

DISTRICT OF SAANICH
 MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
 HELD IN THE COUNCIL CHAMBERS
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JULY 18, 2016 AT 7:36 P.M.

Present: **Chair:** Chair Brownoff
Council: Councillors Brice, Derman, Plant, Sanders and Wergeland
Staff: Paul Thorkelsson, Chief Administrative Officer; Carrie MacPhee, Director of Legislative Services; Harley Machielse, Director of Engineering; Jarret Matanowitsch, Acting Director of Planning; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk

1410-04
 Report -
 Planning

xref: 2860-20
 Kingsley Street

3171 AND 3181 KINGSLEY STREET – DEVELOPMENT VARIANCE PERMIT

Report of the Director of Planning dated June 2, 2016 recommending that Council approve Development Variance Permit DVP00371 for a proposed lot consolidation and boundary adjustment subdivision to create two lots from three existing lots to add one additional single family dwelling and that ratification of the Development Variance Permit be withheld pending registration of a covenant to secure the items outlined in the report. Variances are requested for combined side yard setback and non-basement area for the existing dwelling and height for the proposed dwelling.

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

- The maximum percentage of non-basement area permitted in the RS-6 zone is 80% of the permitted gross floor area; the applicant is requesting a variance to increase the non-basement area to 88% in order to retain the existing dwelling; there is a difference of 17 m² in total.
- Proposed Lot B would be zoned RS-6 but the size of the proposed dwelling would be limited by lot coverage allowable.

APPLICANT:

T. Cumming, Cumming Design, presented to Council and highlighted:

- Currently, there is a home that straddles the three existing lots; reducing the number of lots to two and adjusting the boundaries of the two lots would mean that the existing house could be retained.
- A new home would be built on proposed Lot B and a variance for dwelling height is requested to accommodate a future solar panel; the proposed new dwelling would be narrow but would fit the lot.
- A variance is also requested for combined side yard setback on proposed Lot A to allow the existing home be retained.

In response to questions from Council, the applicant stated:

- Consultation with neighbours did not take place; the municipality sent out public notices and a sign was posted on the property; no negative feedback has been received.
- The Development Variance Permit application was submitted in 2014.

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

- A sign announcing a possible subdivision was posted on the property.

PUBLIC INPUT:

Resident, Kingsley Street, stated:

- There are a number of variances requested in this proposal; if the variance for height of the proposed dwelling is approved, the home would tower over his backyard and affect his privacy.
- Two cedars and a hedge would be removed to build the proposed home on Lot B; increased on-street parking as a result of the addition of secondary suites would be a concern.

L. Siu, Kingsley Street, stated:

- Public consultation did not take place; the height of the dwelling on proposed Lot B is a concern; the proposed dwelling does not fit within the character of the neighbourhood.
- He is not completely opposed to development but it must be appropriate for the area; he does not want to see homes constructed so close together.
- Neighbours should be given the opportunity to provide feedback.

L. Hill, Aldridge Street, stated:

- He wonders what the intention of the hedge along the southern property line is; the subdivision sign reflected the previous application and has not been up for over a year.
- Two western red cedars on the property are greater than 30 centimeters and may have to be removed.

In response to questions, the applicant stated:

- The two cedars may have to be removed as they may be in the building footprint; it may be possible to construct a foot pathway in a permeable surface over the root zone.
- The subdivision sign was posted as a requirement of the current application.
- The addition of the cedar hedge makes the usable space for the backyard smaller; a sunken patio in the rear of the proposed dwelling was removed because of the size of the backyard.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That consideration of the Development Variance Permit for 3171 and 3181 Kingsley Street be postponed to allow the applicant to undertake public consultation."

Councillor Derman stated:

- There is an expectation that public consultation will take place as part of a development application; it is unreasonable to think that the neighbours would approach the applicant if they had questions.
- The applicant needs to meet with neighbours and address their concerns.

Councillor Wergeland stated:

- It is important to include neighbours in the process; there is concern with the size of the dwelling on proposed Lot B and the potential for increased on-street parking.

Councillor Sanders stated:

- Consultation with neighbours should take place.

Councillor Brice stated:

- The applicant should meet with the neighbours and address their concerns.

Councillor Brownoff stated:

- There is a long-standing expectation that public consultation be part of the development application process; the applicant should meet with immediate neighbours and address their concerns.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 8:10 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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DEPUTY MUNICIPAL CLERK