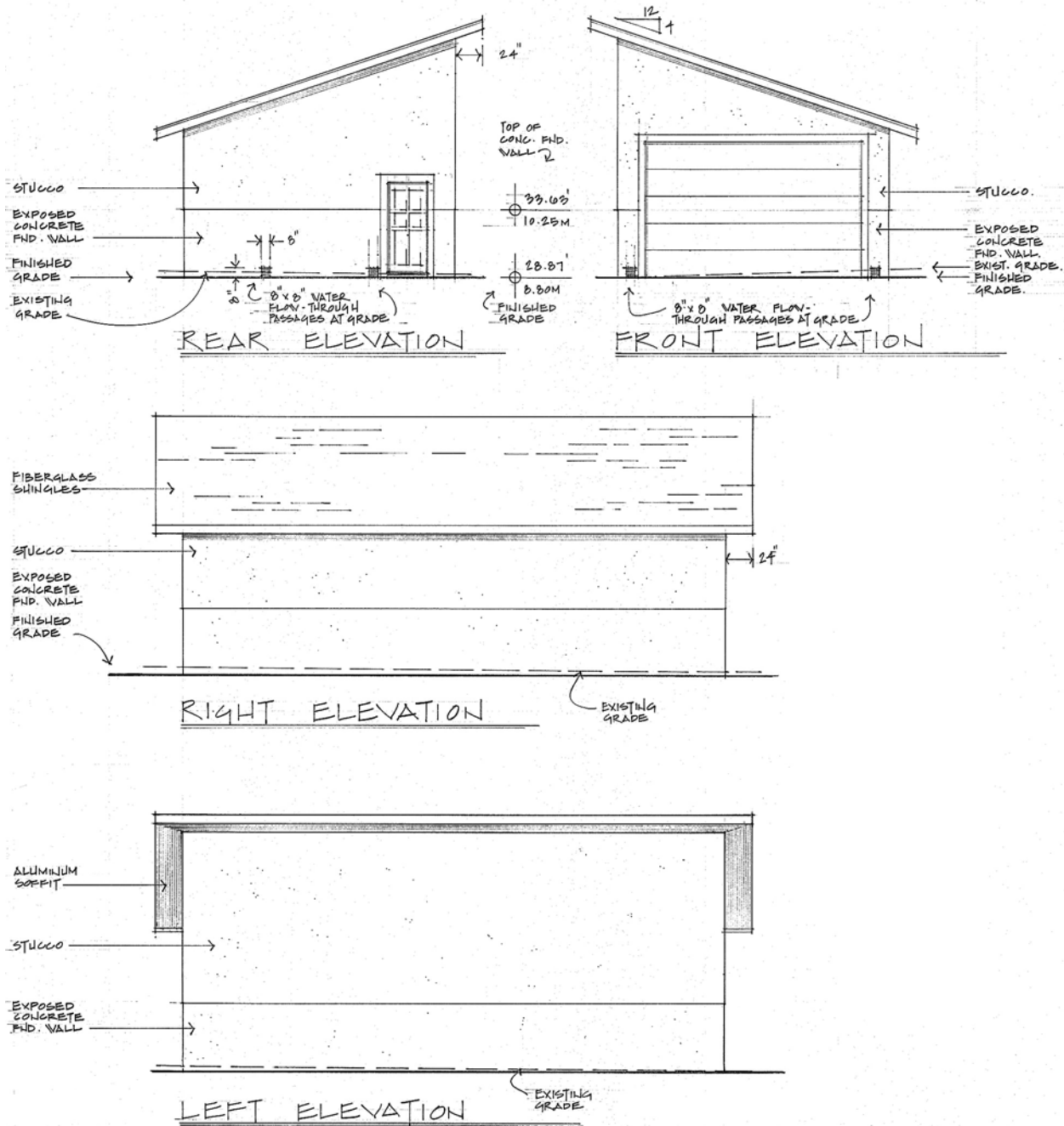


Figure 3: Proposed Elevations (from plans by Deziq Zone)

Environment

The land is cleared for the most part, with a few Larch trees located along the west and front lot lines, a spruce near the watercourse to the rear, and a cottonwood clump near the midpoint of the east property line. Parks staff met with the applicant on site and noted that a small hawthorne tree was located on the boulevard in the area previously shown as proposed driveway. The applicant provided revised drawings with the proposed driveway relocated to retain the tree. Parks notes that a small multi-stem Lombardi Poplar is located within the proposed building envelope and will be removed under a tree permit.

In terms of protecting the floodplain storage capacity, the building has been designed to minimize any loss of floodplain storage, and to allow for flow through of flood water. This would be achieved through the provision of 200 mm square flow-through passages at floor level, which would allow any floodwaters to flow through the building without impacting the floodplain storage capacity of the site.

CONSULTATION

As part of the review process, the application was referred to the Resident's Association of Strawberry Vale, Marigold & Glanford on November 20, 2015. Revised plans were referred to the Association on June 8, 2016.

The Association responded in an email on June 21, 2016, noting the following comments and concerns:

1. They are not in favour of building on a flood plain, despite the building incorporating drainage channels to deal with any water issues, noting that daylighting of creeks, restoration of creek banks and rain gardens are ways to naturally deal with runoffs.
2. In the event that the application is approved, they would like to ensure that the building is screened from the road with appropriate vegetation since this is a residential neighbourhood, despite the A-1 zoning in some instances. A large, garage-like structure is not attractive.
3. With the garage-door opening facing the road, they question whether the applicant is really interested in farming the plot, or is just looking to build additional storage.

In an email dated June 27, 2016 the applicant responded to these comments as follows:


1. Lots of structures are constructed in floodplains provided that the necessary technical requirements are met which the applicants note they have.
2. The applicant will commit to improved landscaping to ensure there is adequate screening, and has provided a Landscape plan showing proposed plantings. The landscape plan would be secured by covenant. In the applicant's discussions with nearby residents, they note there was a preference towards having a building rather than a vacant lot.
3. Vehicles access and egress from the street which is why the garage door is placed as is, it needs to be accessible to vehicles. Placing the garage door facing the rear property line defeats the intent of the design as building a driveway all the way to the rear of the property drastically increases the impervious surface area.

SUMMARY

The applicant proposes to construct a new agricultural building within a floodplain. The use is permitted under existing zoning, and the proposed building meets height and setback requirements. The proposal complies with all relevant guidelines for the Floodplain Development Permit Area. A Restrictive Covenant would be required to save the District and Province harmless in case of flooding.

RECOMMENDATION:

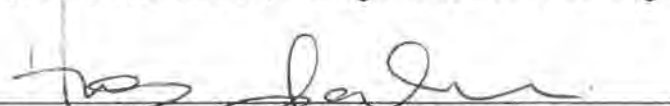
- 1) That Development Permit DPR00628 be approved.
- 2) That ratification of the Development Permit be withheld pending registration of a Restrictive Covenant to ensure that the Owner will save the District and Province harmless in case of flooding on the property, and that plantings occur as per the Landscape Plan by Planster Consulting received and date stamped June 29, 2016.

Report prepared by: 

 Chuck Bell, Planner

Report prepared and reviewed by: 

 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

 Sharon Hvozdan, Director of Planning

CWB/jsp
 H:\TEMPEST\PROSPERO\ATTACHMENTS\DPR\DPR00628\REPORT_1136 ROY ROAD_JUNE 23, 2016.DOC

cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


 Paul Thorkelsson, CAO

COPY

DISTRICT OF SAANICH

**NO. DPR00628
DPE00628**

DEVELOPMENT PERMIT

TO: Nigel John Pollock
[REDACTED]
Victoria BC [REDACTED]

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

Lot 28, Section 5, Lake District, Plan 1521

1136 Roy Road

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By supplementing the provisions of the Zoning Bylaw 2003, to require the lands to be developed in accordance with the plans prepared by Dezign Zone received April 14, 2016, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
7. Notwithstanding the provisions of Section 6 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring

properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.

- (c) Where items noted under Section 7(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
- (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.

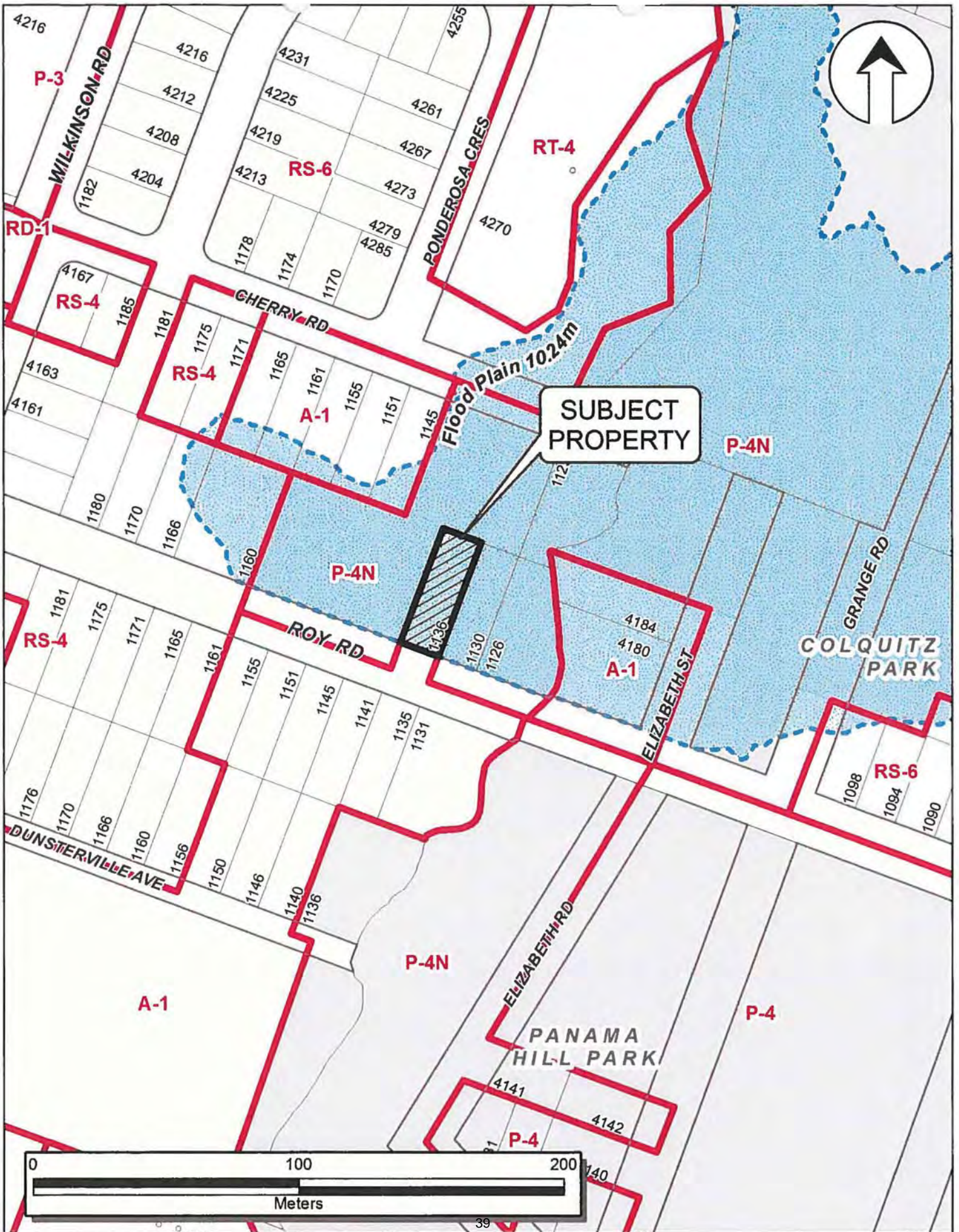
8. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.

9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPALCOUNCIL ON THE

_____ DAY OF _____ 20 _____
 ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk



Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: January 20, 2016
Subject: Servicing Requirements for the Proposed Development- REVISED

PROJECT: **FLOODPLAIN DP TO CONSTRUCT AN ACCESSORY STRUCTURE**

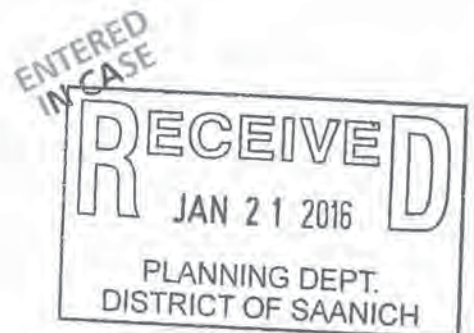
SITE ADDRESS: 1136 ROY RD
PID: 007-266-855
LEGAL: LOT 28 SECTION 5 LAKE LAND DISTRICT PLAN 1521
DEV. SERVICING FILE: SVS01978
PROJECT NO: PRJ2015-00664

The above noted application for Floodplain Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s).



Jagtar Bains
DEVELOPMENT COORDINATOR

CC: Harley Machielse, DIRECTOR OF ENGINEERING



Development Servicing Requirements

Development File: SVS01978
Civic Address: 1136 ROY RD
Page: 1

Date: Jan 20, 2016

Gen

1. PROPOSED AGRICULTURAL BUILDING AND DRIVEWAY MUST BE CONSTRUCTED SO THE FINISHED GRADE IS THE SAME AS THE EXISTING GRADE TO ENSURE THERE IS NO NET LOSS OF FLOODPLAIN STORAGE.
2. THE EXISTING 300 MM CONCRETE CULVERT ON ROY ROAD MUST BE EXTENDED TO ACCOMMODATE PROPOSED DRIVEWAY.
3. A COVENANT MUST BE REGISTERED ON THE TITLE OF THIS PROPERTY TO SAVE THE DISTRICT AND THE PROVINCE HARMLESS IN CASE OF FLOODING.

286030 Roy

From: Luke Mari <luke.mari@planster.ca>
To: <council@saanich.ca>
Date: 7/6/2016 8:18 AM
Subject: July 11th COW- 1136 Roy Road DP

POST TO	Gen	POSTED
COPY TO	Sh	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	bl.m	

Good Day Mayor and Council,

I have been recently advised by legislative services that the Development Permit for 1136 Roy Road will be before Council this Monday, July 11th. This application was originally scheduled for July 4th but due to some changes to the staff report, the date was revised to July 11th. Unfortunately, I [redacted] won't be able to attend the Council meeting and provide a presentation, I apologize for this. I believe we have covered the necessary bases by complying with all of the District's requirements and by our extensive community consultation of all properties within 100m with no objections noted.



If for some reason, there is something missing and Council feels they cannot approve the Development Permit, I would ask that the consideration of the Development Permit be postponed to the August 8th Committee of the Whole and I would be very happy to attend this meeting and provide any additional information that Council could require.

Council Administrator
Media

Thanks for your time,

Luke

Luke Mari
Planster.ca
Luke.Mari@planster.ca
250.881.6077