



AGENDA

For the Council Meeting to be Held
At the Saanich Municipal Hall,
770 Vernon Avenue
MONDAY, SEPTEMBER 12, 2016.

I 6:00 P.M., COMMITTEE ROOM NO. 2

Motion to close the meeting to the public in accordance with Section 90 (1) (e) and (2) (b) of the *Community Charter*.

II 7:00 P.M., COUNCIL CHAMBERS

A. ADOPTION OF MINUTES

1. Council meeting held August 22, 2016
2. Committee of the Whole meeting held August 22, 2016

B. RISE AND REPORT

P. 3

1. **Motions from Closed Meetings**

C. BYLAWS FOR FINAL READING AND RATIFICATION OF PERMIT APPROVAL

1. **2921 EARL GREY STREET – OCP BYLAW AMENDMENT**

P. 4

Final reading of "Official Community Plan Bylaw, 2008, Amendment Bylaw, 2014, No. 9294". To amend Appendix "M" – Tillicum Local Area Plan - to designate 2921 Earl Grey Street for potential multi-family use.

2. **114 & 120 GORGE ROAD WEST AND 2921 EARL GREY STREET – REZONING TO RA-3**

P. 4

Final reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9295" **and approval of Development Permit DPR00506**. To rezone from Zone RS-6 (Single Family Dwelling) to Zone RA-3 (Apartment) for a proposed four storey, 24 unit apartment building with underground parking.

D. PUBLIC INPUT (ON BUSINESS ITEMS E - G)

E. BYLAWS FOR THREE READINGS

1. **WATER UTILITY BYLAW – HOUSEKEEPING AMENDMENT**

P. 12

Three readings of "Water Utility Bylaw, 2000, Amendment Bylaw, 2016, No. 9398". To delegate authority to staff to manage the application of penalties in the event of a postal service disruption.

F. RESOLUTIONS FOR ADOPTION

1. **AWARD OF REQUEST FOR PROPOSAL 34/16 – THREE (3) ONLY – TANDEM DUMP TRUCKS**

P. 15

Report of the Director of Engineering dated August 26, 2016 recommending that Council award RFP 34/16 – Three (3) Only – Tandem Dump Trucks, and change orders within project budget, to P&R Truck Centre Ltd. in the amount of \$467,612.48 (net price after trade-in and excluding taxes).

2. **CONSULTING ENGINEERING SERVICES – ACTIVE TRANSPORTATION PLAN (RFP 36/16)**

P. 17

Report of the Director of Engineering dated September 1, 2016 recommending that Council award RFP 36/16 Consulting Engineering Services – Active Transportation, and change orders within project budget, to Urban Systems in the amount of \$226,937 (excluding GST).

G. REPORTS FROM DIRECTORS

- P. 19** 1. **EDPA REQUEST FOR PROPOSAL – ASSESSMENT CRITERIA**
Report of the Director of Finance dated August 25, 2016 recommending that Council approve the assessment criteria for the EDPA RFP as outlined in Attachment B of the report.

* * * Adjournment * * *

AGENDA

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

- P. 26** 1. **4027 RAINBOW STREET – DEVELOPMENT PERMIT AMENDMENT**
Supplemental report of the Director of Planning dated August 5, 2016 recommending that Council approve Development Permit Amendment DPA00861 to construct a second entrance to the underground parking for the proposed south condo building at Rainbow Hill on the west side of the building so that each parking level would be accessed independently.
- P. 60** 2. **1032, 1042 & 1052 CLOVERDALE AVENUE – DEVELOPMENT PERMIT AND REZONING**
Report of the Director of Planning dated August 18, 2016 recommending that Council approve the rezoning from Zone RS-6 (Single Family Dwelling) to Zone RT-FC (Attached Housing Four Corners) for a proposed 14-unit townhouse development and approve Development Permit DPR00619; and that final reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure the items outlined in the report. Variances are requested for visitor parking, building separation and rear yard setback.
- P. 93** 3. **671 AGNES STREET, 664 & 670 HESS CRESCENT – REZONING AND DEVELOPMENT PERMIT AMENDMENT**
Supplemental report of the Director of Planning dated August 11, 2016 recommending that Council approve the rezoning from Zone RS-6 (Single Family Dwelling) to Zone P-1 (Assembly) for a proposed consolidation with the Pacific Christian School site to construct a new gymnasium and that Development Permit Amendment DPA00792 be approved. Variances are requested for rear yard and exterior side yard setbacks.
- P. 127** 4. **5058 WEST SAANICH ROAD - AGRICULTURAL LAND RESERVE APPLICATION**
Report of the Director of Planning dated August 18, 2016 recommending that Council forward the application to include the property in the Agricultural Land Reserve to the Agricultural Land Commission (ALC) without a recommendation and request that the ALC take into consideration the Natural State covenant previously registered against the title.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS



The Corporation of the District of Saanich

Rise and Report

Report Out: September 12, 2016

Subject: Motions From Closed Meetings

2870-30 In Camera Meeting held July 4, 2016

“That Council approve use of the District’s standard RFP process for selection of the EDPA Consultant.”

CM
B.1



LEGISLATIVE SERVICES

Memo

To: Mayor and Councillors File: 2870-30 Earl Grey
From: Donna Dupas, Legislative Manager
Date: September 7, 2016
Subject: **114 & 120 Gorge Road West and 2921 Earl Grey Street – Final Reading of Official Community Plan Bylaw, 2008, Amendment Bylaw, 2014, No. 9294” and “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9295” and Approval of Development Permit**

A Public Hearing to consider the above referenced bylaws was held August 12, 2014. Following the public hearing Council gave the bylaws second and third readings. Final readings of the bylaws were withheld pending registration of a covenant to secure construction of the development to a minimum EnerGuide 80 or equivalent energy efficient standard and a contribution to the Saanich Affordable Housing Fund.

Please note that all outstanding items have been addressed and Council is requested to:

- a) give final reading to "Official Community Plan Bylaw, 2008, Amendment Bylaw, 2014, No. 9294", to amend the Tillicum Local Area Plan to designate the property at 2921 Earl Grey Street for potential multi-family use;
- b) give final reading to "Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9295" to rezone Lot 15, Plan 890 (2921 Earl Grey Street) from RS-6 (Single Family Dwelling) to Zone RA-3 (Apartment) in order to consolidate it with the two RA-3 properties on Gorge Road West for a proposed four storey, 24-unit apartment building with underground parking.
- c) approve and issue Development Permit DPR00506.

In accordance with section 470 of the Local Government Act, members not present at the public hearing may vote on the adoption of the bylaw if a written report of the public hearing has been given to the member. The minutes of the Public Hearing/Special Council meeting are attached.

This item is scheduled for the Council Meeting on September 12, 2016. If you have any questions please contact me at extension 3500.

A handwritten signature in blue ink, appearing to read "D Dupas".

Donna Dupas,
Legislative Manager

dh
Attachments

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

CM
C.1 & 2

THE CORPORATION OF THE DISTRICT OF SAANICH
BYLAW NO. 9294
TO AMEND BYLAW NO. 8940,
BEING THE "OFFICIAL COMMUNITY PLAN BYLAW, 2008"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8940, being the "Official Community Plan Bylaw, 2008" is hereby amended as follows:
 - (a) By deleting Map 7.2 of Appendix "M" and substituting therefor a new Map 7.2 which is attached hereto as Schedule "A".

(2921 Earl Grey Street)
- 2) This Bylaw may be cited for all purposes as the "**OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2014, NO. 9294**".

Read a first time this 11th day of August, 2014.

Public Hearing held at the Municipal Hall on the 12th day of August, 2014.

Read a second time this 12th day of August, 2014.

Read a third time this 12th day of August, 2014.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9295

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended by deleting from Zone RS-6 and adding to Zone RA-3, the following lands:

Lot 15, Block R, Sections 11 & 12, Victoria District, Plan 860

(2921 Earl Grey Street)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9295**".

Read a first time this 11th day of August, 2014.

Public Hearing held at the Municipal Hall on the 12th day of August, 2014.

Read a second time this 12th day of August, 2014.

Read a third time this 12th day of August, 2014.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

DISTRICT OF SAANICH
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, AUGUST 12, 2014 AT 7:30 P.M.

2320-20
Tillicum Local
Area Plan

“OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2014, NO. 9294”

PROPOSED AMENDMENT TO TILLICUM LOCAL AREA PLAN

To amend Appendix “M” – Tillicum Local Area Plan – of the Official Community Plan, 2008, to designate the property at Lot 15, Block R, Sections 11 & 12, Victoria, District, Plan 860 (**2921 EARL GREY STREET**) for potential multi-family use.

2870-30
Gorge Road
West/Earl Grey
Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9295”

PROPOSED REZONING FOR APARTMENT BUILDING ON GORGE ROAD WEST AND EARL GREY STREET

To rezone Lot 15, Block R, Sections 11 & 12, Victoria District, Plan 860 (**2921 EARL GREY STREET**) from Zone RS-6 (Single Family Dwelling) to Zone RA-3 (Apartment) with the intent of consolidating this lot with two RA-3 zoned properties comprising the easterly 52 feet of Lot 13, Block R, Section 11, Victoria District, Plan 860 (**114 GORGE ROAD WEST**) and Amended Lot 14 (DD1051511), Block R, Sections 11 & 12, Victoria District, Plan 860 (**120 GORGE ROAD WEST**), in order to construct a multi-family apartment building. 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 balcony projections, building height and open space. 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 November 29, 2013 and June 20, 2014, the latter recommending as follows:
 - a) That the Tillicum Local Area Plan be revised to include 2921 Earl Grey Street on Map 7.2;
 - b) That the application to rezone from RS-6 to RA-3 be approved;
 - c) That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to require:
 - construction of the development to a minimum EnerGuide 80 or equivalent energy efficiency standard;
 - that the building include conduits to be solar ready;
 - a community contribution of \$36,000 to the Saanich Affordable Housing Fund.
- Advisory Design Panel report dated August 29, 2012.
- Three letters from the Gorge Tillicum Community Association.

- Seven letters from residents commenting on the application.

APPLICANT:

Mr. Eric Barker, Eric Barker Architect Inc., attended along with owner, Paul Davis, and stated:

- The application is to rezone one RS-6 lot on Earl Grey Street to RA-3 in order consolidate it with two RA-3 lots on Gorge Road West and construct an apartment building.
- Ensuring that the building would fit well into the community has been an important goal.
- The proposed four storey building will have six units on each floor with 39 parking spaces underground.
- The property slopes from north to south with a high bank at the corner of Earl Grey Street and Gorge Road West; visibility has been an issue on the corner.
- Earl Grey Street will be widened from the corner and narrowed again near the north end of the property, creating two street parking spaces in front of the building; this change may alleviate some traffic flow concerns.
- The main pedestrian entrance to the building will be at the northwest corner off Earl Grey Street; an entry court, visitor and bicycle parking, arbours and landscaping are planned.
- An existing Garry oak on the north side will be retained and exposed to the street; communal garden beds for residents are proposed along the east side.
- To minimize the impact of the building on neighbours, they have reduced the size of the balconies on the rear of the building, situated the roof deck on the south side, and dug the building into the ground to reduce its scale.
- The green roof will absorb and direct rainwater to a dry streambed raingarden along the front of the building which will have three tiers of pools adding strong visual interest to the streetscape.
- A curving rock wall along the front of the building is echoed in the rock facing element on the front face of the structure.
- Materials include grey metal, cedar siding and cement board.
- Access by elevator to the roof deck was requested by Council and this has been accomplished; extending the length of the elevator overhang (which matches the other overhangs), will help reduce the apparent height of the structure and improve its appearance.
- They prefer not to separate the purchase of parking space from the purchase of units.
- Existing homes on the site will be deconstructed.
- The developer has made an agreement with the homeowners at 2924 Wascana to take care of the foundation problems.

In response to questions from Council, the applicant stated:

- There is an existing hydro pole to be relocated and he has noted Council's wish that it not be placed within the sidewalk.

PUBLIC INPUT:

M. Bray, Earl Grey Street, stated:

- The appearance of the new apartment building is pleasing but he is concerned that the height of the building is no longer four storeys but closer to six when you add the roof garden and the elevator structure.

M. King, Earl Grey Street, stated:

- The hydro pole at the corner of Earl Grey Street and Gorge Road West has been a problem.
- He regrets that an older home and a cedar tree will be lost.
- Several new developments are happening in the area, in addition to this one, and traffic problems will worsen.

M. Greenway, Earl Grey Street, stated:

- Traffic flow on Earl Grey Street is a concern; the street is used as a thoroughfare.
- The infrastructure on Earl Grey Street is old and needs replacement.

C. Fedoruk, Earl Grey Street, stated:

- The consultation undertaken with neighbours was appreciated and she supports the development.
- Pinching the road to control traffic would be helpful.
- She is sorry to see another older home removed and does not support the loss of any more homes.
- She has been assured by the applicant that the blasting process will be documented and the security of the nearby homes ensured.

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

- It is important to carefully consider the removal of single family homes and the impact on single family neighbourhoods, when such new developments are proposed along the edge.
- The proposed building is situated and designed well.
- The Gorge Tillicum community has unique homes on streets with a unique feel.
- Infrastructure improvements are badly needed throughout the neighbourhood and the revenue from new developments will assist in this regard.

APPLICANTS RESPONSE:

- They have discussed with Saanich Engineering their support for narrowing Earl Grey Street to a 20 foot width at the north edge of the site; this will be confirmed at the building permit stage.
- Those homeowners who identified concern with the impact of blasting on their homes, have been assured by the owner that they may deal with him rather than their own insurers, should any problems arise.

COUNCIL DELIBERATIONS:

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

- 1. the Tillicum Local Area Plan be amended to designate the property**

- at 2921 Earl Grey Street for potential multi-family use;
2. the application to rezone Lot 15, Block R, Sections 11 & 12, Victoria District, Plan 860 (2921 Earl Grey Street) from Zone RS-6 to RA-3 be approved; and
 3. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to require:
 - construction of the development to a minimum EnerGuide 80 or equivalent energy efficiency standard;
 - that the building include conduits to be solar ready;
 - a community contribution of \$36,000 to the Saanich Affordable Housing Fund.”

Councillor Derman stated:

- The green roof and deck space is a good amenity for the residents.
- Stormwater management for the development has been well designed.
- Decoupling of parking space from the purchase of a unit will eventually become possible.

Councillor Gerrard stated:

- The development has an attractive design and offers parking in excess of requirements.
- Access to the roof garden has been creatively achieved.
- The Community Association supports the application and the applicant undertook extensive consultation with the neighbourhood.

Councillor Murdock stated:

- This is a good location for such a development, with amenities nearby.
- The roof garden is a tremendous benefit to the residents; the streetscape improvements and stormwater management features will benefit the community.

Councillor Brice stated:

- She commends the applicant for the design of the building and for the consultation undertaken with the neighbours.

Councillor Brownoff stated:

- The applicant has made an effort to ensure the development will fit within the existing residential neighbourhood.
- The rooftop garden space will provide a valuable social link for residents.
- It is appreciated the applicant is working with neighbours concerned with the effects of blasting on their homes.
- Residents are welcome to bring traffic concerns in the area to the attention of the municipality's Administrative Traffic Committee.

Councillor Sanders stated:

- This project will be an attractive addition to Gorge Road West.
- The landscaping design and roof garden space are welcome features.
- Traffic flow at this location has been taken into consideration and the

proposed streetscape improvements may address concerns.

Mayor Leonard stated:

- This is a first class application; the applicant worked well with the community and such development is welcomed in Saanich.

The Motion was then Put and CARRIED

2320-20
Tillicum Local
Area Plan

“OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2014, NO. 9294”
Second and Third Readings

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9294 be read a second time.”
CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9294 be now passed.”
CARRIED

2870-30
Gorge Road West
/ Earl Grey Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9295”
Second and Third Readings

MOVED by Councillor Brice and Seconded by Councillor Derman:
“That Bylaw No. 9295 be read a second time.”
CARRIED

MOVED by Councillor Brice and Seconded by Councillor Gerrard:
“That Bylaw No. 9295 be now passed.”
CARRIED

MOVED by Councillor Gerrard and Seconded by Councillor Wergeland: “That it be recommended that Council approve Development Permit DPR00506 on the Easterly 52 feet of Lot 13, Block R, Section 11, Victoria District, Plan 860 (114 Gorge Road West); on Amended Lot 14, (DD105151I), Block R, Sections 11 & 12, Victoria District, Plan 860 (120 Gorge Road West); and on Lot 15, Block R, Sections 11 & 12, Victoria District, Plan 860 (2921 Earl Grey Street).”

CARRIED



Mayor Council
Councillors Administrators
Administrators Media
Aug 30 116 DL

The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Valla Tinney, Director of Finance
Date: August 25, 2016
Subject: Water Utility Bylaw – Housekeeping Amendment

PURPOSE

The purpose of the report is to bring forward a housekeeping amendment to the Water Utility Bylaw No. 8124.

DISCUSSION

Risk of a postal service disruption has brought to light that there are no provisions in the current bylaw to delegate authority to staff to manage the application of penalties in this circumstance. The following amendment is recommended to address this challenge.

To be added as new 10 (j):

Notwithstanding 10 (e), in the event of a mail delivery service disruption, the penalty shall be added to account balances remaining unpaid after forty-five (45) days plus the number of days of the duration of the mail delivery service disruption from each billing date. This provision does not apply to account holders registered for electronic billing through MySaanich.

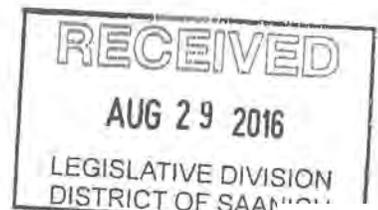
RECOMMENDATION

That Council:

1. Give three readings to Water Utility Bylaw 2000, Amendment Bylaw 2016 NO. 9398.

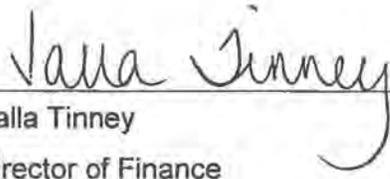
Prepared by


Sue-Lin Tarnowski
Manager of Revenue Services



CM
E.1

Approved by



Valla Tinney
Director of Finance

Attachments

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I endorse the recommendation of the Director of Finance.



Paul Thorkelsson, CAO

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9398

**TO AMEND BYLAW 8124, BEING THE
“WATER UTILITY BYLAW, 2000”**

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. Bylaw No. 8124, being the “Water Utility Bylaw, 2000” is hereby amended as follows:

a. By adding Section 10. (j) as follows

Notwithstanding 10 (e), in the event of a mail delivery service disruption, the penalty shall be added to account balances remaining unpaid after forty-five (45) days plus the number of days of the duration of the mail delivery service disruption from each billing date. This provision does not apply to account holders registered for electronic billing through MySaanich.

2. This Bylaw may be cited for all purposes as the **“WATER UTILITY BYLAW, 2000, AMENDMENT BYLAW, 2016, NO. 9398”**.

Read a first time this

Read a second time this

Read a third time this

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor



Mayor
Councillors
Administrator
Council
Administrator
Media
vendas August 26
JDL

The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Harley Machielse, Director of Engineering
Date: August 26, 2016
Subject: Award of Request for Proposal #34/16 Three (3) Only – Tandem Dump Trucks

PURPOSE

The purpose of this report is to award the purchase of three (3) Tandem Dump Trucks.

BACKGROUND

The Request for Proposal (RFP) was issued to select a supplier to provide three (3) tandem dump trucks of current year and model or newer.

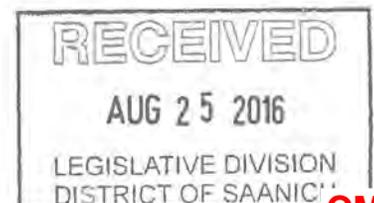
SUMMARY

Compliant Proposals were received from the following companies:

- Harbour International Trucks
- Inland
- Mack Sales & Service of Nanaimo Ltd.
- **P&R Truck Centre Ltd**
- Peterbilt Pacific Inc.

Proposals were evaluated on Specification Compliance, Warranty, Parts Availability and Services (including parts discount), Environmental Considerations and Corporate Sustainability Practices, Delivery Time, and Price (after trade-in). P&R Truck Centre Ltd scored the highest on the combined criteria with a thorough proposal.

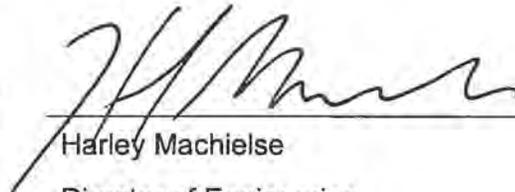
Funding for this work is available within the Vehicle Equipment Replacement Program Capital Budget.



RECOMMENDATION:

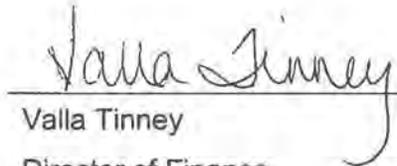
That Request for Proposal #34/16 Three (3) Only – Tandem Dump Trucks be awarded to **P&R Truck Centre Ltd** who submitted the best overall proposal, for an amount of \$467,612.48 (net price after trade-in and excluding taxes) plus change orders within budget.

Prepared by



Harley Machielse
Director of Engineering

Reviewed by



Valla Tinney
Director of Finance

CAO COMMENTS:

I endorse the recommendation of the Director of Engineering.



Paul Thorke, CAO



The Corporation of the District of Saanich

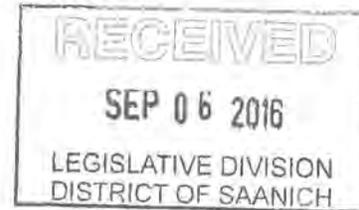
Mayor
Councillors
Administrator

Council
Administrator
Media

Vendors
Sept 12/16

Report

To: Mayor and Council
From: Harley Machielse, Director of Engineering
Date: September 1, 2016
Subject: Consulting Engineering Services – Active Transportation Plan (RFP 36/16)



PURPOSE

The purpose of this report is to request approval to award Consulting Engineering Services for the development of an Active Transportation Plan for the District of Saanich to Urban Systems.

The Active Transportation Plan will address all aspects of Active Transportation related to pedestrian and cycling networks, access to transit, environmental considerations, regional connectivity, amenities and design characteristics in order to deliver a successful Active Transportation program in Saanich to the year 2038.

BACKGROUND

A Request for Proposal (RFP) 36/168/16 was issued for the selection of a qualified Proponent ("Contractor") to provide all Services for the development of an Active Transportation Plan that is intended to incorporate and reconfirm the existing guiding principles and plans already in place with the District. The plan will also inform the development of a 4 year capital projects priority listing for both walking and cycling infrastructure. It is anticipated that the plan will contain creative and effective public participation techniques, sound technical analysis, detailed background review and recommendations that are specific to Saanich.

Five responses were received from the following vendors:

- Alta Planning + Design
- Bunt & Associates
- MMM Group/WSP
- **Urban Systems**
- WATT Consulting Group

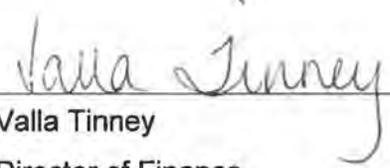
Proposals were evaluated on Project Team, Experience and Corporation Commitment; References; Project Understanding, Methodology, Task List and Deliverables; Fees, and Corporate Sustainability Practices. Urban systems scored the highest on the combined criteria.

Funding for this project is available in the Transportation and Parks 5 Year Capital Plans.

RECOMMENDATION:

That Consulting Engineering Services - Active Transportation Plan, and change orders within project budget, be awarded to Urban Systems, who submitted a price of \$226,937 (excluding GST).

Prepared by 
Harley Machielse
Director of Engineering

Reviewed by 
Valla Tinney
Director of Finance

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Engineering.


Paul Thorkelsson, CAO

1410 - 04 Finance
Xref: 1220 - 20 EDPA

Cnel Sept 12/16

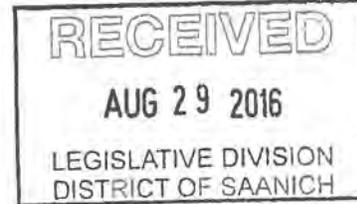


The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Administrator
Media
Aug 30/16 DL

Report



To: Mayor and Council
From: Valla Tinney, Director of Finance
Date: 8/25/2016
Subject: EDPA Request for Proposal – Assessment Criteria

PURPOSE:

The purpose of this report is to obtain approval of the assessment criteria established for the EDPA Request for Proposal for Consulting Services.

DISCUSSION:

At the May 9th meeting of Council, the Draft Terms of Reference for the Request for Proposal (RFP) for the Environmental Development Permit Area (EDPA) Review were reviewed, amended and confirmed by Council. There are a few housekeeping amendments which are highlighted in grey that establish the budget, clarify the District's responsibilities and outline some technology requirements (Attachment A). Purchasing staff have been developing the full RFP document and have established recommended assessment criteria for scoring purposes (Attachment B).

NEXT STEPS:

Upon approval of the assessment criteria, the Purchasing Section will finalize the RFP and continue with the District's standard rigorous procurement processes including posting the RFP for 3 weeks, a multi-department review of the submissions and Council selection of the consultant through an RFP award report to Council.

RECOMMENDATIONS:

1. That Council approve the assessment criteria for the EDPA RFP as outlined in Attachment B.

Prepared by

Lorraine Kuzyk
Manager of Purchasing Services

Approved by

Valla Tinney
Director of Finance

CM
G.1

CAO'S COMMENTS:

I endorse the recommendation of the Director of Finance.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

Paul Thorkelsson,
Chief Administrative Officer

3.0 INTRODUCTION

3.1 Purpose

To provide recommendations to Council to improve the EDPA Bylaw and support private land stewardship of Environmentally Significant Areas in Saanich.

3.2 Background

Saanich Council adopted the EDPA Bylaw in March 2012. In 2015, a six-month public 'check in' process began. At a special council meeting on March 16, 2016, Council moved to support the recommendations of a staff report which included support for hiring a consultant/consultant team to review the EDPA Bylaw. Council considered the scope of the Terms of Reference and level of public input on May 9, 2016.

Many issues have been raised about the bylaw, its implementation, and the impacts on property rights and property values. Ideas have been brought forward by the public to improve the bylaw and programming to support stewardship on private land, etc.

3.3 Policy Context

The EDPA is a schedule to the Official Community Plan (OCP) and is supported by many OCP policies such as:

- 4.1.2.1 "Continue to use and update the "Saanich Environmentally Significant Areas Atlas" and other relevant documents to inform land use decisions."
- 4.1.2.3 "Continue to protect and restore habitats that support native species of plants, animals and address threats to biodiversity such as invasive species."
- 4.1.2.4 "Protect and restore rare and endangered species habitat and ecosystems, particularly those associated with Garry Oak ecosystems."
- 4.1.2.5 "Preserve "micro-ecosystems" as part of proposed development applications, where possible."
- 4.1.2.7 "Link environmentally sensitive areas and greenspaces, where appropriate, using 'greenways', and design them to maintain biodiversity and reduce wildlife conflicts."
- 4.1.2.8 "Encourage the use of native species and climate change resistant plants for landscaping on both public and private lands and continue to promote the principles of Naturescape."
- 4.1.2.11 "Promote and encourage the protection and designation of indigenous, significant trees and wildlife trees."
- 4.1.2.18 "Encourage the retention or planting of native vegetation in the coastal riparian zone."
- 4.1.2.25 "Work with private land owners to encourage stewardship that protects, preserves, and enhances natural systems and, where appropriate, enter into conservation covenants or provide incentives to protect riparian or environmentally significant areas."

Several other documents support and shaped the EDPA, including:

- The Local Government Act
- Review of Saanich Marine Shoreline Resources and Options for Protection
- The Green Bylaws Toolkit
- Develop with Care
- The Stewardship Series, including Greenshores
- The Conservation Manual (of the Sensitive Ecosystems Inventory)
- Recovery Strategy for Garry Oak and Associated Ecosystems and their Associated Species at Risk in Canada, 2001–2006

3.4 Objectives of the EDPA

The EDPA was initiated to support many of the policies found in the OCP and address the lack of environmental protection for environmentally significant areas (ESA's) in Saanich such as the marine backshore, sensitive ecosystems, rare habitat, and isolated wetlands or streams. The original objective was to:

"Establish an Environmentally Significant Areas Development Permit Area to protect and enhance sensitive ecosystems, species at risk and the marine shoreline. Increasing development pressure adds to the need to protect natural ecosystems and the habitat of rare plants and animals at a level similar to the existing protection for riparian areas. Development Permit Guidelines will focus on best management practices for protecting habitat adjacent to development."

The current objectives of the EDPA are to:

- Protect the areas of highest biodiversity within Saanich;
- Require mitigation during development; and
- Require restoration to damaged or degraded ecosystems during development

3.5 Budget

The District has allocated a budget of \$50,000.00, all-inclusive (such as fees, project related expenses, communication plan/deliverables and related expenses. GST extra.) for the project. If additional funding becomes available, the District reserves the right to use the successful Proponent ("Contractor") for additional services related to this project.

4.0 SCOPE OF WORK

4.1 General

The Contractor's scope of work is:

- 1.1.1 Review Saanich's Environmental Development Permit Area Bylaw and make recommendations for improving and clarifying the bylaw.
- 1.1.2 Conduct any public engagement as outlined by Saanich Council according to the District of Saanich Public Participation Policy and Public Participation Toolkit.
- 1.1.3 Research other comparable municipalities and their approaches to natural area protection.
- 1.1.4 Refer to relevant documents such as, but not limited to:
 - a) The Local Government Act
 - b) Review of Saanich Marine Shoreline Resources and Options for Protection
 - c) The Green Bylaws Toolkit
 - d) Develop with Care
 - e) The Stewardship Series, including Greenshores
 - f) The Conservation Manual (of the Sensitive Ecosystems Inventory)
 - g) Recovery Strategy for Garry Oak and Associated Ecosystems and their Associated Species at Risk in Canada, 2001-2006.
- 1.1.5 Meet with members of Saanich Citizens for a Responsible EDPA Society (SCRES), Saanich Advocates for the Environment (SAFE), Council members, biologists who submitted correspondence to Council and staff to discuss the current practice at the onset. This can include the recommendations received on how to conduct the review.
- 1.1.6 Review materials provided by the District of Saanich:
 - a) Minutes and existing staff reports of relevant Council meetings.
 - b) Economic Study by Rollo and Associates (when available – ETA September 2016)
 - c) Economic Study, BC Assessment Authority.
 - d) Public feedback from the check in process – (staff report when available).
 - e) All submissions from individuals or organizations (outline will be made available by Proponents after they return the "Proponent Registration Form with full disclosure to successful contractor only).
 - f) Official Community Plan and other policy documents.
- 1.1.7 Prepare a draft report for review by the public (including SCRES, SAFE, Council members, biologists who submitted correspondence to Council and staff (including Legal, Finance, Planning, Engineering, Parks and Recreation, and Administration) which will cover:
 - a) Study scope, background and methodology.
 - b) Study objectives and measures of success.
 - c) Identification and analysis of options.
 - d) Recommendations for improvements to the bylaw, implementation and stewardship of private property.
 - e) Discussion of the context of the recommendations such as the OCP, approaches by other municipalities, expected outcomes.
 - f) Overview of process and resources required to implement the recommendations.
 - g) Outline on-going evaluation and monitoring of the measures of success.
- 1.1.8 Prepare a final report using feedback from the public (including SCRES, SAFE, Council members, biologists who submitted correspondence to Council) and staff on the draft report.
- 1.1.9 Present the final report to Council at a Committee of the Whole meeting and respond to questions from Council.

4.2 Public Engagement

The level of public engagement, as determined by Council, and in accordance with District of Saanich Public Participation Policy and Public Participation Toolkit, is:

Inform

This option is based on the position that significant engagement has taken place to date and that the Contractor is being hired to develop potential solutions that will be presented to Council. Public input would be received at the time the potential solutions are presented to Council for review and deliberation. Under this Option, the public would be kept up-to-date on the review process through the Saanich website.

4.3 Timeline and Deliverables

- 4.3.1 From the time of the award of the contract, the draft report will be delivered within 6 months to allow for public engagement and delivery of a report.
- 4.3.2 The final report will be delivered within 2 weeks of receiving the comments on the draft report.
- 4.3.3 The presentation to Council will be scheduled as soon as possible by Saanich staff.

4.4 Contract Oversight

The Contract will be managed by the Director of Planning and designated staff on a daily basis with the main purpose of providing background information and resources.

The acceptance of the draft report and final report will be under the purview of Saanich Council.

The findings of the Contractor will be independent of staff opinion.

4.5 District Responsibilities

- 4.5.1 Provide review materials
- 4.5.2 Update the District Website with materials provided by the Contractor
- 4.5.3 Provide feedback on the draft report
- 4.5.4 Provide promotional support (email, social media, media releases) as requested by the Contractor
- 4.5.5 Book municipal facilities as requested by the Contractor

4.6 Technology Requirements

- 4.6.1 All documents to be created in the Microsoft Word 2013, Microsoft Excel 2013, Microsoft PowerPoint 2013, or Microsoft Publisher 2013.
- 4.6.2 The contractor is to provide a temporary secure site for transfer of files that must meet the Privacy Laws. Access to the secure site by Saanich staff must be provisioned in such a way that NO additional software or administrative/power user privileges are required on a Saanich PC. Contractor should consider using a solution that requires a browser based client with no additional plug-ins etc.
- 4.6.3 As a final deliverable, all documents produced under this contract to be provided to the District in a DVD format to ensure proper storage on the District Computer Facilities.

Evaluation Criteria

The following weighting have been assigned by the District and will be used during the evaluation process.

Item #	Evaluation Criteria	Weight
5.2.1	Corporate Capability and Experience <ul style="list-style-type: none"> • Capability • Experience 	25
5.2.2	Project Team	25
5.2.3	Project Approach and Methodology <ul style="list-style-type: none"> • Project Approach and Methodology • Work Plan • Quality of Proposal 	25
5.2.4	Proposed Budget <ul style="list-style-type: none"> • Fees and Expenses • Assumptions 	20
5.2.5	Corporate Sustainability Practices	5
EVALUATION CRITERIA TOTAL		100

410-04 Planning
X:2860-20 Rainbow

c/w SEP 12 2016



The Corporation of the District of Saanich

Mayor
Councillors
Administrative
Com. Assoc
Applicant

Council
Adminis.
Media
Sept 2/16 dh

Supplemental Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: August 5, 2016
Subject: Development Permit Amendment Application
File: DPA00861 • 4027 Rainbow Street

BACKGROUND

At the May 9, 2016 Committee of the Whole meeting, Council considered an application by Aplomado Developments Ltd. & Dan Doore for an amendment to Development Permit DPR00487 to:

1. Construct a second entrance to the underground parking for the proposed south condo building at Rainbow Hill; and
2. Construct a new driveway access to the site from Rainbow Street. Concerns were expressed about the potential impact of the proposed driveway access on the adjacent neighbour and about increased traffic and safety at the intersection of Rainbow Street and Blackberry Road.

At that meeting Council resolved as follows:

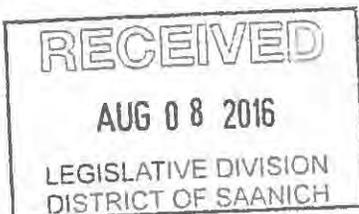
"That consideration of the Development Permit Amendment application for 4027 Rainbow Street be postponed to allow the applicant to undertake further community engagement and make modifications to the application that addresses concerns."

ADDITIONAL INFORMATION

In a letter dated June 1, 2016, the applicant has stated that further investigation of the issues respecting the proposed driveway access will take time and will require consultation with the community association and neighbours. The time delay would greatly affect the progression of construction drawings for the condominium apartment building because the changes to the parkade access for the apartment form part of the current application.

Revised Application

In order to move forward with the preparation of construction drawings for the apartment in a timely manner, the applicant has amended his Development Permit Amendment Application to address only the design change to the apartment parkade access at this time. The issue of a new driveway access to the site would be addressed separately in a future development application.



The proposed change to the south condominium building parkade access is separate and unrelated to the issue of the new driveway access. In order to reduce construction costs the applicant proposes to eliminate the internal ramp and construct a second access into the underground parkade on the west side of the building so that each parking level would be accessed independently. Because of the relationship of the building to the site, the second entrance can be incorporated into the textured concrete foundation wall with only minor changes to the building façade and ground level view. The new entrance would be landscaped consistent with the quality of landscaping indicated on the approved Development Permit plans.

These changes would not detract from the overall design intent or building appearance and can be supported.

RECOMMENDATION

That Development Permit Amendment Application DPA00861 be approved.

Report prepared by:


Neil Findlow, Senior Planner

Report prepared & reviewed by:


Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:


Sharon Hvozdzanski, Director of Planning

NDF/ads
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPA\DPA00861\SUPPLEMENTAL REPORT.DOCX

Attachment

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


for Paul Thorkelsson, CAO

DISTRICT OF SAANICH

NO. DPA00861
AMENDS DPR00487

AMENDMENT TO DEVELOPMENT PERMIT

To: **Aplomado Developments Ltd**
4045 Rainbow Street
Victoria BC V8X 2A8

(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 2, Section 49, Victoria District, Plan VIP89128
4027 Rainbow Street

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By requiring the south condominium building at Rainbow Hill to be constructed and developed in accordance with the plans prepared by Praxis Architects Inc., Murdoch deGreeff Inc. and J.E. Anderson & Associates received on January 25, 2016 and March 1, 2016 copies of which are attached to and form part of this permit. This Amended Development Permit does not apply to the proposed construction of a new driveway access to Rainbow Street as shown on the attached plans.
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.
 - (a) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (b) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree

and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".

- 7. 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.
- 8. Notwithstanding the provisions of Section 7 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 8(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.
- 9. 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.
- 10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

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

Municipal Clerk

APPENDIX X

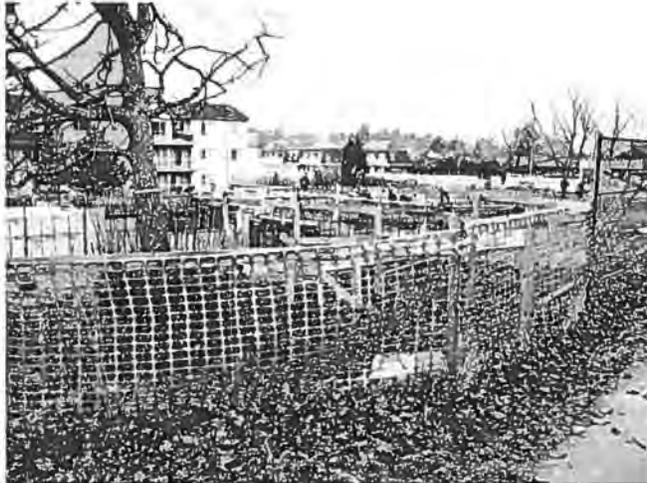
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

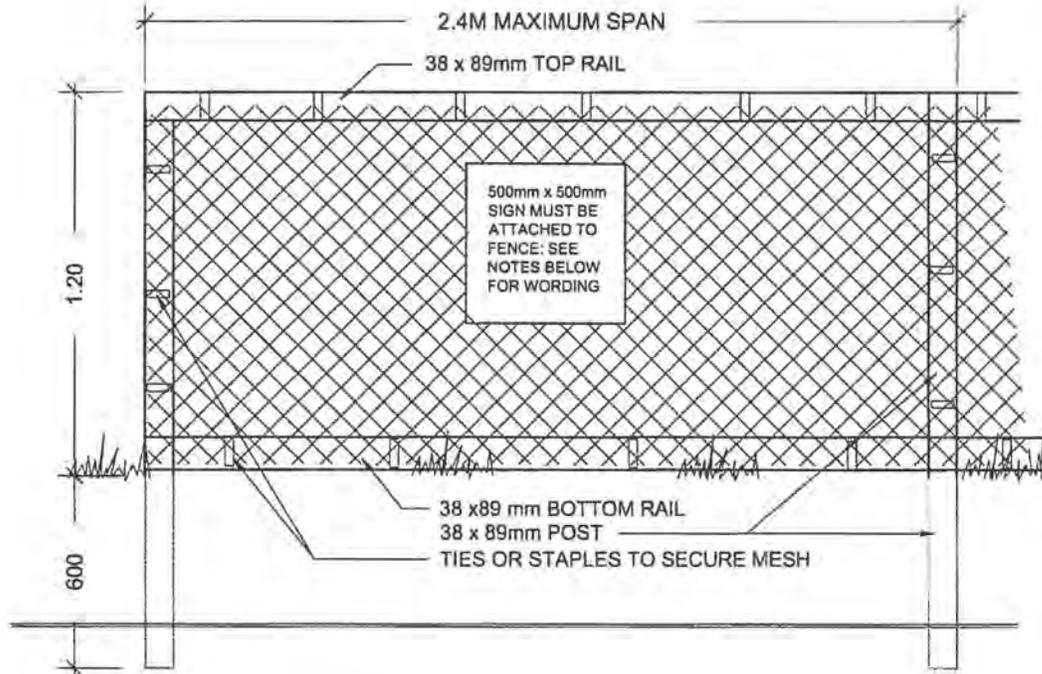
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note Damage to, or moving of, protective fencing will result in a stop work order and a \$1 00 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

TREE PROTECTION FENCING

DATE: March/08
DRAWN: DM
APP'D: RR
SCALE: N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf

1410-04
Report -
Planning

Xref: 2860-20
Rainbow Street

4027 RAINBOW STREET – DEVELOPMENT PERMIT AMENDMENT

Report of the Director of Planning dated April 18, 2016 recommending that Council approve Development Permit Amendment DPA00861 to construct a second entrance to the underground parking for the proposed south condo building at Rainbow Hill and to construct a new driveway access to the site from Rainbow Street.

In response to questions from Council, the Legislative Manager stated:

- Notification for a development permit amendment would be circulated 10 days prior to the meeting to property owners and occupants within a 50 metre radius of the site.

APPLICANT:

M. Dillistone, K. Dodman, and D. Doore, Aplomado Developments Ltd., presented to Council and highlighted:

- The Rainbow Hill Strata and owners of Rainbow Hill condos were consulted and support the proposal; the North Quadra Community Association had some concerns.
- The proposal is to construct a second entrance to the underground parking for the proposed south condo building and to construct new driveway access to the site from Rainbow Street.
- The second entrance to the underground parking will be screened with landscaping; staff have indicated that access to the site from McKenzie Avenue is not suitable.
- The new driveway would be constructed on the southwest end of the property, across 804, 812 and 820 McKenzie Avenue properties to connect to the intersection of Rainbow Street and Blackberry Road; the proposed driveway will be 6 metres wide complete with curb and gutter and a 1.5 metre wide sidewalk.
- Two trees would be removed but one is in poor condition; the proposed driveway is not in an environmentally sensitive area.
- Development of the three properties on McKenzie Avenue would come forward as a rezoning application at a future meeting.

In response to questions from Council, the applicants stated:

- Discussions have taken place with the owner of the property on Rainbow Street that would be adjacent to the driveway; the property owner has expressed concern with increased traffic and safety.
- The applicant has committed to screen the property from the driveway to minimize the impact on the neighbour.
- It is not feasible to move the driveway further away from the adjacent property.

In response to questions from Council, the Director of Engineering stated:

- The preferred location for the driveway is from Rainbow Street and Blackberry Road; another uncontrolled driveway onto McKenzie Avenue is not recommended.

In response to questions from Council, the Acting Director of Planning stated:

- If, in the future, the applicant wished to have driveway access from McKenzie Avenue, the design would have to be altered and come forward to Council as a

Development Permit Amendment.

- Moving the driveway south would limit future development on the three residential properties on McKenzie Avenue.

In response to questions from Council, the applicant stated:

- It is not feasible to put the driveway on the south end of the McKenzie properties because of the elevation of the properties in relation to McKenzie Avenue; there would be a significant impact to the trees and landscaping on the properties.
- Driveway access through 820 McKenzie Avenue was considered but staff did not recommend that option; the applicant has committed to closing the accesses to McKenzie Avenue.
- It is a safer to have the access driveway from Rainbow Street and Blackberry Road.

In response to questions from Council, the Acting Director of Planning stated:

- The roadways in the Rainbow Hills Strata are primarily private strata roads; driveway access from Rainbow Street and Blackberry Road is appropriate for this proposal.
- Further discussion could take place in relation to the location of driveway access; there may be room to shift the driveway but pedestrian connectivity should not be jeopardized.

In response to questions from Council, the applicant stated:

- There is approximately two feet of greenspace that could be landscaped to provide screening for the neighbour; the proposed location of the driveway is the best option because it has the least impact on the trees and the environment.
- Further discussions with the neighbour would take place.

Councillor Derman stated:

- It should be noted that the applicant has committed to closing the current accesses on McKenzie Avenue.

PUBLIC INPUT:

H. Charania, President, North Quadra Community Association:

- The Community Association does not support the proposed location of the driveway; the conceptual density of the proposed development is not consistent with the North Quadra Local Area Plan or the Christmas Hill Slope Study.
- There are no assurances that the existing accesses from McKenzie Avenue will be closed; there are safety concerns for the intersection of Rainbow Street, Blackberry Road and the proposed driveway.
- A community amenity contribution has not been considered; the overall impact on the community should be examined.

J. Mark, President, Rainbow Hill Strata Council, stated:

- The Strata Council supports the application; the new proposed driveway increases safety, allows additional access for emergency vehicles, and has less impact on the community.
- The owners that live in the immediate area support the application.

T. Bijold, Rainbow Street, stated:

- Access should have been considered before construction began; the proposed driveway should be constructed on the southerly border of the McKenzie properties or through one of the existing accesses onto McKenzie Avenue with right turn only for entering or exiting.
- The traffic at Rainbow Street and Blackberry Road is already problematic; the proposed driveway will increase congestion and the volume of traffic.

A. Bull, Wilkinson Road, stated:

- The location of the driveway is not appropriate; safety of the adjacent neighbour or the impact on the neighbourhood has not been considered.
- The intersection of Blackberry Road and Rainbow Street is a focal point of the neighbourhood; the community mailboxes are located there and neighbours and children pass through the intersection on a regular basis.
- Future development will also add to the traffic volume in the neighbourhood; more information is needed on the planned development of the area.
- Expert advice is needed to examine the impact on the intersection.

R. McGrath, Rainbow Street, stated:

- The hair pin turn on Rainbow Street is problematic; on-street parking affects site lines and increases safety concerns.
- The concerns identified for the intersection should be addressed before more traffic volume is added.

APPLICANT'S RESPONSE:

- The addition of the proposed driveway will disperse the traffic and pedestrian volumes and may alleviate safety concerns at the intersection.
- A solid fence and screening would be considered to minimize the impact on the adjacent property.
- It may be appropriate to install a crosswalk on Rainbow Street.
- The elevation of the properties on McKenzie Avenue does not allow moving the driveway closer to McKenzie Avenue.

COUNCIL DELIBERATIONS:

In response to questions from Council, the Acting Director of Planning stated:

- Once the accesses on McKenzie Avenue are closed, and if, in the future, the applicant wishes to have the access re-opened, he would have to re-apply.
- There is no legally binding mechanism to enforce the commitment to close the accesses onto McKenzie Avenue.

Councillor Plant stated:

- The commitment to close the accesses on McKenzie Avenue is appreciated.

In response to questions from Council, the Director of Engineering stated:

- An uncontrolled driveway onto McKenzie Avenue is not recommended; it would add more conflict to that area.

MOVED by Councillor Murdock and Seconded by Councillor Brice: “That consideration of the Development Permit Amendment application for 4027 Rainbow Street be postponed to allow the applicant to undertake further community engagement and make modifications to the application that addresses concerns.”

Councillor Brice stated:

- The applicant and staff should consider a compromise that the neighbour will support.

The Motion was then Put and CARRIED

2860-20 Rainbow?

York Langerfeld

808 Rainbow Ridge Lane • Victoria, BC, Canada V8X 0A6
Phone: 1-250-951-1080 • E-Mail: yolang@shaw.ca

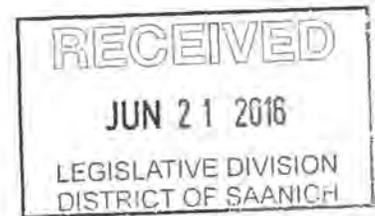
June 9, 2016

Mayor and Council
District of Saanich
770 Vernon Ave
Victoria, BC
V8X 2W7

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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	YLM		

Dear Mayor Atwell and Councilors:

Re.: Rainbow Hill Condo Access



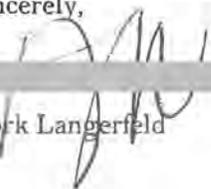
We would like to add our support to the 'secondary access' to the new Rainbow Hill Towers condo development. In fact, we would rather view this as the 'primary access' road.

As you have heard from others in our area, our primary reasoning is due to the safety concerns to residents of Rainbow Hill, in particular to those units on the lower end of Rainbow Hill Lane. The added traffic will be negotiating a very steep, narrow, winding roadway with blind corners and no sidewalks. Clearly a recipe for an accident. Already there have been some close calls even with only the existing residents in the area.

We support the road be opened up next to 4007 Rainbow Street and viewed as the primary access to the condo developments.

Thank you for your favourable consideration of our views.

Sincerely,



 York Langerfeld

2860-20 Rainbow

From: "Klaus Abram"
To: <council@saanich.ca>
Date: 6/19/2016 8:47 PM
Subject: Letter to Mayor and Council
Attachments: P1020605.JPG; P1020606.JPG

June 15, 2016
Rainbow Hill Lane,
Victoria, B.C.,

Mayor Atwell and Members of Saanich Council,

We are writing in regards to the use of Rainbow Hill Lane as the primary access road to the proposed Condo Towers adjacent to our strata.

We live at Rainbow Hill Lane. The driveway of our townhouse is very short and the visibility to passing traffic is restricted. We would have to back our cars halfway onto the road before we could see traffic approaching from either direction. Also the bend in the road further obstructs our visibility. The increase in traffic during construction and after occupancy of the towers would greatly impact our safety in a negative way. Please see attached photos.

We are also concerned about the use of this narrow curved road for emergency vehicles rather than the wider, straight approach of Rainbow Street. Using Rainbow Street as a direct route would allow for a quicker and safer access to the condos for fire trucks, ambulances, and police cars and for evacuation should this become necessary.

As our road was designed too narrow for sidewalks, we worry about people walking safely on the road with the increased traffic which is sure to occur.

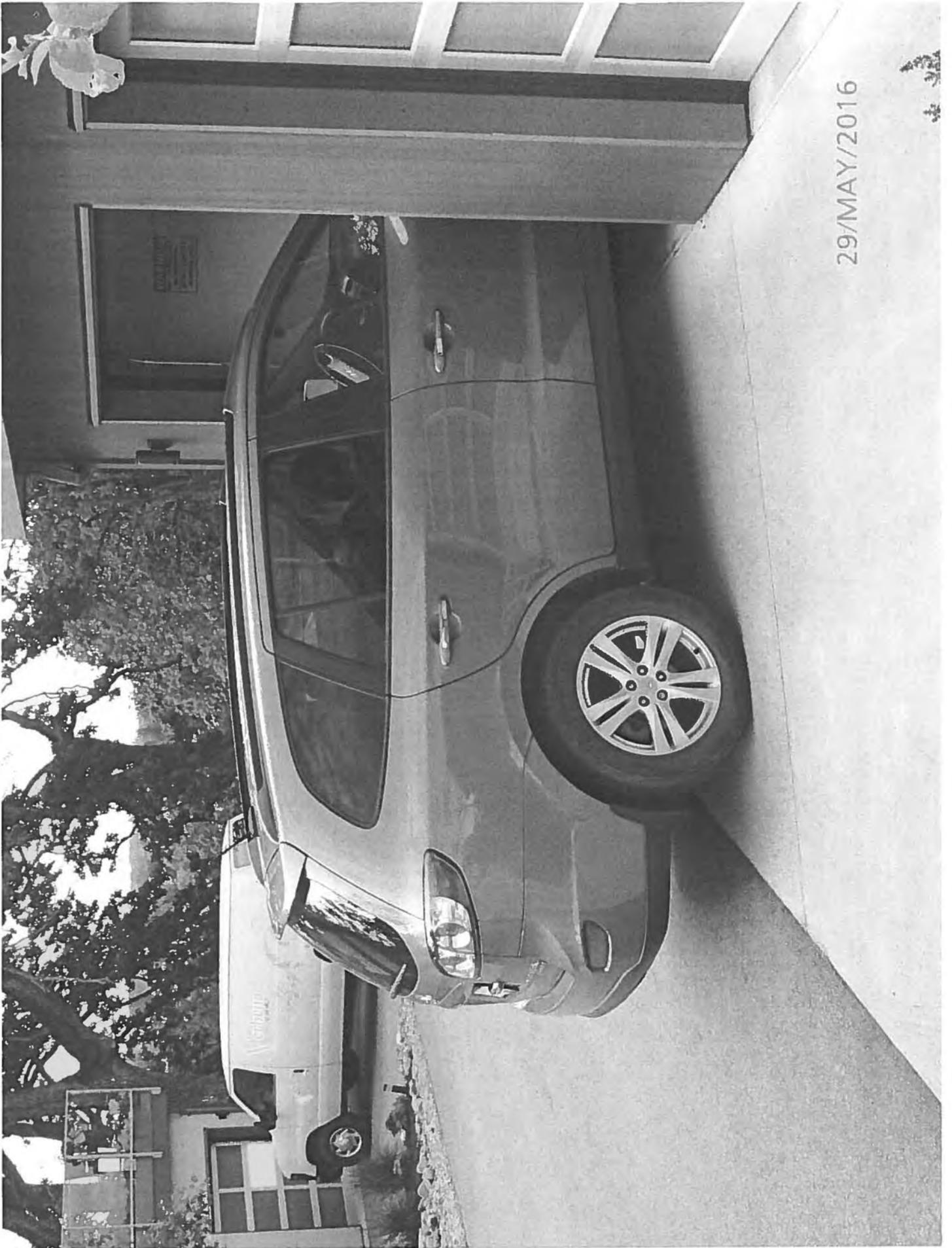
These briefly are our main concerns and why we believe Rainbow Hill Lane is not suitable as a primary access road to the proposed Condos Towers. Please consider the concerns of the majority homeowners when making a decision.

Thank you for your attention.

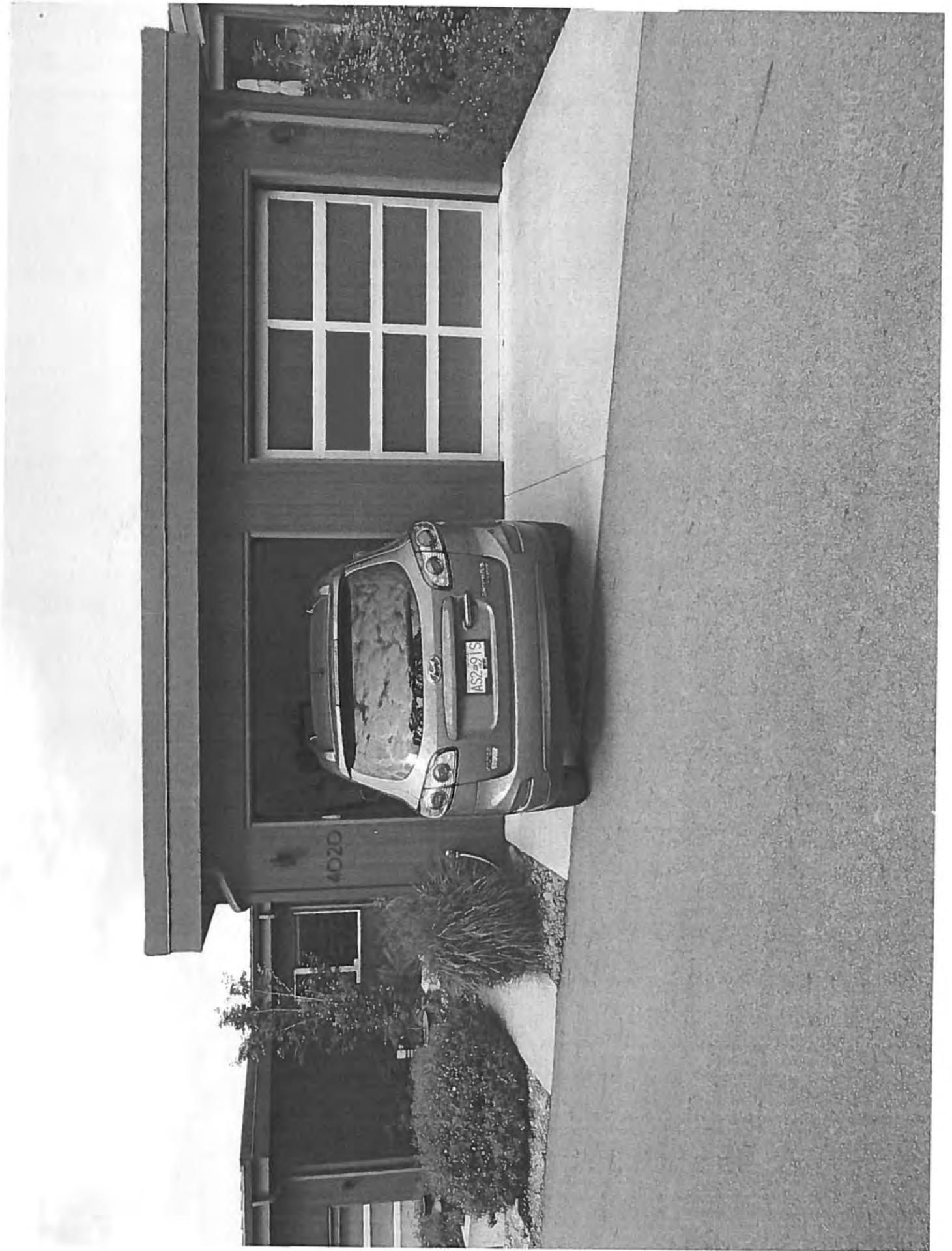
Sincerely,
Klaus and Pam Abram

POST TO	Gen	JUN 20 2016
COPY TO	shv	
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	blm	

RECEIVED
JUN 20 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH



29/MAY/2016



via a
Rainbow

RECEIVED

JUN 16 2016

LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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INFORMATION	<input checked="" type="checkbox"/>		
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REPORT	<input type="checkbox"/>		
ACKNOWLEDGED	b.m.v ✓		

June 15, 2016

Donna-See, Michael + Lily
Webb,
Rainbow Hill Lane,
Victoria,

Saanich Legislative Services
770 Vernon Ave,
Victoria, BC V8W 2K7

To The Mayor and Saanich Council,
Re: Rainbow Hill Lane access to The Condo Towers development.
(Aplomado)

The main concern as I see it is safety for our neighbourhood
of 27 homes!

Rainbow Hill Lane
is a very narrow,
winding and hilly lane.
We have no sidewalks
and the gravel verge is
a ditch.

Most of the garages are
right at the lane with
no driveway to stop
and check for traffic.

When approved for
future access, RHLane
had no people, pets,
children or cars.

We all walk in
our neighbourhood!



Our mail boxes are situated right at the bend in the lane.
There is barely room for 2 small cars to pass, let alone trucks.
Even the garbage trucks have to back down the lane where the
proposed access would be, blocking any passage. Emergency
vehicles (like firetrucks) would be unable to access the condo
site (either during the construction phase or after people are living
there).

The use of RHLane as main access is just NOT SAFE!
We urge approval of the more direct access off Rainbow Street at
Blackberry for safety reasons alone.

Thank you,

Donna-See Webb

2860-20 Rainbow

From: Brian Bolli [redacted]
To: <council@saanich.ca>
Date: 6/15/2016 4:11 PM
Subject: Rainbow Hill Condo Access - alternate access

Dear Mayor and Council members,

As concerned residents of the Rainbow Hill Townhouse neighbourhood my wife and I wanted to ensure that you had our POV and input on the upcoming review of alternate access for the two large condo towers that will be developed below our property. It will come as no surprise that we urge Council to approve this initiative. Our initial understanding when we purchased our home 3 years ago was that alternate access was to be provided with the extension of Blackberry Lane. It is clear, to us at least, that the road system through the Rainbow Hill Townhouse complex does not have the capacity to handle the addition of the condo developments significant number of automobiles that will come with the sale of those units. I outline a few of my concerns below-

My understanding is that there are a total of 77 units in the two 8 story towers - and that in terms of uni-directional trips daily there could be upward of 175 - 300 trips per day. Even at the lower end - that is a significant amount of traffic each day through a very small access/egress footprint in a small residential neighbourhood. That is a significant load that raises safety issues and convenience issues for the Rainbow Hill Townhouse residents, the Rainbow Hill Street residents AND eventually the people who will have purchased condos in the towers.

The Rainbow Hill Townhouse roadways are tight through the development now, especially (in our view) at the entrance to Rainbow Ridge Lane and through to the new construction site. Many residence back in and out of their garages. We think this is raises considerable safety issues.

The Rainbow Hill community is active and with a number of walkers and riders - and no sidewalks - there is a clear safety issue. And, there will be a safety issue AFTER construction is complete also as there will still be no sidewalks or safe corridors to walk or ride.

I presume construction of these towers to take several months, perhaps a year or two. For that time period Rainbow Ridge Lane and Rainbow Hill will see many large trucks and construction vehicles that will be going back and forth through the complex. Once again a safety concern.

My wife and I believe that allowing an alternate and main access road into these new towers is both reasonable and logical - for the neighbourhood and ALL the residents who will be affected including, eventually, the new condo owners. We urge you to approve this proposal and ensure that this neighbourhood continues to develop in a sound and practical way.

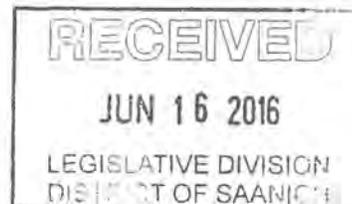
regards,

Brian and Nancy Bolli

Brian Bolli
[redacted] Rainbow Ridge Lane
Victoria, B.C.
Canada



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2860-28 Rainbow

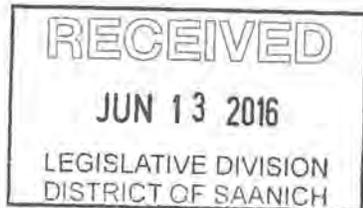
From: Terry Carson [redacted]
To: <council@saanich.ca>
CC: Rillah Sheridan Carson [redacted]
Date: 6/12/2016 7:41 PM
Subject: Rainbow Hill access route

POST TO	General	INDEXED	JUN 15 2016
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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
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ACKNOWLEDGED:	BIM ✓		

> Dear Saanich Council Members,
> As the owners and residents of [redacted] Rainbow Hill Lane we urge Saanich Council to grant the application by Aplomado Developments for an access route to their proposed condo tower development next to 4007 Rainbow Street. Certainly such a road would offer the most direct avenue into the new development.

> Opening up the new access road next to 4007 will help to alleviate noise, congestion and, most importantly, the construction traffic on Rainbow Street and the entire Rainbow Hill Strata Development. Like many of our neighbours, we, along with our visiting friends, relatives and grandchildren, currently enjoy a pleasant, safe environment next to the Christmas Hill Nature Sanctuary. All of this will be at risk unless an alternative route is made available to construction and emergency traffic (and eventually condo tower traffic). For all of these reasons we hope that you will approve Aplomado's proposal to construct a road next to 4007 Rainbow Street.

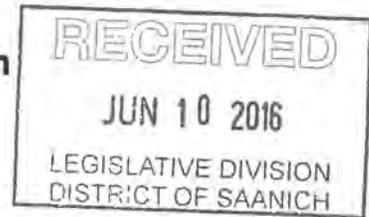
>
> Sincerely,
>
> Terrance and Rillah Carson
> [redacted] Rainbow Hill Lane
>
> Sent from my iPad



POST TO *CPD* JUN 13 2016
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 INFORMATION
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 REPORT
 FOR _____
 ACKNOWLEDGED: _____

Dr. Brian Draper & Wendy Sarafinchan

Rainbow Hill Lane
Victoria, B.C. _____



To:

Mayor Richard Atwell and councillors Susan Brice, Judy Brownoff, Dean Murdock, Vic Derman, Vicki Sanders, Leif Wergeland, Colin Plant and Fred Haynes

Re:

4027 Rainbow Street - Development Permit Amendment DPA00861

We wish to comment on the above amendment with regard to the creation of a secondary access to the two condominium towers approved for construction by Aplomado Developments Ltd. We believe that this amendment is deserving of approval for the following reasons:

- traffic flow to the towers both during construction and after completion will be shorter and more direct for construction vehicles, emergency vehicles, delivery vehicles, residents and visitors, thereby reducing noise and pollutants
- the proposed driveway would pass through the backyards of #804, #812 and #820 McKenzie Avenue, all of which are not in a natural state and have been altered over the years by residential landscaping
- a properly engineered driveway, paved and landscaped along the margins, would be very low impact, limiting further degradation of adjacent areas and would be more pleasing esthetically than the existing aging structures.

A failure to approve the secondary access would result in the following:

- the residents at the lower end of the Rainbow Hill Lane Strata will be affected every time they leave their residences by the increased traffic flow and resultant pollution, noise and dirt, whether on foot, by bicycle or by motor vehicle. The absence of sidewalks will make it even more dangerous when on foot. Many units at the lower end of the Lane are very close to the road, with no driveways. The suggestion that this issue could be mitigated by residents backing into their garages might improve egress, but having to arrive home and back in while vehicles behind are waiting would definitely increase stress, not to mention that it would result in a few damaged doors and mirrors.
- residents like ourselves, who live in the upper units of Rainbow Hill Lane, will also face more traffic as some residents will choose to utilize the northern RHL entrance to avoid some of the heavy traffic down below
- the value of all the homes uphill from the intersection along Rainbow Street and all of the townhomes within Rainbow Hill Lane Strata would likely be degraded

With regard to Public Input as noted in the minutes of the May 9, 2016 Saanich Council meeting, the North Quadra Community Association's position is that the conceptual density of the proposed development is not consistent with the North Quadra Local Area Plan and, presumably as a result, the Association does not support the proposed location of the driveway. We are not sure if we understand this reasoning, however, because the construction of the two towers by Aplomado has already been approved. What is now being discussed is altering the road access, not the development itself. Similarly, comments made to Council by others that concerns identified for the intersection should be addressed before more traffic volume is added are, in our opinion, "too late to the party", as the construction of the towers has been allowed to proceed, and this intersection will be used, no matter which access is

ultimately chosen. Furthermore, it appears that the North Quadra Community Association's opinion is that the best access to the towers is through the Rainbow Hill Lane Strata roads, which seems very unfair to the residents who live there. We rather suspect that if North Quadra residents had to live with all that additional traffic, they would look at the situation differently.

Safety concerns at the meeting were expressed with regard to extending the secondary access from the intersection of Rainbow Street and Blackberry Road. At present, however, this is already a difficult corner to negotiate. Uphill traffic must make the hairpin turn to the left and then quickly move over onto the gravel to avoid vehicles coming downhill as the pavement in this area significantly narrows. Without the secondary access, this problem would be significantly exacerbated by the increased flow of vehicles up and down the hill. There may be some collisions. The secondary access has the advantage of dispersing much of that extra traffic to the right. It should also be noted that Aplomado has offered to provide landscape screening along the left side of the access road to satisfy some of the concerns of the resident of #4007. Consideration could be given, however, by Saanich Engineering to widen and pave that short section of narrow pavement on Rainbow Street and to the creation of a controlled crosswalk at the intersection. Should the owners of #4007 and 4011 succeed in having their properties removed from the EDPA, issues with the narrow section of road will likely be addressed upon any future development of the properties. We understand also that some discussion was made regarding an access to the property directly from McKenzie Avenue but has been ruled out by the Municipality. In fact it is fortunate that Aplomado has acquired the three lots along McKenzie so that eventually their driveways that presently access onto McKenzie Avenue, which Saanich staff consider dangerous, can be eliminated.

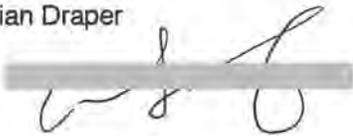
Whatever decision Council ultimately makes will not please everyone. We are hopeful, however, that you will listen to the great majority of the homeowners in this community and approve the secondary access as recommended by your staff. Some of the concerns mentioned by those opposed to it might be addressed by the suggestions made by the developer, by other concerned citizens and by ourselves for improvements to the intersection which will improve safety and traffic flow.

Constructing a road from A to B usually takes the direct route, where possible. We have attached a copy of a District of Saanich map, upon which the most appropriate access is readily apparent.

Yours sincerely,

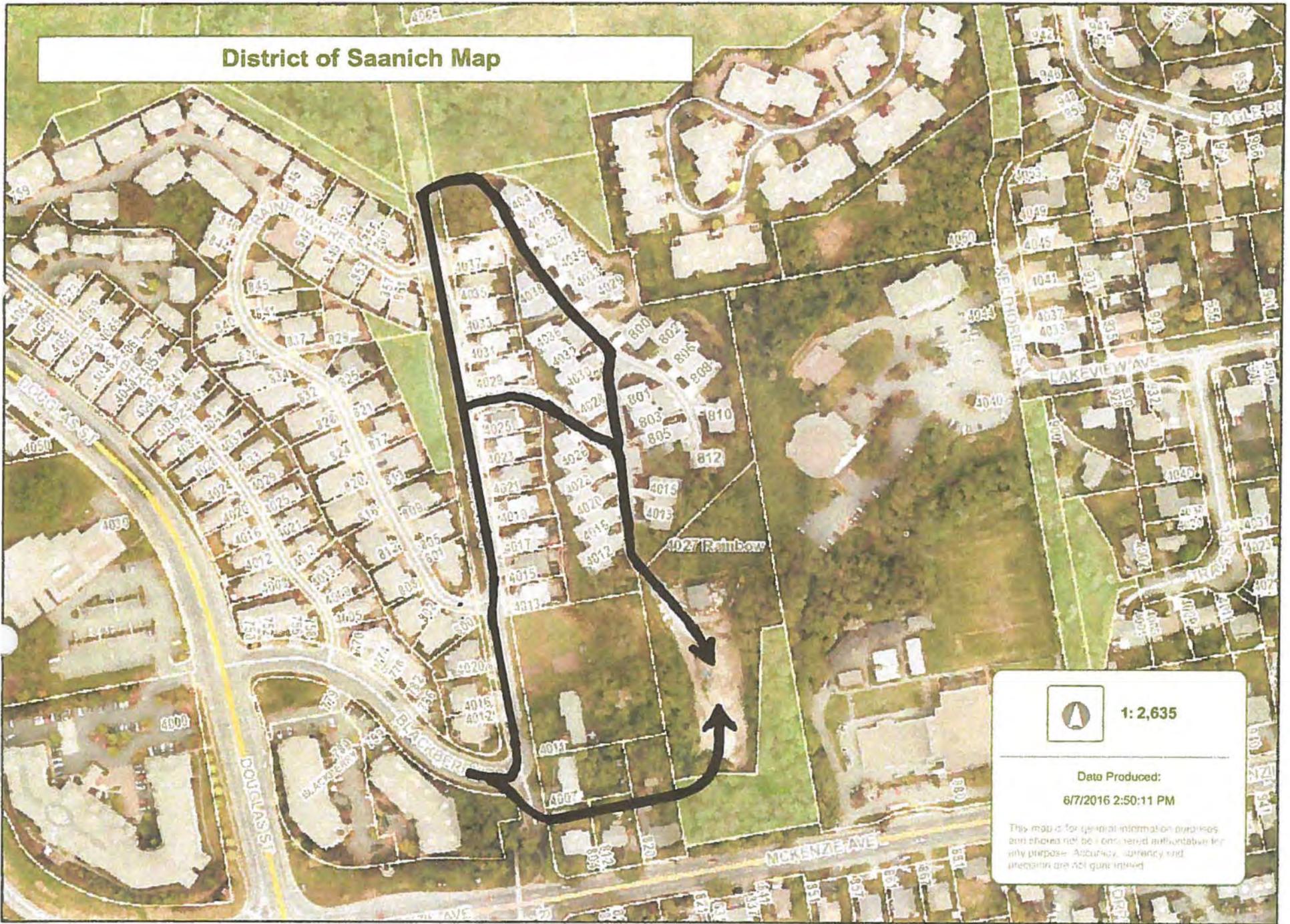


Dr. Brian Draper



Ms. Wendy Sarafinchan

District of Saanich Map



1:2,635

Date Produced:
6/7/2016 2:50:11 PM

This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and integrity are not guaranteed.

2860-20
Rainbow

From: "King, Michael J" [redacted]
To: "council@saanich.ca" <council@saanich.ca>
Date: 6/9/2016 1:28 PM
Subject: Rainbow Hill Towers Project (DPR00487 and DPA00861)

As a resident of the Rainbow Hill Townhome development, I support the secondary road access off Blackberry Road to the proposed South Tower underground parking.

The following reasons are cited for the need for a secondary road access at the lower end of Rainbow Hill:

1. Shorter distance to travel from main road to active construction site with heavy trucks and materials.
2. Road can be made with adequate width which will allow for passage of large vehicles required for construction as opposed to a narrow windy road in front of residents driveways
3. Active residents in the area are walking, running, and cycling and there would be increased danger for interaction with construction vehicles if they were to travel in front of our driveways
4. Limits noise, dirt and damage to existing structures (roads/driveways) which were not built for construction traffic.
5. Blackberry + Rainbow Hill Road "hairpin" is already an issue with on-road parking, site lines are poor and the corner is dangerous...remediation plans and straightening of the corner with a new secondary access road could allow for improvements for future safety for all in the lower end of the region.

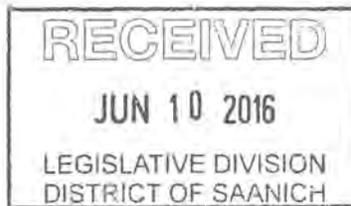
Please advise when the next public meeting will take place so I can be in attendance along with our Strata Council.

Kind regards,

MK

Michael J. King
EP Manager-Western Canada

St. Jude Medical Canada
[redacted] Rainbow Hill Lane
Victoria, B.C. CANADA
[redacted]



POST TO	<i>Ken</i>	JUN 13 2016
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INFORMATION	<input checked="" type="checkbox"/>	
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COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR	<i>blm</i>	
ACKNOWLEDGED		

This communication, including any attachments, may contain information that is proprietary, privileged, confidential or legally exempt from disclosure. If you are not a named addressee, you are hereby notified that you are not authorized to read, print, retain a copy of or disseminate any portion of this communication without the consent of the sender and that doing so may be unlawful. If you have received this communication in error, please immediately notify the sender via return e-mail and delete it from your system. In order to safeguard its employee data as well as sensitive patient, customer, business, legal and other information, the company uses all lawful means, under all applicable law, to access, monitor, preserve, collect and review all communications between employees and all other users only when, and to the extent necessary, to fulfill investigatory and other important business and legal responsibilities. By

2860-20 Rainbow

From: Jan Hagen [redacted]
To: <council@saanich.ca>
CC: <rainbowtowers@shaw.ca>
Date: 6/8/2016 12:17 PM
Subject: Rainbow Hill Condo Towers, DRP00487

Having attended the May 9, 2016 council meeting, where the above amendment was on the agenda, but not concluded, I hope the project will soon resurface.

For this purpose I attach a letter my wife and I submitted for the referenced May meeting. We think the project makes perfect sense and will result in the least traffic cum safety impacts to all residents on Rainbow Hill. The project is definitely in the public interest and should be approved without further delays.

Kindly make this submission available to council members.

Sincerely,

Inger and Jan E. Hagen
[redacted] Rainbow Hill Lane

RECEIVED
JUN 09 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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██████████ Rainbow Hill Lane
Victoria , BC , ██████████

6 May, 2016

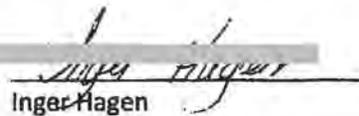
District of Saanich (Planning)
770 Vernon Ave.
Victoria, BC, V8X 2W7

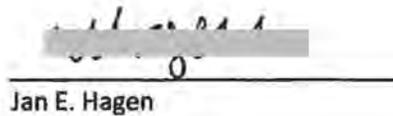
Development Permit Amendment – DPA00861
4027 Rainbow Street
Application to Amend Development Permit DPR00487

As residents at Rainbow Hill Lane, we strongly support the application by Aplomado Developments Ltd. to amend the above referenced DP.

The construction of a second entrance to the underground parking and a new driveway to access the condo site from Rainbow Street makes economic sense, with no significant environmental impact. But a more important point is that this proposal makes the traffic pattern at the town house development further up the hill much improved. The construction traffic with access via Rainbow Hill Lane would have imposed significant risks, with cars backing out of garages and, at some lots, rather short driveways. The proposed Rainbow Street access to the condo sites will also significantly reduce conflicts or risks from residential traffic once the condo towers are occupied.

Sincerely,


Inger Hagen


Jan E. Hagen

Cc: Aplomado Developments Ltd

2860-20 Rainbow

From: Brixham [redacted]
To: "council@saanich.ca" <council@saanich.ca>
Date: 6/7/2016 2:55 PM
Subject: Rainbow Towers Condo Access Road.

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Sent from my iPad

My name is Clifford Pears and I live with my wife Mary at [redacted] Rainbow Hill Lane.

I would like to express my concern over the possibility of Councils' rejection of the proposed secondary route to the two towers to be constructed on Rainbow Street.

My concern centres around three issues:

- 1) Road Safety
- 2) Pollution
- 3) Noise

Rejecting the proposed route, causing the occupants of the new towers to drive a much longer circuitous route ,through a relatively peaceful neighborhood ,when a direct very much shorter route could be implemented, makes no sense to me.

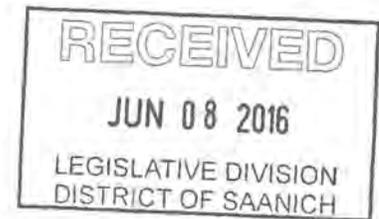
At the lower end of Rainbow Hill Lane (RBL), where the mail boxes are located , this junction is already quite busy ,what with people collecting their mail (both on foot and by car), others walking their dogs or just being out for a stroll and of course the normal movement of cars and other vehicles.

The roads from this junction (in all directions) are steep and with greatly increased traffic would be hazardous, especially so in the event of snow or ice. Furthermore , the junction to which I refer already has to accommodate four lanes of traffic (those coming and going) and to add the volume of traffic from the new towers would be chaotic. Without sidewalks , children and those of us no longer as fleet of foot as we used to be , the situation would be positively dangerous. Some sort of traffic control would have to be incorporated since the NEW users of the roads would doubtless see this route as merely a thoroughfare (a means to an end) and not part of their community and drive accordingly .

The subject of POLLUTION from the emission of (greatly increased) petrol and diesel fumes ,not to mention the DUST and the NOISE factor would make the use of the balconies of those of us in particular whose units face directly onto the streets, where the traffic will increase , no longer enjoyable.

I submit my views on the subject with respect and trust that you will make your decision from the perspective of serving the greater good and causing the least harm.

Clifford and Mary Pears
[redacted] Rainbow Hill Lane.



2860-20 Rainbow

From: Marco Pimentel
To: <council@saanich.ca>
CC: Agnieszka Pimentel
Date: 6/8/2016 4:02 AM
Subject: Rainbow Hill Lane - Road Access

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To Whom It May Concern,

We are strata members of the Rainbow Hill development, residing at Rainbow Hill Lane. At our recent AGM we were informed that the secondary access road for the new condos being built was not yet been approved. I wrote a letter to Sharon Hvozdzanski in the middle of December to voice concern around providing not only construction access through our main private Rainbow Hill road, but also permanent main access.

My wife and I moved into Rainbow Hill from a downtown Condo so we can start a family but still be near downtown as we are both involved in the tech community. Overall, we love the area and the amenities, as well as the peacefulness it provides us with in contrast to our fast paced daily lives.

When we purchased at Rainbow Hill, we ended up purchasing the first unit on Rainbow Hill Lane when driving up the hill. Being the first unit we get the most amount of traffic passing directly in front of our house. We found that through the final stage of construction on the final phase of townhouses above our block, dealing with the traffic coming in and out of our driveway or even washing cars was fairly dangerous. We are also very active and having no sidewalk or walkway coming up or down the hill makes it very dangerous when we go for a run, pull our cars out to strap in paddle boards, a hike up Christmas Hill or take our bikes out to the Galloping Goose Trail. I understand the city approved this road, but the road is only 19ft wide from our driveway/walk way to the other side. After some quick research, the average vehicle is around 6.5-7 feet wide. Take into consideration construction vehicles, or even trucks during normal use and that leaves 2-3 feet on either side when passing by which doesn't seem comfortable, let alone safe. Additionally to traffic safety, the edge of the main road is also 15ft from our front door and the noise, dust and ground shaking of passing dump trucks and construction traffic is difficult to deal with on a daily basis.

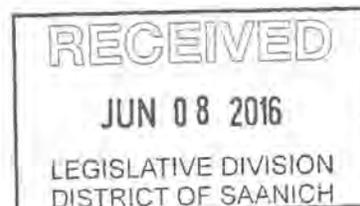
The main reason for voicing our concern again is that we are a young family hoping to have children in the area, in fact it was one of the most appealing points about purchasing this property, like many of the families on Rainbow Street below us. There are a lot of other owners up the hill that will be affected as they have active families utilizing their driveways and the road for playing, riding bikes etc on a daily basis. Blackberry Road is congested with enough traffic as it is with cars parking on both sides as it turns up into Rainbow Street. It is already difficult for two standard vehicles to pass each other going up and down on a regular basis, let alone construction vehicles such as the frequenting dump trucks that will need to go up and down constantly. I understand that the one unit owner is apposed to Aplomodo's solution, but it baffles us that one owner, who is clearly looking to sell their land in the future as they have applied several times to leave the EDPA, takes precedence over a community of 70+ households with young families that loves living in the area and is concerned for the longevity of the area.

We thank you for taking the time to listen to our concerns and deeply hope that the above will give you a genuine scope of how severely this will negatively affect our accessibility, safety, property maintenance and daily lives, as it will for many others in the area. We implore you come to a rational decision that will make sense for the greater majority of owners and families in this community affected by road access for building of the Rainbow Towers.

Sincerely,

Marco & Agnieszka Pimentel

MARCO PIMENTEL VP OF MARKETING



2860 20 Rainbow

From: Nick Watters
To: <mayor@saanich.ca>
CC: <council@saanich.ca>, <clerksec@saanich.ca>
Date: 6/6/2016 9:33 AM
Subject: Rainbow Towers Development

Mayor/Council,

Thank you for taking the time to read my comments regarding the proposed Rainbow Towers development slated to begin shortly. Moreover, I would like to address the access to the site during the construction, which I understand could take up to 4 years to complete and the subsequent occupation of the Towers.

Firstly I should congratulate you for proceeding with the master plan of the Rainbow Hill development, which I am a resident. It should be used as a model of how to mix development and sensitive ecological areas and meeting the needs of developing communities in such areas. The developers of this award winning development have shown how both can be accomplished.

I am becoming very concerned about the access issue to the Towers development site. At first I suspected that common sense would prevail and access of Rainbow Street would be granted to mitigate have 4 years of construction vehicles followed by up to 77 townhouse (2 cars per home) be funnelled down what can only be described as a one way lane but the closer we get to a decision timeline without one having been made I am growing more and more concerned.

I understand that the proposal has met resistance from 4007 to have the access road go beside her property for reasons of noise and dust and while I fully understand and empathize with those concerns the alternative would be to transfer those concerns to the existing 24 homeowners (and tax payers) of Rainbow Hill Estates and the residence of Rainbow Street, not to mention the future homeowners of Rainbow Towers.

I invite you to come and see the problem first hand and am confident that if you can do so it will become clear that it is not reasonable to have development running through our very small street. I share the concerns with the opponent in 4007 but I extend my concerns to the safety of my family that uses the road in front of our house as a place to recreate (bikes, skateboard and play basketball). I encourage you to put the voices and concerns of many ahead of that of single opposition when all share the same fears.

Respectfully,

Nick Watters
Rainbow Hill Lane

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JUN 08 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2860 - 20 Rainbow

From: Tammy Hull
To: <council@saanich.ca>
Date: 6/3/2016 10:33 AM
Subject: Secondary Access Road, Rainbow Hill

To Whom it May Concern,

I am a resident on Rainbow Hill Lane and, as such, have several concerns regarding the proposed condo development; namely, the use of the existing road through this community as the primary access to the proposed condominium towers.

Rainbow Hill is a unique community much loved by its residents and I know that your offices are fully aware of the concerns being voiced by the people who reside in this community. I, therefore, do not wish to reiterate the long list of issues being presented in the hope of having a secondary access road built. I do wish, however, to tell you of one incident that occurred recently which only served to reinforce my convictions that this secondary access road is necessary.

Last week, I was driving my SUV slowly down the steep, curved hill off of my street (I live a Rainbow Hill Lane). A FEDEX truck was coming up at a speed too fast for this narrow steep road. There was not enough room for both vehicles to proceed...hence, a standoff between myself and the driver of the van. I live here, this is my home, I am respectful of the need to drive slowly and cautiously. There was little room, if any, to pull over...and I was not moving!! Eventually, the very disgruntled driver had to back down the hill in order for me to be on my way.

What will happen should an emergency vehicle need to come up this narrow, steep road and, perhaps, the strata's gardeners have their trucks parked in the area? What will happen if our neighbour's children are pulling their wagon on the hill to deliver flyers to the community (which they do on a weekly basis) and meet a large truck flying up the road?

Of course, these are situations which we all face now. A fire truck may be needed here, or someone is having a large delivery. However, condominium towers will certainly increase the volume of traffic which uses these roads, which can only be described as a "wide one way" at best.

I believe it is in the best interests of all the residents, and future residents, of Rainbow Hill, including future condo residents, to have "proper" access to their homes which is not endangering the lives of people and their property.

Thank you.

Regards,

Tamm Hull

Sent from my iPad

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 JUN 03 2016
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

From: Nigel Greenwood [REDACTED]
To: <council@saanich.ca>
CC: Jonathon and Ellen Mark [REDACTED]
Date: 6/1/2016 9:22 AM
Subject: Rainbow Hill
Attachments: Greenwood Letter to Saanich Council01062016_00000.pdf

Dear Saanich Council,
Please find attached a letter regarding a matter of concern to Rainbow Street/Rainbow Hill residents.
Regards
Nigel

Nigel Greenwood
[REDACTED] Rainbow Hill Lane
Victoria, BC, [REDACTED]
[REDACTED]

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JUN 01 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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ACKNOWLEDGED	<i>blm</i>		

30 May 2016

Dear Mayor and Council,

While disappointed that the Council could not at your 9 May meeting decide to support Aplomado Development's proposal for alternate access to their condo development property (4027 Rainbow Hill Lane (RHL))¹, we welcome this opportunity to further represent the potential impacts from our perspective.

We bought our property at [redacted] Rainbow Hill Lane in June 2012 with the understanding that RHL could provide access to the proposed condo towers. This was further understood to be an alternate access, as primary access through Blackberry Lane and egress directly to MacKenzie was being sought at that time.

We have grave concerns now that condo development appears imminent without this matter having been resolved. Furthermore, this appears to us as a matter for the whole neighbourhood in which the concerns of (largely) one party is preventing resolution in the greater interests of the majority.

This is how we see the issue:

1. The condo development now appears imminent and so the "status quo" arguments of the North Quadra Community Association hold no weight and are unhelpful in resolving the issue.
2. The developer's proposal provides the most immediate access and egress from the development property. Without this, the volume of construction and later residential traffic will have to transit the length of Rainbow Street, inconveniencing many more people, without substantially reducing the inconvenience to the property owners at the junction of Blackberry Lane and Rainbow St. Furthermore, many other owners on Rainbow Street have small children who may be placed at risk through increased traffic.
3. Rainbow St is already constricted for two-way traffic due to the lack of finish and sidewalk on the lower end. This will become even more dangerously so with the addition of 70-100 two-way vehicle transits per day (see attached photos) post-construction. This problem will become acute with heavy construction traffic if alternate access is denied.
4. The constriction is even more severe on lower RHL. In this area, the strata "road" (really a driveway) will not support heavy two-way traffic.

¹ <http://saanich.ca/living/mayor/documents/2016-05-09council-minutes.pdf>, page 24

Page 1 of 4



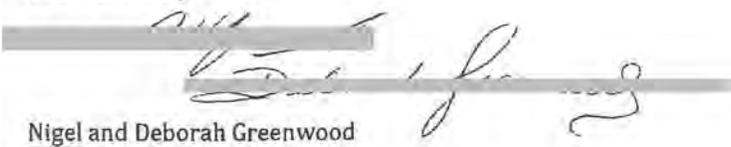
Our immediate neighbours must use the entire roadway to access their garages as there is no substantial turning apron (see photos). Easy egress will be seriously impaired with more frequent traffic. As there is no sidewalk, this road must also support local pedestrian traffic. The danger to persons and vehicles will significantly increase with high volumes of traffic in this area.

- 5. The developer has offered mitigations to the property owner on lower Rainbow Street, including roadway allowances, sidewalks and fences. This will significantly diminish the impact on that owner. There are no such mitigations available on RHL, whose owners will be most inconvenienced if the developer's proposal is denied.
- 6. Finally, we believe this is an issue of collective safety. The access to the condo towers through RHL will be insufficient for emergency vehicles, both paramedic and fire. Nor is this one entrance sufficient for urgent egress by the condo tower residents in case of emergency. At best RHL should remain as an alternate access/egress, with the primary route being more directly from Blackberry Lane as proposed by Aplomado.

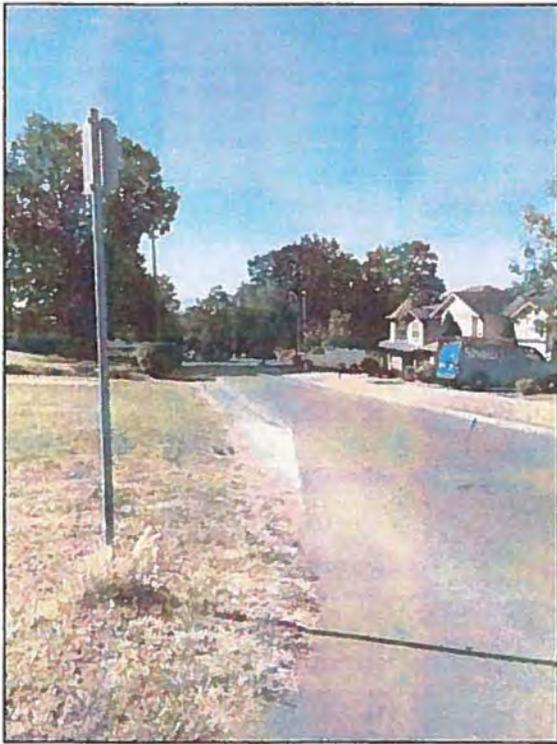
In summary, the developer seems to be pursuing a proposal that is a reasonable accommodation to neighbourhood concerns. We believe that it mitigates to the best degree possible the worries of the majority of the nearby property owners. Indeed, we feel that his proposal is a good solution, and that it would be inconsistent of Saanich Council to allow the proposed condo development to go forward without approving this proposal for improved access.

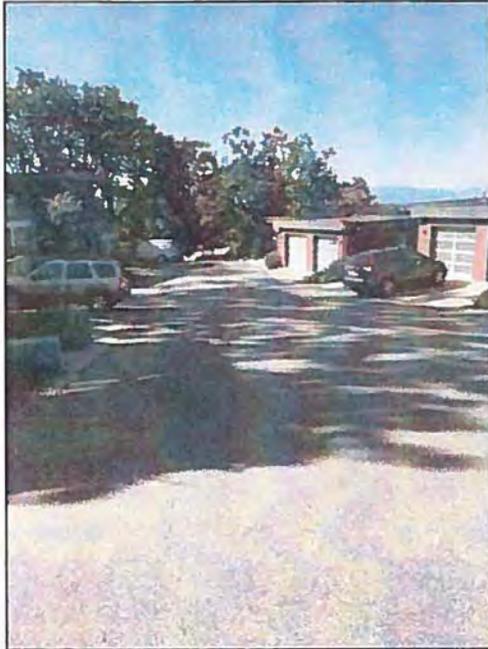
We urge Council at your next meeting on this issue to give quick and favourable consideration to Aplomado's proposal for access to their condo development property.

Yours sincerely,



Nigel and Deborah Greenwood
Rainbow Hill Lane





2860 20 Rainbow

From: Martha Gmail [redacted]
To: <council@saanich.ca>
CC: Jim Thomson [redacted]
Date: 6/4/2016 9:57 PM
Subject: Rainbow Hill condo tower access

Dear Mayor and Council members

I'm writing as a concerned resident of the Rainbow Hill townhouse neighbourhood. Getting the new condo access road off of Blackberry approved is vitally important to me. My husband and I have lived here for 3 1/2 years and everyday we walk the dog, go for runs, stand and chat with our neighbours, ride our bikes and play with our grandchildren on our streets. Having all the traffic from 2 condo towers roaring through our neighbourhood would make all those activities incredibly unsafe.

There are no sidewalks in our community and the roads have many blind curves. Not only are many of our residents elderly (or quickly getting there) but many also have garages with no driveways so that they must back right into the street. And finally if access to the towers were solely through our streets all emergency vehicles headed to the towers would have a slow, difficult and dangerous route.

So in your decision making I urge you to take into account the safety and quality of life needs of all the residents of our 27 unit community and approve the access on Blackberry St.

Thank you
 Martha Hope
 [redacted] Rainbow Ridge Lane
 Victoria BC [redacted]

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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR	<i>HMV</i>		
ACKNOWLEDGED	<i>HMV</i>		

RECEIVED
 JUN 06 2016
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

2860-20 Rainbow

From: Andrea Cantin [redacted]
To: "council@saanich.ca" <council@saanich.ca>
Date: 6/6/2016 9:43 AM
Subject: Fwd: Saanich Council. Rainbow Hill Development.

Sent from my iPhone

Begin forwarded message:

> From: "Roland Cantin" [redacted]
> Date: May 29, 2016 at 3:35:16 PM PDT
> To: "andrea.cantin" [redacted]
> Subject: Saanich Council. Rainbow Hill Development.

> Dear Saanich Council Members:

> We have occupied [redacted] Rainbow Ridge Lane since October of 2012. It was part of the "second phase" of the Rainbow Hill development. Not long after we moved in, we experienced first hand the "phase three" development. We were right next door to all the construction, but we did have a small area of land between us and the project that buffered us somewhat from all the building activity that went on for months. We were also quite fortunate to have a driveway that allowed us to back out and survey the street before safely leaving or entering our two garages.

> The building of the " Two Towers", is soon to start and it would appear that everything is going to be funnelled through a small little driveway called Rainbow Hill Lane. The inhabitants of this stretch of roadway have no way of buffering their properties from the impending onslaught of workmen, their trucks and all the other necessary large pieces of construction equipment required for the massive project. They do not even have enough of a driveway to back their vehicles out of their garages safely. From the very start of Rainbow Hill Lane, the drive up the hill is very steep and there is no sidewalk for pedestrians to use. The visibility is poor for anyone driving a vehicle especially if they are sitting up high in a large truck. They will not be able to see anyone especially little children, who will likely assume they can be seen by the driver because they can see the truck. There will be more noise from the large trucks and the heavy equipment. There will definitely be more vibration, which may have an affect on the foundations of all the units in the area. This may cause damage to our underground geothermal heating and cooling systems.

> The workmen of British Columbia are protected by the Workers Compensation Act of British Columbia. There are five documents that are essential reading to understand and to meet the minimum requirements for occupational health and safety in our Province for our workers, so we are wondering whether the residents of Rainbow Hill have similar protections. We can only hope we do. We are asking that the members of the Saanich Council please look into this proposed job site and to please investigated further, so that perhaps a better and safer approach to the project can be developed.

> Sincerely,

> Andrea and Roland Cantin
> [redacted] Rainbow Ridge Lane
> Victoria, B.C.

RECEIVED
JUN 06 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	[Signature]		

1410-04 Planning
X 2870-30 Cloverdale

CW Sept 12/16

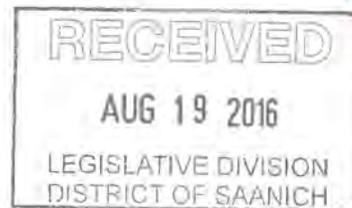


Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Council Administrator
Media
Aug 30/16 DL

The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: August 18, 2016
Subject: Development Permit and Rezoning Application
File: DPR00619; REZ00562 • 1032, 1042 & 1052 Cloverdale Avenue



PROJECT DETAILS

Project Proposal: The applicant proposes to rezone the subject property from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone in order to construct a fourteen-unit townhouse development. A Development Permit is also required. Variances are requested for visitor parking, building separation, and rear yard setback.

Address: 1032, 1042, & 1052 Cloverdale Avenue

Legal Description: Lot 9, Section 63, Victoria District, Plan 4628, Except that Part in Plan 15395
Lot 8, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267
Lot 7, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267

Owners: Jagteg (Jamie) Singh Gill and Selina Justine Kaur Gill

Applicant: Seba Construction Ltd. (Jamie Gill)

Parcel Size: 2622 m²

Existing Use of Parcel: Single Family Dwelling

Existing Use of Adjacent Parcels: North: RS-6 (Single Family Dwelling) Zone.
South: C-4 (Office & Apartment) Zone.
East: RS-6 (Single Family Dwelling) Zone.
West: RD-1 (Two Family Dwelling) Zone, actual use is apartment.

Current Zoning: RS-6 (Single Family Dwelling) Zone.

Minimum Lot Size: 560 m²

Proposed Zoning: RT-FC (Attached Housing Four Corners Zone)
Local Area Plan: Saanich Core

CW
2

LAP Designation: Single Family Dwelling

Community Assn Referral: Quadra Cedar Hill Community Association referral response received November 19, 2015 indicated no objections if concerns of neighbours were addressed.

PROPOSAL

The applicant proposes to rezone the subject property from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone in order to construct a fourteen-unit townhouse development. A Development Permit is also required. Variances are requested to: reduce the rear yard setback for Block 3 from 5.5 m to 4.56 m; to reduce the building separation between Blocks 1 and 2 from 2.13 m to 1.83 m and between Blocks 3 and 4 from 2.13 m to 2.11 m; and to reduce the number of visitor parking spaces from 5 to 3.

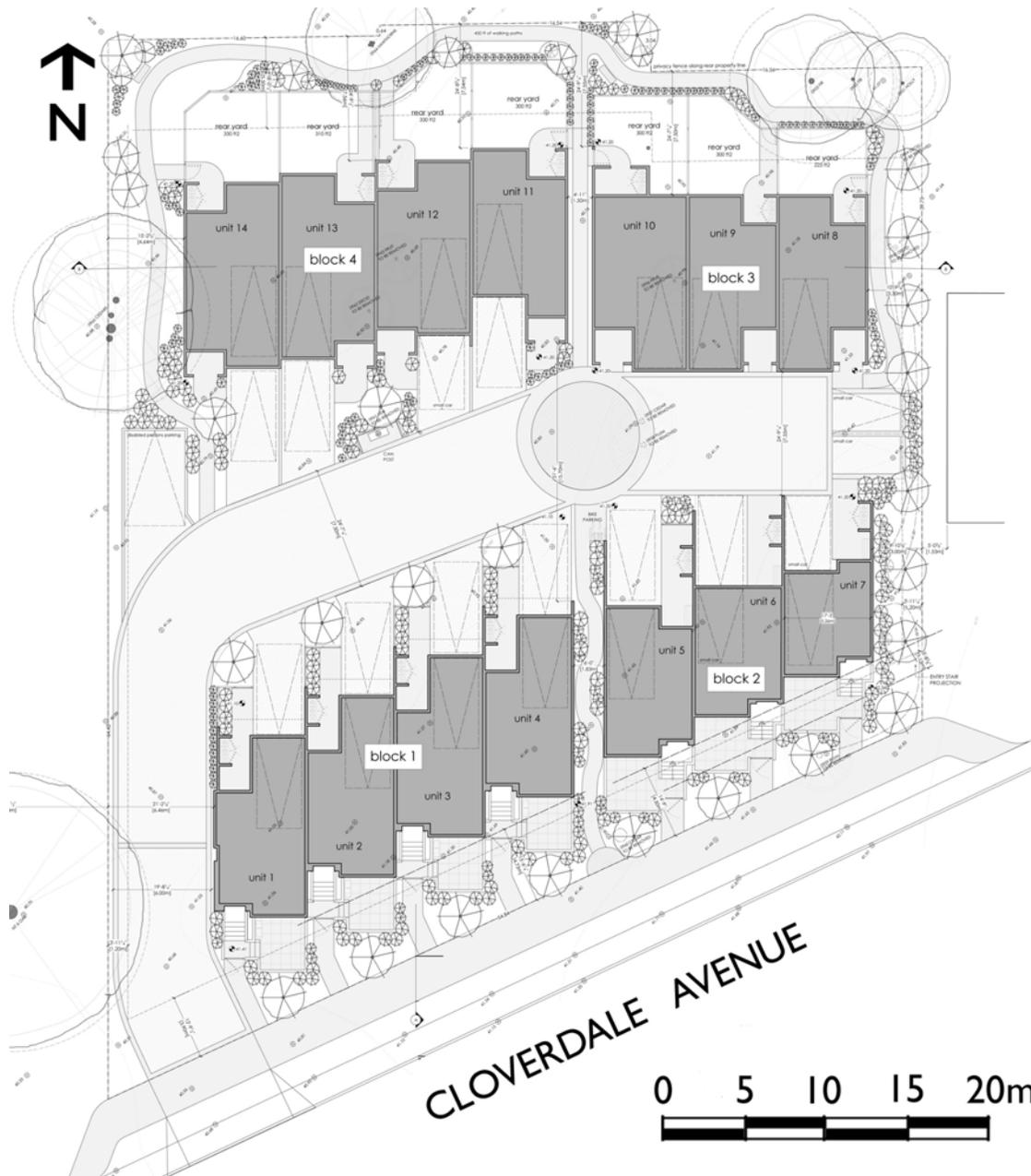


Figure 1: Site Plan

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.”

4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”

4.2.3.9 “Support the following building types and uses in ‘Villages’:

- Small lot single family houses (up to 2 storeys);
- Carriage/coach houses (up to 2 storeys);
- Town houses (up to 3 storeys);
- Low-rise residential (3-4 storeys);
- Mixed-use (commercial/residential) (3-4 storeys); and
- Civic and institutional (generally up to 3 storeys).”

5.1.2.1 “Focus new multi-family development in ‘Centres’ and ‘Villages’.”

5.1.2.2 “Evaluate applications for multi-family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, school capacity, adequacy of parkland, contributions to housing affordability, and visual and traffic/pedestrian impact.”

Saanich Core Local Area Plan (1999)

4.1 Maintain single-family dwellings as the principal form of development outside the Cloverdale triangle.

4.2 Consider infill housing only where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits.

4.3 Consider rezoning for new multi-family housing as indicated on Map 4.2.

Development Permit Area Guidelines

The development is subject to the applicable guidelines for the Saanich Core Development Permit Area. Guidelines include high-quality contemporary and authentic architecture, designing multifamily housing to be in keeping with the general form and character of surrounding development, incorporation of street level entrances, landscaped courtyards and urban porches, integration of paving with sidewalks or other architectural or landscape features, and the creation of public spaces and pedestrian linkages.

DISCUSSION

Neighbourhood Context

The 2622 m² site is located on the periphery of the Four Corners Village “Centre”. Cloverdale Traditional School is located 300 m away on foot, and the Thrifty Foods supermarket at the corner of Cook Street and Quadra Street is less than 200 m distant. Existing properties near the Village “Centre” include a mix of land uses, including commercial and some multifamily properties. Properties adjacent to the subject lands contain single family dwellings, although the property immediately to the west is an RD-1 (Duplex) Zoned property with a four-storey

apartment building on it that is subject to a Land Use Contract. Nearby parks include Glasgow, Rutledge, and Tolmie Parks, all of which are less than 500 m away. Recently, the property at 3440 Linwood Avenue was also developed with attached housing, utilizing the same RT-FC (Attached Housing Four Corners) Zone being sought for this proposal.

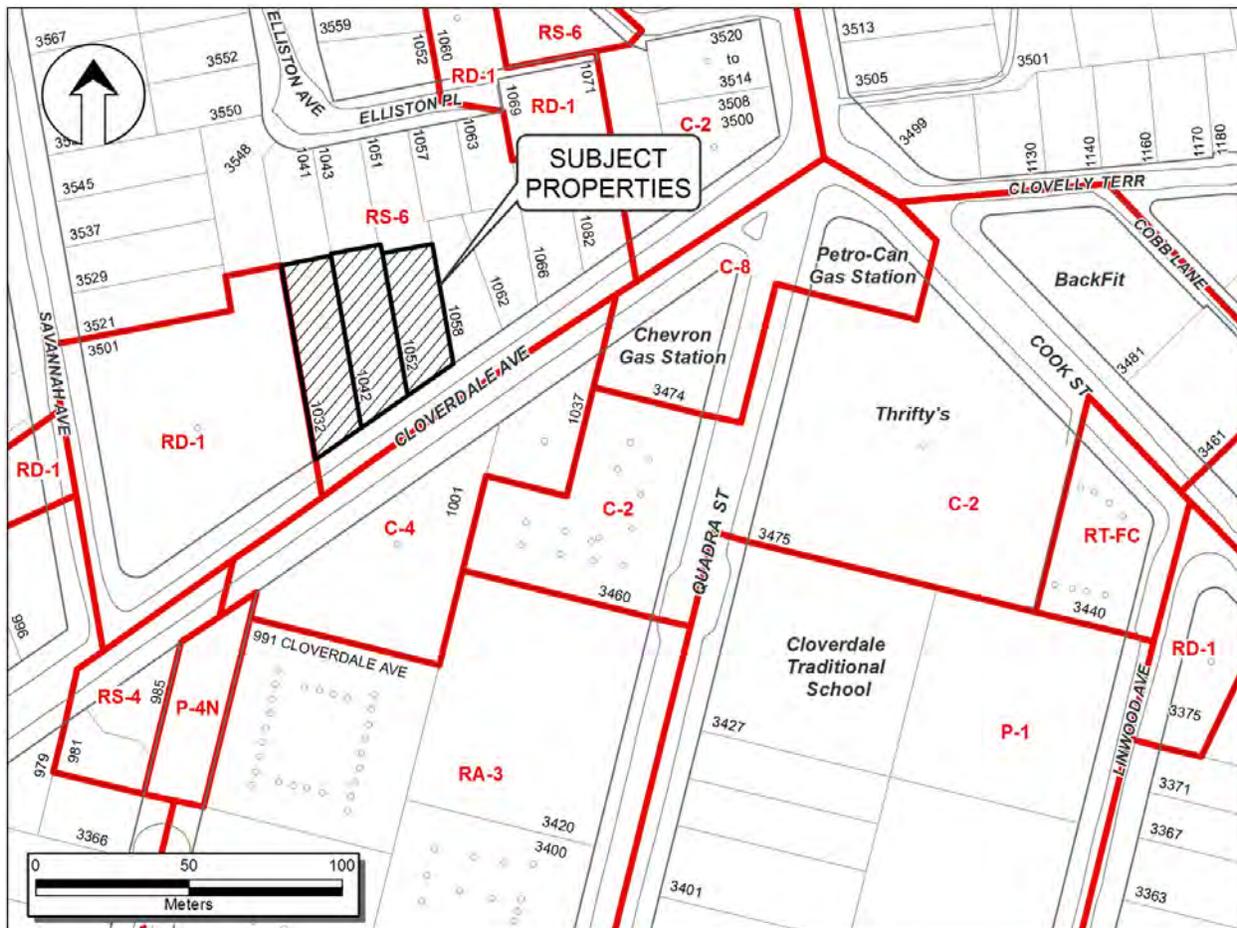


Figure 2: Context Map

Land Use and Density

The 2622 m² site is zoned RS-6 (Single Family Dwelling) Zone, and is designated in the Saanich Core Local Area Plan as “General Residential”.

The Official Community Plan (2008) designates the area around the Quadra Street/Cook Street intersection as a “Village Centre”. “Village Centres” are intended to accommodate a mixture of small lot single family houses, coach houses, townhouses, low-rise residential, mixed-use commercial/residential, and civic/institutional uses. The site is on the periphery of the “Village Centre”, and is the same distance from the intersection from the recently approved townhouse development at 3440 Linwood Avenue.

The rezoning of this lot for attached housing would be consistent with the intent of the Official Community Plan, which promotes a sustainable community by keeping the built environment more compact and relieving pressure to build on rural and environmentally sensitive lands. Locating multi-family housing near existing businesses and services in the “Village Centre” would make walking, cycling, and transit more attractive options.



Figure 3: Streetscape Elevation (from plans by Outline Home Design)



Figure 4: View looking West (from plans by Outline Home Design)



Figure 5: View looking East (from plans by Outline Home Design)

The existing single family dwellings would be deconstructed and salvaged through a reclamation sale with items not sold being donated to the Habitat for Humanity building program.

Site and Building Design

The proposal is to construct a total of 14 townhouse units in four blocks, with two blocks containing four units and two blocks containing three units. The makeup of the units would consist of eleven 3-bedroom units and three 2-bedroom units. Each unit contains a one-car garage, and all but three units also have an exterior parking space in a tandem arrangement. Units facing Cloverdale Avenue would have a private fenced patio in the front yard, units at the rear would have back yards with lawn screened by fences and plantings.

Vehicular access to the site would be from Cloverdale Avenue. A central manoeuvring aisle/courtyard would be located between the front and rear townhouse blocks, with individual garages & driveways opening out on to this central space.

The rear (northerly) two blocks would have their main pedestrian entrances fronting on to this central courtyard. The front two blocks (facing Cloverdale Avenue) would have their main pedestrian entrances accessed via individual walkways connecting from a new separated sidewalk along Cloverdale Avenue. A low open rail fence would separate private patios in the front yard of each unit from the public sidewalk, with entry to each unit demarcated by a gate.

The blocks, particularly those facing Cloverdale Avenue, are staggered so as to break up the massing. Each unit is further articulated with a three-storey central bay under a gabled roof and a recessed portion that contains the main entry door. Each unit is further differentiated by the use of different coloured Hardie Shingle siding, in either 'Boothbay Blue', 'Monterey Taupe', or 'Cobble Stone'. The side and centre of each bay, as well as the recessed portion of each unit would be clad in a combination of Hardie Panel and trim pieces, both in 'Arctic White'. Garage doors would be composed of white laminate glass in a clear anodized aluminum frame, and entry doors would be painted in an accent colour, 'Garrison Red'.



Figure 6: Proposed Elevations (typical)—Block 2 (from plans by Outline Home Design)

The proposed materials, colours and staggering would add visual interest to the Cloverdale Avenue street frontage. Moving parking areas to the rear would help foster a pedestrian-oriented frontage, which would be further enhanced by the incorporation of patios for the units fronting on the street. This would also provide “eyes on the street”, an important CPTED (Crime Prevention Through Environmental Design) principle.

Requested Variances

Zoning Bylaw variances are requested for visitor parking, building separation, and rear yard setback.

Parking

The Zoning Bylaw requires 0.3 spaces per dwelling unit of the required parking spaces to be designated as visitor parking. Required parking for this proposed development would be 28 spaces, including 5 visitor parking spaces. The applicant has provided the required overall number of parking spaces, but has designated three spaces for visitor parking, a deficiency of two visitor parking spaces.

The Official Community Plan envisions focusing new development in “Centres” and “Villages” to make walking, cycling and transit more viable. For this reason, and given that the applicant has provided the total required number of parking spaces, this variance for visitor parking can be supported.

Building Separation

The Zoning Bylaw requires that, where one wall faces another wall of the same building or another building on the same lot, the buildings be separated 2.13m (7.0 ft.) from the centre of all windows, from walls, and from outside corners of buildings. Plans provided show a separation between Blocks 1 and 2 of 1.83 m, and between Blocks 3 and 4 of 2.11 m, a deficiency of 0.3 m and 0.02 m respectively.

The Building Separation requirement of the Zoning Bylaw was intended to improve liveability of developments where one building faces another, but envisioned windows facing on to another nearby building. In this instance, there are no windows on either of the walls adjacent to these spaces, and so impacts to liveability are not a concern. For this reason, the variance can be supported.

Building Setback

The Zoning Bylaw requires that buildings and structures for attached housing be sited not less than 5.5 m (18.0 ft) from a rear lot line which does not abut a street. Plans provided show a rear yard setback of 4.56 m for Block 3 (a deficiency of 0.94 m). Since this is due to an irregular rear lot line, and only impacts a small portion of the building, it can be supported. The majority of Block 3 and all of Block 4 would be located the required 7.5 m or more from the rear lot line, and adjacent properties to the north would be screened from this development by trees, plantings, and two sets of fences (one for the proposed rear pathway, and one for each of the proposed townhouse developments’ rear yards).

Environment

An arborist report prepared by Talbot Mackenzie & Associates identified a total of 17 trees on the property, consisting of 5 bylaw-protected trees (3 Cedar and 2 Grand-fir) and 12 non-bylaw protected trees, mainly fruit and/or ornamentals. According to the arborist’s report, one bylaw protected tree (a Deodar Cedar) and 6 non-bylaw protected trees would be impacted by the proposed townhouse footprints and would require removal. Parks department staff advise that a Western Red Cedar is not a good candidate for retention and recommend its removal with two trees that have potential to become large trees planted as replacement.

Work done for a water connection within the critical root zone of a Garry Oak on the neighbouring property at 3501 Savannah Avenue will need to be performed under the supervision of the project arborist, as will some pruning to provide adequate clearance for the proposed driveway.

The applicant is proposing to plant a total of 22 new trees including 16 deciduous and 9 coniferous trees. The presence of underground services preclude the provision of trees in the boulevard, however the applicant is proposing six of the deciduous trees to be planted in the frontage on the subject property. Seven more trees are proposed in the areas flanking the drive aisle, and the remainder would be planted along the rear and side yards. An extensive number of shrubs are also proposed, which would provide additional screening for patio spaces along the Cloverdale frontage, and back yards for the units in the rear.

Interlocking brick pavers would be used for the driveway and outdoor parking areas, as well as the patio areas. The proposed development would result in an increase in impervious surfacing from 19.2% to 53.8%, including the areas covered by pavers. The site is within the Cecelia Creek watershed. It is a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. Development Services notes that the conceptual design prepared by McElhanney Consulting Services Ltd. utilizing stormwater detention tanks meets the requirements of Schedule H of the Subdivision Bylaw.

Mobility

The subject property is located 90 m away from a south-bound and 125 m away from a north bound transit stop on Quadra Street. These stops are serviced by Route 6, with service approximately every 10 minutes on weekdays. The site is also within easy walking distance of shops and services at the Four Corners Village "Centre", as well as schools and parks. Cloverdale Avenue is classified as a Major road, and the additional traffic generated by 14 townhouses is expected to be negligible. The proposed driveway would be restricted to right turn in, right turn out only movements, and 'No Parking' signs would be required on one side of the proposed driveway on site.

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being, and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through "mitigation" strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gases, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. It is important to note that this summary is not, and cannot be, an exhaustive list of issues nor a detailed discussion on this complex subject matter. This section is simply meant to ensure this important issue is a key part of the deliberations on the subject application.

Climate Change

This section includes features of the proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes features related to mitigation and adaptation, such as:

- The proposal is in-fill development located within the Urban Containment Boundary that is able to use existing roads and infrastructure to service the development.
- The proposal should result in reduced vehicle distance travelled by being centrally located and close to the Four Corners “Village Centre”.
- The site is less than 200 m from the commercial services in the Four Corners “Village Centre”, as well as being 650 m from the Uptown “Major Centre”. Cloverdale Traditional School is within 300 m of the site. Glasgow, Rutledge and Tolmie Parks are all within 500 m.
- The applicants have committed to sustainable building practices and the proposed development would be constructed to meet the BUILT GREEN® Gold or EnerGuide 82 level, or equivalent, which would include individual heat pumps.
- The proposed development will include the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems.
- Increasing the permitted density, having smaller residential units, and having shared walls in the proposed attached housing would contribute to a decline in greenhouse gas emissions relative to an equal number of single family dwellings.
- The proposed development includes gas-fired tankless water heaters, and individual heat pumps.
- The subject property is located near public transit with bus stops on Quadra Street less than 100 m from the site. These stops are on Route # 6, with 15 minute or better service on weekdays.
- Several additional bus routes are available at either the Uptown or Mayfair Shopping Centres, both located less than 1 km from the subject property.
- The proposed development would encourage alternative forms of transportation by being close (just over 1 km) to the regional Galloping Goose Trail and having sidewalks on both sides of Cloverdale Avenue in this area.
- The applicant has stated that a deconstruction process would be used for removal of the existing dwelling with any hazardous materials removed, salvageable parts of the building would sold through a reclamation sale, and items not sold donated to the Habitat for Humanity building program.

Sustainability

Environmental Integrity

This section includes the key features of the proposal and how they may impact the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources. The proposed development includes features related to the natural environment, such as:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto environmentally sensitive areas or undisturbed lands.
- Interlocking brick (but not specifically permeable) pavers will be used for the driveway and parking areas, patios and pathways to help reduce the amount of impervious area.
- The proposal includes stormwater detention tanks for stormwater management.
- The arborist report and Saanich Parks identified eight trees impacted by the development and which would be removed, nine trees would be retained and 22 new trees would be planted.

Social Well-being

This section includes the key features of the proposal and how they may impact the social well-being of the community. Considerations include: 1) Housing diversity; 2) Human scale pedestrian oriented developments; and 3) Community features. The proposed development includes features related to social well-being, such as:

- Residential design incorporates outdoor yard space that is suitable for active use and seating.
- The proposal would provide new residential units in the area, which would enhance safety in the neighbourhood by increasing passive surveillance.
- The proposal increases the diversity of housing stock in the neighbourhood.
- A range of outdoor, community and recreation opportunities are available within reasonable walking/cycling distance.

Economic Vibrancy

This section includes the key features of the proposal and how they may impact the economic vibrancy of the community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency. The proposed development includes features related to economic vibrancy, such as:

- The development would create short-term jobs during the construction period.
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within/near the Four Corners “Village Centre” and Uptown “Major Centre”.
- Home based businesses, limited to Office Use and Daycare, would be permissible in this development.

COMMUNITY CONTRIBUTION

Generally, when there are rezoning applications of this nature proponents have offered a community contribution to enhance the public benefits associated with redevelopment. With multi-family developments that contribution has generally been a financial contribution per unit with the funds going to a locally identified need, such as improvements to a local park, or the Saanich Affordable Housing Fund.

The Quadra Cedar Hill Community Association (QCHCA) has been consulting with Saanich Parks for the past 18 months on the construction of a children’s water spray pad and permanent washrooms at Rutledge Park. The applicant has stated that they would provide \$1000 per unit (\$14,000) to Saanich Parks for use in this project. The applicant is also willing to provide a contribution of \$500 per unit (\$7,000) to the Saanich Affordable Housing Fund.

To promote the reduction of the carbon footprint, the applicant is proposing a \$500 per unit cash contribution to a Saanich Transportation Fund, similar to the Saanich Affordable Housing Fund. The concept of this fund was previously discussed at Council as a means to further support the improvement of alternative mobility infrastructure and/or programs (ie extra transit shelters, bike parking, bike kitchens, etc). If approved, this would be the first such contribution to this fund. If this is not considered desirable, the applicant would put these funds towards the Saanich Affordable Housing Fund instead.

The total Community Contribution being offered would be \$2000 per unit. These commitments would be secured through a covenant.

CONSULTATION

Advisory Design Panel

The Advisory Design Panel considered the application and recommended that the design be approved subject to a “strong recommendation that a greater separation between the buildings be incorporated into the plans for the front and rear of the development, and the courtyard and pathways be constructed with a solid material and be well lit.”

The applicant has subsequently provided revised plans that incorporate a widened rear pathway between Blocks 3 and 4 that is now 2.11 m (6’-11”) wide as opposed to 1.5 m (4’-11”), and pathway illumination for both paths. Pathway material between blocks is now shown as concrete, with compacted gravel retained for walking paths in the rear of the property.

Community Association

A referral response was received noting that the QCHC Association has “had numerous on-site meetings with the proponents and two public meetings have been held with the neighbours of this site.” The QCHCA outlined concerns of the neighbours as follows:

1. Traffic safety regarding the single entrance/exit, in particular with regards to schoolchildren walking to Cloverdale Traditional School, and large vehicle access such as garbage trucks and moving vans;
2. Parking issues, specifically the potential for residents and guests using on-street parking; and
3. Impact on the existing “single family neighborhood” and concern by neighbours over loss of the current sense of neighbourhood.

The Association concluded by stating that they did “not object to the proposed townhouse development on site, providing that the above concerns of the neighbours be addressed.”

In terms of traffic safety, the proposal is reducing three driveway crossings with one. Moving vans would be an intermittent situation and likely to visit the site on weekends, and garbage removal in private developments is often conducted by smaller pickup-sized trucks.

The applicant is providing the required amount of residential parking and seeking a variance to reduce the number of visitor parking spaces. They note the proximity to public transit, and are also proposing measures to reduce the reliance on vehicular usage by providing alternative transportation solutions.

The townhouses have been designed to provide both a street presence and a sense of place.

SUMMARY

The applicant proposes to rezone the subject property from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone in order to construct a fourteen-unit townhouse development. A Development Permit is also required. Variances are requested to: reduce the rear yard setback for Block 3 from 5.5 m to 4.56 m; to reduce the building separation between Blocks 1 and 2 from 2.13 m to 1.83 m and between Blocks 3 and 4 from 2.13 m to 2.11 m; and to reduce the number of visitor parking spaces from 5 to 3.

The existing single family dwellings would be deconstructed and salvaged through a reclamation sale with items not sold being donated to the Habitat for Humanity building program.

The proposal complies with Official Community Plan policies which support a range of housing types within "Village Centres", including townhouses up to 3 storeys in height.

The proposed development project would address sustainability objectives by providing moderately higher density housing within walking and cycling distance of commercial services, schools, and public transit.

RECOMMENDATION:

1. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone be approved.
2. That Development Permit DPR00619 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant for:
 - BUILT GREEN® Gold or 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;
 - \$1000 per unit (\$14,000) to be provided to Saanich for use in the construction of a Children’s water spray pad and permanent washrooms at Rutledge Park;
 - \$500 per unit to the Saanich Affordable Housing Fund; and
 - \$500 per unit to either a new Saanich Transportation Fund, or to the Saanich Affordable Housing Fund

Report prepared by: 
 Chuck Bell, Planner

Report prepared by: 
 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 
 Sharon Hvozdzanski, Director of Planning

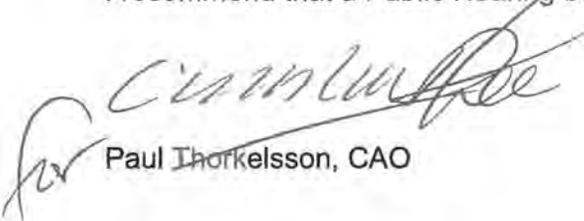
CWB/gv
 H:\TEMPEST\PROSPERO\ATTACHMENTS\DPRI\DPR00619\REPORT.DOCX

Attachment

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

ADMINISTRATOR’S COMMENTS:

I recommend that a Public Hearing be called.


 Paul Thorkelsson, CAO

DISTRICT OF SAANICH

DPR00619
REZ00562

DEVELOPMENT PERMIT

To: **Jagteg Singh Gill and Selina Justine Kaur Gill**
1820 Beach Drive
Victoria BC V8R 6J3

(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 9, Section 63, Victoria District, Plan 4628, Except that Part in Plan 15395
Lot 8, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267
Lot 7, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267

1032 Cloverdale Avenue
1042 Cloverdale Avenue
1052 Cloverdale Avenue

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw 2003, Section 7.4 (a) to permit the attached housing to be constructed with a total of three visitor parking spaces (five spaces required).
 - (b) By varying the provisions of the Zoning Bylaw 2003, Section 1420.5 (a) to permit the attached housing to be constructed with a building separation of 1.83 m between Blocks 1 and 2, and 2.11 m between Blocks 3 and 4 (2.13 m required).
 - (c) By varying the provisions of the Zoning Bylaw 2003, Section 1420.6 (a) (iii) to permit the attached housing to be constructed with a rear yard setback of 4.56 m for Block 3 (5.5 m required).
 - (d) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Outline Home Design and Lombard North Group (BC) Inc. received on January 19, 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.
 - (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$41,280 to guarantee the performance of the requirements of this Permit respecting landscaping.
 - (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2 and L-3).
 - (c) All landscaping must be served by an automatic underground irrigation system.
 - (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
 - (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (f) No site activity shall take place prior to the installation of any required tree or covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".

- 7. 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 his absence, the Manager of Community Planning.
- 8. Notwithstanding the provisions of Section 7 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 Community Planning in his absence.
 - (c) Where items noted under Section 8(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.
- 9. The terms and conditions contained in this Permit shall inure 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.
- 10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

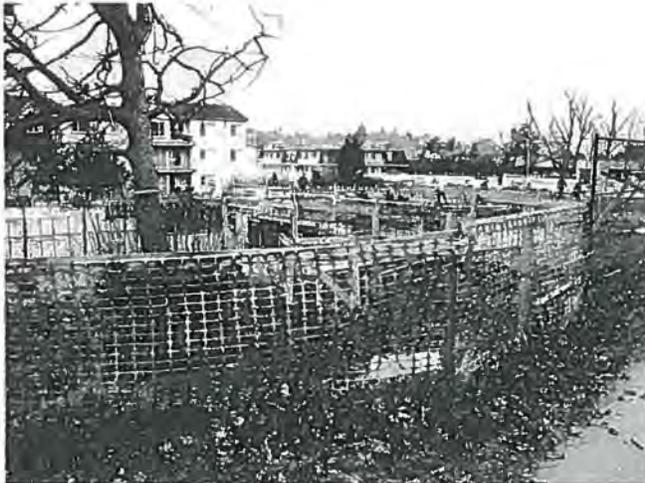
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

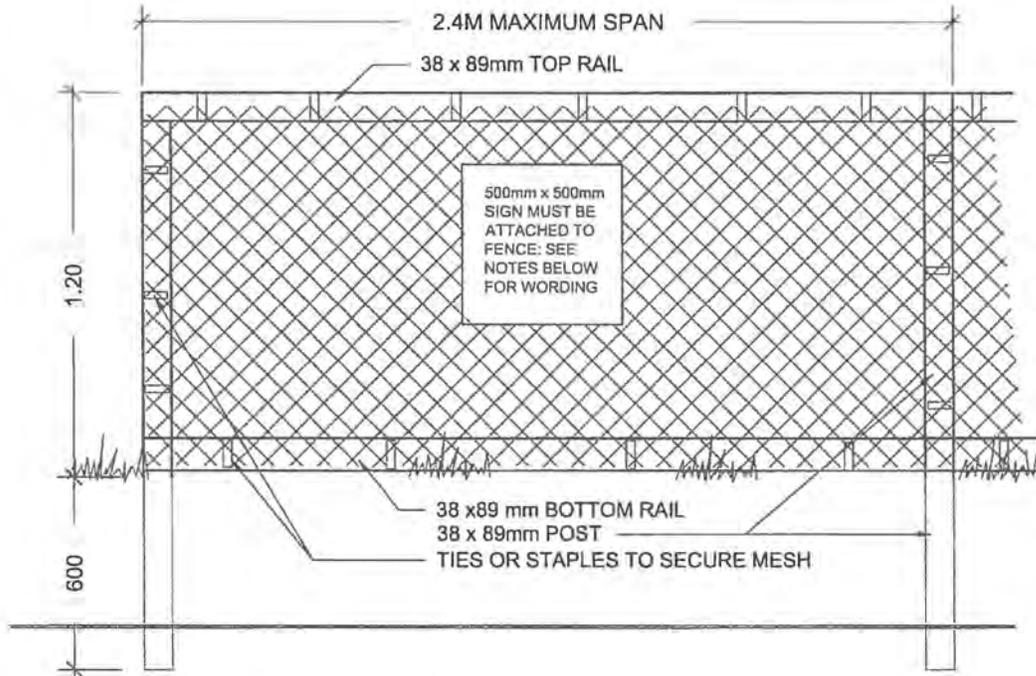
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

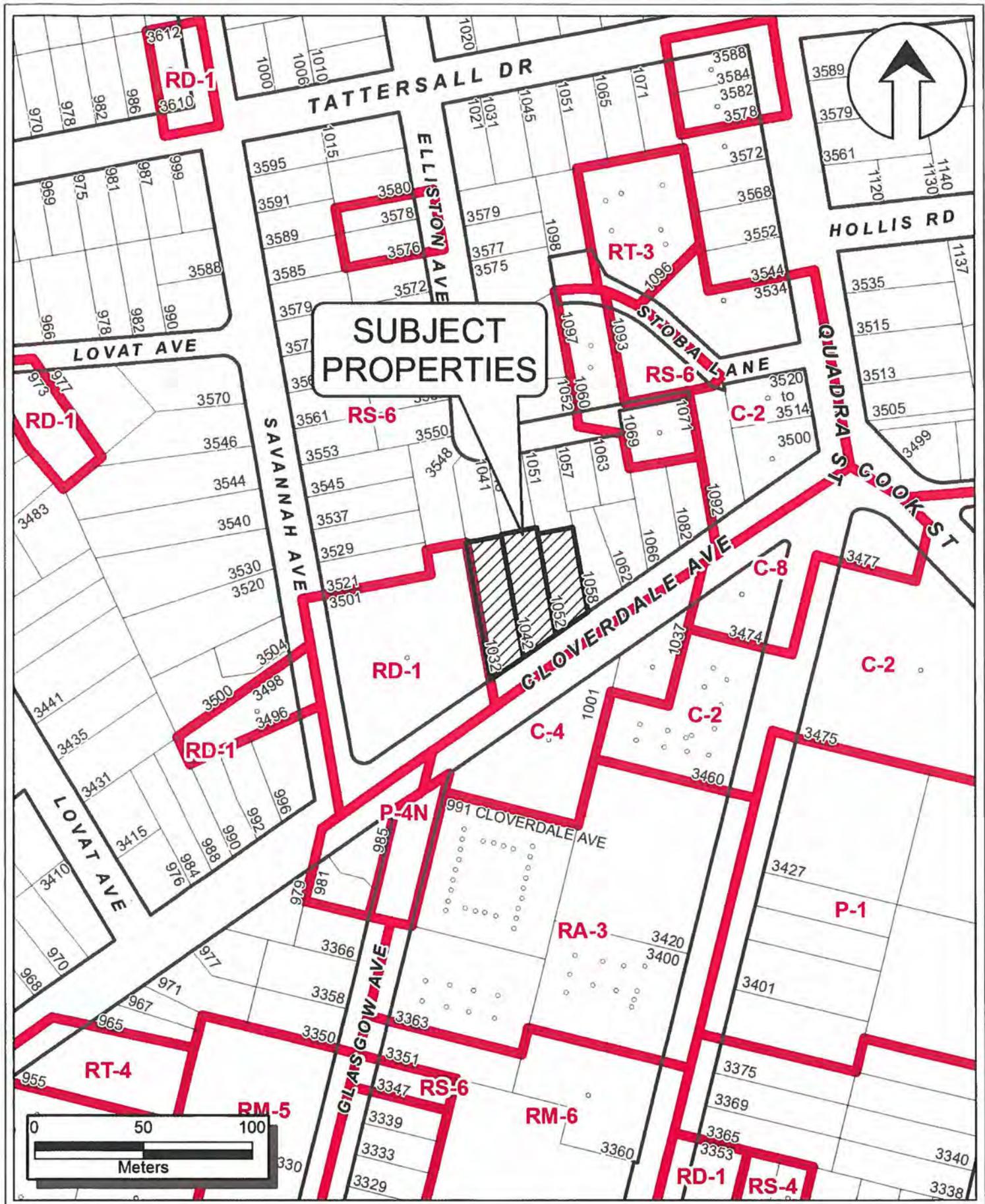
1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

TREE PROTECTION FENCING

DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.



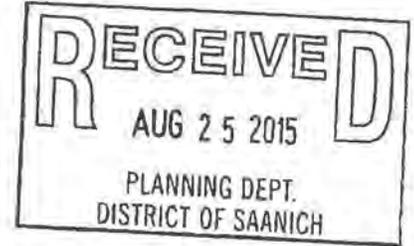
SUSTAINABILITY STATEMENT

Parcel Address: 1032/1042/1052 Cloverdale
Victoria, BC

Proposed Development: 14 Unit Town Homes

Applicant: Seba Construction
1167 Jolivet Cre
Victoria, BC V8X 3P3

Contact Person: Jamie Gill
Seba Construction
250-516-1224
sebaconstruction1@gmail.com



Sustainable Development Objective

To develop the site in a manner that, while being economically viable, provides for quality housing which will complement and enhance the surrounding neighborhood and become a valued asset to its residents and the community as a whole.

Social Indicators

Location and Density

The Quadra Action Plan states that further redevelopment in the Cloverdale Triangle, south of Cloverdale Avenue and west of Quadra Street, for multi-family housing would be desirable. It recognizes, however, that a broader range of housing types and densities should be encouraged through zoning and design considerations. The four corners village, which encourages diversity of lifestyle, housing, economic and cultural opportunities, is a suitable location for townhouses given the close proximity to shopping, services, parks, schools and major transportation routes.

To the north of the property, the townhouses are located 7.5 meters from the neighboring single family lots on Elliston Place, maintaining the typical single family separation. To the south, the townhouses are close to the street, encouraging pedestrian level interaction between the residences and the neighborhood. The development will act as a transition from the high density apartment use to the west at 3501 Savannah Ave. and the single family residential remaining to the east of the subject property along Cloverdale Ave.

Transportation

The surrounding area is well served by transit with main bus routes running on Quadra and Cloverdale. Bus stop locations are within easy walking distance. Bike lanes currently front this property thus making bicycle commuting easier. The proposed development encourages the use of bicycles by having bicycle storage in each unit and short-term bicycle parking for visitors. The location of the project, next to shops, services and schools, make it ideal for walking.

To encourage non-vehicular transportation, Seba Construction will also be offering a \$500.00 cash contribution to the homeowners of each unit for alternative transportation solutions of their choice. The funds will be placed in our lawyers trust account until the homeowner produces a receipt for some sort of transportation (bike, buss pass etc.) at which point they will be reimbursed for their investment. We hope this helps the homeowner understand the ease of transportation around the area, thus minimizing their carbon footprint.

Community Character and Livability

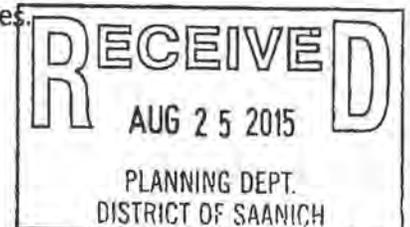
The townhouse property is surrounded by an apartment building to the west, single family dwellings to the east, single family dwellings to the north and commercial to the south. Our development provides additional quality housing opportunities while keeping in line with the traditional look of the neighborhood.

The units range from two bedroom to four bedroom units and have ample living spaces for families. The site lends itself to families given its relationship to the school, shops and services. The back townhouses (blocks 3,4) have access to a private outdoor space in the rear yard and the front blocks (1,2) have dedicated outdoor space along the street side. All the units will have access to a walking path that surrounds the property. This will be a nice place to take a short stroll with pets, kids etc., while interacting with the local community.

The townhouses will meet the mandatory adaptable building guidelines with the voluntary guidelines implemented where possible.

Economic Indicators

The proposed project will significantly raise the assessed value of these properties and contribute to the Saanich tax base. All municipal infrastructure is presently in place. The proposal aims to enhance the neighborhood and provide a positive effect on the area. It will create employment during the construction phase and the eventual homeowners will support local business in the established commercial area. All suppliers and trades that are used by Seba Construction are local, further benefitting the local economy through the support of local businesses.



Environment Indicators

Each unit will consist of low E windows, low flush toilets, power smart appliances, tank less water heater on gas and individual heat pumps. This will allow us to satisfy the requirements for the Built Green Gold or the Energuide 82 program. Further to this, each home will be made solar ready.

Storm Water Protection

Ground water will be controlled through the use of interlocking brick, which enables ground water recharge. This element will play a major role in the storm water retention system. A professional engineer has designed a storm water management system and storm water tanks will be used on site to control excess water.

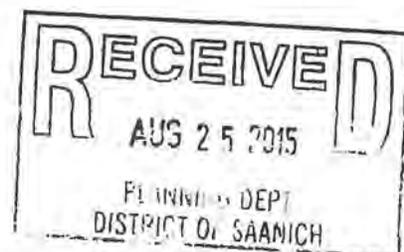
Sustainable Design and Construction

Materials and Resources

The existing homes will have an environmental report completed before removal. Prior to deconstruction, the home we will have all the hazardous materials removed. The remainder of the home will be salvaged through a reclamation sale and items not sold will be donated to the Habitat for Humanity building program. The existing concrete will be used as clean fill under the supervision of the project geotechnical engineer. The goal of this project, as it is with all Seba Construction projects, is to reduce the amount of material that is sent to the landfill.

Energy Efficiency

The building envelope will be constructed to energy efficient standards and include a high quality rain screen. We are also adding a provision to allow for conduit in the construction assemblies to accommodate future incorporation of solar energy use in the home. Energy efficiency will be a major factor in the selection of all fixtures and appliances used within the development. In material selection, locally sourced materials and supplies will be favored, along with products that are determined to be produced with energy efficient methods using non-hazardous, environmentally conscious manufacturing methods.





TECHNICAL MEMORANDUM 1

STORMWATER MANAGEMENT STATEMENT

TO: District of Saanich
770 Vernon Avenue
Victoria, BC
V8X 2W7

FROM: McElhanney Consulting Services Ltd.
#500-3960 Quadra Street
Victoria, BC
V8X 4A3

ATTN: WHOM IT MAY CONCERN

DATE: August 7, 2015

McElhanney File Number: 15-310 (10)

RE: TECHNICAL MEMORANDUM 1 - STORMWATER MANAGEMENT STATEMENT
1032, 1042, 1052 Cloverdale Avenue - Townhouse project

The following are the details to address the requirements of Schedule "H" of the Subdivision Bylaw 7452 and to provide information in accordance with Saanich Planning Form APPL8, with respect to the Development Permit Application Storm Water Management Statement. The project site is within the Type II Watershed requirements under Schedule "H". The questions noted in italics are as shown on the application form.

a) Will there be an increase or decrease in impervious area compared to existing conditions?

The total site area is approximately 2,600 square meters. The existing properties contain a combination of homes, sheds, asphalt and gravel drives, and landscaping. The existing properties have a total impervious area of approximately 500 square meters.

The proposed townhouses will have an impervious area of approximately 800 square meters.

The area of the proposed paver access road will be approximately 600 square meters.

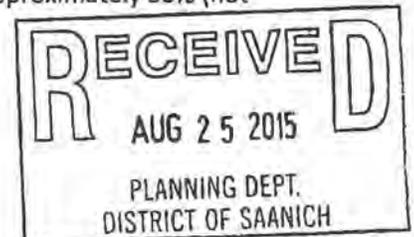
The proposed sidewalk that interconnects the units throughout the site has an impervious area of approximately 130 square meters.

The proposed development will increase the impervious area compared to the existing conditions.

b) What percentage of the site will be impervious cover compared to existing conditions?

The percentage of impervious cover on the existing site is approximately 20%.

The percentage of impervious cover on the proposed development is approximately 36% (not including the paver access road).



c) How will impervious surface area be minimized (e.g. minimized paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?

Impervious surface area has been minimized by proposing a minimum building footprint as well as pavers to minimized hard surfaces. Pavers have not only been proposed within the roadway, but also in the driveway areas.

Sidewalks will be sloped to drain towards adjacent landscape areas where practical.

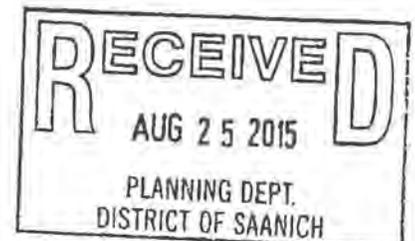
d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. Infiltration systems, engineered wetlands, bioswales)?

Live storage volume will be provided in accordance with Schedule H, Section 3.5.16.3.2 of the Engineering Specifications to Bylaw 7452. For a Type II Watershed, this would be 100 cu.m/ha for the impervious area. Since the proposed development has an impervious area of approximately 950 sq.m, not including pavers, the resulting storage volume required is 9.5 cu.m. This volume will be confirmed during detailed design. This volume will be accommodated using storm water detention tanks.

Infiltration will also be utilized to the extent possible as permissible by the Geotechnical Engineer to reduce this volume. The release rate of 0.95 L/s (equivalent to 10 L/s/ha as per Saanich specifications) will be achieved using a flow control manhole to the extent possible.

e) If the intent of the guideline cannot be met, explain why.

n/a



THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL

DATE: DECEMBER 23, 2015

FROM: ADVISORY DESIGN PANEL

**SUBJECT: APPLICATION BY SEBA CONSTRUCTION LTD. FOR REZONING AND DEVELOPMENT PERMIT TO CONSTRUCT A 14-UNIT TOWNHOME PROJECT CONSISTING OF TWO BLOCKS OF 4 UNITS AND TWO BLOCKS OF 3 UNITS AT 1032, 1042 AND 1052 COVERDALE AVENUE
PLANNING FILES: DPR00619 / REZ00562
CASE #2015/014**

BACKGROUND AND PRESENTATION

Jamie Gill, SEBA Construction Ltd., Tim Rodier, Outline Home Design, and James Partlow, Lombard North Group (B.C.) Inc., attended to present design plans and answer questions from the Panel.

C. Bell briefly outlined the application.

T. Rodier, Outline Home Design, stated:

- The design of the townhome project adds character to and augments the existing neighbourhood and creates a buffer between the village centre, the nearby large apartment building and the subject property.
- The townhomes are small in scale and would be ideal as a starter home.
- Prefinished, cement fibre board would be used in most of the development as it has a longer life span than wood products and should represent as new in 10-15 years.
- Four colours are proposed in a muted palette that repeats and alternates along the length of the townhome project.
- Transition space is an important factor to the development proposal. The courtyard space will serve as a connection area for residents.
- The courtyard and pathways will incorporate finished concrete.
- Due to the smaller scale of the development and mass transit opportunities nearby, an increase in vehicular traffic is not anticipated.
- Each unit will provide parking for one vehicle; one handicapped space will be provided for the development. Electric vehicle chargers are also proposed.
- Larger trucks or emergency vehicles will need to back out of the site due to space constraints.

J. Partlow, Lombard North Group:

- A fair amount of structure was incorporated in the approach to the Landscape Plan; the interphase between the proposed units and the sidewalk proposes to retain trees that will assist in preserving the character of the neighbourhood.
- The courtyard will contain medium sized trees including red sunset maples and hedge maples.
- The front entry will have a fairly simple scheme; however, the interior of the site will contain a lot of green canopy. Each unit is proposed to have specimen shrubs installed, which will grow and become a point of interest. Entry patios will be surrounded by broadleaf evergreens.

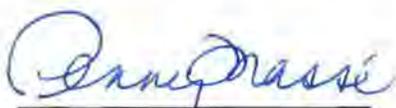
- Existing conifers will be retained and additional conifers will be added in the corner and rear property line of the site.
- A single red oak will provide canopy in the rear of the development and a solid board, cedar fence is proposed to secure the site on three sides.
- Ground cover will include large masses of heather in various colours.
- Landscaping will have an architectural approach and will include many opportunities that will read well from the interior and public spaces.
- Consideration will be given to plantings that grow in an area lacking ambient light.
- No plantings can be considered for the new boulevard as it has been identified for future road widening and will therefore be paved, existing overhead wires prohibit any planting in the boulevard.

Comments from Panel members:

- The angle of the roofline accentuates the height and is quite steep; if dropped slightly it would make the homes look wider and reduce the impression of height.
- The colour palette is attractive; however, the lightest colour is used on the side of the buildings and results in a noticeable contrast.
- The wall that is incorporated into the upper and main floor at the rear of the units creates discontinuity from the living room.
- Darker areas of the site, including the garbage / bench area and portions of the pathway are too dark; controlled exterior lighting should be considered. This proposal does not adequately consider the policies of Crime Prevention through Environmental Design (CPTED).
- The site plan is too tight; if at all possible the buildings should incorporate larger separations.
- The west elevation indicates there is no separation between the driveway and the windows of the washroom and laundry room in the units.
- The site plan needs to be revisited; one additional foot into the setbacks or otherwise would provide the needed separation between the buildings.
- There is a claustrophobic impression to the current site plan.
- Mature plantings should be utilized throughout to help with screening.
- More separation and protection in the front of the buildings would be appreciated.
- An increase in the density of plantings proposed for the front of the units would be beneficial.
- The walkway may not be utilized as much as anticipated and the space could be used to create some separation.

RECOMMENDATION:

That it be recommended that the design of the proposed 14-unit townhome project at 1032, 1042 and 1052 Cloverdale Avenue be approved subject to a strong recommendation that a greater separation between the buildings be incorporated into the plans for the front and rear of the development, and the courtyard and pathways be constructed with a solid material and be well lit.



Penny Masse, Secretary
Advisory Design Panel

ec: Director of Planning / Manager of Inspections / Number Ten Architectural Group

Planning - RE: Saanich Referral re 1032-1042-1052 Townhouses

From: "John Schmuck" <johnschmuck@shaw.ca>
To: Chuck.Bell@saanich.ca; Planning.Mun_Hall.Saanich@saanich.ca
Date: 11/19/2015 1:52 PM
Subject: RE: Saanich Referral re 1032-1042-1052 Townhouses
CC: sebaconstruction1@gmail.com
Attachments: QCHCA Letter re 1032-1042-1042 Cloverdale.doc

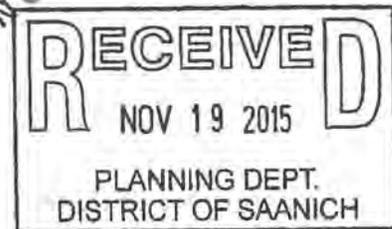
Hello Chuck - attached is the QCHCA response on this application. We are hoping that the issues identified by the neighbors can be addressed.

John Schmuck

President, Quadra Cedar Hill Community Association

Phone (250) 384-5190

ENTERED
IN CASE



From: Planning Planning [mailto:Planning.Mun_Hall.Saanich@saanich.ca]
Sent: Thursday, September 03, 2015 3:11 PM
To: Quadra Cedar Hill Community Association
Subject: Saanich Referral

September 3, 2015

Dear Quadra/Cedar Hill Community Association:

Re: Application for Development:

Applicant: Seba Construction
Site Address: 1032 CLOVERDALE AVE
1042 CLOVERDALE AVE
1052 CLOVERDALE AVE
Legal: LOT 9 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628
EXCEPT THAT PART IN PLAN 15395.
LOT 8 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628
EXCEPT PLAN 14267.
LOT PT7 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628
Folder No.: DPR00619
Description: TO REZONE FROM RS-6 SINGLE FAMILY DWELLING TO RT-
FC ATTACHED HOUSING TO CONSTRUCT A 14 UNIT
TOWNHOUSE PROJECT CONSISTING OF TWO BLOCKS OF

FOUR UNITS AND TWO BLOCKS OF 3 UNITS.

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project (please provide reason).

We would appreciate receiving your comments by October 2, 2015 so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact CHUCK BELL Local Area Planner at 250-475-5494 ext.3467.

It is suggested that you periodically check our website, www.saanich.ca *Active Planning Applications* as any revised site plans for this application will be posted there.

Sincerely,

Chuck Bell
Planner

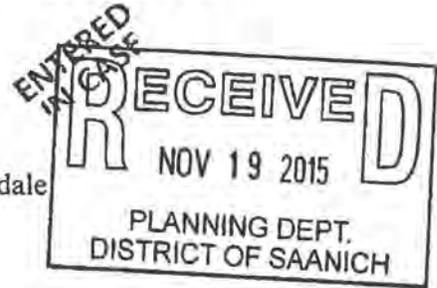
cc: Clerks Department

November 19, 2015



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

To Mr. Chuck Bell, Planner, Municipality of Saanich;
Re proposed townhouse development at 1032/1042/1052 Cloverdale



Dear Chuck,

Our association has been consulting on this project since March of 2014. We have had numerous on-site meetings with the proponents and two public meetings have been held with the neighbors of this site on June 1st, 2015 and October 22nd, 2015. While our association is generally in support of this development, the following issues have been identified during our consultation:

- 1) Traffic safety re the single entrance/exit – there is concern over safety for pedestrians walking along the Cloverdale sidewalks when vehicles enter/exit this property. It is to be noted that this is a current walking route for many students attending Cloverdale Traditional School. Special concern was noted over large vehicle access such as garbage trucks and moving vans. Has Saanich Engineering thoroughly assessed the safety impact for this design and the expected increase in vehicle traffic on Cloverdale ?
- 2) Parking Issues – neighbors expressed concern over residents of this complex and their guests using existing on-street parking along both the south side of Cloverdale and also along Savannah Avenue. There is existing competition now for these spaces between neighbors, residents of the apartment complex at 3501 Savannah, and also the various commercial businesses in the Quadra/Cook/Cloverdale village centre. We recommend that at a minimum Savannah Avenue be designated as “Residential Only Parking” if this development is to proceed. Also a suggestion was made for a covenant to be included instructing these townhouse owners that their covered garages must be used for parking as opposed to storage, to avoid owners using street parking.
- 3) Impact on the existing “single family neighborhood” from this multi-family development. There was a strong turnout by neighbors at the two public meetings who expressed concern over losing their current sense of neighborhood.

We do acknowledge that this proposed development conforms to the Saanich Official Community Plan allowing for densification close to Village Centers and along major transit corridors. As well this densification could provide impetus for the desired redevelopment of the Quadra/Cook/Cloverdale “Four Corners” village center. It is also to be noted that the recent eight unit townhouse development at the corner of Linwood and Cook Street has been very well received by the neighborhood and all of the units sold very quickly.

In summary, we do not object to the proposed townhouse development at this site, providing that the above concerns of the neighbors be addressed.

Sincerely,

John Schmuck
President, Quadra Cedar Hill Community Association
c/o 1180 Rock Street, Victoria, B.C. V8P 2B8
Phone (250) 384-5190
Email: johnschmuck@shaw.ca

Cloverdale

Planning Department,
Municipality of Saanich
770 Vernon Street,
Saanich, B.C.
V8X 2W7

Tattersall Drive
Saanich, B.C.

December 10th, 2015

✓ Ref

DPR00619

REZ00562

Re: Development application DPR00619

To whom it may concern,

I am writing this letter in response to the proposal by Seba Construction, to build a multi-unit residential development at the site of the current single family residences of 1032, 1042 and 1052 Cloverdale Avenue.

The application details are as follows:

Applicant:	Seba Construction
Site Address:	1032 CLOVERDALE AVE 1042 CLOVERDALE AVE 1052 CLOVERDALE AVE
Legal:	LOT 9 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628 EXCEPT THAT PART IN PLAN 15395. LOT 8 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628 EXCEPT PLAN 14267. LOT PT7 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628
Folder No.:	DPR00619
Description:	TO REZONE FROM RS-6 SINGLE FAMILY DWELLING TO RT-FC ATTACHED HOUSING TO CONSTRUCT A 14 UNIT TOWNHOUSE PROJECT CONSISTING OF TWO BLOCKS OF FOUR UNITS AND TWO BLOCKS OF 3 UNITS.

This location is described by Saanich as the "Saanich Core" and therefore development therein is to be in accordance with the "Local Area Plan" for this location.

1032, 1042 and 1052 Cloverdale Avenue are located on the North Side of Cloverdale Avenue, between Quadra Street and Savannah Avenue.

Saanich Core Local Area Plan Housing Stock policy 4.1, page 21 (see attached) reads:

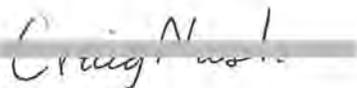
"Maintain single family dwellings as the principal form of development outside the Cloverdale triangle."

The properties subject to this development proposal are north of, and outside of, the "Cloverdale Triangle" which is bounded by Cloverdale Avenue, Quadra Street, Tolmie Avenue, and Blanshard Street.

There was some disingenuous argument by the proponents of the development that the properties on the north side of Cloverdale Avenue are also part of the "Cloverdale Triangle", but this cannot be the case any more than the properties on the north side of Tolmie Avenue are actually part of Victoria (Tolmie Avenue being one of the southern boundaries of Saanich where it borders Victoria, as you certainly know).

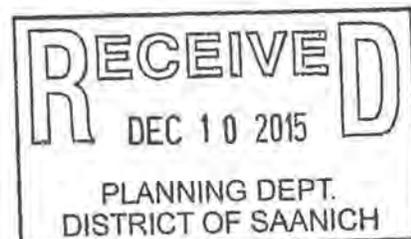
Therefore Saanich Council must reject this development proposal since Saanich is obliged to respect its Local Area Plan, whose policy is to retain single family dwellings at that location.

Sincerely,



Craig Nash.

	ACKNOWLEDGED
✓	CLERKS
	REPLIED



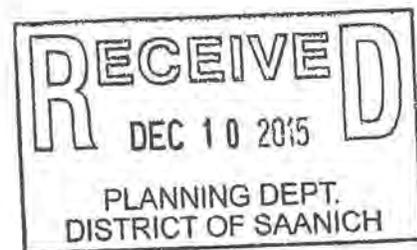
**TABLE 4.1
Housing Stock**

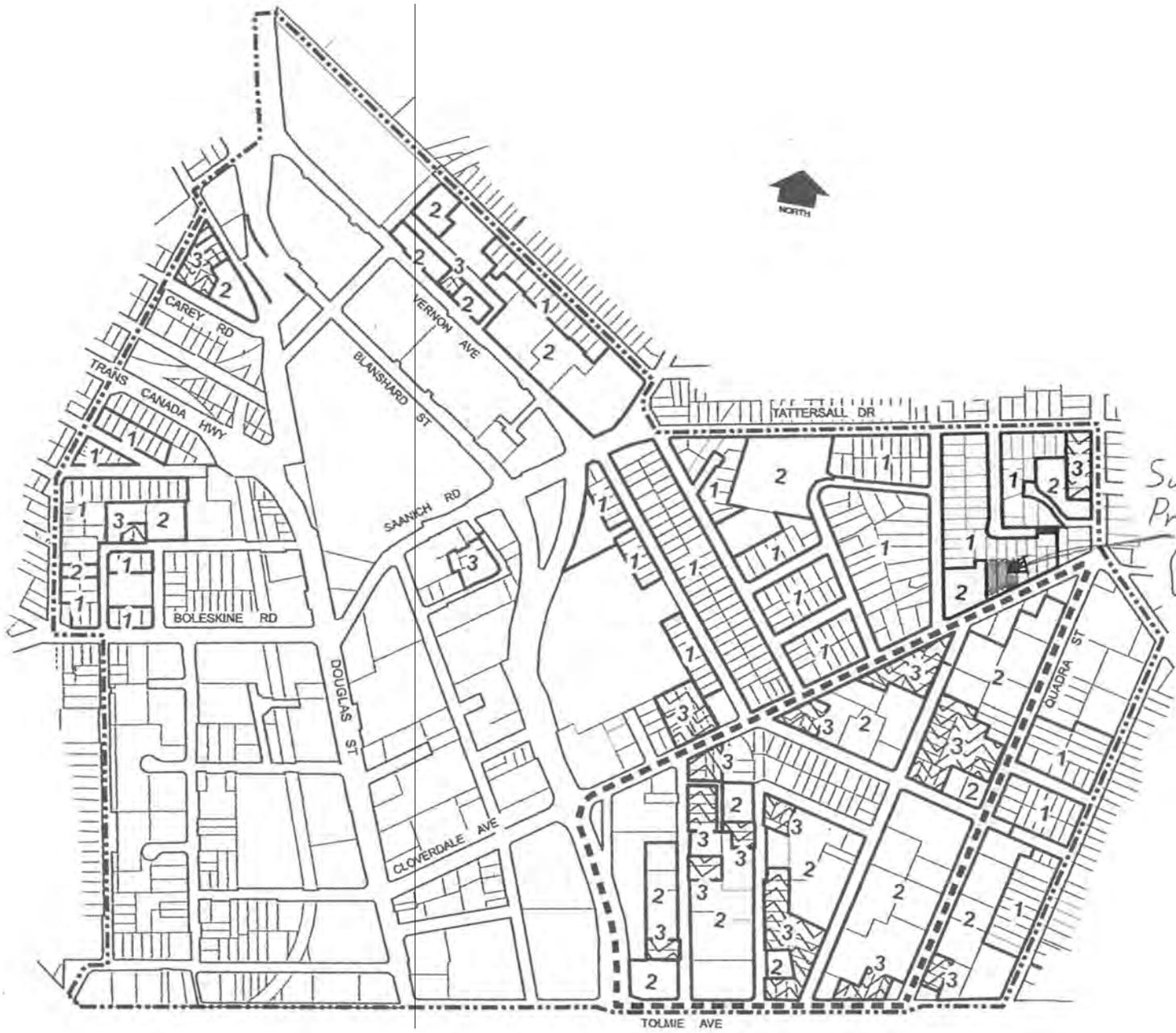
	1988	June, 1998	Estimated Build-Out
Single & Two-Family	594	510	320
Multi-Family	1581	2235	2650
Total	2175	2745	2970
Population	4785 *	5215 **	5643 **

* @ 2.2 persons per unit
** @ 1.9 persons per unit

POLICIES

- 4.1 Maintain single family dwellings as the principal form of development outside the Cloverdale triangle.
- 4.2 Consider infill housing only where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits.
- 4.3 Consider rezoning for new multi-family housing as indicated on Map 4.2.
- 4.4 Encourage residential use above the ground floor, when considering new commercial development or redevelopment within the Quadra-Cloverdale village commercial area as shown on Map 3.8.
- 4.5 Consider the proposed LRT station locations (see Map 9.4) identified in the *Victoria Light Rail Transit Implementation Study, 1996* when reviewing rezoning applications containing a housing component.





Subject Properties (PINK)

**MAP 4.2
HOUSING CONCEPT**

© Urban Adm Local Area Plan/Saanich Core Maps Current Map/Saanich Core 4.3 Housing Concept
Pr. 04/11/02

LEGEND

- 1 Single-Family & Duplex
- 2 Multi-family
- Potential Multi-Family
- Cloverdale Triangle

RECEIVED
DEC 10 2015

1410-04 Planning
K. 2870-30 Agnes

CW Sept 12/16

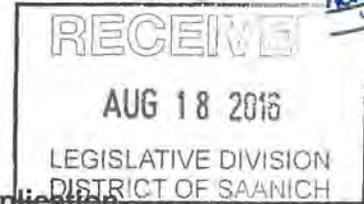


Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Council Administrator
Media
Aug 30 16 AM

The Corporation of the District of Saanich

Supplemental Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: August 11, 2016
Subject: Rezoning and Development Permit Amendment Application
File: DPA00792; REZ00522 • 671 Agnes Street, 664 & 670 Hess Crescent



BACKGROUND

At the April 28, 2014 Committee of the Whole Meeting, Saanich Council called a Public Hearing further to an application to rezone the subject property at 664 and 670 Hess Crescent from RS-6 (Single Family Dwelling) Zone to P-1 (Assembly) Zone for a proposed consolidation with the Pacific Christian School site in order to construct a new gymnasium. Variances were requested for rear yard and exterior side yard setbacks.

Members of Council made a number of comments regarding the proposal and requested further consideration of the following:

1. A commitment to a defined energy/sustainability standard; and
2. Utilizing Crime Prevention Through Environmental Design (CPTED) practices for the area adjacent to the highway barrier to ensure unwanted activity does not occur.

On June 23, 2015 the applicant submitted revised plans that would relocate the proposed gymnasium on the site and incorporate it into the existing footprint of the school. The new gymnasium would be sited in the same location as the existing (though smaller) gymnasium, which would be removed. The properties at 664 and 670 Hess Crescent would now be intended to serve as outdoor playground space.

On March 10, 2016 the applicant negotiated an agreement with the Ministry of Transportation and Infrastructure to re-grade and erect a low retaining wall and fence on the adjacent Ministry of Transportation and Infrastructure parcel of land to the east. The applicant submitted further revised plans (received April 5 and May 19, 2016) that reflect this.

This Supplemental Report is intended to: provide additional information on the items raised by Council as outlined above; and provide details of the revised proposal.

ADDITIONAL INFORMATION

The following information identifies the details of how the applicant has addressed the comments that were raised at the April 28, 2014 Committee of the Whole Meeting:

Commitment to a defined Energy/Sustainability Standard

The applicant notes that, "BUILT GREEN® and Energuide standards do not fit these (institutional) buildings as they were developed for residential buildings."

CW
3

As noted in the Report from Planning dated March 7, 2014, during the initial design stage the applicant looked at various levels of energy efficiency, including LEED. Due to budgetary constraints, however, the applicant is unable to commit to a defined energy/sustainability standard. The applicant's sustainability statement outlines a number of initiatives to reduce water and energy use, and use local and/or recycled content where feasible/available.

In an email dated August 4, 2015, the applicant outlined the energy efficient features that would be employed in the proposed addition, and stated that, "The design of the proposed gymnasium exceeds ASHRAE 90.1 (2010) and National Energy Code for Buildings 2011 (NECB) requirements. This is accomplished through the following measures/features:

- The Air Handling Unit (AHU) for the gymnasium is controlled through CO₂ sensors to respond to the demands for fresh air depending upon the number, and activity level, of occupants. This means that when the demand for fresh air is less, the temperature in the gymnasium can be maintained without unnecessary heating of higher volumes of outside air;
- The heat source for both heating and domestic water is a gas-fired high efficiency condensing boiler system. The modular system will be sized appropriately to function at a very high level of efficiency as it responds to variations in demand for hot water and/or heat;
- Cooling of the gymnasium is achieved through active ventilation without the use of energy consuming air-conditioning systems;
- Optimal functioning of the mechanical systems are achieved through a Direct Digital Control (DDC) System;
- Generous areas of high windows in the gymnasium walls provide and distribute daylight to reduce electricity use for lighting;
- High efficiency lighting fixtures are used throughout; and
- The gymnasium will have a high-performance building envelope."

Utilizing Crime Prevention through Environmental Design – Area Adjacent to Highway

In an email dated August 4, 2015, the applicant outlined proposed Crime Prevention through Environmental Design (CPTED) measures, as follows:

- The sidewalk adjacent to the highway barrier is located on the opposite side of the barrier on land owned by the Province. The applicant states that, "This sidewalk and barrier have already been in place without additional lighting for several years without any problems";
- The sidewalks proposed on school property adjacent to the proposed new gymnasium will be illuminated by vandal-proof light fixtures on the face of the building; and
- The plantings adjacent to these areas are low in profile and will not provide opportunities for concealment.

REVISED PROPOSAL

As part of a re-evaluation of school priorities, Pacific Christian School (PCS) has decided to revise the proposal. The new plan incorporates the gymnasium into the floorplan of the existing school. The new gymnasium would be sited in the same location as the existing (though smaller) gymnasium, which would be removed. In effect, the new gymnasium would be moved 29 m to the north of the previous proposal, increasing the distance between it and residences to the south of Hess Crescent.



Figure 1: Orthophoto showing location of Existing Gymnasium and Previous Proposal

The new layout also provides more greenspace for children to play, and lessens the amount of impervious surface. The entrance to the gym is no longer at the back, but rather at the front (north side) of the Elementary School. As with the previous proposal, siting of the gym was influenced by Ministry of Transportation and Infrastructure requirements to maintain a minimum 4.5 m setback from Patricia Bay Highway. Siting variances will be required for front, rear, and exterior side yard setbacks, as well as building height.

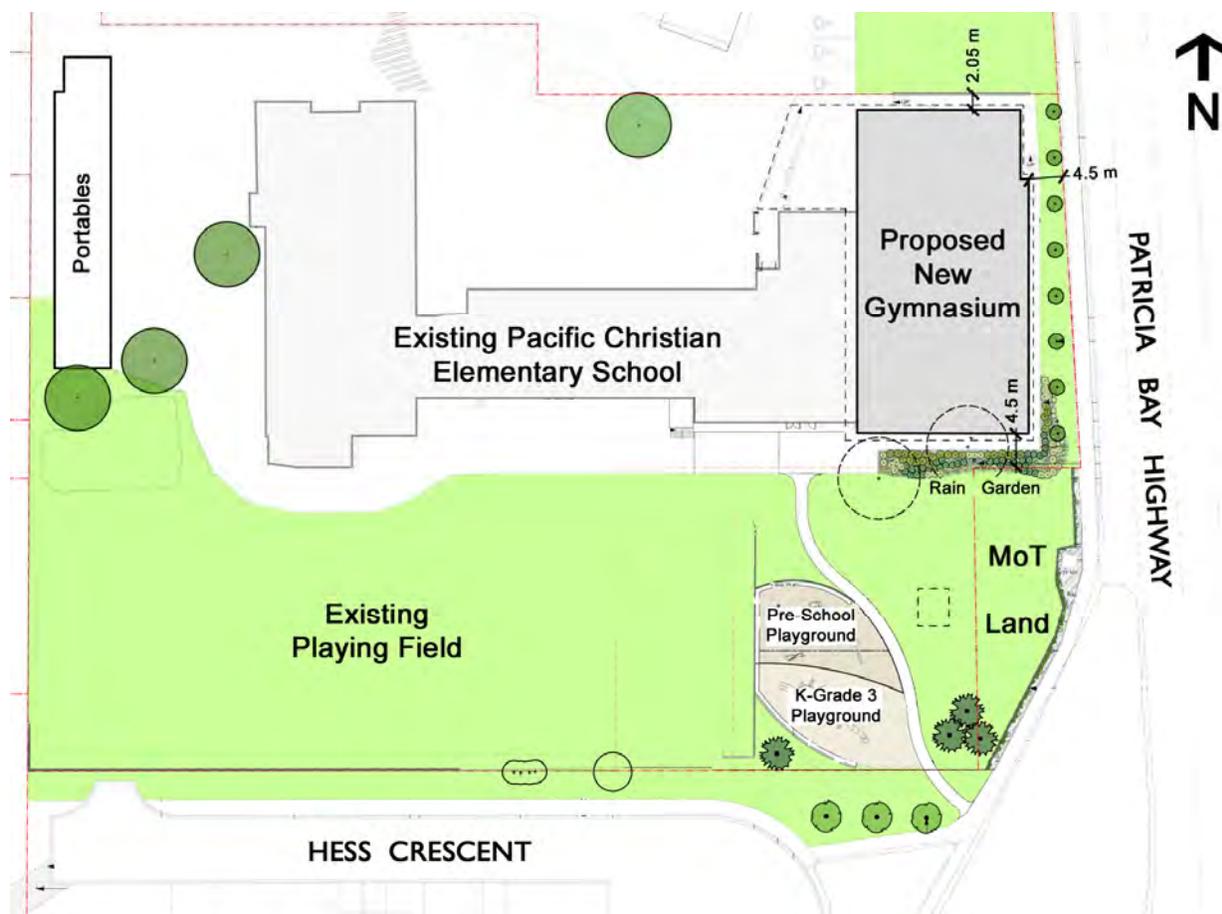


Figure 2: Revised Site Plan (from plans by LADR Landscape Architects)

The height of the proposed gymnasium would be 10.7 m, which is 0.7 m over the maximum height of 10.0 m permitted under the P-1 (Assembly) Zone. The height reflects the interior overhead clearances required for sport uses within the gym. The slightly greater height than for the previous proposal is due to aligning the new gym with existing change rooms on the same level.

Exterior building materials would remain the same as in the previous proposal, and would include a colourful pattern of randomly spaced horizontal and vertical corrugated metal panels in horizontal bands. The colours would reflect the existing colour palette of the school. The metal cladding on the upper and lower portions of the building would be a warm charcoal colour to mitigate the apparent height and mass of the gymnasium building. Exterior building materials were selected for durability and would provide a contemporary look consistent with the Development Permit Guidelines.

The 664 Hess Crescent lot would now be an extension of the existing playing field, and 670 Hess would now accommodate two new playgrounds, one for preschool age children and one for children in Kindergarten to Grade 3, as well as an underground stormwater storage tank. A new pathway would skirt along the northeast of the playgrounds and connect the school to a new sidewalk running off of Hess Crescent and north along the highway.

A rain garden would be located at the south of the proposed new gymnasium, which would accommodate (and treat) stormwater from the roof before directing it to the underground storage tank which would tie in to existing stormwater drains on Hess Crescent.



Figure 3: North Elevation (from plans by CEI Architecture)



Figure 4: West Elevation (from plans by CEI Architecture)



Figure 5: South Elevation (from plans by CEI Architecture)



Figure 6: East Elevation (from plans by CEI Architecture)

Requested Variances

Setback

The Zoning Bylaw requires that buildings and structures be sited a minimum 10.0 m from a front, rear, and exterior side lot line. The previous design would have required variances to allow the proposed addition to be sited 7.06 m from the rear (south) lot line and 4.5 m from the exterior side (east) lot line.

With the new, revised application, Zoning Bylaw variances are requested to permit the proposed gymnasium to be sited 2.05 m from the front (north) lot line (10.0 m required), 4.5 m from the rear (south) lot line (10.0 m required), and 4.5 m from the exterior side (east) lot line (10.0 m required), resulting in variances of 7.95 m, 5.5 m, and 5.5 m respectively.

The requested variance to the front (north) lot line is mitigated by the fact that the property to the north is the site of the Victoria Christian Reformed Church, which shares a common parking lot with the Pacific Christian School. As such, the appearance is of one large lot, as opposed to two distinct parcels. The new gymnasium would be located over 17 m away from the existing church. For this reason the requested variance to the front lot line can be supported.

The requested variance to the rear (south) lot line is only for that portion of the proposed gymnasium that would be immediately north of the parcel owned by the Ministry of Transportation and Infrastructure. Once the subject parcels are consolidated, the distance of the proposed gymnasium to the property line facing Hess Crescent would be approximately 44 m, greatly increasing the distance to the road and the single family dwellings along the south of Hess Crescent. For this reason the requested variance to the rear lot line can be supported.

The requested variance to the exterior side (east) lot line abutting the Patricia Bay Highway is the same as with the previous design. The Ministry of Transportation and Infrastructure has no concerns regarding this variance. Given the above, this variance can also be supported.

Height

The Zoning Bylaw allows a maximum height of 10.0 m for buildings in the P-1 (Assembly) Zone. In the previous proposal, the proposed height of the gymnasium was 10.0 m. In the new design, the height of the proposed gymnasium would be 10.7 m, or 0.7 m over the maximum permitted height. The height reflects the interior overhead clearances required for sport uses within the gym. The slightly greater height than the previous proposal is due to aligning the new gym with existing change rooms on the same level. Given the minimal extent of the height increase, and the fact that the proposed gymnasium would be separated by a playing field and

road from single family dwellings to the south, and by four lanes of a highway from residences to the east, the impacts would be negligible. For this reason, the requested height variance can be supported.

CONSULTATION

Community Association

The revised application was referred to the Residents Association of Strawberry Vale, Marigold and Glanford on July 7, 2015. The Association responded on August 6, 2015 and again on November 5, 2015 noting the following concerns:

- The original plan a few years ago showed no access to or from Hess Crescent to the gym, the Association would like to see a return to this.
- Maintenance of the existing apple trees - as windfall fruit attracts rats and other vermin, the association requests that these trees be maintained and the fruit harvested or that they be replaced with more suitable trees.

The Association expressed a desire for street trees along Hess Crescent as per the original design, but were satisfied when informed that the lack of street trees was due to the location of underground services along that frontage. They were also advised that servicing requirements require that the gate be locked during school days pickup and drop-off hours and when events are taking place in the gym.

Ministry of Transportation and Infrastructure

As the site is located within 800 m of an intersection with a Controlled Access Highway, the original application was referred to the Ministry of Transportation and Infrastructure on April 29, 2013. The Ministry indicated no objection to the proposal. The revised application was referred to the Ministry on July 8, 2015; no response was received to that referral, however their endorsement is implicit in the signed agreement between the Ministry and Pacific Christian School for the proposed improvements dated March 10, 2016, a copy of which has been provided by the applicant.

Advisory Design Panel

The Advisory Design Panel (APD) considered the revised design as Case # 2015/008 at its meeting on August 19, 2015 and resolved as follows:

“That it be recommended that the design for a new gymnasium at Pacific Christian School at 671 Agnes Street and 664 / 670 Hess Crescent be approved with the following suggestions:

- Ensure continuity of colours and materials to better integrate the new building with the existing building;
- Provide handicapped parking spaces;
- Provide an access to the playgrounds for persons with a disability;
- Provide stairs to, and consider shading options for, the playgrounds; and
- Improve the east highway elevation.”

The applicant has responded by providing revised drawings to address the comments of the ADP and noted the following:

- 1) The colours of the proposed gymnasium addition are derived from the colours of the previous addition to the existing school. It is the intent of the school to repaint other portions of the existing school in this colour scheme as part of ongoing maintenance as it is required.
- 2) Three accessible parking stalls conforming to Saanich standards are provided adjacent to the new accessible entrance to the gymnasium. These replace the three current non-conforming accessible parking stalls in the same area.
- 3) The grades along the south of the school building have been revised to provide access to floor level of the gymnasium and to the children's playgrounds for persons with a disability. There is no need for stairs to the playgrounds because they are accessible from the adjacent accessible path.
- 4) The proposed evergreen trees will provide shade for the playgrounds.
- 5) The east highway elevation has been improved through moving the proposed identifying signage upward so that it will not be obscured by the existing sound fencing or the proposed trees. It is the view of the design team that this elevation should retain a simple, clean expression behind the proposed deciduous trees so these trees and the identifying signage on the upper portion of the wall provide the visual interest, rhythm, and texture to this façade. It should be noted that unlike the north and south faces of the building, this façade is typically observed from oblique angles from the highway rather than viewed straight on. This effectively reduces the apparent length of this façade.
- 6) Unrelated to the ADP comments, the projecting vestibule at the entry to the new gymnasium has been removed because it has been confirmed as not necessary to meet regulatory requirements.

Planning has reviewed these modifications and considers them acceptable as proposed.

SUMMARY

At the April 28, 2014 Committee of the Whole Meeting, Saanich Council called a Public Hearing further to an application to rezone the subject property at 664 and 670 Hess Crescent from RS-6 (Single Family Dwelling) Zone to P-1 (Assembly) Zone for a proposed consolidation with the Pacific Christian School site in order to construct a new gymnasium. Variances were requested for rear yard and exterior side yard setbacks. At the meeting Council asked the applicant to consider committing to a defined energy/sustainability standard and utilizing Crime Prevention Through Environmental Design (CPTED) practices for the area adjacent to the highway barrier to ensure unwanted activity does not occur.

The applicant has subsequently provided a revised plan that incorporates the proposed new gym into an area occupied by part of the existing school, and with an enlarged playing field and two new playgrounds now proposed for the original location of the new gym. The applicant has also responded to the question proposed by Council regarding energy efficiency and CPTED practices. The revised proposal is an improved site design and is supportable.

RECOMMENDATION

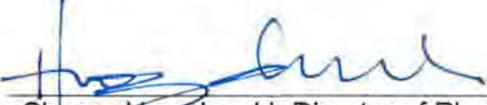
1. That the application to rezone from RS-6 (Single Family Dwelling) Zone to P-1 (Assembly) Zone be approved.
2. That Development Permit Amendment DPA00792 be approved.

Report prepared by: 

 Chuck Bell, Planner

Report prepared & reviewed by: 

 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

 Sharon Hvozdzanski, Director of Planning

CWB/ads
 H:\TEMPEST\PROSPERO\ATTACHMENTS\DPA\DPA00792\SUPPLEMENTAL REPORT.DOCX

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

ADMINISTRATOR'S COMMENTS:

I recommend a Public Hearing be called.


 for Paul Thorkelsson, CAO

DISTRICT OF SAANICH

DPA00792
AMENDS DPR98-0001

AMENDMENT TO DEVELOPMENT PERMIT

**To: Victoria Christian Education Society
671 Agnes Street
Victoria BC V8Z 2E7**

(herein called "the Owner")

1. This Amended 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 Amended Development Permit applies to the lands known and described as:

**Lot B, Section 49, Victoria District, Plan 34566 Except Part in
Plan 44261;**

**Lot 23, Section 49, Victoria District, Plan 1477;
Lot 1, Section 49, Victoria District, Plan VIP55591**

671 Agnes Street, 664 & 670 Hess Crescent

(herein called "the lands")

3. This Amended Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw 2003, Section 1001.2(a)(i) to permit the proposed gymnasium building to be sited 2.05 m from the front lot line, 4.5 m from the rear lot line and 4.5 m from the exterior side lot line (10.0 m required).
 - (b) By varying the provisions of the Zoning Bylaw 2003, Section 1001.2(b) to permit the proposed gymnasium building to have a height of 10.7 m (10.0 m max. required)
 - (c) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by CEI Architecture and LADR Landscape Architects received on July 19, 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.

APPENDIX X

PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.



6. (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$49,714.50 to guarantee the performance of the requirements of this Permit respecting landscaping.
 - (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2, and L-3).
 - (c) All landscaping must be served by an automatic underground irrigation system.
 - (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
 - (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (f) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. 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

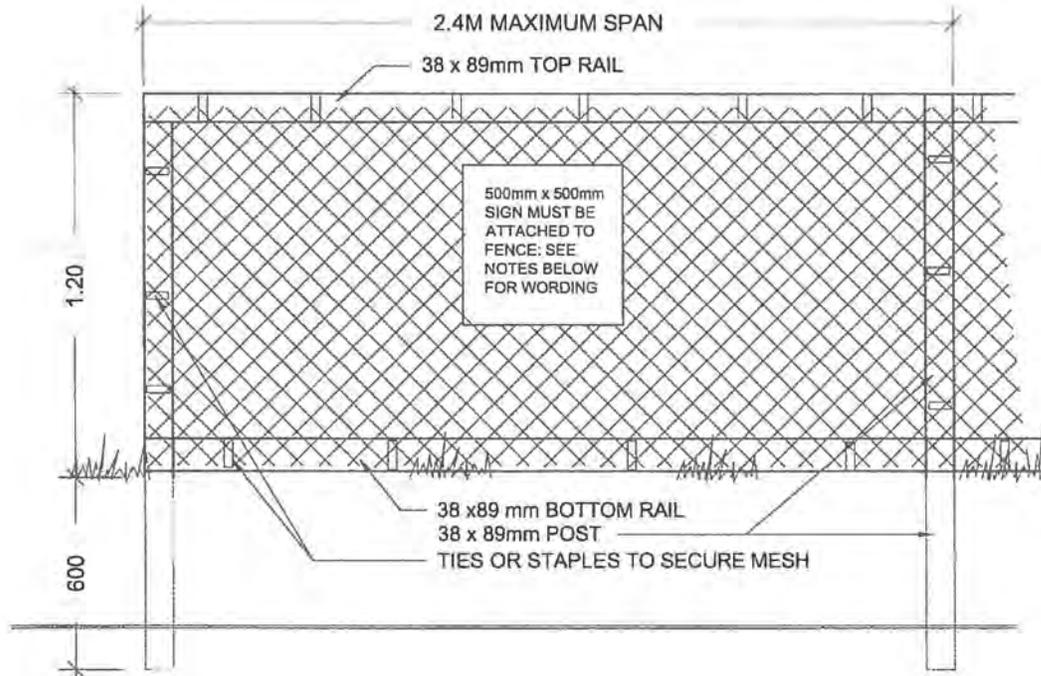
building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.

- 8. Notwithstanding the provisions of Section 7 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 8(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.
- 9. 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.
- 10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

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

 Municipal Clerk



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

TREE PROTECTION FENCING

DATE:	March/08
DRAWN:	DM
APP'D.:	RR
SCALE:	N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf

Memo

To: Planning Department
From: Jagtar Bains
Date: July 4, 2013
Subject: Servicing Requirements for the Proposed Development- REVISED

PROJECT: TO REZONE TWO LOTS FROM RS-6 (SINGLE FAMILY DWELLING ZONE) TO P-1 (ASSEMBLY ZONE) AND TO AMEND DPR98-0001 FOR

**SITE ADDRESS: 671 AGNES ST
PID: 000-295-566
LEGAL: LOT B SECTION 49 VICTORIA LAND DISTRICT PLAN 34566
DEV. SERVICING FILE: SVS01830
PROJECT NO: PRJ1111-12433**

The above noted application for rezoning & Development Permit Amendment has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Public Hearing, that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Public Hearing.



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT
MANAGER OF COMMUNITY PLANNING

General Information on Development Servicing

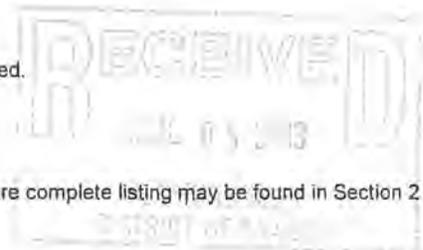
Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).



Development Servicing Requirements

Development File: SVS01830
Civic Address: 664 HESS CRES
Page: 1

Date: Jul 4, 2013

Drain

1. AN APPROPRIATELY SIZED STORM DRAIN CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT FROM THE EXISTING MAIN ON HESS CRESCENT.
2. PROPOSED BUILDING MUST BE DRAINED IN ACCORDANCE WITH THE B.C. BUILDING CODE REQUIREMENTS.
3. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE 1 WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, CONSTRUCTION OF WETLAND OR TREATMENT TRAIN AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. PROPOSED STORM WATER MANAGEMENT PLAN MUST BE REVISED TO MEET THE REQUIREMENTS OF TYPE 1 WATERSHED INCLUDING TREATMENT.

Gen

1. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.
2. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
3. FIRE ALARM SYSTEM IS TO BE INSTALLED AS PER THE REQUIREMENTS OF BC BUILDING CODE.
4. PROPOSED GATE IN THE FENCE ON HESS CRESCENT MUST BE LOCKED DURING SCHOOL DAYS DROP OFF AND PICK UP HOURS AND DURING ALL EVENTS IN THE GYM TO DETER THE USE OF HESS CRESCENT BY MOTORISTS.
5. ALL RELEVANT PRECAUTIONS IN PART 8 OF THE BC BUILDING CODE "SAFETY MEASURES AT CONSTRUCTION AND DEMOLITION SITES" MUST BE PROVIDED BY THE CONTRACTOR PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

Road

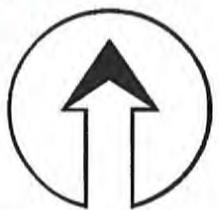
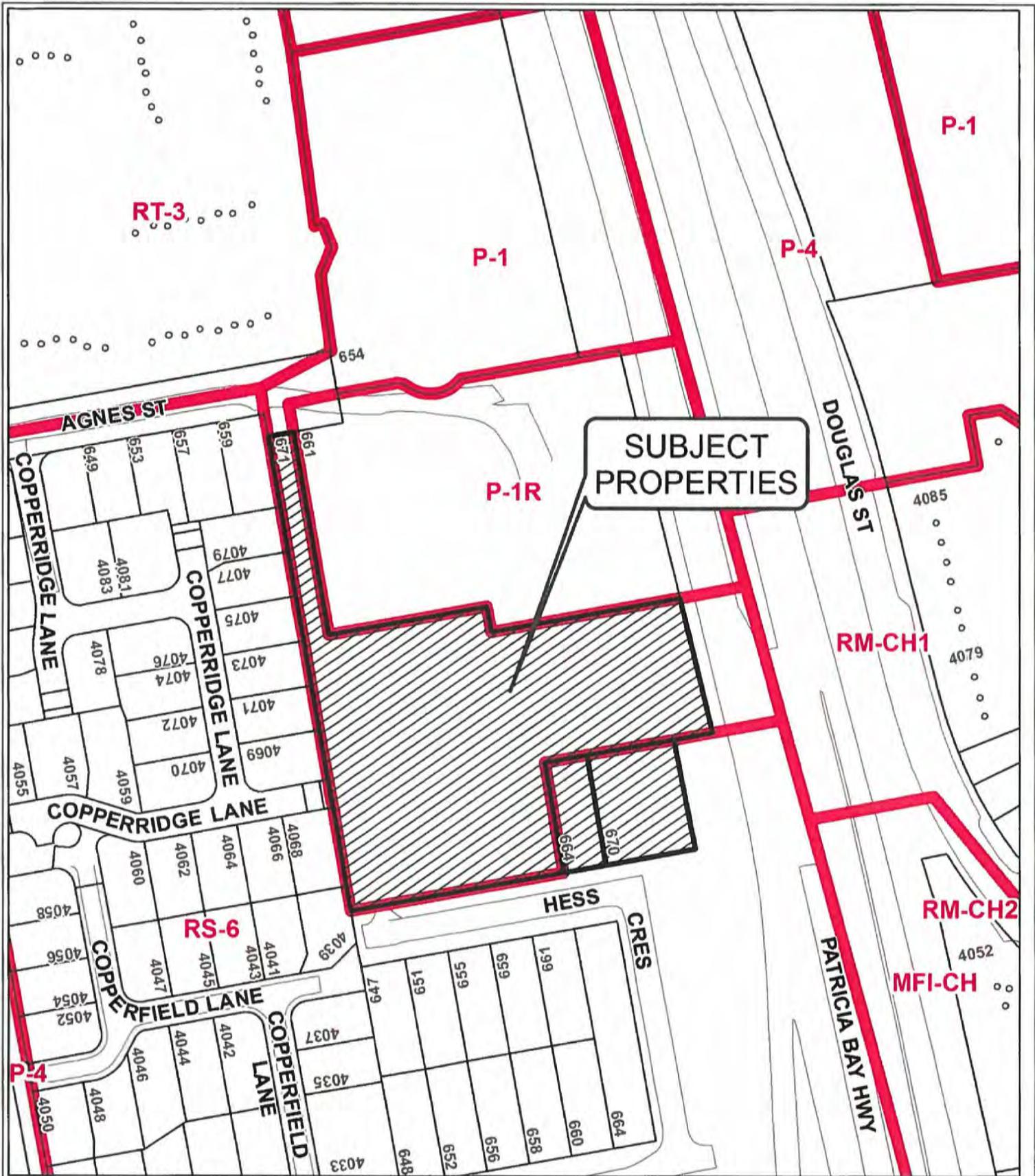
1. 2.0 M WIDE CONCRETE SIDEWALK MUST BE CONSTRUCTED ON HESS CRESCENT BETWEEN THE PROPOSED PATH ON THE EAST SIDE OF PROPOSED BUILDING AND THE END OF HESS CRESCENT.

Sewer

1. AN APPROPRIATELY SIZED SEWER CONNECTION IS REQUIRED FROM THE EXISTING MAIN ON HESS CRESCENT TO SERVE THIS DEVELOPMENT OR ALTERNATIVELY , ONE OF THE EXISTING CONNECTION MAY BE USED. NO PUMPING WILL BE PERMITTED.
2. SANITARY SEWER LOADING CALCULATIONS ARE REQUIRED FOR THIS PROJECT FROM A CONSULTING ENGINEER, BASED ON THE CURRENT B.C. BUILDING CODE REQUIREMENTS.

Water

1. THE EXISTING 50 MM SERVICE IS TO BE USED IF DETERMINED TO BE ADEQAUTE.



District of Saanich
Planning Dept.
 Date: Sept 5, 2016

2870-30

Agnes
Street/Hess
Crescent

671 AGNES STREET/664 AND 670 HESS CRESCENT – REZONING APPLICATION – CEI ARCHITECTURE (ROD WINDJACK)

Report of the Director of Planning dated March 7, 2014 recommending Council approve the rezoning of 664 and 670 Hess Crescent from RS-6 to P-1 and Development Permit Amendment DPA00792 for proposed consolidation with the Pacific Christian School site in order to construct a new gymnasium; and that final reading and ratification of the Development Permit Amendment be withheld pending lot consolidation. Report of the Advisory Design Panel dated August 1, 2013 recommending approval of the design.

The applicant, Mr. J. Mann, CEI Architecture, along with Mr. R. Windjack, CEI Architecture, and Ms. J. Lommerse, LADR Landscape Architects, made a presentation to Council and highlighted the following:

- The school recently purchased the two residential lots on Hess Crescent.
- Currently, because the existing gymnasium is too small, some students have been attending the Salvation Army Church for physical education.
- This is the first stage of a phased approach for redevelopment of the school buildings.
- Rear and side setback variances are requested.
- The placement of the gymnasium will not impact the existing buildings.
- Corrugated metal panels that are durable and low maintenance will be used for cladding.
- Storm water management would be provided using storm water detention tanks and rain gardens.
- Neighbours' concerns regarding pick up and drop off on Hess Crescent will be mitigated by the addition of locked gates in the fence.
- A new 2 meter-wide sidewalk will be constructed on Hess Crescent.
- 26 new trees will be planted; trees will not be planted on Hess Crescent due to underground utilities.

In response to questions from Council, the applicant stated:

- 5 centimeter caliper trees will be planted.
- The new planting bed at the side of the building adjacent to the highway barrier will consist of low growing plants; there is lighting on the side of the building in that area.
- The heat source will be a gas-fired boiler.

PUBLIC INPUT:

H. Bomhof, Goward Road, stated:

- The Pacific Christian School is an asset to the community.
- The residences on Hess Crescent are aligned with the soccer field and do not directly face the proposed gymnasium.

A. Rawes, South Valley Drive, on behalf of the Residents Association of Strawberry Vale, Marigold and Glanford, stated:

- The Community Association supports this proposal and is in favour of enhancing and promoting year-round physical activity for youths; it is time for a new gymnasium.
- The design has attempted to mitigate the impact of this large building on the

neighbours; the rain gardens and planting of native shrubs are desirable components of the proposal.

Motion: MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That a Public Hearing be called to further consider the rezoning application on Lot 23, Section 49, Victoria District, Plan 1477 and Lot 1, Section 49, Victoria District, Plan VIP55591 (664 and 670 Hess Crescent).”

Councillor Brice stated:

- This institution is an important part of the community; it is essential to give the school the opportunity to expand.
- Every effort has been made to mitigate the effect on the neighbours; the rain gardens and 26 new plantings are commendable.
- The Community Association is supportive.

Councillor Wergeland stated:

- He compliments the school’s vision; it is a credit to the school to propose this development without government funding.

Councillor Derman stated:

- This school is an asset to the community.
- A commitment from the applicant for energy efficiency standards would be appreciated.

Councillor Brownoff stated:

- More detail regarding lighting the sidewalk adjacent to the highway barrier is required.
- Crime Prevention through Environmental Design practices should be considered for this area of the project to ensure that unwanted activity does not occur.

The Motion was then Put and CARRIED

C/W April 28/14

2870-30 Agnes/Hess

DISTRICT OF SAANICH

Mayor CD
Councillors
Administrator
Com. Assoc.
Applicant

Report To: MAYOR AND COUNCIL
Date: MARCH 7, 2014
From: SHARON HVOZDANSKI, DIRECTOR OF PLANNING
Subject: REZONING AND DEVELOPMENT PERMIT AMENDMENT APPLICATION
FILE: DPA00792; REZ00522 • 671 AGNES STREET, 664 & 670 HESS CRESCENT

Project Details

Project Proposal: The applicant proposes to rezone two vacant lots from RS-6 (Single Family Dwelling Zone) to P-1 (Assembly Zone) and consolidate them with the existing P-1 zoned Pacific Christian School site, in order to construct a new gymnasium. An amendment to Development Permit DPR98-0001 is required. Variances for siting for rear yard and exterior side yard setbacks are also requested.

Address: 671 Agnes Street and 664 & 670 Hess Crescent

Legal Description: Lot B, Section 49, Victoria District, Plan 34566 Except Part in Plan 44261; Lot 23, Section 49, Victoria District, Plan 1477; Lot 1, Section 49, Victoria District, Plan VIP55591

Owner: Victoria Christian Education Society

Applicant: CEI Architecture (Rod Windjack)

Application Received: April 4, 2013

Parcel Size: 12,719 m²

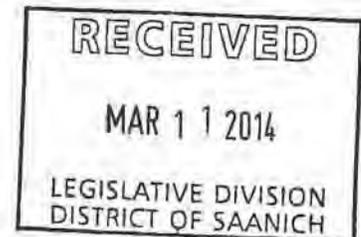
Existing Use of Parcels: Elementary School, Vacant

Existing Use of Adjacent Parcels:
North: Church (P-1R)
South: Single Family Dwelling (RS-6)
East: Mixed Residential - Christmas Hill (RM-CH1)
West: Single Family Dwelling (RS-6)

Current Zoning: P-1 (Assembly) & RS-6 (Single Family Dwelling)

Minimum Lot Size: N/A & 560 m²

Proposed Zoning: P-1 (Assembly)



Proposed Minimum**Lot Size:** N/A**Local Area Plan:** Carey**LAP Designation:** General Residential & Institutional**Community Assn Referral:** Residents Association of Strawberry Vale, Marigold & Glanford • Referred April 12, 2013 – letter indicating no objection received May 1, 2013

Proposal

The applicant proposes to rezone two vacant lots from RS-6 (Single Family Dwelling Zone) to P-1 (Assembly Zone) and consolidate them with the existing P-1 zoned Pacific Christian School site, in order to construct a new gymnasium. An amendment to Development Permit DPR98-0001 is required. Variances for siting for rear yard and exterior side yard setbacks are also requested.

The proposed gymnasium addition is to be situated adjacent to the existing gym at the southeast corner of the school building, on undeveloped land adjacent to the existing playing field. This proposal is intended to be the first stage of upgrading the existing school buildings.

Planning Policy

Official Community Plan (2008)

- 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 neighbourhoods;
 - incorporates and supports the use of alternative transportation; and
 - ensures that our community is physically accessible.”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as ‘Built Green’, LEED or similar accreditation systems.”
- 4.2.6.1 “Review rezoning applications for institutions considering such factors as; intended use, servicing, access, traffic generation, transit routes, lot size, open space, scale, neighbourhood context, accessibility, and environmental impacts.”
- 7.1.6 “Consider varying development control bylaws where the variance would contribute to a more appropriate site development having regard for the impact on adjoining lands.”

Carey Local Area Plan (1999)

- 14.1 “Consider rezoning for institutional uses only where vehicular access is to and from a major or collector road.”
- 14.2 “Require that site design, building scale, and landscaping for new institutional uses respect the character and scale of the surrounding neighbourhood.”

Development Permit Guidelines

The development is subject to the applicable guidelines for the Saanich General Development Permit Area. Key guidelines relate to form and character relative to surrounding development, high quality architecture that is contemporary and authentic, pedestrian networks designed to create a safe walking environment for persons of all ages and levels of mobility, and transportation and parking provisions that balance the needs of all transportation modes.

Discussion

Neighbourhood Context

The 12,719 m² site is located adjacent to Patricia Bay Highway between Agnes Street and Hess Crescent. The site comprises the P-1 zoned Pacific Christian Elementary School and playing field, and the two vacant, RS-6 zoned lots to the south. The Christian Reform Church and Pacific Christian High School are located on separate lots immediately north of the site. The elementary school, Christian Reform Church, and Pacific Christian High School have a shared parking arrangement. Land use to the south and west includes single family dwellings.

The site of the proposed gymnasium addition slopes down approximately 2.6 m from west to east. The area is mostly covered with gravel and grass. Two Douglas fir trees are proposed to be removed.

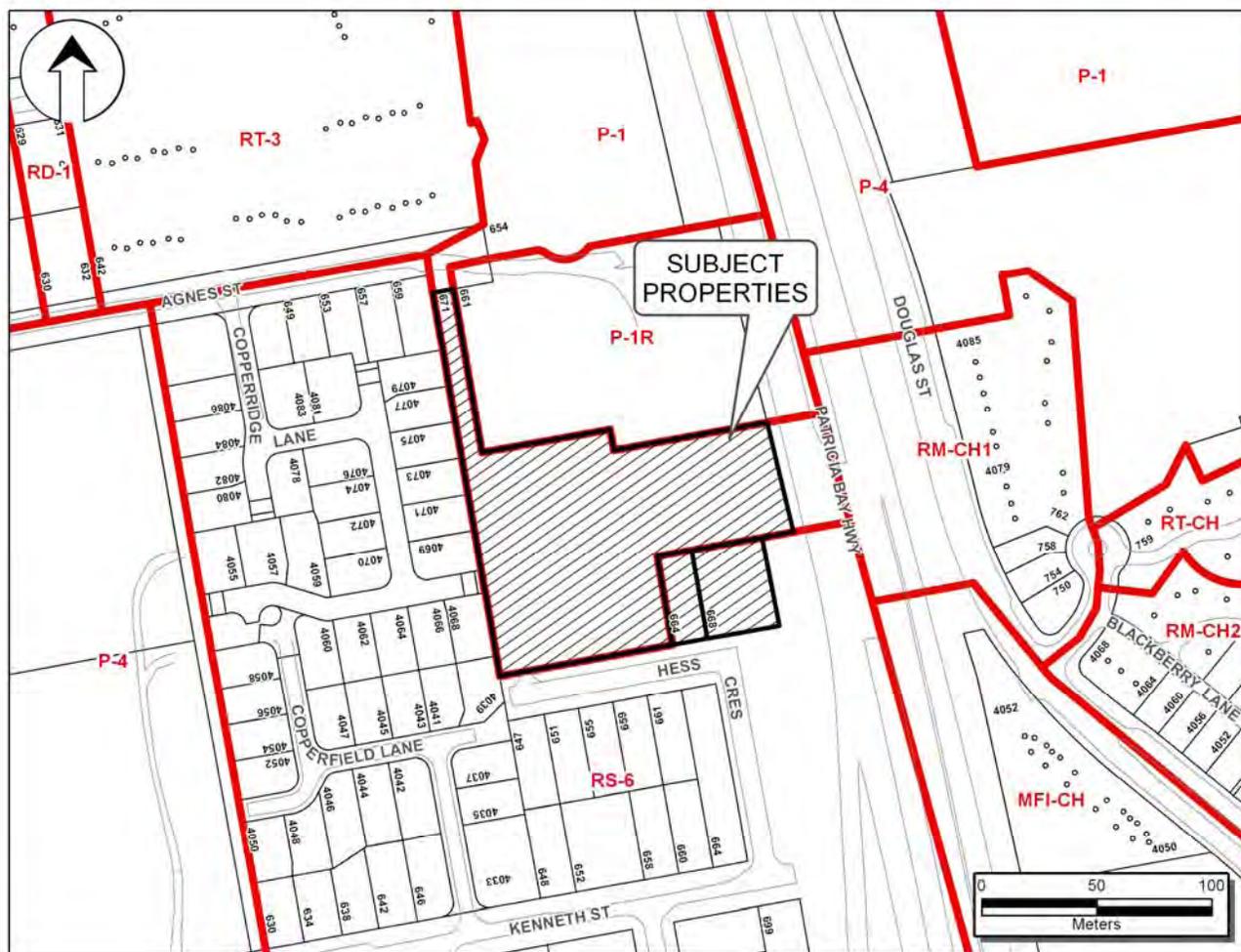


Figure 1: Context Map

Land Use

The two vacant lots proposed for rezoning are bounded by Highway 17 to the east, the existing elementary school to the north, the elementary school playing field to the west and the landscaped highway right of way to the immediate south. The nearest single family dwellings are located on the south side of Hess Crescent approximately 25 m to the south west.

Rezoning two unused lots from RS-6 to P-1 to provide for expansion of an existing private institution is consistent with the Carey Local Area Plan which designates the site for “General Residential” use. “General Residential” means mainly single family dwellings on serviced, urban sized lots. It also includes other forms of housing on a specific zoning basis as well as schools, churches, local parks, convenience stores and small institutions.

Carey Local Area Plan Policy 14.1 makes reference to rezoning for Institutional Use “only where vehicular access is to and from a major or collector road.” Access to the proposed Gymnasium would be from Agnes Street as is the current practice. While Agnes is a Residential Street, the existing school is already zoned for Institutional use, and the rezoning of these additional parcels is not anticipated to have an adverse effect on the residents of Hess Crescent. Policy 14.1 would also not apply if the gymnasium were to be located on the playing field and no rezoning were to occur. Inclusion of the two parcels into the development allows for the retention of more open playing field, which provides an asset to the entire neighbourhood.

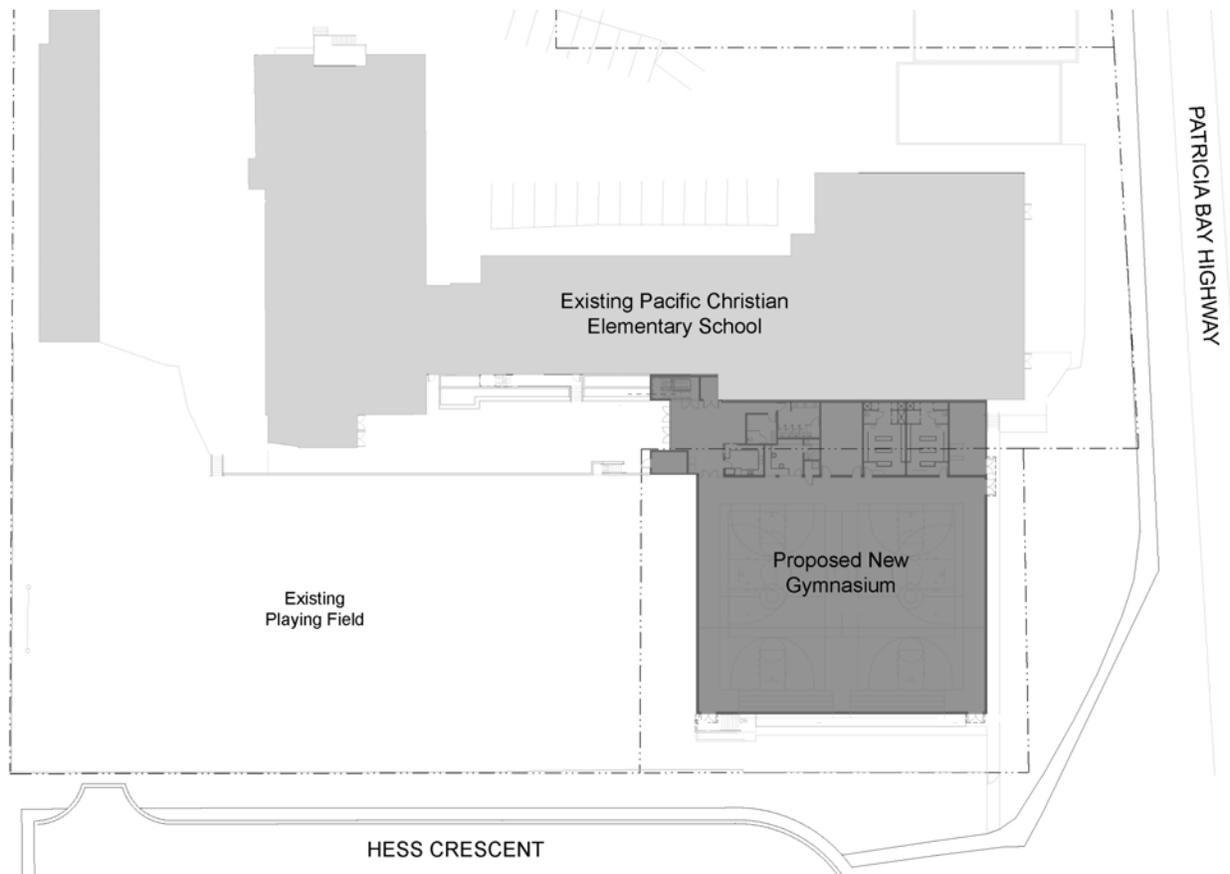


Figure 2: Site Plan

Site and Building Design

The proposed gymnasium is intended as the first stage of upgrading the existing school buildings. The proposed gym has been located in consideration of future plans for the school site, to minimize potential impacts to residential neighbours, and to retain open-space. Siting of the gym was also influenced by Ministry of Transportation and Infrastructure requirements to maintain a minimum 4.5 m setback from Patricia Bay Highway. Siting variances are requested for rear and exterior sideyard setbacks.

The height of the proposed gymnasium would be 10.0 m, which is the maximum permitted under the P-1 zone. The height reflects the interior overhead clearances required for sport uses within the gym.

Exterior building materials would include a colourful pattern of randomly spaced horizontal and vertical corrugated metal panels. The colours would reflect the existing colour palette of the school. The metal cladding on the upper and lower portions of the building would be a warm charcoal colour to mitigate the apparent height and mass of the gymnasium building. Exterior building materials were selected for durability and would provide a contemporary look consistent with the Development Permit Guidelines.



Figure 3: View of Proposed Gymnasium from Highway 17



Figure 4: View from Proposed Gymnasium from Hess Crescent

Environment

As part of the expansion proposal, two mature Douglas fir trees would need to be removed. These trees would be replaced with four replacement trees to be planted on the adjacent Church site where space is available. Two large canopy trees are proposed for the adjacent playing field and 15 columnar trees would be planted in a rain garden. In addition, a new planting bed with native shrubs is proposed adjacent to the highway barrier and a raised planter with a seating wall would be constructed between the existing and new building.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. The development is within a Type 1 watershed area which requires stormwater storage, construction of wetland or treatment train and sediment basin.

Information provided by the applicant indicates that the addition of the gymnasium would increase the impervious surface area on the site by 1,700 m², from 46% to 50% of the site area. No additional impervious surface would be required outside of the building footprint. A combination of landscape features, ditches/swales, and/or rain gardens would be utilized, to the extent practical, to further reduce stormwater runoff peak flows. Stormwater detention would be provided in accordance with the Engineering Specifications using a combination of rain gardens and stormwater detention tanks.

An Environmental Development Permit issued by the Manager of Environmental Services would be required for stormwater management because the gymnasium addition would result in an increase of more than 250 m² of impervious surface area.

During the initial design stage, the applicant looked at various levels of energy efficiency, including LEED. Due to budgetary constraints however, the applicant is unable to commit to a defined energy/sustainability standard. The applicant's sustainability statement outlines a number of standard initiatives to reduce water and energy use, and use local and/or recycled content where feasible/available.

Mobility

Vehicle access to the school site is from Agnes Street through a parking lot which is shared through a joint use agreement between the Christian Reform Church, the Elementary School, and Pacific Christian High School. Available parking exceeds the Zoning Bylaw requirement. No new parking is proposed for the gymnasium addition. As this project does not represent an increase in the student population the existing bike parking, located both in front of the elementary school and between the church and high school, is considered to be adequate.

Development Servicing Requirements for the proposed development require construction of a 2.0 m wide sidewalk on Hess Crescent between the proposed path on the east side of the proposed gym building and the end of Hess Crescent. Improvements to the Hess Crescent frontage would also include additional chainlink fencing with a locked gate and additional shade trees. The locked gate to the property is intended to discourage student drop off along Hess Crescent and lessen traffic impacts on residential neighbours. The gate would be controlled by school staff and would be unlocked during evenings, weekends and on holidays to allow public access to the site. Staff would be prohibited from parking on Hess Crescent during school hours.

Requested Variances

The Zoning Bylaw requires that buildings and structures be sited a minimum 10.0 m from a rear and exterior side lot line. Zoning Bylaw variances are requested to permit the proposed gymnasium to be sited 7.06 m from the rear (south) lot line and 4.5 m from the exterior side (east) lot line.

The requested 2.94 m variance along the south property line would bring the proposed gymnasium building closer to Hess Crescent. However, given the proposed landscaping along this face of the building, and that the school site is separated from the closest house by a road, this variance can be supported.

The requested 5.5 m variance along the east property line would have negligible impacts on any of the residents along Hess Crescent. The Ministry of Transportation has no concerns regarding this variance. Given the above, this variance can also be supported.

Consultation

Community Association

The application was referred to the Residents Association of Strawberry Vale, Marigold and Glanford on April 12, 2013. A response was received on May 1, 2013 indicating no objections to the project.

Ministry of Transportation and Infrastructure

The application was referred to the Ministry of Transportation and Infrastructure as the site is located within 800 m of an intersection with a Controlled Access Highway. The Ministry has indicated no objections to the proposal.

Advisory Design Panel

The Advisory Design Panel considered the application as Case # 2013/006 at its meeting on August 1, 2013 and resolved as follows:

“That it be recommended that the design of the proposed building at 671 Agnes Street and 664 and 670 Hess Crescent be accepted and the applicant be requested to consider the following:

- a) increasing the number of colour panels on the east and west elevations;
- b) further projecting the roof canopy into the setbacks to an extent permissible to the Ministry of Transportation and Infrastructure;
- c) enhancing the main entrance to the gymnasium;
- d) improving public access to the site which would include angling the proposed pathway; and
- e) incorporating trees along the edge of the playing field”.

The applicant has responded by expanding the colour panels to include all four sides of the gymnasium changing the colour panels on the lower and upper parts of the building from light grey to charcoal to mitigate the apparent mass and height of the building and increasing the apparent width of the roof overhangs by contrasting the darker, bold tones and colours of the adjacent wall cladding and fascia to the light colour of the soffit. No changes are proposed to the exterior entrance to the gymnasium. Additional tree planting on the grassed play area is not possible without compromising the ability for two groups to use the play area for cross field soccer.

Summary

Rezoning two unused lots from RS-6 to P-1 to provide for expansion of an existing school is consistent with the Carey Local Area Plan. The proposed gymnasium is intended as the first stage of a future upgrading of the existing school buildings. The proposed gym has been located in consideration of future plans for the school site, to minimize potential impacts to residential neighbours, and to retain open-space. Siting of the gym was also influenced by Ministry of Transportation and Infrastructure requirements to maintain a minimum 4.5 m setback from Patricia Bay Highway.

The Zoning Bylaw requires that buildings and structures be sited a minimum 10.0 m from a rear and exterior side lot line. Zoning Bylaw variances are requested to permit the proposed gymnasium to be sited 7.06 m from the rear (south) lot line and 4.5 m from the exterior side (east) lot line. Both variances will have negligible impacts and, as such, can be supported.

The height of the proposed gymnasium would be 10.0 m which is the maximum permitted under the P-1 zone. The height reflects the interior overhead clearances required for sport uses within the gym. Exterior building materials would include a colourful pattern of randomly spaced horizontal and vertical corrugated metal panels. The colours would reflect the existing colour palette of the school. The metal cladding on the upper and lower portions of the building would be a warm charcoal colour to mitigate the apparent height and mass of the gymnasium building. Exterior building materials were selected for durability and would provide a contemporary look consistent with the Development Permit Guidelines.

As part of the expansion proposal, two mature Douglas fir trees would need to be removed. These trees would be replaced with four replacement trees to be planted on the adjacent

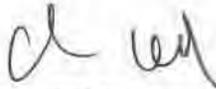
Church site where space is available. Two large canopy trees are proposed for the adjacent playing field and 15 columnar trees would be planted in a rain garden. In addition, a new planting bed with native shrubs is proposed adjacent to the highway barrier and a raised planter with a seating wall would be constructed between the existing and new building.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw.

RECOMMENDATION:

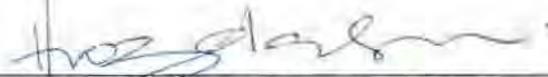
1. That the application to rezone from RS-6 to P-1 be approved.
2. That Development Permit Amendment DPA00792 be approved.
3. That Final Reading and ratification of the Development Permit Amendment be withheld pending lot consolidation.

Report prepared by:



Chuck Bell, Planner

Report reviewed by:



Sharon Hvozdzanski, Director of Planning

CWB/NDF/ads
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPA\DPA00792\REPORT.DOC

cc: P. Murray, Administrator
G. Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I recommend a Public Hearing be called.



for

Paul Murray, Administrator

THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL

DATE: AUGUST 26, 2015

FROM: ADVISORY DESIGN PANEL

SUBJECT: APPLICATION BY HDR / CEI FOR REZONING AND DEVELOPMENT PERMIT AMENDMENT TO CONSTRUCT A NEW GYMNASIUM ADDITION TO THE EXISTING PACIFIC CHRISTIAN ELEMENTARY SCHOOL AT 671 AGNES STREET AND 664/670 HESS CRESCENT (APPLICATION WAS PREVIOUSLY CONSIDERED BY ADP ON JULY 17, 2013 – REVISED PLANS PROVIDED)
CASE #2015/008

BACKGROUND AND PRESENTATION

The above referenced application was considered by the Advisory Design Panel at the August 19, 2015 meeting.

Jim Mann and Diana Studer, HDR / CEI, Bev Windjack and Julie Lommerse, LADR Landscape Architecture, and Hans Bomhof and Phil Di Battista, Pacific Christian School, attended to present the revised design plans and answer questions from the Panel.

The Planner briefly outlined the application.

The applicants stated:

- The new gymnasium is located on the site of the existing gymnasium, the entrance will now be to the "front" (north), much like the other buildings on site.
- More green space and less pervious material is proposed in the revised plans, which has a stronger architectural presence and mitigates previously noted impacts.
- The entrance will be located beside the existing entrance to the elementary school and a large overhang for weather protection will be installed.
- The existing playgrounds are proposed to be moved and will be accessed from the rear of the new building on the south side of the site. A rain garden is proposed to be located beside the playgrounds.
- The lower level will house the gymnasium, new change rooms, Physical Education offices, storage, a new kitchen and a small lobby. The upper level will be accessed by a vestibule on the west side of the building and will contain a viewing area, an elevator and offices.
- Clerestory glazing will be utilized to create and take advantage of natural light.
- Exterior materials will consist of pre-finished and standing seam metal siding. A light-coloured membrane roof on the east side of the building will be visible from the highway.
- A new sidewalk and three Garry oak trees will be installed on Hess Crescent.
- To offset the new addition, eight oak trees will be planted on site.
- The playgrounds will be extended by 4m, the existing chain link fence and retaining wall will remain. The playgrounds will be set into the slope below the retaining wall with seating installed into the slope.

- A one-way gate will be installed for parents to drop-off and pick-up their children only, it will not be used as an access to the school; however, access will be available evenings and weekends.
- Two existing Douglas Firs are required to be removed; however, four replacement Douglas Firs will be planted to create biodiversity and shading.

Comments from the Panel:

- There should be a continuity of colour and materials between the new and existing building.
- The roof should be constructed with a light grey membrane to reflect light and heat.
- The signage currently faces east and is not effective.
- The playgrounds should be retained at grade level to make it more convenient for use. Stairs should be installed to the playgrounds as an alternative to the gravel pathway.
- The building will look "boxy" from the highway, this elevation needs to be improved.
- The proposed playgrounds will be very hot in the summer and no shading currently exists.
- The playgrounds are not accessible to persons with a disability.

RECOMMENDATION

That it be recommended that the design for a new gymnasium at Pacific Christian School at 671 Agnes Street and 664 / 670 Hess Crescent be approved with the following suggestions:

- **Ensure continuity of colours and materials to better integrate the new building with the existing building;**
- **Provide handicapped parking spaces;**
- **Provide an access to the playgrounds for persons with a disability;**
- **Provide stairs to, and consider shading options for, the playgrounds; and**
- **Improve the east highway elevation.**

Penny Masse, Secretary
Advisory Design Panel

cc: *Director of Planning
Manager of Inspections
HDR / CEI*

From: "Alyson Rawes" <alysonr@shaw.ca>
To: "Chuck Bell" <Chuck.Bell@saanich.ca>
Date: 11/5/2015 10:18 AM
Subject: RE: Saanich referral for Pacific Christian School - 671 Agnes (DPA00792)

Thanks Chuck

The information you have provided has addressed the residents' concerns. There is one outstanding matter however, that we would like to ring to your attention. Apparently the existing apple trees you referenced are not maintained. As you know, windfall fruit attracts rats and other vermin. Therefore we request that these trees be maintained and the fruit harvested, or, that they be replaced with more suitable trees.

Thank you for keeping us updated.

Regards

Alyson Rawes
 Secretary-Treasurer
 Residents Association of Strawberry Vale, Marigold and Glanford

-----Original Message-----

From: Chuck Bell [mailto:Chuck.Bell@saanich.ca]
Sent: October 28, 2015 1:54 PM
To: Alyson Rawes <alysonr@shaw.ca>
Cc: Jarret Matanowitsch <Jarret.Matanowitsch@saanich.ca>; Floater ID PlanSec <Plansec@saanich.ca>
Subject: Re: Saanich referral for Pacific Christian School - 671 Agnes (DPA00792)

Good afternoon, Alyson, I hope this finds you well.

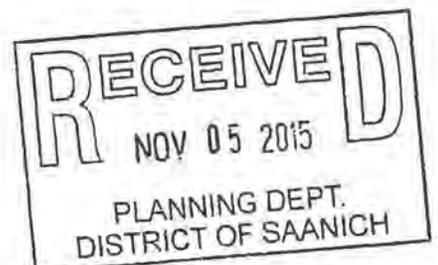
I was reviewing the comments regarding this project from the Resident's Association of Strawberry Vale, Marigold and Glanford that we received on August 6th (copy attached), and just wanted to provide some additional information that the Association likely wasn't aware of.

With regard to the lack of street trees along Hess Crescent, this is at the request of our Engineering department, as there are existing storm and sewer lines that run along that frontage. There are 5 existing apple trees that the applicant is retaining. I've also attached a revised set of plans we've received from the applicant--the last page is the Landscape Concept Plan.

As for the proposed gate, one of the requirements from our Engineering department is that the gate "must be locked during school days drop off and pick up hours and during all events in the gym to deter the use of Hess Crescent by motorists."

I don't know if this changes the response of the Association, but I did want you to have that information.

Kind regards,
 Chuck



Chuck Bell
Planner
District of Saanich

770 Vernon Avenue
Victoria, BC
V8X 2W7

t. 250-475-5494 ext. 3467
f. 250-475-5430
e. chuck.bell@saanich.ca
www.saanich.ca

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Please consider the environment before printing this e-mail.

Planning - RE: Saanich Referral

From: "Alyson Rawes" <alysonr@shaw.ca>
To: "Planning Planning" <Planning.Mun_Hall.Saanich@saanich.ca>
Date: 8/6/2015 4:10 PM
Subject: RE: Saanich Referral

Good afternoon

The Residents Association of Strawberry Vale, Marigold and Glanford has received the following concerns from residents on Hess Crescent related to this project:

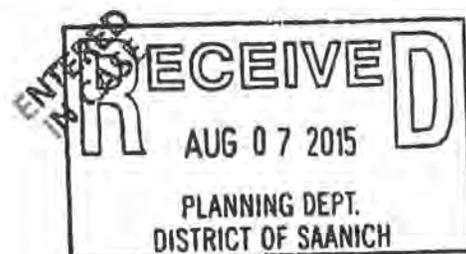
- When we went to the Open House for the original design a couple of years ago, we were promised that there would not be access made available to/from Hess to the "gym" (now gym and playgrounds). This was to discourage use of Hess Cres as a school "parking lot" and encourage use of the school's actual parking lots (which are ample in size, well marked and painted) off Agnes (which has a traffic light at Glanford to provide easy and safe traffic flow.
- Thus, we wish to see a return in the plans to no access--the pathway should terminate at the north end of the playground(s) and the sidewalk should be moved east so that it "connects" to the other pathway systems adjacent to the south (where there is a treed area with a creek).
- Additionally, we note that the new plans do not provide for trees on the north side of Hess (or south side of the school fence) as originally designed, promised and approved by the neighbourhood. The purpose is to provide aesthetically pleasing look as well as some privacy. We must insist on a return to that plan.

Given these concerns, our Association cannot support the project as presented. We suggest that the applicant hold another Open House to solicit feedback from the community and to address residents' concerns.

Regards

Alyson Rawes
 Secretary-Treasurer
 Residents Association of Strawberry Vale, Marigold and Glanford

From: Planning Planning [Planning.Mun_Hall.Saanich@saanich.ca]



Sent: July 8, 2015 4:11 PM
 To: Charmaine Felker <info@rasvmg.org>
 Subject: Saanich Referral

July 8, 2015

Dear Community Association:

RE: Application for Development:

Site Address: 671 Agnes St
 664 Hess Cres
 670 Hess Cres

Legal: Lot B Section 49 Victoria Land District Plan 34566 Except Plan 44261
 Lot 23 Section 49 Victoria Land District Plan 1477
 Lot 1 Section 49 Victoria Land District Plan VIP55591

Folder #: DPA00792; REZ00522

An application has been received for a site within your Community Association area. The project is currently being referred to internal departments and external agencies for comment.

We are interested to know if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project.

We would appreciate receiving your comments in writing or by email to planning@saanich.ca within 30 days, in order for us to consider them as we draft our staff report. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral. If you require further information about the proposed development please contact Chuck Bell Local Area Planner at [250-475-5494](tel:250-475-5494) ext. 3467.

It is suggested that you periodically check our website, www.saanich.ca *Active Planning Applications* as any revised site plans for this application will be posted there.



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Council Administrator
Media
Sept 2/16 DHA

Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: August 18, 2016
Subject: Agricultural Land Reserve Application
File: ALR00012 • 5058 West Saanich Road

PURPOSE

Project Proposal: The applicant is seeking inclusion of the subject lot (3.07 ha) into the Agricultural Land Reserve.

Address: 5058 West Saanich Road

Legal Description: Lot 3, Section 74, Lake District, Plan EEP30427

Owner: Carol Davidson

Applicant: Carol Davidson

Parcel Size: 3.07 ha

Existing Use of Parcel: Bare land, fallow pasture, riparian, and forested areas

Existing Use of Adjacent Parcels: Rural residential and farm

Current Zoning: A-1 (Rural) Zone

Minimum Lot Size: 2 ha

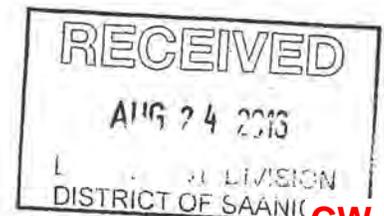
Proposed Zoning: No Change

Proposed Minimum Lot Size: No Change

Local Area Plan: Rural Saanich

LAP Designation: Rural residential

Community Assn Referral: Prospect Lake Community Association • Response received indicating no objection.



CW
4

PROPOSAL

The applicant is seeking inclusion of the subject lot (3.07 ha) into the Agricultural Land Reserve. The lot fronts West Saanich Road and is split by the Interurban Trail. The applicant's intention is to return a portion of the lot (0.95 ha) not protected by the conservation covenant to a productive state (see Figure 1 – non hatched area). A conservation covenant in favour of Saanich was registered at the time of subdivision in 2013. The covenant prohibits land disturbing activities including removal of any indigenous tree or other vegetation, use of heavy equipment, or storage of soil or other materials within the covenant area.

The proposed organic farming operation would include the keeping and breeding of sheep, the planting of a market garden, and mixed-fruit orchards. A Building Permit has been issued to construct a hay storage barn on the west part of the site and a Building Permit Application to construct a single family dwelling is in process. The applicant has stated that inclusion of the entire parcel in the Agricultural Land Reserve would provide long-term protection and bring attention to its agricultural potential.

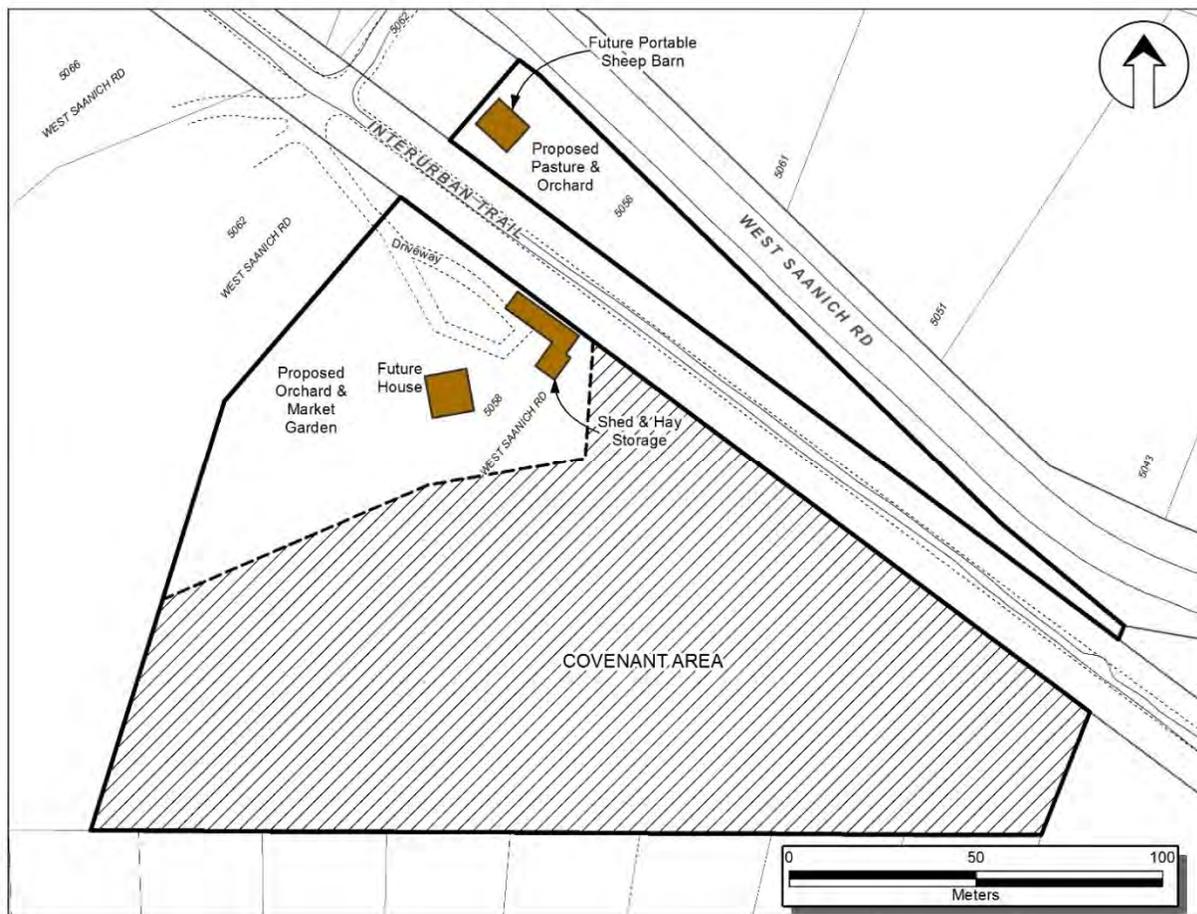


Figure 1: Proposed Site Plan

PLANNING POLICY

Official Community Plan (2008)

- 4.1.2.2. “Support the Regional Growth Strategy with respect to the preservation of: Regional Growth Strategy Capital Green Lands; Unprotected Green Space; Green and Blue Spaces; Farm and Agricultural Land Reserve lands; and Renewable Resource Lands Policy Areas.”
- 4.1.2.3. “Continue to protect and restore habitats that support native species of plants, animals and address threats to biodiversity such as invasive species.”
- 4.1.2.4. “Protect and restore rare and endangered species habitat and ecosystems, particularly those associated with Garry Oak ecosystems.”
- 4.1.2.7. “Link environmentally sensitive areas and green spaces, where appropriate, using ‘greenways’, and design them to maintain biodiversity and reduce wildlife conflicts.”
- 4.2.5.1. “Support the retention of rural and farm lands through adherence to the Urban Containment Boundary policy and preservation of the Agricultural Land Reserve.”
- 4.2.5.2. “Maintain farming, food production, and large lot residential as the predominant land use on rural lands.”

Development Permit Area Guidelines

The site is subject to the relevant guidelines for the Streamside Development Permit Area and the Environmental Development Permit Area. Relevant guidelines pertain to maintaining the water quality and hydrology of the stream by minimizing the alteration of land and removal of trees and other native vegetation.

DISCUSSION

ALR Inclusion Review Process

The Agricultural Land Commission Act requires that an owner application to include land in the Agricultural Land Reserve must be filed with the applicable local government or treaty first nation government. The local government or first nation government in whose jurisdictional area is located the land to which the inclusion application relates may hold a public information meeting with respect to that inclusion application. The local government or first nation government must send to the commission, the inclusion application and any supporting information it wants the commission to consider, along with its comments and recommendations. The decision on the inclusion is solely that of the Agricultural Land Commission.

Neighbourhood Context

The 3.07 ha site is located on the southwest side of West Saanich Road, 90 m south of Observatory Road. Surrounding land use is rural residential and hobby farms. The parcel is split by the Interurban Rail Trail. Driveway access to the site is by easement over the adjacent property to the north.

The area of the site southwest of the Interurban trail is forested with a small area of fallow pasture outside of the covenant area. Land within the covenant area is mostly forested. There are wetlands adjacent to the stream.

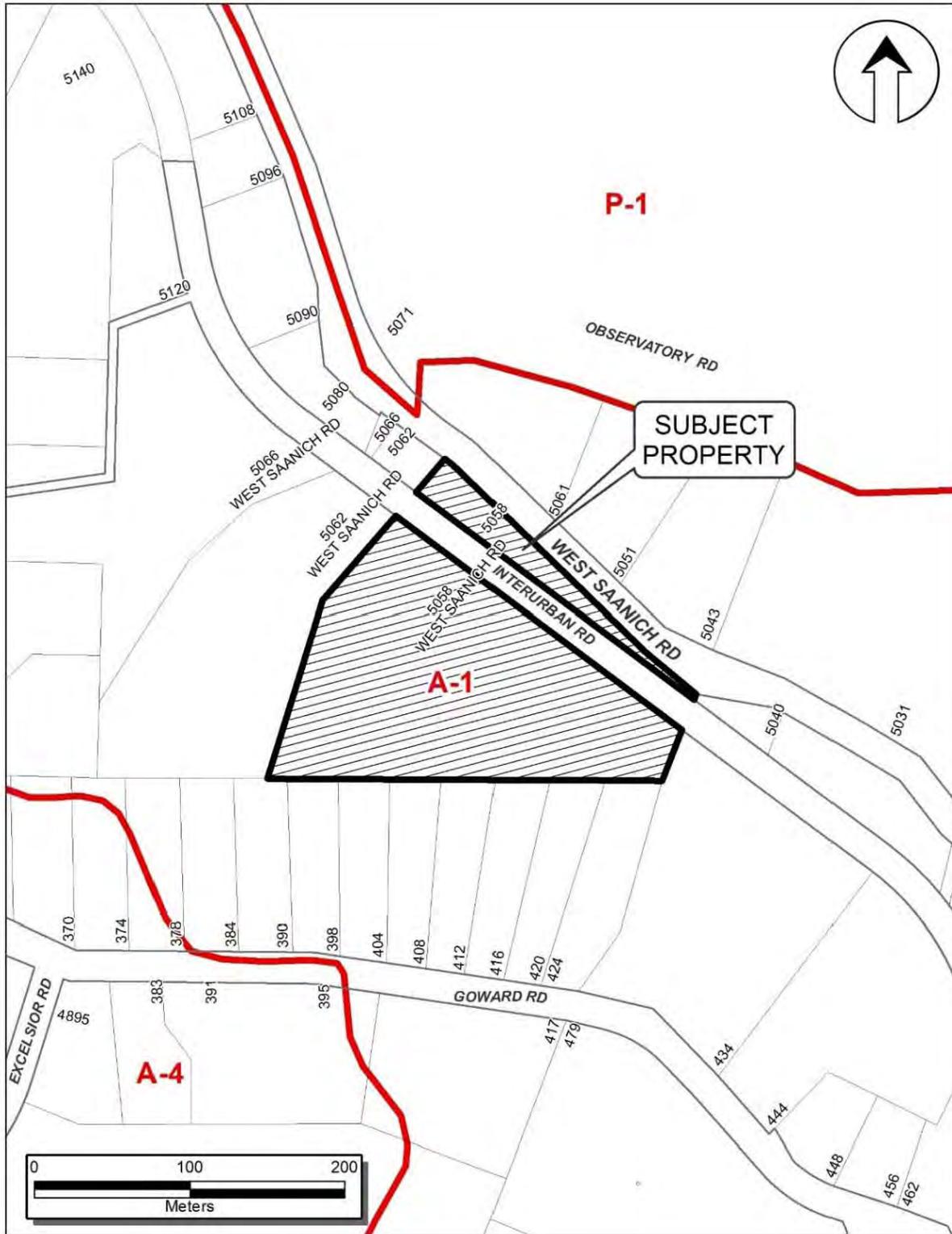


Figure 2: Context Map

The land northeast of the trail is a relatively narrow strip and is mostly forested with alder trees. Water seeps through this part of the parcel and reaches Goward Springs Creek.

Land Use

The Official Community Plan (OCP) designates the site for rural residential use and agriculture. The OCP supports small-scale agricultural initiatives that maintain and enhance local food production through the use of sustainable farming practices.

The OCP also supports protection and enhancement of environmentally sensitive areas including riparian habitats.

Agricultural Land Capability

The site is zoned A-1 (Rural) which permits agriculture. The applicant has stated that the land was used in the past for the keeping of sheep but it was sold to non-farmers about 20 years ago, and much of the pasture has been left fallow. A conservation covenant in favour of Saanich was registered at the time of subdivision in 2013. The covenant prohibits land disturbing activities including removal of any indigenous tree or other vegetation, use of heavy equipment, or storage of soil or other materials within the covenant area (see Figure 1).

The applicant has stated that inclusion of the entire lot into the Agricultural Land Reserve would provide long-term protection and bring attention to its agricultural potential. The CLI soil/climate classification system rates soil capability for agriculture on a scale of 1 to 7, Class 1 being the highest capability and Class 7 having no agricultural capability. In this case, the CLI Soil Capability Map indicates that the soils on the parcel are Class 5 and 7 (improvable to Class 4 and 6) with limitations due to wetness. Generally, soils of Class 3 or better are considered to be suitable for soil-based agriculture.

The CLI maps are large scale (1:50,000) and general in nature. The applicant has stated that soil samples were provided to the Duncan-based Provincial agrologist. Based on these soil samples, the agrologist has stated that soils on the arable portion of the site are likely Class 1 or 2, depending on the soil depth. The applicant indicates that the soil depth over most of the arable area is suitable for agriculture and that she intends to supplement and improve the existing arable areas over time. A comprehensive soils report by a Registered Agrologist has not been provided.

The subject lot is relatively small and remote from other parcels of ALR land, the nearest being ± 820 m to the east and south (see Figure 3). While only a small part of the parcel would be arable given the conservation covenant, these areas could be valuable for local food production. Many parcels in the ALR contain a mixture of arable land, land suitable for non-soil-based farming, environmentally sensitive areas, and land devoted to rural residential and other non-farm uses.

The parcel is bisected by a recreational trail. The Agricultural Land Commission is concerned that trails adjacent to or through farm land can lead to potential conflicts between normal farm activities and trail users if buffers, fencing and other safeguards are not provided. In this case, there is a ± 7.5 m strip between the travelled portion of the trail and the subject property which is mostly vegetated with native deciduous brush. The applicant proposes to install fencing around the proposed pasture on the east side of the trail to contain the sheep.

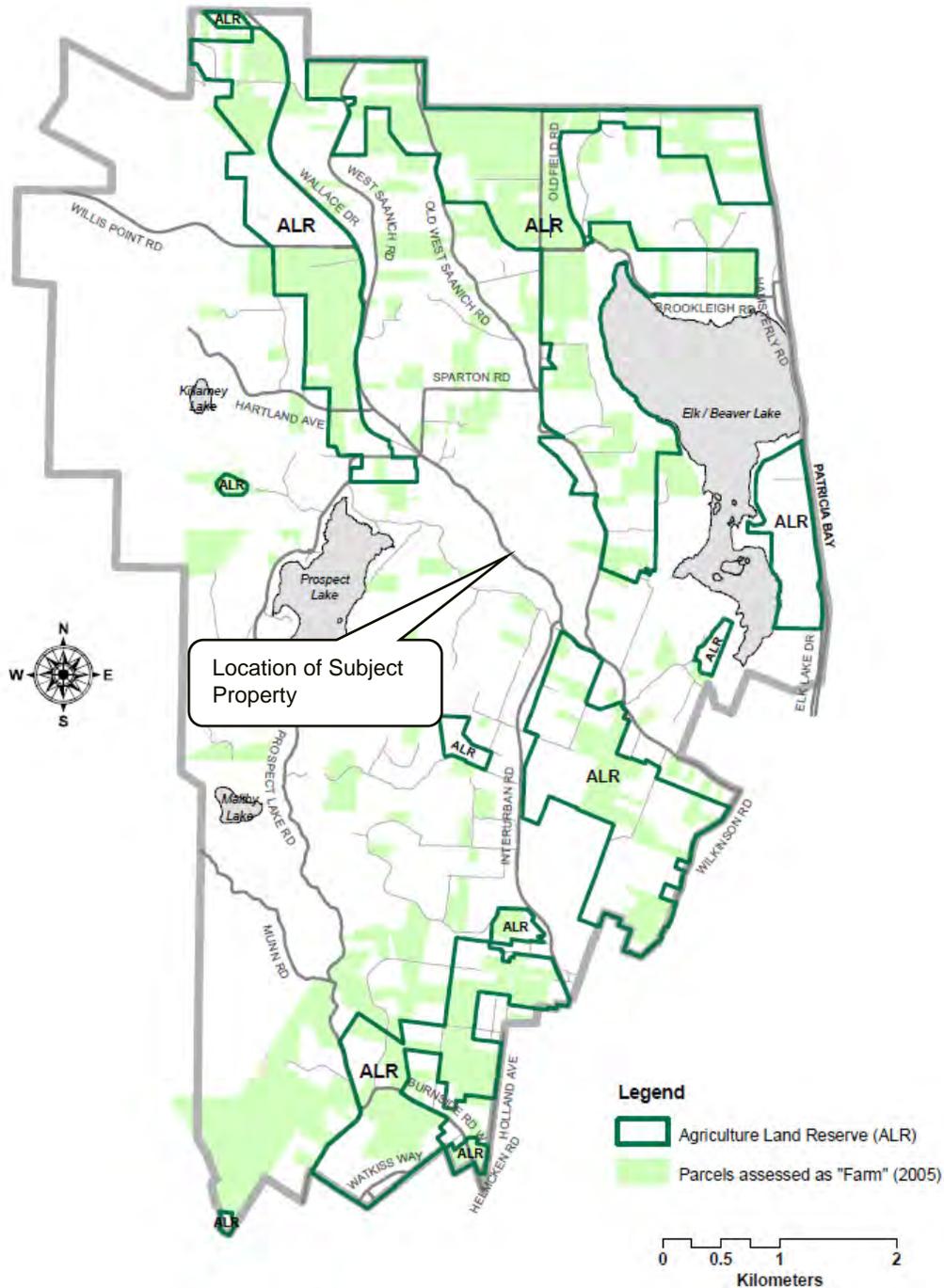


Figure 3: Agricultural Land Reserve (Rural Saanich Local Area Plan, 2007)

Environment

The site is traversed by Goward Springs Creek and tributary. The forested site contains mostly native wetland vegetation. Sixty-nine percent of the site is protected by a conservation covenant which prohibits land disturbing activities. The covenant area contains the high value wetland and a watercourse which forms part of Goward Springs “A” watershed. In addition, the forest ecosystem on this and adjoining properties provides significant ecological value to the region. There is a high level of forest complexity consisting of a mix age stand of trees including a healthy understory and significant wildlife usage (forage, migration, and cover). The forest

provides a buffer for retention and slow release of ground water and creates good connective forest canopy cover with adjacent properties.

The site is subject to the relevant guidelines of the Streamside Development Permit Area (SDPA) and the Environmental Development Permit Area (EDPA). These Development Permit Areas extend beyond the covenant area. The EDPA extends across Interurban Rail Trail and onto the east part of the site.

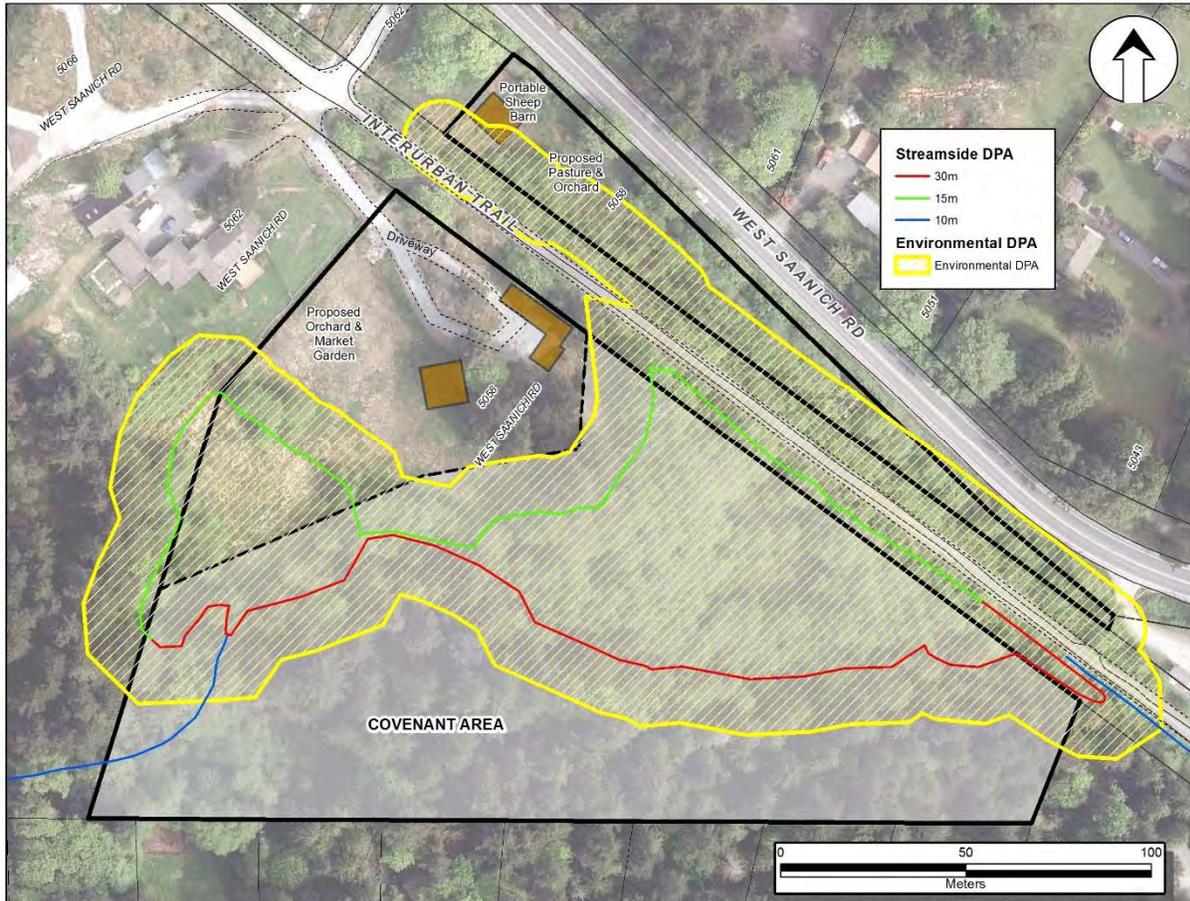


Figure 4: Environmental and Streamside Development Permit Areas

The area of the site that is available for agriculture is limited by the conservation covenant, the Development Permit Areas and the proposed buildings and structures. The applicant has stated that the Development Permit Areas and Tree Bylaw would severely limit her ability to farm. Tree removal would be required in the EDPA area between Interurban Trail and West Saanich Road to provide pasture for the sheep. This area has remained fallow for over 20 years allowing the alder thicket to continue to grow and thus making it unsuitable for sheep in its current state.

Environmental Protection within the ALR

It is important that environmental values are reasonably balanced with agricultural values. If the application to include the site in the Agricultural Land Reserve is successful, agricultural activities would be exempt from the SDPA, EDPA, and Tree Bylaw requirements. In addition, if the entire site is included in the ALR, the previously registered Natural State Covenant would have no force or affect. Saanich could inform the Agricultural Land Commission of the existing

Natural State Covenant, the EDPA, and the SDPA in which case it would be taken into consideration by the Commissioners during their deliberations on the application.

CONSULTATION

Prospect Lake Community Association

The Prospect Lake Community Association has indicated no objections to the subject ALR inclusion application.

Peninsula and Area Agricultural Commission

The Peninsula and Area Agricultural Commission (PAAC) considered the application and noted that there are pros and cons both for and against the application. Some types of farming can be done on any class of land. The Planning Department and the Commission both advised the applicant that the information submitted with the application was insufficient to make an informed recommendation. At their meeting the Commission resolved as follows:

“That the Peninsula and Area Agricultural Commission advises that further information on the agricultural capability of the property at 5058 West Saanich Road should be obtained from a qualified agrologist”.

At a subsequent PAAC meeting, the applicant reported that she had been unable to obtain the services of a qualified agrologist to undertake a comprehensive review. Soil samples from the arable area of the site were provided to the Provincial agrologist who has indicated that the soil quality appears to be suitable for soil-based farming, depending on soil depth. A Commission member raised a point of order about a potential conflict of interest in continuing to discuss the matter because the applicant is a PAAC member. As a result, the Commission resolved as follows:

“That continued discussion at the PAAC meetings on the proposed ALR inclusion for the property at 5058 West Saanich Road be set aside for now. Further discussions could take place outside of the PAAC meeting with the applicant, Bob Maxwell and Phil Christie, if deemed necessary”.

OPTIONS

The “Agricultural Land Commission Act” requires that a local government that receives an application for inclusion of land in the ALR must forward the application to the Agricultural Land Commission (ALC) together with any comments and recommendations it wishes to provide. It is important to note that the final decision on the inclusion application is made by the ALC.

Three basic options exist for Council:

1. Provide No Recommendation to the ALC

On the basis that there are conflicting agricultural and environmental values associated with this application, Council could recommend that the inclusion application be forwarded to the ALC without a recommendation. This action would be based on the belief that the ALC who have the expertise related to farming are in the best position to determine if any or all of the site is suitable to be included in the Agricultural Land Reserve. As part of its submission, Council could request the Commission to take into consideration the existing Natural State Covenant previously registered against the Title.

2. Recommend the Inclusion of only the Lands outside the Covenant Area

If Council wishes to better ensure the long-term protection of the lands within the covenant area, then it could recommend to the ALC that only the 0.95 ha portion of the site (see Figure 1 – non hatched area) be included in the ALR.

3. Recommend the Inclusion of the Entire Lot

If Council places the greatest value on the farming of the land and is comfortable with the loss of control over the covenant area, then it could recommend to the ALC that the entire lot be included in the ALR.

On the basis that there are agricultural and environmental considerations associated with this application, staff recommend that it be forwarded to the Agricultural Land Commission (ALC) without a recommendation and that the ALC who have the expertise related to farming determine if the land is suitable to be included in the ALR.

SUMMARY

The applicant is seeking inclusion of the entire lot (3.07 ha) into the Agricultural Land Reserve with the intention of returning a portion of the site (0.95 ha) not protected by a conservation covenant to a productive state. The applicant has stated that inclusion of the land in the Agricultural Land Reserve would provide long-term protection and bring attention to its agricultural potential. The Official Community Plan designates the site for rural residential and agricultural use. The OCP supports small-scale agricultural initiatives that maintain and enhance local food production through the use of sustainable farming practices. The OCP also supports the protection and enhancement of Environmentally Significant Areas.

Sixty-nine percent (2.12 ha) of the parcel is protected by a conservation covenant. In addition, the site is subject to the relevant guidelines for the Streamside Development Permit Area and the Environmental Development Permit Area.

If the application to include the site in the Agricultural Land Reserve is successful, agricultural activities would be exempt from the SDPA, EDPA, and Tree Bylaw. With respect to the existing Natural State Covenant previously registered against the Title, a covenant that prohibits the use of agricultural land for farm purposes has no effect until approved by the Commission. Council could request the Land Commission to take into consideration the existing Natural State Covenant.

The Peninsula and Area Agricultural Commission considered the application and recommended that further information on the agricultural capability of the property at 5058 West Saanich Road should be obtained from a qualified agrologist. Based on soil samples provided from the site by the applicant, the Provincial agrologist has indicated that the soil quality appears to be suitable for soil-based farming.

The “Agricultural Land Commission Act” requires that a local government that receives an application for inclusion of land in the ALR must forward the application to the commission together with any comments and recommendations of the local government may wish to provide.

On the basis that there are agricultural and environmental considerations associated with this application, staff recommend that it be forwarded to the Agricultural Land Commission (ALC)

On the basis that there are agricultural and environmental considerations associated with this application, staff recommend that it be forwarded to the Agricultural Land Commission (ALC) without a recommendation and that the ALC who have the expertise related to farming determine if the land is suitable to be included in the ALR.

RECOMMENDATION

1. That the application to include 5058 West Saanich Road in the Agricultural Land Reserve be forwarded to the Agricultural Land Commission without a recommendation.
2. That the ALC be requested to take into consideration the Natural State Covenant previously registered against the Title.

Report prepared by:



Neil Findlow, Senior Planner

Report prepared & reviewed by:



Jarrét Matanowitsch, Manager of Current Planning

Report reviewed by:



Sharon Hvozdzanski, Director of Planning

NDF/ads/sl
H:\TEMPEST\PROSPERO\ATTACHMENTS\ALR\ALR00012\REPORT.DOCX

Attachment

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

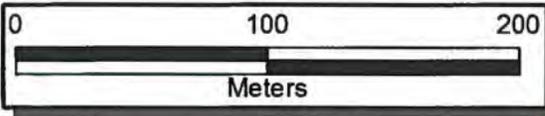


P-1

**SUBJECT
PROPERTY**

A-1

A-4



REFERRAL FORM

Application No. <input checked="" type="checkbox"/> ALR00012 <input type="checkbox"/> BLC - <input type="checkbox"/> DVP - <input type="checkbox"/> REZ - <input type="checkbox"/> SIG -	Referral date: January 8, 2016
	Comments due by: February 9, 2016
	File Manager: Neil Findlow
	Applicant: Carol Davidson <div style="background-color: #cccccc; width: 150px; height: 20px; margin-top: 5px;"></div>
	Owner: Carol Davidson
	Site address: 5058 West Saanich Road
External Referrals:	Legal: Lot 3, Section 74, Lake District, Plan EPP30427
<input type="checkbox"/> Ministry of Transportation	ISD file #:
<input type="checkbox"/> Observatory (5 km radius)	Present zone: A-1, Rural Zone
<input type="checkbox"/> Provincial Capital Commission (PCC)	Proposed zone: No Change
<input type="checkbox"/> BC Transit	Current OCP designation: Rural Residential
<input type="checkbox"/> School District # 61	Required OCP amendment: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> School District #63	DP Area: Environmental Development Permit Area and Streamside Development Permit Area
<input checked="" type="checkbox"/> Prospect Lake Community Association	Sign Posting Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Internal Referrals:	Project Description: ALR Application to include the 3.07 ha site within the Agricultural Land Reserve. The applicant proposes to breed sheep and plant orchards on the site.
<input type="checkbox"/> Planning	
<input type="checkbox"/> Environment	
<input type="checkbox"/> Parks	
<input type="checkbox"/> Development Services	
<input type="checkbox"/> Police	
<input type="checkbox"/> Committee <input type="checkbox"/> Plan Check	
Departments and Agencies: <i>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 Plansec@saanich.ca.</i>	
Name: Jeff Shaw	
Title: Vice-President	Phone: 250-508-8035
Date: February 11, 2016	E-mail: jeffshaw@shaw.ca
Response: <input checked="" type="checkbox"/> No objection <input type="checkbox"/> No objection subject to comments below <input type="checkbox"/> Approval NOT recommended (please outline reasons and/or comments below)	
Comments: Add additional page(s) if necessary	

ENTERED IN CASE

RECEIVED

FEB 11 2016

PLANNING DEPT.
DISTRICT OF SAANICH



APPLICATION BY LAND OWNER

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

TYPE OF APPLICATION (Check appropriate box)

- EXCLUSION under Sec. 30(1) of the Agricultural Land Commission Act
- SUBDIVISION in the ALR under Sec. 21(2) of the Agricultural Land Commission Act
- INCLUSION under Sec. 17(3) of the Agricultural Land Commission Act
- Non-farm USE in the ALR under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

Registered Owner: <i>Carol Davidson</i>		Agent:	
Address: [Redacted]		Address:	
[Redacted]		[Redacted]	
<i>Victoria</i>	Postal Code: [Redacted]		Postal Code
Tel. (home) [Redacted]	(work) [Redacted]	Tel. ()	
Fax () [Redacted]		Fax ()	
E-mail [Redacted]		E-mail	

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

District of Saanich

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
<i>029-123-861</i>	<i>3.0756</i>	<i>Jan</i>	<i>2014</i>
<i>Lot 3 Sect 74</i>			
<i>Lake District</i>			
<i>Plan EPP 30427</i>			

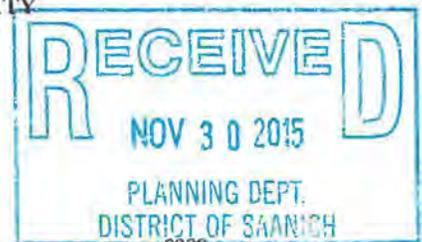
Street Address: 5058 West Saanich Rd

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): *N/A.*



PROPOSAL (Please describe and show on plan or sketch)

See attached

CURRENT USE OF LAND (Show information on plan or sketch) see attached

List all existing uses on the parcel(s) and describe all buildings

Bare land, riparian + forested areas, old pasture
now mostly fallow, some converted to lawn by previous owner.

USES ON ADJACENT LOTS (Show information on plan or sketch)

North	zoned A1 - buildings	pasture, veg., fruit trees
East	zoned A1	u
South	zoned A1	u
West	zoned A1	u

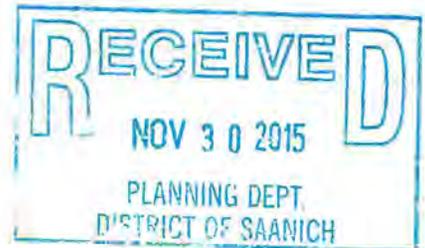
DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

<u>Nov. 25/15</u> Date	 Signature of Owner or Agent	<u>CAROL DAVIDSON</u> Print Name
_____ Date	_____ Signature of Owner or Agent	_____ Print Name
_____ Date	_____ Signature of Owner or Agent	_____ Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
- Certificate of Title or Title Search Print
- Agent authorization (if using agent)
- Map or sketch showing proposal & adjacent uses
- Proof of Notice of Application *(See instructions)
- Photographs (optional)



Proposal

Victoria, BC, [REDACTED]
November 25, 2015.

Agricultural Land Commission,
Canada Way, Burnaby, BC.

I have continuously farmed on Reserve land in BC since returning to the Coast in 1979, specializing in purebred cattle and sheep, and hay. Prior to that time I operated a market garden/orchard in Ontario, northeast of Toronto.

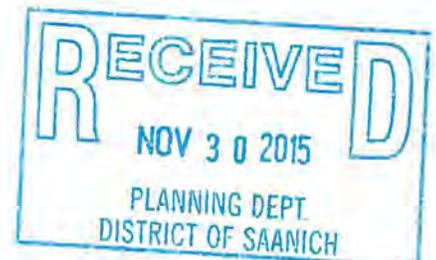
I have just moved from an ALR 15.38ha farm in the Regional District of Nanaimo, near Ladysmith, to a 3.07ha farm in the District of Saanich, zoned A1. I have retired from the purebred cattle portion of my operation (33 years with stock and semen in 11 countries worldwide including Cuba and South Africa), but have retained a selected few of the sheep I imported into Canada from the Utah State University research program for the Shah of Iran, under Dr. Warren Foote. I have been breeding these sheep for about 20 years.

This smaller 'retirement' farm is part of a longstanding operating farm and slaughterhouse operation, which was subdivided in 2013. I purchased the portion that contained the pastures and some timbered and riparian areas. Although I remember sheep on the property back in the early fifties, apparently the property was sold to non-farmers about 20 years ago, and much of the pasture has been left fallow.

I purchased this property with the intention of returning it to its previous productive state. I will continue with the breeding of sheep and intend to add two orchards: one dedicated to an exceptional new variety of apple just newly available in North America (similar to a Northern Spy x Cox Orange Pippin x Gravenstein) with excellent texture, juiciness and holding ability; and the second dedicated to mixed fruit (plums, cherries and nuts).

One of the first improvements I made to the property was to drill a well, even though the property is serviced by city water. The well provides me with 35-50 gpm of tested pure water. This will allow me to pursue an organic market garden model for the orchard, selected soft fruits and vegetables, grown in raised beds. I have already established an outlet for organic peninsula-grown lamb with a local business.

Since much of the peninsula has suffered subdivision and agricultural degradation in the [REDACTED] years I've been old enough to pay attention to the details, I'd like to help restore agriculture to the rural smallholdings of Saanich. I wish to include this property in the Reserve to provide long-term protection and attention to its agricultural potential.



Current use of land:
bare land.



RECEIVED
NOV 30 2015
PLANNING DEPT.
DISTRICT OF SAANICH

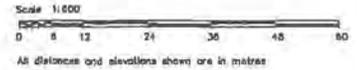
SITE PLAN

CAROL DAVIDSON

LOT 3, SECTION 74,
LAKE DISTRICT,
PLAN EPP30427

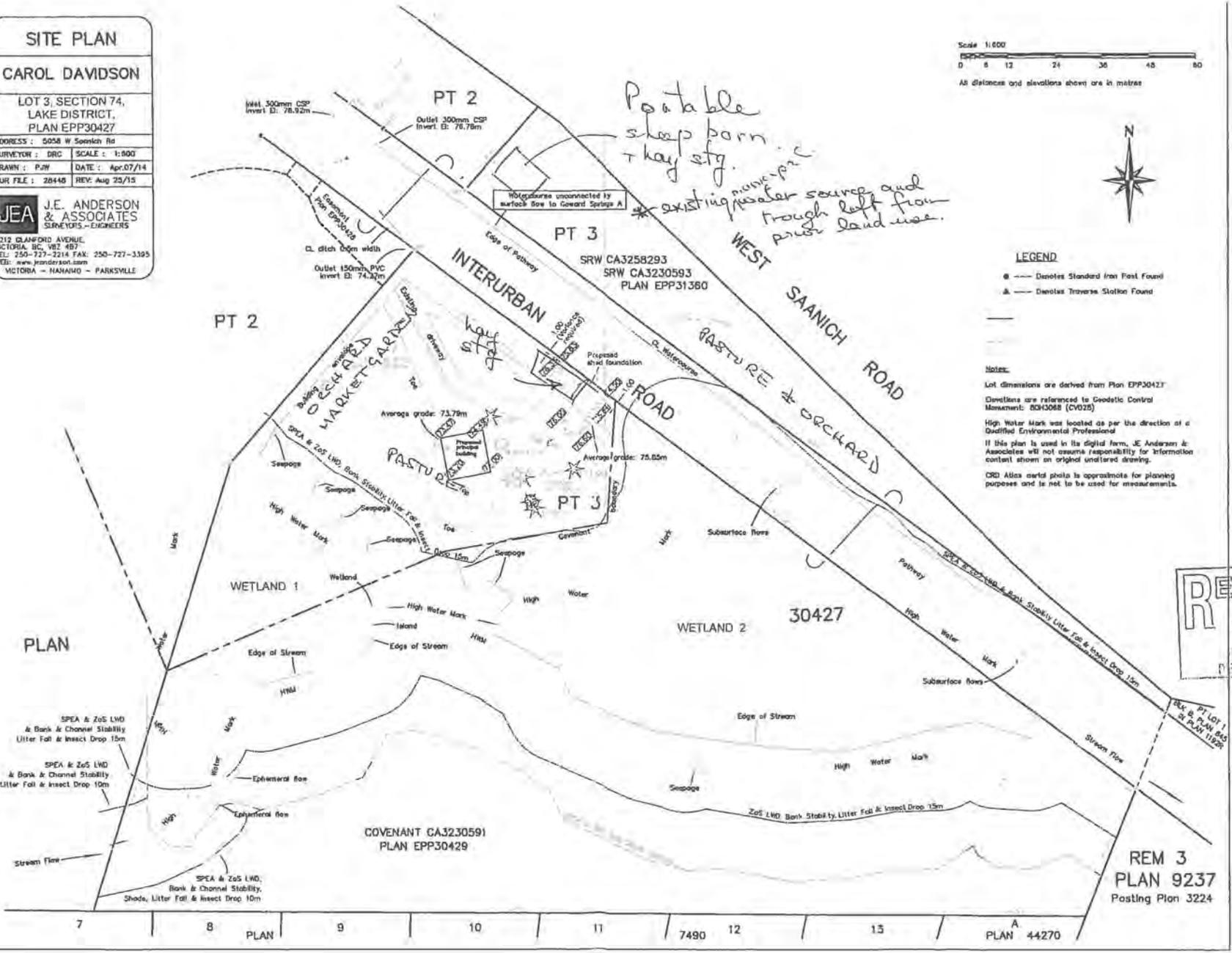
ADDRESS : 5058 W Soanick Rd
SURVEYOR : DRC SCALE : 1:800
DRAWN : PJW DATE : Apr.07/14
OUR FILE : 20440 REV: Aug 25/15

JEA J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS
4212 GILFORD AVENUE,
VICTORIA, BC, V8Z 4B7
TEL: 250-727-2314 FAX: 250-727-3325
WEB: www.jeanderson.com
VICTORIA - NANAIKO - PARKSVILLE



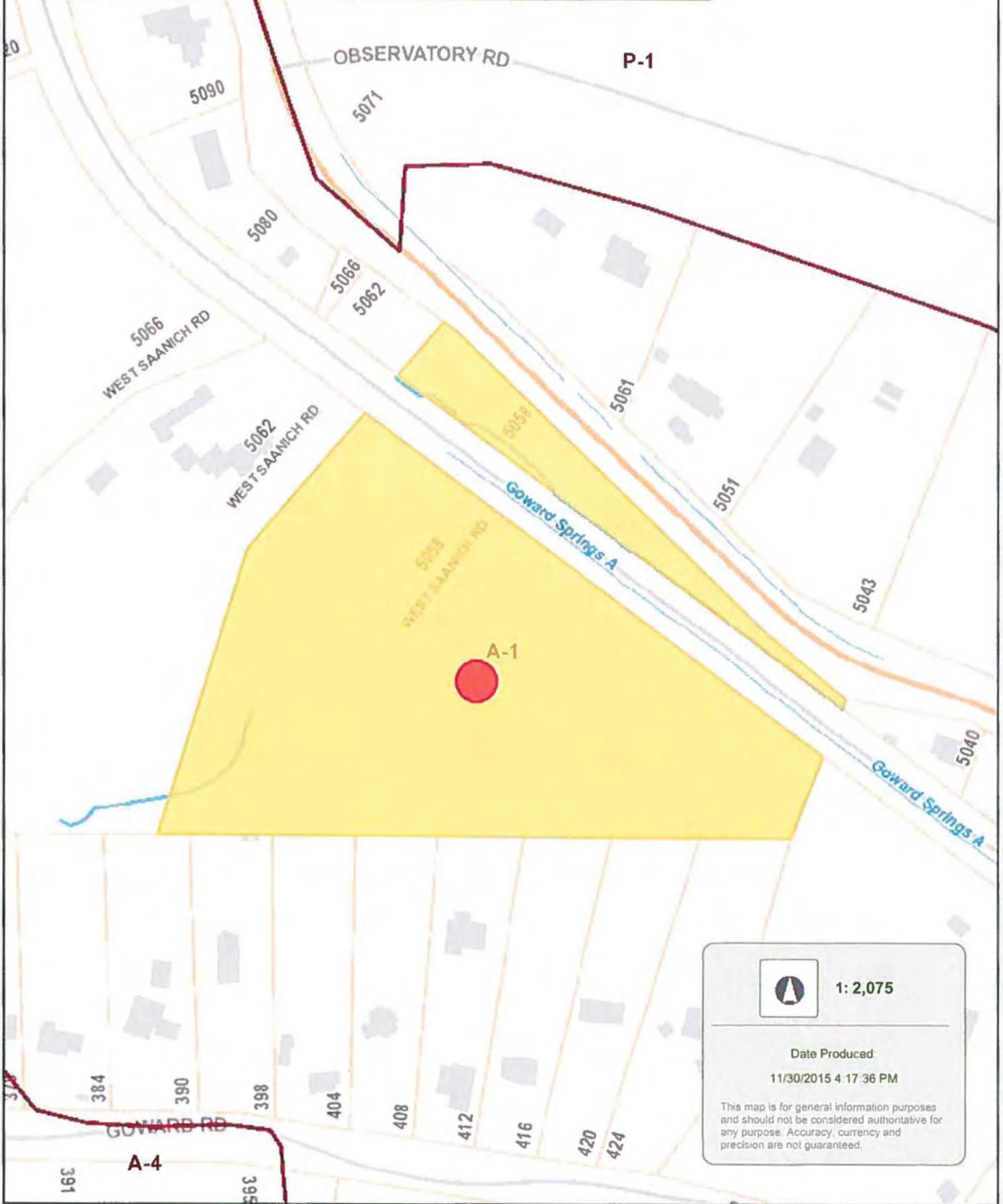
LEGEND
● --- Denotes Standard Iron Post Found
▲ --- Denotes Traverse Station Found

Notes:
Lot dimensions are derived from Plan EPP30427
Elevations are referenced to Geodetic Control Monument 83K3088 (CVD25)
High Water Mark was located as per the direction of a Qualified Environmental Professional
If this plan is used in its digital form, JE Anderson & Associates will not assume responsibility for information content shown on original unaltered drawing.
CRD Aerial photo is approximate for planning purposes and is not to be used for measurements.



RECEIVED
NOV 30 2015
PLANNING DEPT.
DISTRICT OF SAANICH

District of Saanich Map

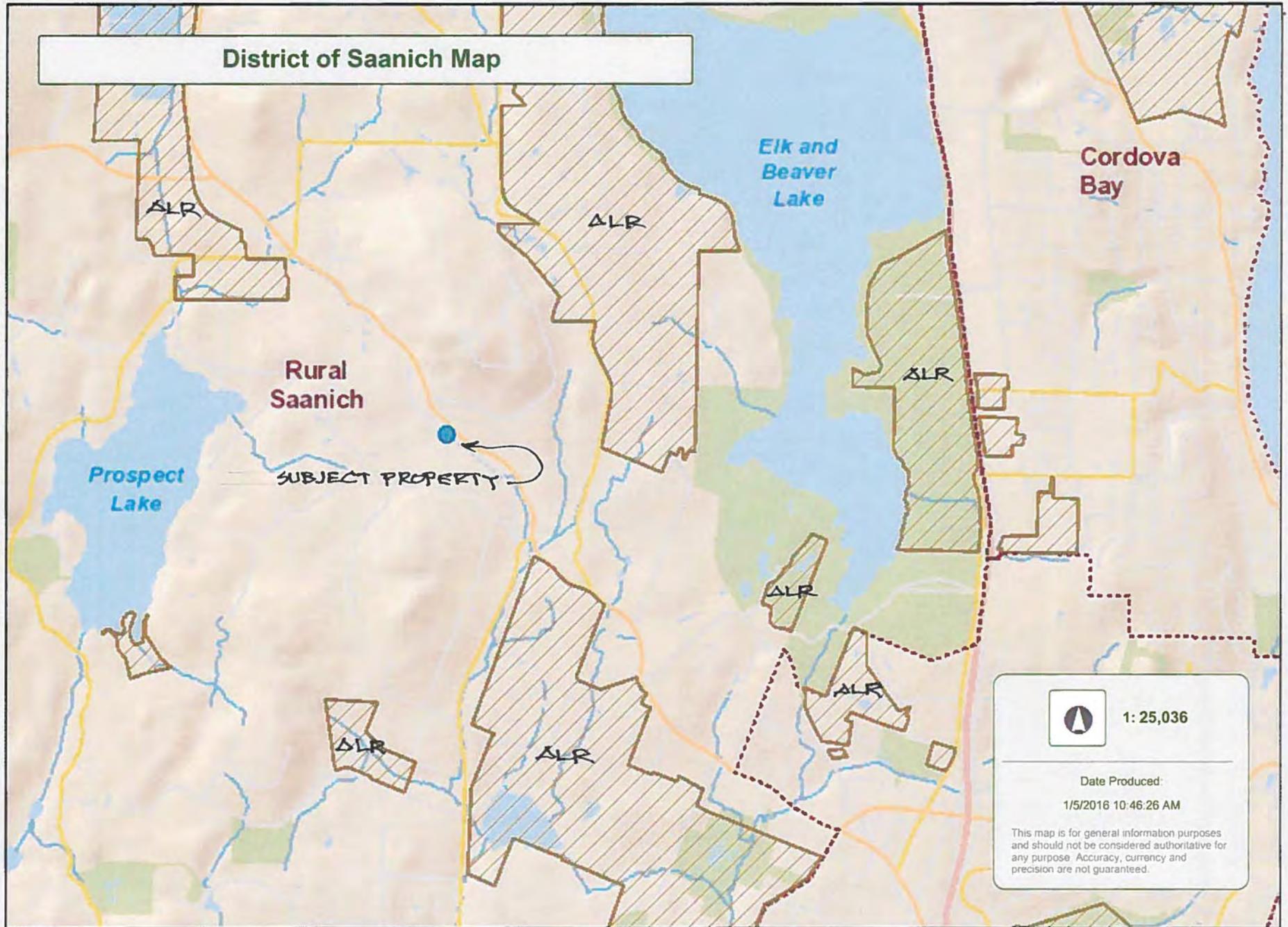


1: 2,075

Date Produced:
11/30/2015 4:17:36 PM

This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.

District of Saanich Map



1: 25,036

Date Produced:

1/5/2016 10:46:26 AM

This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.

101.1 Uses Permitted

Uses Permitted:

- (a) Agriculture
- (b) Single Family Dwelling
- (c) Boarding
- (d) Home Occupation
- (e) Accessory Produce Sales
- (f) Accessory Buildings & Structures

101.2 Boarding

Boarding:

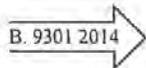
There shall be not more than two boarders in a dwelling unit.



101.3 Lot Coverage

Lot Coverage:

For a lot having an area less than 2000 m² (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.



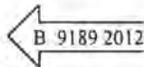
101.4 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:

(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

- (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
- (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.



101.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:

(a) Shall be sited not less than:

- (i) 7.5 m (24.6 ft) from a front and a rear lot line.
- (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (iii) 3.5 m (11.5 ft) from an exterior side lot line.

- (b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
- (ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.

(c) Shall not exceed a Floor Space Ratio (R) of 0.45.

101.6 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (b) Shall not exceed a total floor area of 12.0 m² (129 ft²).
- (c) Shall be limited to one per lot.

101.7 Accessory Buildings and Structures for Use Other than Agriculture

Accessory Buildings and Structures for Use Other than Agriculture:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft)

101.8 Minimum Lot Size

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
 - width 60 m (196 ft)
 - area 2 ha (4.9 ac)
- (b) Panhandle Lot
 - not permitted
- (c) Homesite Severance Subdivision approved by the Agricultural Land Commission
 - area 2500 m² (26910.7 ft²).

101.9 General

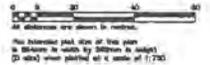
General:

The relevant provisions of Sections 5, 6, and 7 of the bylaw shall apply.

Reference Plan of
Parts of Lots 1, 2 and 3, Section 74,
Lake District, Plan EPP30427

PLAN EPP30429

Pursuant to Section 99(1)(e) of the Land Title Act.
For Covenant Purposes
BCGS 928.053



LEGEND
Integrated Survey Area No. 32, District of Saanich, SA024 (2013)
DMS Settings are derived from observations between geodetic control monuments SD13045 and SD13056.
This plan shows horizontal ground-level dimensions except where otherwise noted. It contains grid distances, magnetic ground-level distances by compass bearing of 0.8904023 which has been derived from control monuments SD13045 and SD13056.

Found and Question

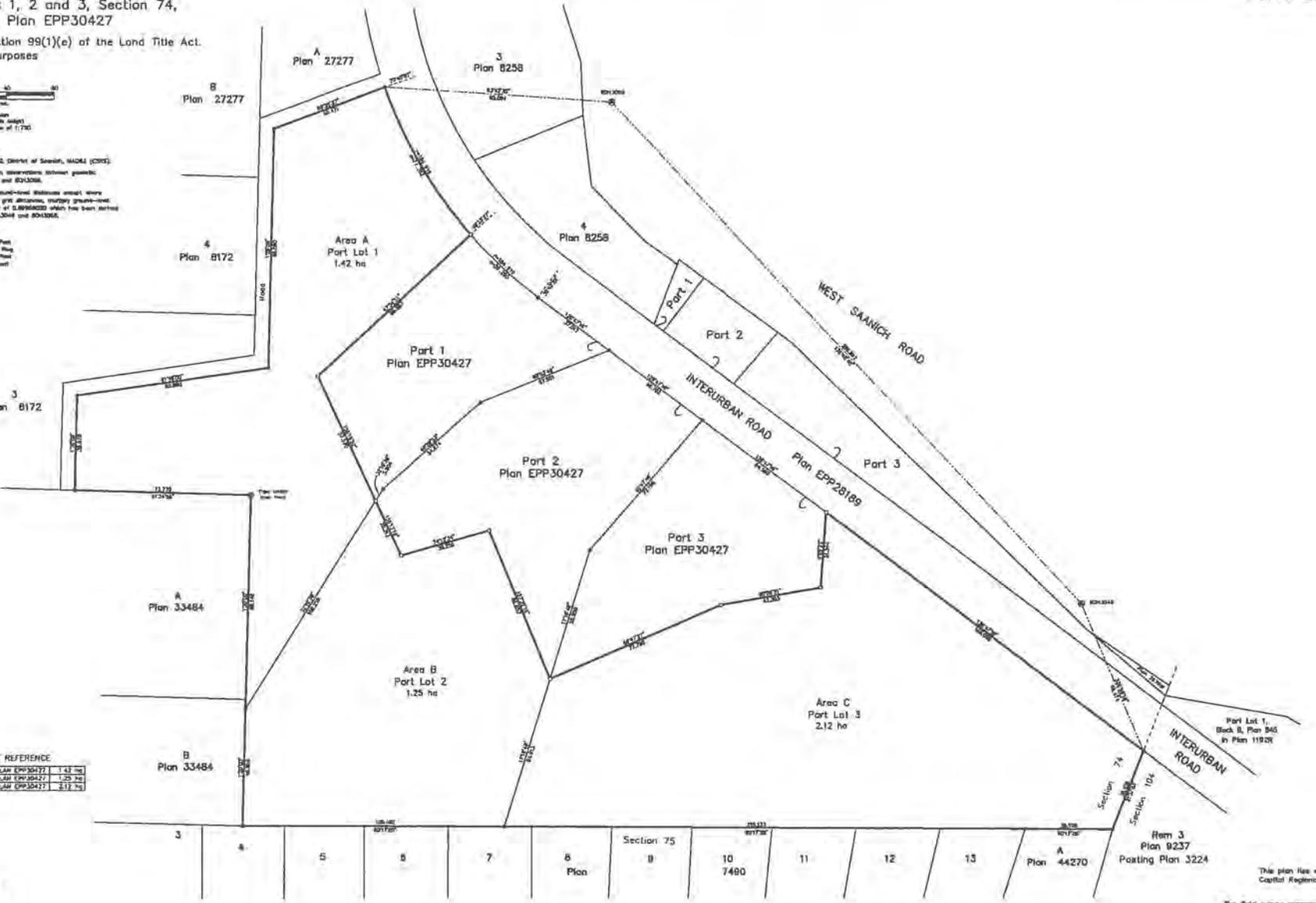
A	Standard Iron Pin
B	Standard Lead Plug
C	Standard Lead Plug
D	Cast-iron Stake



BOOK OF REFERENCE

AREA A LOT 1	PLAN EPP30427	1.42 ha
AREA B LOT 2	PLAN EPP30427	1.25 ha
AREA C LOT 3	PLAN EPP30427	2.12 ha

File: 1122-001
POWELL & ASSOCIATES
B.C. Land Surveyors
220-2300 Douglas Street
Victoria, BC V8T 4K1
phone (250) 369-0822



This plan lies within the
Capital Regional District.
The field survey represented by this plan was
completed on the 23rd day of April, 2013.
James Worton, B.C.L.S.