



AGENDA

For the Council Meeting to be Held
In the Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
MONDAY MAY 15, 2017, 7:30 P.M.

A. ADOPTION OF MINUTES

1. Special Council meeting held April 25, 2017
2. Council meeting held May 8, 2017
3. Committee of the Whole meeting held May 8, 2017
4. Special Council meeting held May 10, 2017

B. BYLAWS

1. **ELECTION PROCEDURES BYLAW**

Final reading of "Election Procedures Bylaw, 2017, No. 9425". To incorporate housekeeping amendments to comply with the *Local Government Act* and to provide greater flexibility to the Chief Election Officer with respect to voting opportunities.

2. **AUTOMATED VOTE COUNTING SYSTEM AND PROCEDURE BYLAW**

Final reading of "Automated Vote Counting System and Procedure Bylaw, 2017, No. 9435". To incorporate housekeeping amendments to comply with the *Local Government Act* and to provide greater flexibility to the Chief Election Officer with respect to voting opportunities.

C. PUBLIC INPUT (ON BUSINESS ITEM D)

D. RESOLUTIONS FOR ADOPTION

1. **FIRE DISPATCH AND COMMUNICATIONS SERVICES AGREEMENTS WITH THE CITY OF COLWOOD, TOWN OF VIEW ROYAL AND TOWN OF SIDNEY**

P. 33 Report of the Fire Chief dated May 3, 2017 recommending that Council authorize the renewal of the Fire Dispatch and Communications Services Agreements with the City of Colwood and Town of View Royal for the period of June 1, 2017 to December 31, 2017 and renewal of the Fire Dispatch and Communications Services Agreement with the Town of Sidney for the period of July 1, 2017 to December 31, 2017.

2. **FEDERAL GAS TAX STRATEGIC PRIORITIES FUND APPLICATION FOR THE SHELBOURNE VALLEY ACTION PLAN SHORT TERM MOBILITY IMPROVEMENTS PROJECT**

P. 33 Report of the Director of Engineering dated May 5, 2017 recommending that Council endorse the application to the Federal Gas Tax Strategic Fund for Phase 1 of the Shelbourne Valley Action Plan (SVAP) Short Term Mobility Improvements; and commit to Council's share of the project design and construction costs.

3. **COUNCIL CHAMBER RENOVATION**

P. 36 Report of the Director of Engineering dated May 3, 2017 recommending that Council:
a) approve a Heritage Alteration Permit to allow the alteration of the Council Chamber dais; and
b) approve the proposed renovation to the Council Chambers in the amount of \$60,000.

*** Adjournment ***

AGENDA

For the Committee of the Whole Meeting
** IMMEDIATELY FOLLOWING**

The Council Meeting in the Council Chambers

- P. 44** 1. **4975 PATRICIA BAY HIGHWAY – DEVELOPMENT VARIANCE PERMIT**
Report of the Director of Planning dated April 18, 2017 recommending that Council approve Development Variance Permit DVP00382 for the proposed replacement of an existing illuminated freestanding sign for the Elk Lake Veterinary Hospital. Variances are requested for height, copy area and sign area, and to allow the sign to be illuminated.
- P. 56** 2. **4349 WEST SAANICH ROAD – DEVELOPMENT PERMIT AMENDMENT**
Report of the Director of Planning dated April 19, 2017 recommending that Council approve Development Permit Amendment DPA00897 for a proposed freestanding sign. Variances are requested for height, copy area, and to allow names and addresses for adjacent property owners.
- P. 70** 3. **5117 DEL MONTE AVENUE – SUBDIVISION AND REZONING**
Supplemental report of the Director of Planning dated April 19, 2017 recommending that Council approve the application to rezone from A-1 (Rural) to RS-12 (Single Family Dwelling) for a proposed subdivision to create three additional lots, for a total of four residential lots; that final reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the items outlined in the report; and that Council support Option 1 in regard to the development of a sidewalk along Del Monte Avenue.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

1410-04 file
xref: 1050-30



The Corporation of the District of Saanich

Report

Mayor
Councillors
Administrator
Media

To: Mayor and Council
From: Fire Chief Michael Burgess
Date: 05/03/2017
Subject: Fire Dispatch and Communications Services Agreements with the City of Colwood, Town of View Royal and Town of Sidney

PURPOSE

The purpose of this report is to seek Council approval for renewal of three Fire Dispatch and Communications Services Agreements with the City of Colwood, Town of View Royal and Town of Sidney.

BACKGROUND

The current agreements with the City of Colwood and Town of View Royal have been in place since 2012 and will expire on May 31, 2017. The current agreement with the Town of Sidney has been in place since 2012 will expire on June 30, 2017.

DISCUSSION

The Saanich Fire Department has fire dispatch and communications service agreements in place with seven client municipalities. In 2015, the Fire Department engaged KPMG to independently identify the total cost of service and develop an updated cost allocation model for fire dispatch services. As Saanich Fire's regional dispatch service has evolved considerably since established in 2005 to include new technologies, equipment and personnel, it was time to update the cost allocation methodology to ensure it is effective in apportioning these costs to system users.

To allow time to work through the revised cost allocation model with participating municipalities, the Fire Department is seeking authorization to renew the Fire Dispatch and Communications Services Agreements with the City of Colwood and the Town of View Royal for the period of June 1, 2017 to December 31, 2017, including a 3.5% service fee increase and renew the Fire Dispatch and Communications Service Agreement with the Town of Sidney for the period of July 1, 2017 to December 31, 2017, including a 3.5% service fee increase.

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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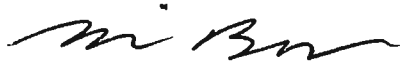
During the term of the agreements, Colwood, View Royal and Sidney will pay to Saanich the following service fees through instalment payments:

City of Colwood	\$53,153.00
Town of View Royal	\$38,010.00
Town of Sidney	\$25,505.00

Draft renewal agreements are attached for Council's consideration and are pending Colwood, View Royal and Sidney Council approval.

RECOMMENDATION

That Council authorize the renewal of the Fire Dispatch and Communications Services Agreements with the City of Colwood and Town of View Royal for the period of June 1, 2017 to December 31, 2017 and renewal of the Fire Dispatch and Communication Services Agreement with the Town of Sidney for the period of July 1, 2017 to December 31, 2017.

Approved by 

Michael Burgess
Fire Chief

MB/mr

Attachments (3)

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I endorse the recommendation from the Fire Chief.



Chief Administrative Officer

**FIRE DISPATCH AND COMMUNICATIONS
SERVICES AGREEMENT**

THIS AGREEMENT is made as of the ____ day of _____, 2017.

BETWEEN:

CITY OF COLWOOD
3300 Wishart Road
Victoria, B.C. V9C 1R1

(hereinafter called "**COLWOOD**")

OF THE FIRST PART

AND:

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue
Victoria, B.C. V8X 2W7

(hereinafter called "Saanich")

OF THE SECOND PART

WHEREAS

A. Colwood and Saanich are both local governments under the provisions of the Community Charter, S.B.C. c.26;

B. Colwood and Saanich have the corporate power to enter into agreements respecting the provision of municipal services pursuant to the *Community Charter*, S.B.C. 2003, c. 26;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual promises exchanged herein, and for other good and valuable consideration, the parties agree as follows:

1.0 Definitions

1.1 In this Agreement:

- (a) **"Automatic Aid Agreement"** means Fire Department assistance dispatched automatically pursuant to an aid agreement between two communities or fire districts.
- (b) **"CAD"** means the Computer Aided Dispatch System maintained and used by the Saanich Fire Department;
- (c) **"Colwood Duty Call-Out Officer"** is the management officer of the Colwood Fire Department designated to be on call for a specified time;
- (d) **"FDM"** means the Fire Management Software program utilized by the Saanich Fire Department;
- (e) **"FDM Module"** means the individual modular component tools making up the composition of the FDM software program;
- (f) **"Fire Dispatch and Communication Services"** includes the services described in section 3.1;
- (g) **"Fire Dispatch Centre"** means the fire dispatch centre maintained by the Saanich Fire Department;
- (h) **"Mutual Aid Agreement"** means an agreement between one or more local governments under which fire fighting and other resources are provided in the event of an emergency;
- (i) **"Primary Safety Answering Point (PSAP)"** means a call center responsible for answering calls to an emergency telephone number for police, fire, and emergency medical services.
- (j) **"RMS"** means the Fire Records Management System used by the Saanich Fire Department;
- (k) **"Secondary Safety Answering Point (SSAP)"** means a Fire Department or Emergency Medical Service Communication Centre that assists a 9-1-1 Public Safety Answering Point (PSAP) with the dispatching of Fire and Emergency Medical Service resources.
- (l) **"Victoria Operational Communications Centre (V.O.C.C.)"** means the Communication Centre operated by the Royal Canadian Mounted Police for receiving and processing 9-1-1 Emergency Response Telephone calls as a Public Safety Answering Point as designated by the Capital Regional District.
- (m) **"Term"** means the term of this Agreement as provided for under Section 2.1.

2.0 TERM

- 2.1 This Agreement is for a term commencing on June, 1, 2017, and terminating on December 31, 2017, subject to early termination in accordance with this Agreement.
- 2.2 Nothing in this Agreement shall be interpreted as imposing any liability or obligation on the part of either Saanich or Colwood until the commencement of the Term, as established under section 2.1.

3.0 FIRE DISPATCH AND COMMUNICATIONS SERVICES

- 3.1 Throughout the Term, Saanich will provide Colwood with fire dispatch and communications services including the following:
 - (a) 911 emergency calls for fire department assistance that originate in the District of Colwood will be received and processed by the Victoria Operational Communications Centre and forwarded to the Fire Dispatch Centre;
 - (b) the Fire Dispatch Centre will utilize its CAD system to initiate reporting and data transfer to dispatch the call to the Colwood Fire Department with voice confirmation;
 - (c) after the initial dispatch, the Fire Dispatch Centre will provide full incident command support to the Colwood Fire Department, including the call out of additional resources specific to the incident (including through operational guidelines and Mutual or Automatic Aid Agreements) where required by the Colwood Fire Department. The responsibility of Saanich for the call out of Colwood Fire Department personnel additional to those on shift shall be limited to a single point of contact or page out as mutually agreed to by the parties.
 - (d) non emergency telephone answering and duty paging service during normal office silent hours for the City of Colwood. To minimize impact on dispatch operations, Colwood will maintain a public information and voice messaging system attached to its business telephone line as a first point of contact for after hours Fire Department public information and contact procedures.
- 3.2 Saanich will provide fire dispatch and communications services under this Agreement in accordance with the standards utilized by the Saanich Fire Department, unless a variance of such standards is mutually agreed upon between the parties.

- 3.3 Saanich will provide at the Fire Dispatch Centre all equipment, computer software, and personnel necessary for the provision of fire dispatch and communications services under this Agreement. Saanich will ensure all personnel who participate in providing these services are fully trained in accordance with the Alarm Dispatcher training standards and curriculum adopted by the Saanich Fire Department. Colwood will on its premises provide all computer hardware and other equipment needed in order to maintain the required service link with the Fire Dispatch Centre.
- 3.4 Saanich will provide Colwood with access to the FDM computer aided dispatch module, personnel module, property module, and incidents module, to facilitate fire dispatch, records management, and reporting functions. Saanich will provide additional FDM modules to Colwood subject to discussion and agreement between the parties relating to transitional fees as agreed to.
- 3.5 Colwood will provide to Saanich regular data updates, electronic or otherwise formatted, so that Saanich may ensure that the FDM system data base is current and compatible with the most recent FDM software version release. Such data updates will include but are not necessarily limited to Colwood property and business profile information, property reference contact information, street and hydrant location, and GIS mapping data. Colwood will be responsible for the general input and updating of all routine property profile and reference updates, all incident property links, and final review of emergency incident data prior to archiving. Standards for data input, management and storage shall be those reasonably established and followed by the Saanich FDM system administrator. Saanich will provide Colwood with the necessary data management support to ensure that system performance standards are met and that system security and data integrity are maintained.
- 3.6 Saanich will retain all voice recordings of requests for emergency assistance received from within Colwood for a period of two (2) years or such longer time as may be required by law. Saanich will retain all 911 and other records normally kept by it under its own operating procedures in relation to the fire dispatch and communications services for a period of two (2) years or such longer time as may be required by law. All records and data maintained by Saanich will be stored in a secured area, and access to those records and data will be given to duly authorized personnel of the Colwood Fire Department.

4.0 FEES

- 4.1 During the Term of this Agreement Colwood will pay to Saanich a fee of \$53,153.00 through the following instalment payments:
- (a) \$30,373.00 on or before June 1, 2017; and
 - (b) \$22,780.00 on or before October 1, 2017.

5.0 EQUIPMENT REQUIREMENTS

5.1 During the Term of this Agreement, Colwood will reimburse Saanich for any other costs incurred in relation to additional fire dispatch and communications services not specifically provided under this agreement.

6.0 INDEMNITY

6.1 Saanich agrees that it will indemnify and save harmless Colwood from and against any claims, suits, actions, causes of actions, costs, damages or expenses of any kind that result from:

- (a) the negligence of Saanich and its employees, contractors and agents in the provision of fire dispatch and communications services; or
- (b) a breach of this Agreement by Saanich.

6.2 Colwood agrees that it will indemnify and save harmless Saanich from and against any claims, suits, actions, causes of actions, costs, damages or expenses of any kind that result from:

- (a) the negligence of Colwood and its employees, contractors and agents; or
- (b) a breach of this Agreement by Colwood.

7.0 LIMITATION OF LIABILITY

7.1 Neither Saanich nor any of its officers or employees shall be liable to Colwood or any owner or occupier of property in Colwood for any loss or damage caused by the failure of Saanich or its officers or employees to provide services under this contract or the breakdown or malfunction of Saanich equipment unless such failure, breakdown or malfunction was the result of a deliberate act or negligence of a Saanich officer or employee.

8.0 DEFAULT AND EARLY TERMINATION

8.1 If either party is in breach of this Agreement, and the breach is not corrected within 30 days after notice of the breach provided to that party, the party not in breach may terminate this Agreement.

8.2 This Agreement will terminate in the event that the fire dispatch and communications services of both parties are consolidated with the fire communications services of one or more other local governments.

9.0 GENERAL PROVISIONS

9.1 Notice

It is hereby mutually agreed that any notice required to be given under this agreement will be deemed to be sufficiently given if:

- (a) delivered at the time of delivery; and
- (b) mailed from any government post office in the province of British Columbia by prepaid registered mail addressed as follows:

if to Colwood:

3300 Wishart Road
Victoria, B.C. V9C 1R1
Attention: Corporate Officer

if to Saanich:

770 Vernon Avenue
Victoria, B.C. V8X 2W7
Attention: Municipal Clerk

Unless otherwise specified herein, any notice required to be given under this Agreement by any party will be deemed to have been given if mailed by prepaid registered mail, or sent by facsimile transmission, or delivered to the address of the other party set forth on the first page of this Agreement or at such other address as the other party may from time to time direct in writing, and any such notice will be deemed to have been received if mailed or faxed, 72 hours after the time of mailing or faxing and, if delivered, upon the date of delivery. If normal mail service or facsimile service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice in order to ensure prompt receipt thereof.

9.2 Time

Time is to be of the essence for this Agreement.

9.3 Binding Effect

This Agreement will inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees.

9.4 **Waiver**

The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

9.5 **Headings**

Section and paragraph headings are inserted for identification purposes only and do not form part of this Agreement.

9.6 **Language**

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

9.7 **Cumulative Remedies**

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

9.8 **Law Applicable**

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

9.9 **Relationship of Parties**

No provision of this Agreement shall be construed to create a partnership or joint venture relationship, an employer-employee relationship, a landlord-tenant or a principal-agent relationship.

9.10 **Amendment**

This Agreement may not be modified or amended except by the written agreement of the parties.

9.11 **Integration**

This Agreement contains the entire agreement and understanding of the parties with respect to the matters contemplated by this Agreement and supersedes all prior and contemporaneous agreements between them with respect to such matters.

9.12 **Survival**

All representations and warranties set forth in this Agreement and all provisions of this Agreement, the full performance of which is not required prior to a termination

of this Agreement, shall survive any such termination and be fully enforceable thereafter.

9.13 Notice of Violations

Each party shall promptly notify the other party of any matter which is likely to continue to give rise to a violation of its obligations under this Agreement.

9.14 Settlement

The parties acknowledge that they have a common goal of providing public service and will attempt to settle any differences arising in the administration of this Agreement amicably through discussion in good faith with a view to providing quality public service at a reasonable cost.

9.15 Dispute Resolution Process

- (a) If there is any dispute arising out of or relating to this Agreement and the services provided, then the parties will use reasonable good faith efforts to resolve such dispute, first by direct negotiation and then, if that is not successful, by mediation with a neutral third party mediator acceptable to both parties. Each party will bear its own costs and expenses in connection with any mediation and all costs and expenses of the mediator will be shared equally by the parties. Any dispute arising out of or relating to this Agreement that is not settled by agreement between the parties within a reasonable time through direct negotiation first and mediation second will then be settled exclusively by binding arbitration by a single arbitrator.
- (b) The location of the arbitration will be Victoria, British Columbia. The arbitration will be governed by the *Commercial Arbitration Act* (British Columbia). The arbitrator will be selected and the arbitration will be conducted in accordance with the British Columbia Domestic Commercial Arbitration Rules (the "**Rules**"), except that the provisions of this Agreement will prevail over the Rules. The parties will share equally in the fees and expenses of the arbitrator and the cost of the facilities used for the arbitration hearing, but will otherwise each bear their respective costs incurred in connection with the arbitration. Depositions will not be allowed, but information may be exchanged by other means. The parties will use their best efforts to ensure that an arbitrator is selected promptly and that the arbitration hearing is conducted no later than three (3) months after the arbitrator is selected. The arbitrator must decide the dispute in accordance with the substantive law which would govern the dispute if it were litigated in court. This requirement does not, however, mean that the award is reviewable by a court for errors of law or fact. Following the arbitration hearing, the arbitrator will issue an award and a separate written decision which summarizes the reasoning behind the award and the legal basis for the award. The arbitrator will not:
 - I. impose liability excluded by the terms of this Agreement;
 - II. award damages excluded by the terms of this Agreement;
 - III. award damages in excess of the amount, if any, limited by the terms of this Agreement; or
 - IV. except as otherwise permitted by the terms of this Agreement, require one party to pay another party's costs, fees, lawyer's fees or expenses.

The award of the arbitrator will be final and binding on each party. Judgment upon the award may be entered in any court of competent jurisdiction.

- (c) Exception. The dispute resolution procedures described in Section 10.15 are the sole and exclusive procedures for the resolution of any disputes which arise out of or are related to this Agreement, except that: (a) Saanich may commence an action against Colwood for non-payment of any amount owing under this Agreement without having to commence or complete the dispute resolution procedures described in Section 10.1, and (b) either party may seek preliminary or temporary injunctive relief from a court if, in that party’s sole judgment, such action is necessary to avoid irreparable harm or to preserve the status quo. If a party seeks judicial injunctive relief as described in paragraph (b) of this Section, then the parties will continue to participate in good faith in the dispute resolution procedures described in Section 10.1. The parties agree that no court which a party petitions to grant the type of preliminary or temporary injunctive relief may award damages or resolve the dispute.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

Executed by **CITY OF COLWOOD** this _____ day of _____, 2017:)
 _____)
 Mayor)
 _____)
 Chief Administrative Officer)

Executed by **THE CORPORATION OF THE DISTRICT OF SAANICH** this _____ day of _____, 2017:)
 _____)
 Mayor)
 _____)
 Municipal Clerk)

**FIRE DISPATCH AND COMMUNICATIONS
SERVICES AGREEMENT**

THIS AGREEMENT is made as of the ____ day of _____, 2017.

BETWEEN:

TOWN OF VIEW ROYAL
45 View Royal Avenue
Victoria, B.C. V9V 1A6

(hereinafter called "**VIEW ROYAL**")

OF THE FIRST PART

AND:

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue
Victoria, B.C. V8X 2W7

(hereinafter called "Saanich")

OF THE SECOND PART

WHEREAS

- A. View Royal and Saanich are both local governments under the provisions of the Community Charter, S.B.C. c.26;
- B. View Royal and Saanich have the corporate power to enter into agreements respecting the provision of municipal services pursuant to the *Community Charter*, S.B.C. 2003, c. 26;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual promises exchanged herein, and for other good and valuable consideration, the parties agree as follows:

1.0 Definitions

1.1 In this Agreement:

- (a) **“Automatic Aid Agreement”** means Fire Department assistance dispatched automatically pursuant to an aid agreement between two communities or fire districts.
- (b) **“CAD”** means the Computer Aided Dispatch System maintained and used by the Saanich Fire Department;
- (c) **“View Royal Duty Call-Out Officer”** is the management officer of the View Royal Fire Department designated to be on call for a specified time;
- (d) **“FDM”** means the Fire Management Software program utilized by the Saanich Fire Department;
- (e) **“FDM Module”** means the individual modular component tools making up the composition of the FDM software program;
- (f) **“Fire Dispatch and Communication Services”** includes the services described in section 3.1;
- (g) **“Fire Dispatch Centre”** means the fire dispatch centre maintained by the Saanich Fire Department;
- (h) **“Mutual Aid Agreement”** means an agreement between one or more local governments under which fire fighting and other resources are provided in the event of an emergency;
- (i) **“Public Safety Answering Point (PSAP)”** means a call center responsible for answering calls to an emergency telephone number for police, fire, and emergency medical services.
- (j) **“RMS”** means the Fire Records Management System used by the Saanich Fire Department;
- (k) **“Secondary Service Answering Point (SSAP)”** means a Fire Department or Emergency Medical Service Communication Centre that assists a 9-1-1 Public Safety Answering Point (PSAP) with the dispatching of Fire and Emergency Medical Service resources.
- (l) **“Victoria Operational Communications Centre (V.O.C.C.)”** means the Communication Centre operated by the Royal Canadian Mounted Police for receiving and processing 9-1-1 Emergency Response Telephone calls as a Public Safety Answering Point as designated by the Capital Regional District.
- (m) **“Term”** means the term of this Agreement as provided for under Section 2.1.

2.0 TERM

- 2.1 This Agreement is for a term commencing on June, 1, 2017, and terminating on December, 31, 2017, subject to early termination in accordance with this Agreement.
- 2.2 Nothing in this Agreement shall be interpreted as imposing any liability or obligation on the part of either Saanich or View Royal until the commencement of the Term, as established under section 2.1.

3.0 FIRE DISPATCH AND COMMUNICATIONS SERVICES

- 3.1 Throughout the Term, Saanich will provide View Royal with fire dispatch and communications services including the following:
- (a) 911 emergency calls for fire department assistance that originate in the District of View Royal will be received and processed by the Victoria Operational Communications Centre and forwarded to the Fire Dispatch Centre;
 - (b) the Fire Dispatch Centre will utilize its CAD system to initiate reporting and data transfer to dispatch the call to the View Royal Fire Department with voice confirmation;
 - (c) after the initial dispatch, the Fire Dispatch Centre will provide full incident command support to the View Royal Fire Department, including the call out of additional resources specific to the incident (including through operational guidelines and Mutual or Automatic Aid Agreements) where required by the View Royal Fire Department. The responsibility of Saanich for the call out of View Royal Fire Department personnel additional to those on shift shall be limited to a single point of contact or page out as mutually agreed to by the parties.
 - (d) non emergency telephone answering and duty paging service during normal office silent hours for the City of View Royal. To minimize impact on dispatch operations, View Royal will maintain a public information and voice messaging system attached to its business telephone line as a first point of contact for after hours Fire Department public information and contact procedures.
- 3.2 Saanich will provide fire dispatch and communications services under this Agreement in accordance with the standards utilized by the Saanich Fire Department, unless a variance of such standards is mutually agreed between the parties.
- 3.3 Saanich will provide at the Fire Dispatch Centre all equipment, computer software, and personnel necessary for the provision of fire dispatch and communications

services under this Agreement. Saanich will ensure all personnel who participate in providing these services are fully trained in accordance with the Alarm Dispatcher training standards and curriculum adopted by the Saanich Fire Department. View Royal will on its premises provide all computer hardware and other equipment needed in order to maintain the required service link with the Fire Dispatch Centre.

- 3.4 Saanich will provide View Royal with access to the FDM computer aided dispatch module, personnel module, property module, and incidents module, to facilitate fire dispatch, records management, and reporting functions. Saanich will provide additional FDM modules to View Royal subject to discussion and agreement between the parties relating to transitional fees as agreed to.
- 3.5 View Royal will provide to Saanich regular data updates, electronic or otherwise formatted, so that Saanich may ensure that the FDM system data base is current and compatible with the most recent FDM software version release. Such data updates will include but are not necessarily limited to View Royal property and business profile information, property reference contact information, street and hydrant location, and GIS mapping data. View Royal will be responsible for the general input and updating of all routine property profile and reference updates, all incident property links, and final review of emergency incident data prior to archiving. Standards for data input, management and storage shall be those reasonably established and followed by the Saanich FDM system administrator. Saanich will provide View Royal with the necessary data management support to ensure that system performance standards are met and that system security and data integrity are maintained.
- 3.6 Saanich will retain all voice recordings of requests for emergency assistance received from within View Royal for a period of two (2) years or such longer time as may be required by law. Saanich will retain all 911 and other records normally kept by it under its own operating procedures in relation to the fire dispatch and communications services for a period of two (2) years or such longer time as may be required by law. All records and data maintained by Saanich will be stored in a secured area, and access to those records and data will be given to duly authorized personnel of the View Royal Fire Department.

4.0 FEES

- 4.1 During the Term of this Agreement View Royal will pay to Saanich a fee of \$38,010.00 through the following instalment payments:
- (a) \$21,720.00 on or before June 1, 2017; and
 - (b) \$16,290.00 on or before October 1, 2017.

5.0 EQUIPMENT REQUIREMENTS

- 5.1 During the Term of this Agreement, View Royal will reimburse Saanich for any other costs incurred in relation to additional fire dispatch and communications services not specifically provided under this agreement.

6.0 INDEMNITY

- 6.1 Saanich agrees that it will indemnify and save harmless View Royal from and against any claims, suits, actions, causes of actions, costs, damages or expenses of any kind that result from:
- (a) the negligence of Saanich and its employees, contractors and agents in the provision of fire dispatch and communications services; or
 - (b) a breach of this Agreement by Saanich.
- 6.2 View Royal agrees that it will indemnify and save harmless Saanich from and against any claims, suits, actions, causes of actions, costs, damages or expenses of any kind that result from:
- (a) the negligence of View Royal and its employees, contractors and agents; or
 - (b) a breach of this Agreement by View Royal.

7.0 LIMITATION OF LIABILITY

- 7.1 Neither Saanich nor any of its officers or employees shall be liable to View Royal or any owner or occupier of property in View Royal for any loss or damage caused by the failure of Saanich or its officers or employees to provide services under this contract or the breakdown or malfunction of Saanich equipment unless such failure, breakdown or malfunction was the result of a deliberate act or negligence of a Saanich officer or employee.

8.0 DEFAULT AND EARLY TERMINATION

- 8.1 If either party is in breach of this Agreement, and the breach is not corrected within 30 days after notice of the breach provided to that party, the party not in breach may terminate this Agreement.
- 8.2 This Agreement will terminate in the event that the fire dispatch and communications services of both parties are consolidated with the fire communications services of one or more other local governments.

9.0 GENERAL PROVISIONS

9.1 Notice

It is hereby mutually agreed that any notice required to be given under this agreement will be deemed to be sufficiently given if:

- (a) delivered at the time of delivery; and
- (b) mailed from any government post office in the province of British Columbia by prepaid registered mail addressed as follows:

if to View Royal:

45 View Royal Avenue
Victoria, BC V9B 1A6
Attention: Corporate Officer

if to Saanich:

770 Vernon Avenue
Victoria, B.C. V8X 2W7
Attention: Municipal Clerk

Unless otherwise specified herein, any notice required to be given under this Agreement by any party will be deemed to have been given if mailed by prepaid registered mail, or sent by facsimile transmission, or delivered to the address of the other party set forth on the first page of this Agreement or at such other address as the other party may from time to time direct in writing, and any such notice will be deemed to have been received if mailed or faxed, 72 hours after the time of mailing or faxing and, if delivered, upon the date of delivery. If normal mail service or facsimile service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice in order to ensure prompt receipt thereof.

9.2 Time

Time is to be of the essence for this Agreement.

9.3 Binding Effect

This Agreement will inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees.

9.4 **Waiver**

The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

9.5 **Headings**

Section and paragraph headings are inserted for identification purposes only and do not form part of this Agreement.

9.6 **Language**

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

9.7 **Cumulative Remedies**

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

9.8 **Law Applicable**

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

9.9 **Relationship of Parties**

No provision of this Agreement shall be construed to create a partnership or joint venture relationship, an employer-employee relationship, a landlord-tenant or a principal-agent relationship.

9.10 **Amendment**

This Agreement may not be modified or amended except by the written agreement of the parties.

9.11 **Integration**

This Agreement contains the entire agreement and understanding of the parties with respect to the matters contemplated by this Agreement and supersedes all prior and contemporaneous agreements between them with respect to such matters.

9.12 **Survival**

All representations and warranties set forth in this Agreement and all provisions of this Agreement, the full performance of which is not required prior to a termination

of this Agreement, shall survive any such termination and be fully enforceable thereafter.

9.13 Notice of Violations

Each party shall promptly notify the other party of any matter which is likely to continue to give rise to a violation of its obligations under this Agreement.

9.14 Settlement

The parties acknowledge that they have a common goal of providing public service and will attempt to settle any differences arising in the administration of this Agreement amicably through discussion in good faith with a view to providing quality public service at a reasonable cost.

9.15 Dispute Resolution Process

- (a) If there is any dispute arising out of or relating to this Agreement and the services provided, then the parties will use reasonable good faith efforts to resolve such dispute, first by direct negotiation and then, if that is not successful, by mediation with a neutral third party mediator acceptable to both parties. Each party will bear its own costs and expenses in connection with any mediation and all costs and expenses of the mediator will be shared equally by the parties. Any dispute arising out of or relating to this Agreement that is not settled by agreement between the parties within a reasonable time through direct negotiation first and mediation second will then be settled exclusively by binding arbitration by a single arbitrator.
- (b) The location of the arbitration will be Victoria, British Columbia. The arbitration will be governed by the *Commercial Arbitration Act* (British Columbia). The arbitrator will be selected and the arbitration will be conducted in accordance with the British Columbia Domestic Commercial Arbitration Rules (the "**Rules**"), except that the provisions of this Agreement will prevail over the Rules. The parties will share equally in the fees and expenses of the arbitrator and the cost of the facilities used for the arbitration hearing, but will otherwise each bear their respective costs incurred in connection with the arbitration. Depositions will not be allowed, but information may be exchanged by other means. The parties will use their best efforts to ensure that an arbitrator is selected promptly and that the arbitration hearing is conducted no later than three (3) months after the arbitrator is selected. The arbitrator must decide the dispute in accordance with the substantive law which would govern the dispute if it were litigated in court. This requirement does not, however, mean that the award is reviewable by a court for errors of law or fact. Following the arbitration hearing, the arbitrator will issue an award and a separate written decision which summarizes the reasoning behind the award and the legal basis for the award. The arbitrator will not:
 - I. impose liability excluded by the terms of this Agreement;
 - II. award damages excluded by the terms of this Agreement;
 - III. award damages in excess of the amount, if any, limited by the terms of this Agreement; or
 - IV. except as otherwise permitted by the terms of this Agreement, require one party to pay another party's costs, fees, attorney's fees or expenses.

The award of the arbitrator will be final and binding on each party. Judgment upon the award may be entered in any court of competent jurisdiction.

- (c) Exception. The dispute resolution procedures described in Section 10.15 are the sole and exclusive procedures for the resolution of any disputes which arise out of or are related to this Agreement, except that: (a) Saanich may commence an action against View Royal for non-payment of any amount owing under this Agreement without having to commence or complete the dispute resolution procedures described in Section 10.1, and (b) either party may seek preliminary or temporary injunctive relief from a court if, in that party's sole judgment, such action is necessary to avoid irreparable harm or to preserve the status quo. If a party seeks judicial injunctive relief as described in paragraph (b) of this Section, then the parties will continue to participate in good faith in the dispute resolution procedures described in Section 10.1. The parties agree that no court which a party petitions to grant the type of preliminary or temporary injunctive relief may award damages or resolve the dispute.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

Executed by the **TOWN OF VIEW ROYAL**)
this ___ day of _____, 2017:)
)
)
 _____)
 Mayor)
)
 _____)
 Corporate Officer)

Executed by **THE CORPORATION OF**)
THE DISTRICT OF SAANICH this ___ day)
 of _____, **2017:**)
)
)
 _____)
 Mayor)
)
 _____)
 Municipal Clerk)

**FIRE DISPATCH AND COMMUNICATIONS
SERVICES AGREEMENT**

THIS AGREEMENT is made as of the ____ day of _____, 2017.

BETWEEN:

THE TOWN OF SIDNEY
2440 Sidney Avenue
Sidney, B.C., V8L 1Y7

(hereinafter called "Sidney")

OF THE FIRST PART

AND:

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue
Victoria, B.C. V8X 2W7

(hereinafter called "Saanich")

OF THE SECOND PART

WHEREAS

- A. Sidney and Saanich are both local governments under the provisions of the *Community Charter*, S.B.C. 2003, c. 26;
- B. Sidney has established a municipal fire department (the "Sidney Fire Department"), and wishes to contract with Saanich for the provision of fire dispatch services to Sidney;
- C. Sidney and Saanich have the corporate power to enter into agreements respecting the provision of municipal services pursuant to the *Community Charter*, S.B.C. 2003, c. 26;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual promises exchanged herein, and for other good and valuable consideration, parties agree as follows:

1.0 Definitions

1.1 In this Agreement:

- (a) **"CAD"** means the Computer Aided Dispatch System maintained and used by the Saanich Fire Department;
- (b) **"Sidney Duty Call-Out Officer"** is the management officer of the Sidney Fire Department designated to be on call for a specified time;
- (c) **"FDM"** means the Fire Management Software program utilized by the Saanich Fire Department;
- (d) **"FDM Module"** means the individual modular component tools making up the composition of the FDM software program;
- (e) **"Fire Dispatch and Communication Services"** includes the services described in section 3.1;
- (f) **"Fire Dispatch Centre"** means the fire dispatch centre maintained by the Saanich Fire Department;
- (g) **P.E.M.O.** means the Peninsula Emergency Measures Organization, the emergency program for the Town of Sidney, District of North Saanich and the District of Central Saanich.
- (h) **"RMS"** means the Fire Records Management System used by the Saanich Fire Department;
- (i) **"Victoria Operational Communications Centre (V.O.C.C.)"** means the Royal Canadian Mounted Police operating a 9-1-1 emergency Response Telephone Service as a Public Safety Answering Point as designated by the Capital Regional District;
- (j) **"Term"** means the term of this Agreement as provided for under Section 2.1.

2.0 TERM

- 2.1 This Agreement is for a term commencing on July 1, 2017 and terminating on December 31, 2017, subject to early termination in accordance with this Agreement.
- 2.2 Nothing in this Agreement shall be interpreted as imposing any liability or obligation on the part of either Saanich or Sidney until the commencement of the Term, as established under section 2.1.

3.0 FIRE DISPATCH AND COMMUNICATIONS SERVICES

- 3.1 Throughout the Term, Saanich will provide Sidney with message relay fire dispatch services including the following:
- (a) the Fire Dispatch centre will process all 9-1-1 emergency calls for fire department assistance received from the Victoria Operational Communications Centre related to emergencies in Sidney;
 - (b) the Fire Dispatch Centre will utilize its CAD system to initiate incident reporting and will dispatch all emergency and non-emergency calls received for the Town of Sidney;
 - (c) the Fire Dispatch Centre will provide paging service for the Sidney duty officer, P.E.M.O and Sidney Fire Chief call-outs and the telephone and radio communications necessary to facilitate timely and accurate response by Sidney Fire personnel.
- 3.2 Saanich will provide fire dispatch and communications services under this Agreement in accordance with the standards utilized by the Saanich Fire Department, unless a variance of such standards is mutually agreed between the parties.
- 3.3 Saanich will provide at the Fire Dispatch Centre all equipment, computer software, and personnel necessary for the provision of message relay fire dispatch and communications services under this Agreement, and will ensure that all Saanich personnel who participate in providing these services are fully trained. Sidney will on its premises provide all computer hardware and other equipment needed in order to maintain the required service link with the Fire Dispatch Centre.
- 3.4 Saanich will provide Sidney with access to the FDM computer aided dispatch module, personnel module, property module, incidents module, inspection module, and training module to facilitate fire dispatch, records management, and reporting functions. Saanich may provide to Sidney related technical support for existing FDM modules and/or access to additional FDM modules subject to further agreement between the parties and the payment of any additional fees as agreed to.
- 3.5 Sidney will provide to Saanich regular data updates, electronic or otherwise formatted, so that Saanich may ensure that the FDM system data base is current and compatible with the most recent FDM software version release. Such data updates will include but are not necessarily limited to Sidney property and business profile information, property reference contact information, street and hydrant location, and GIS mapping data. Sidney will be responsible for the general input and updating of all routine property profile and reference updates, all incident property links, and final review of emergency incident data prior to archiving. Standards for data input, management and storage shall be those reasonably established and followed by the Saanich FDM system administrator. Saanich will provide Sidney with the necessary data management support to ensure that

system performance standards are met and that system security and data integrity are maintained.

- 3.6 Saanich will retain all voice recordings of requests for emergency assistance received from within Sidney for a period of two (2) years or such longer time as may be required by law. Saanich will retain all 9-1-1 and other records normally kept by it under its own operating procedures in relation to the fire dispatch and communications services for a period of two (2) years or such longer time as may be required by law. All records and data maintained by Saanich will be stored in a secured area, and access to those records and data will be given to duly authorized personnel of the Sidney Fire Department.

4.0 FEES

- 4.1 During the Term of this Agreement Sidney will pay to Saanich a fee of \$25,505.00 through the following instalment payments:

- (a) \$12,752.50 on or before July 1, 2017; and
- (b) \$12,752.50 on or before October 1, 2017.

5.0 EQUIPMENT REQUIREMENTS

- 5.1 Saanich will coordinate setting up the property based data file and the CAD system that are necessary for the services provided under this Agreement.

- 5.2 Sidney will provide the following equipment (which shall remain the property of Sidney) to facilitate the provision of the services provided under this Agreement:

- (a) one dedicated FDM computer located at Sidney;
- (b) one dedicated printer to facilitate rip and run dispatch ticketing located at Sidney.

- 5.3 During the Term of this Agreement, Sidney will reimburse Saanich for any other one-time start up costs incurred in relation to the transfer of fire dispatch and communications services to Saanich. Such costs include but are not limited to;

- (a) One FDM concurrent user license to be provided by Saanich;
- (b) Saanich radio console and antenna modifications;
- (c) Saanich communications centre and IT division staff time.

6.0 INDEMNITY

6.1 Saanich agrees that it will indemnify and save harmless Sidney from and against any claims, suits, actions, causes of actions, costs, damages or expenses of any kind that result from:

- (a) the negligence of Saanich and its employees, contractors and agents in the provision of fire dispatch and communications services; or
- (b) a breach of this Agreement by Saanich.

6.2 Sidney agrees that it will indemnify and save harmless Saanich from and against any claims, suits, actions, causes of actions, costs, damages or expenses of any kind that result from:

- (a) the negligence of Sidney and its employees, contractors and agents; or
- (b) a breach of this Agreement by Sidney.

7.0 LIMITATION OF LIABILITY

7.1 Neither Saanich nor any of its officers or employees shall be liable to Sidney or any owner or occupier of property in Sidney for any loss or damage caused by the failure of Saanich or its officers or employees to provide services under this contract or the breakdown or malfunction of Saanich equipment unless such failure, breakdown or malfunction was the result of a deliberate act or negligence of a Saanich officer or employee.

8.0 DEFAULT AND EARLY TERMINATION

8.1 If either party is in breach of this Agreement, and the breach is not corrected within 30 days after notice of the breach provided to that party, the party not in breach may terminate this Agreement.

8.2 This Agreement will terminate in the event that the fire dispatch and communications services of both parties are consolidated with the fire communications services of one or more other local governments.

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9.0 GENERAL PROVISIONS

9.1 Notice

It is hereby mutually agreed that any notice required to be given under this agreement will be deemed to be sufficiently given if:

- (a) delivered at the time of delivery; and
- (b) mailed from any government post office in the province of British Columbia by prepaid registered mail addressed as follows:

if to Sidney:

2440 Sidney Avenue,
Sidney, B.C., V8L 1Y7
Attention: Chief Administrative Officer

if to Saanich:

770 Vernon Avenue
Victoria, B.C. V8X 2W7
Attention: Municipal Clerk

Unless otherwise specified herein, any notice required to be given under this Agreement by any party will be deemed to have been given if mailed by prepaid registered mail, or sent by facsimile transmission, or delivered to the address of the other party set forth on the first page of this Agreement or at such other address as the other party may from time to time direct in writing, and any such notice will be deemed to have been received if mailed or faxed, 72 hours after the time of mailing or faxing and, if delivered, upon the date of delivery. If normal mail service or facsimile service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice in order to ensure prompt receipt thereof.

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- I. impose liability excluded by the terms of this Agreement;
- II. award damages excluded by the terms of this Agreement;
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The award of the arbitrator will be final and binding on each party. Judgment upon the award may be entered in any court of competent jurisdiction.

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IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

Executed by **THE TOWN OF SIDNEY** this)
___ day of _____, 2017:)

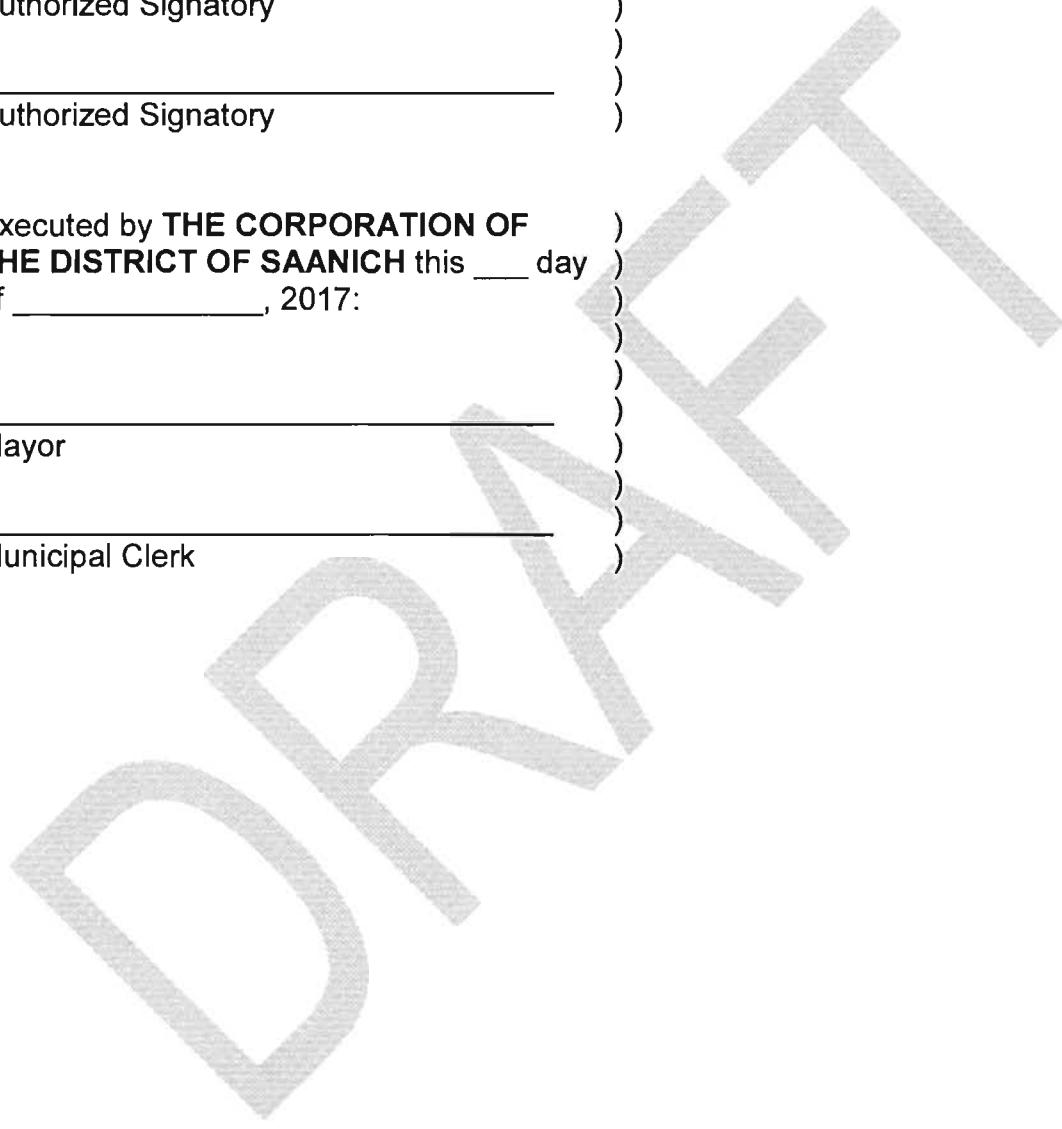
Authorized Signatory)

Authorized Signatory)

Executed by **THE CORPORATION OF**)
THE DISTRICT OF SAANICH this ___ day)
of _____, 2017:)

Mayor)

Municipal Clerk)

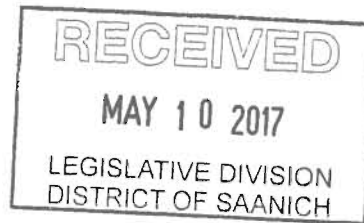


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The Corporation of the District of Saanich

Report



Mayor
Councillors
Administrator

Council
Administrator
Media

To: Mayor and Council

From: Harley Machielse, Director of Engineering

Date: 5/5/2017

Subject: Federal Gas Tax Strategic Priorities Fund Application for the Shelbourne Valley Action Plan Short Term Mobility Improvements Project

RECOMMENDATION

That Council endorses the application to the Federal Gas Tax Strategic Priorities Fund for Phase 1 of the Shelbourne Valley Action Plan (SVAP) Short Term Mobility Improvements; and, commits to Council's share of the project design and construction costs.

PURPOSE

The purpose of the report is to seek Council endorsement for a Federal Gas Tax Strategic Priorities Fund (SPF) application for the SVAP that is administered through the Union of British Columbia Municipalities.

DISCUSSION

All local governments outside of the Metro Vancouver Area are encouraged to prepare applications for the next round of Federal Gas Tax funding delivered through the SPF. The SPF provides up to 100% funding for eligible capital and capacity building projects. The purpose of the SPF is to provide funding for strategic investments that are large in scale, regional in impact or innovative and support the Gas Tax Fund national objectives of productivity and economic growth, a clean environment, and strong cities and communities.

The objective of this round of funding is to fully commit the remaining funding available for the Strategic Priorities Fund under the current Administrative Agreement. It is anticipated that a minimum of \$180 million will be available to eligible local governments, making it the largest single intake for the Federal Gas Tax Fund in BC.

The SPF will provide at a maximum \$6 million per funded project. Project applications over \$6 million remain eligible provided that additional costs are confirmed through other funding sources. The deadline for application submissions is June 1, 2017.

CM
D.2

Staff intend to submit an application for the design and construction for Phase 1 of the Short Term Mobility Improvements. Phase 1 is defined within the SVAP as Shelbourne Street between Torquay Drive and McKenzie Avenue and the UVic Bike Connector. The project includes installation of new cycling facilities, pedestrian safety improvements, and replacement of underground infrastructure. The cost estimate for Phase 1 of the short term mobility improvements is \$7.9 million.

The program guidelines for the funding specifically recommend that large projects that require significant funding support submit an application using a “phased” approach. The SVAP is an ideal project for the funding as it meets the Gas Tax national objectives and aligns with the criteria outlined within the SPF program guidelines.

If successful, the SPF will provide committed funding to allow for the potential acceleration of future phases of the SVAP short term mobility improvement project and allow for other active transportation and underground capital projects to be completed in parallel with the project.

FINANCIAL IMPLICATIONS

Funding for Phase 1 of the project is provided for in the adopted 2017-2021 Financial Plan as part of the transportation, drainage and utilities 5 year capital plans.

STRATEGIC PLAN IMPLICATIONS

The project directly aligns with the Saanich Vision of Environmental Integrity outlining balanced transportation options that are highlighted with the implementation of key mobility initiatives from the Shelbourne Valley Action Plan.

CONCLUSIONS

The Strategic Priorities Fund is an application based program available to local governments to support infrastructure improvements related to active transportation, waste water, and drinking water. Staff plan to submit an application for funding for Phase 1 of the Shelbourne Valley Short Term Mobility Improvements that have been identified as part of the Shelbourne Valley Action Plan.

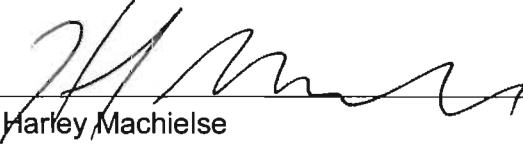
Prepared by



Brad Ormiston

Project Manager

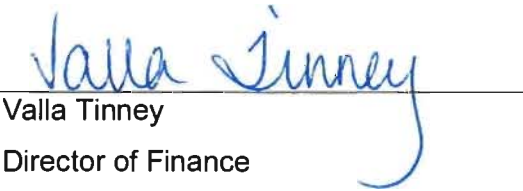
Reviewed by



Harley Machielse

Director of Engineering

Reviewed by



Valla Tinney

Director of Finance

BJO

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Engineering.



Paul Thorkelsson, Administrator



The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Adminis
Media

Report

To: Mayor and Council
From: Harley Machielse, Director of Engineering
Date: 5/3/2017
Subject: Council Chamber Renovation

RECOMMENDATION

- A. That Council approve a Heritage Alteration Permit to allow the alteration of the Council Chamber dais.
- B. That Council approve the proposed renovation to the Council Chambers in the amount of \$60,000.

PURPOSE

The purpose of this report is to recommend to Council renovations to the Council Chamber that supports webcasting, while enhancing the ability for Council interaction and the experience between Council and the public.

DISCUSSION

Background

On December 14, 2015, Council considered a report that recommended a Council Chamber renovation that would implement live webcasting using multiple cameras. Feedback from the meeting indicated the overall recommended cost was higher than anticipated and further information was desired. After discussion, Council motioned "that the item be postponed for further discussion at a future Council meeting."

On February 22, 2016, Council approved a report to conduct a second pilot that placed Council in a "U" shape configuration at a floor setting. The seating layout was considered a foundational element in order to move forward with any Chamber renovations. The goal of the pilot was to give Council a second perspective of conducting meetings at a floor setting versus a raised platform setting.

**CM
D.3**

Pilot Public Feedback

Although staff have not conducted a formal survey of the pilot, general comments made by speakers and the public in attendance have been supportive and positive. Specifically, speakers have commented they feel the configuration is effective and allows the public to better view Council in comparison to the traditional layout. Some of the comments regarding the seated podium have been mixed but generally supportive with some feeling more comfortable and relaxed while others prefer to stand. Staff believe these concerns are addressed in the recommended option that provides a modular podium that could be placed on top of the desk should a speaker prefer to stand.

Chamber Renovations

It is recommended to formalize the pilot by increasing the available floor space for the seating layout, building new millwork, and making minor refreshments to the interior.

Additional floor space would be created by removing a portion of the dais to improve circulation within the seating layout. The large platform dais would no longer be required and would be converted to a two-step shorter platform (as shown in Appendix A) that could be used to support group photos and special event performances.

Existing desks will be retained to the extent possible but new millwork is required for the Mayor, two staff, and the speaker's podium. The millwork would be sensitive to the heritage elements of the room and would match the existing desks.

Minor refreshments to the interior such as replacement of the carpet and re-finishing of the cedar wood paneling are also recommended.

ALTERNATIVES

1. That Council approve the recommendation as outlined in the staff report.
2. That Council approve a Chamber renovation with a raised Council seating layout.
3. That Council provide direction to Staff to take no action and restore the seating layout to the traditional setting.

FINANCIAL IMPLICATIONS

Alternative 1 – The costs to renovate the chamber (\$60,000) would be funded through the Facilities operating budget.

Alternative 2 – The costs associated with renovating the Council Chamber at a raised platform as outlined in the report from December 14, 2014, is estimated to be \$150,000. Should Council approve alternative 2, staff recommend allocating the additional \$90,000 from the 2016 annual surplus contingency established for Council initiatives.

STRATEGIC PLAN IMPLICATIONS

The Chamber renovations are a supporting element to Council's 2015-2018 Strategic Plan initiative to Implement Live Webcasting of Council Meetings. As a result, the project has been included as part of existing workplan priorities.

HERITAGE IMPLICATIONS

Heritage Designation Bylaw No. 9361 protecting the heritage character of the Municipal Hall identifies the following interior heritage elements within the Council Chambers:

- Finished cedar wood paneling on walls and ceiling of the Council area;
- Unique ceiling form;
- Council Chamber dais;
- Backdrop to Council Chambers made of cedar strips with burlap material;
- Vertical stacked concrete block walls flanking the public gallery;
- Valence skylight at back wall; and
- Doors and jambs made of cedar board and glass light panels.

A Heritage Alteration Permit is required to authorize alteration of interior building features that are identified in a heritage designation bylaw.

The proposed renovation work includes a change to the dais by stepping it back by 1m to accommodate more floor space for Council seating. The remaining portion of the dais will be retained, but it will be tiered to provide the opportunity for future use during special events and to cover a rise in the concrete flooring at this end of the Chambers. The proposed renovation incorporates and preserves the heritage characteristics while minimizing the impacts.

The Saanich Heritage Foundation considered the proposal to renovate the layout of the Council seating at their December 2015 and September 2016 meetings. At the September 13, 2016 meeting the members were supportive of the proposed plan and they suggested the option of stepping back the dais.

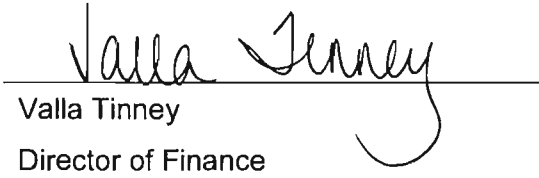
SUMMARY

The Council Chamber has experienced only minor maintenance and updates over the past several years. It is recommended to change the seating layout based on the positive experience and comments during the most recent pilot, and make minor renovations to the interior that are sympathetic to the heritage elements of the Chamber.

Prepared by


Harley Machielse
Director of Engineering

Reviewed by


Valla Tinney
Director of Finance

hm

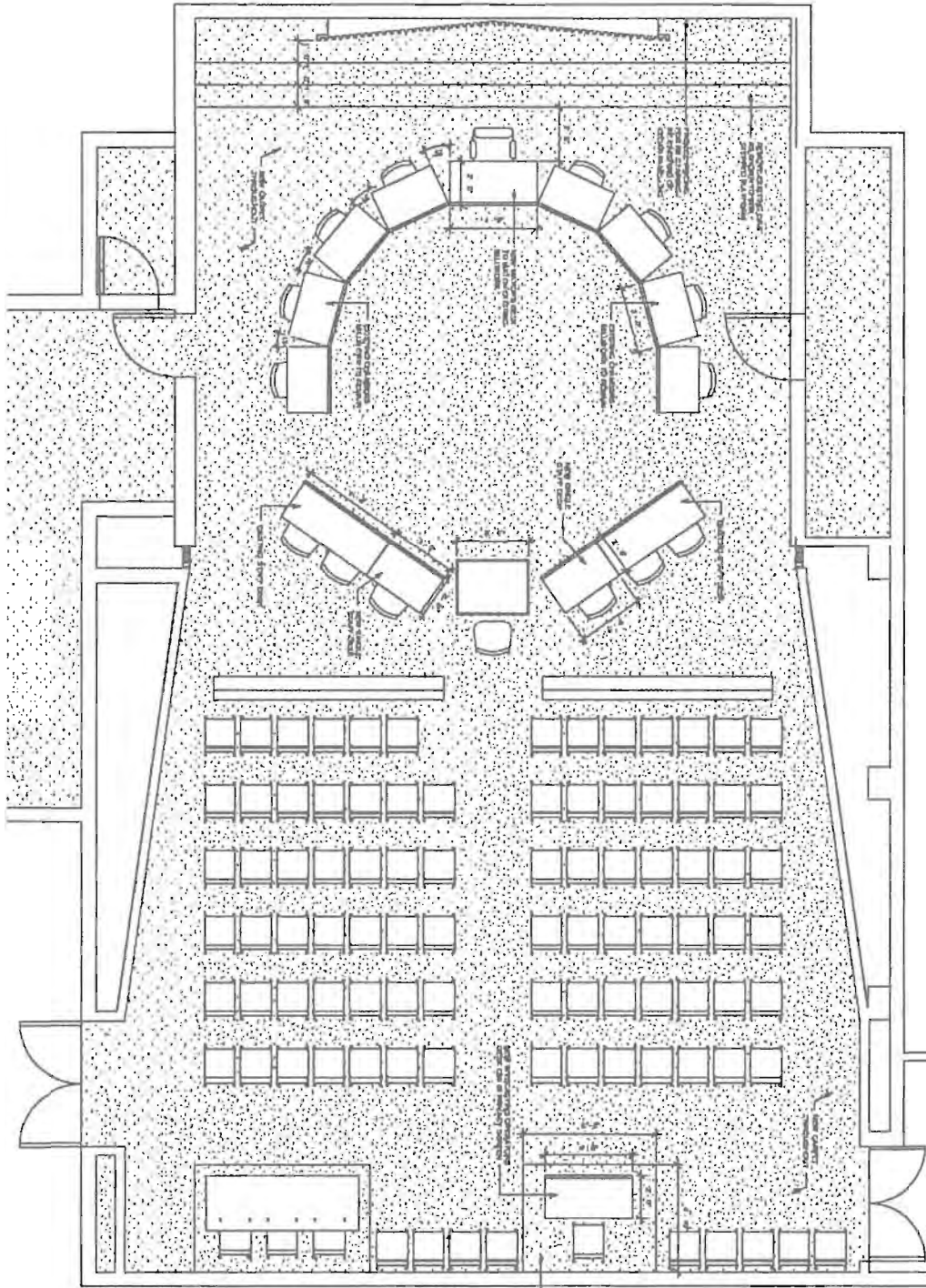
cc: Ken Watson, Director of Legislative Services
Sharon Hvozdzanski, Director of Planning

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Engineering.


Paul Thorkelsson, Administrator

Appendix A – Chamber Floor Plan



DISTRICT OF SAANICH
HERITAGE ALTERATION PERMIT

NO. HER00043

**TO: THE CORPORATION OF THE DISTRICT OF SAANICH
770 VERNON AVENUE
VICTORIA, B.C. V8X 2W7**

(herein called "the Owner")

1. This Heritage Alteration Permit is issued subject to compliance with the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. Heritage Designation Bylaw, 2015, No. 9361 designates part of the building known as 770 Vernon Avenue as a municipal heritage property.
3. The building is located on the lands known and described as:

**Lot A, Section 33, Victoria Land District, Plan 14934, Except That Part in Plan
33545 in 803RW.
770 VERNON AVENUE**

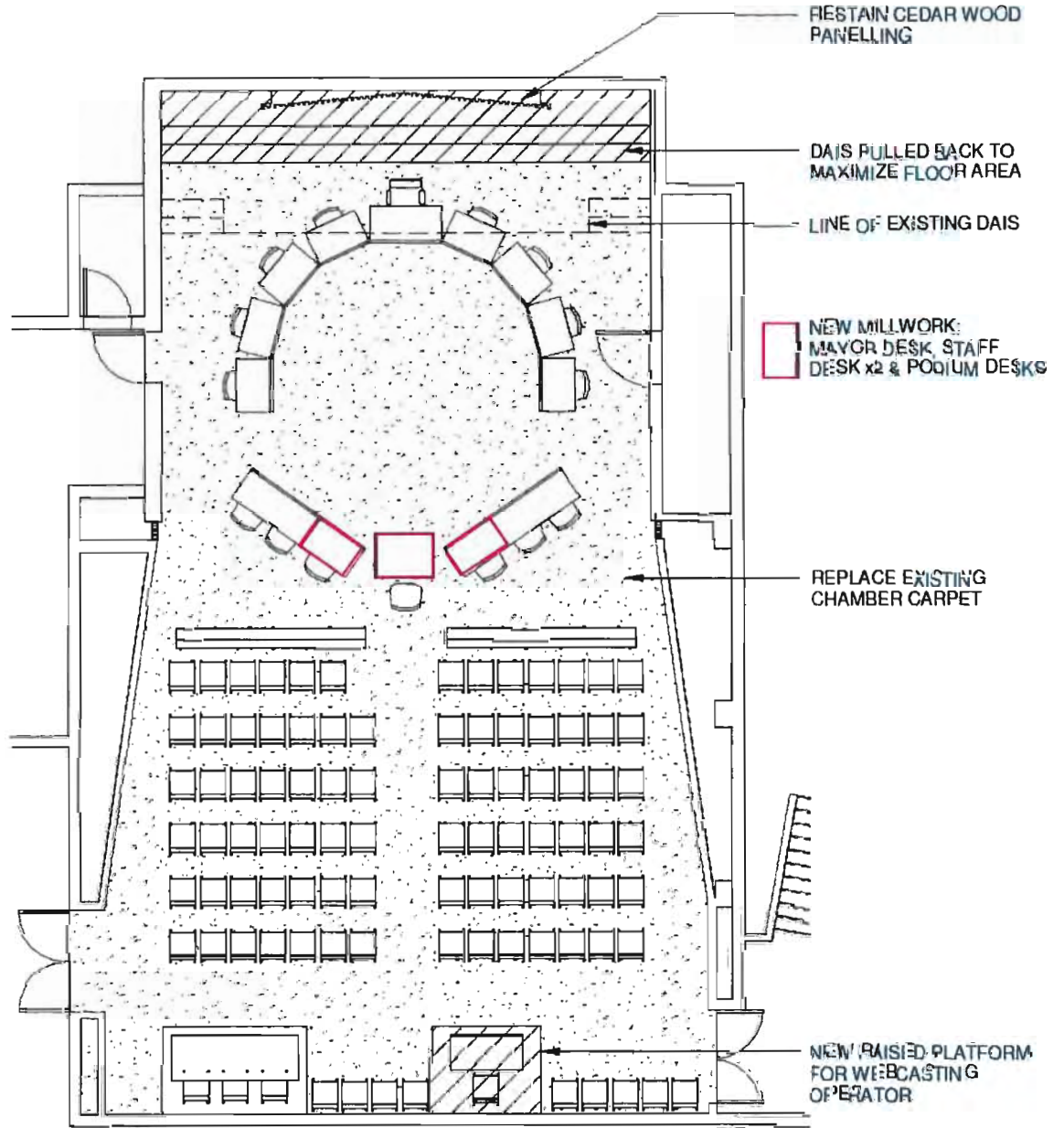
(herein called "the Lands")

4. This Heritage Alteration Permit authorizes that the Council Chamber dais be altered as shown on floor plans (Schedule A) and section drawings (Schedule B), attached hereto.
5. The lands shall be developed strictly in accordance with the Terms and Conditions and provisions of the Permit provided, however, that minor variations which do not affect the overall appearance or heritage integrity may be permitted by the Director of Planning.
6. The terms and conditions contained in this Permit shall enure to the benefit of, and be binding upon, the Owner, their executors, heirs, or administrators, successors and assigns, as the case may be, or their successors in title to the land.
7. This Permit is not a Building Permit.

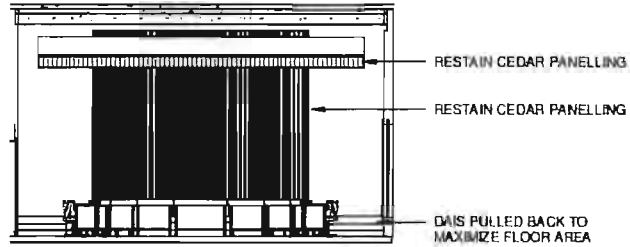
	DAY OF	2017
ISSUED THIS	DAY OF	2017

Municipal Clerk

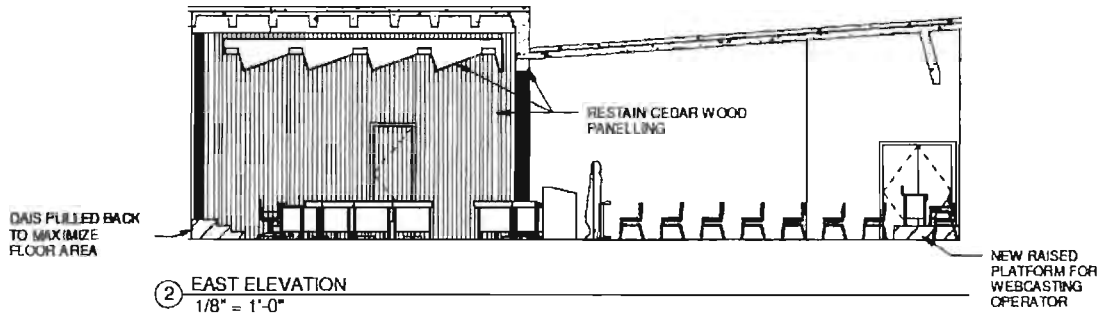
Schedule A – Floor Plan



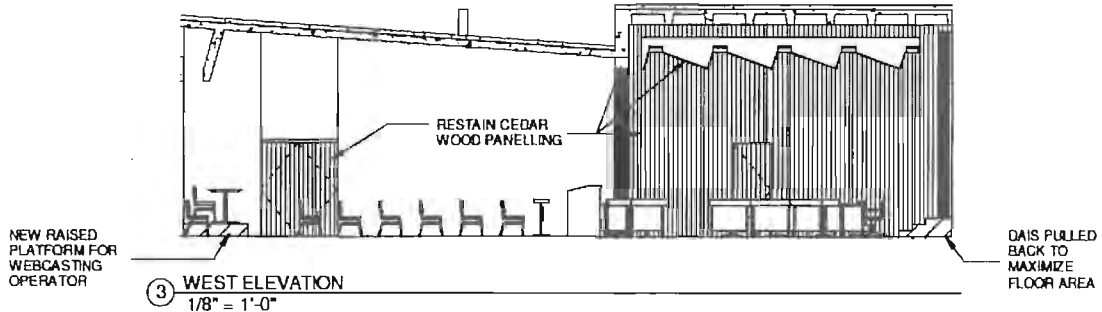
Schedule B – Section Plans



① NORTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



③ WEST ELEVATION
1/8" = 1'-0"

1410.04
+ref: 2860.40 - 4975 PATRICIA BAY HWY.

CW May 15/17

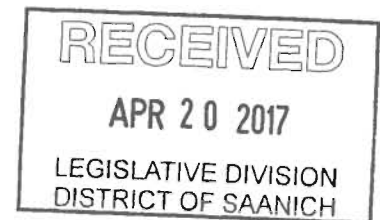


The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Council
Administrator
Media

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: April 18, 2017
Subject: Development Variance Permit Application
File: DVP00382 • 4975 Patricia Bay Highway



RECOMMENDATION

That Council approve Development Variance Permit DVP00382.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The subject application is for a development variance permit to replace an existing illuminated freestanding sign for Elk Lake Veterinary Hospital. The applicant is Priority Permits (Jason Noseworthy).

DISCUSSION

Neighbourhood Context

The 1.5 ha split-zoned site is located in the Cordova Bay Local Area within the Agricultural Land Reserve on the east side of Patricia Bay Highway south of Claremont Avenue. The west 0.66 ha is zoned A-1 (Rural). It is predominantly animal pasture, and includes the main driveway leading to the existing house and veterinary hospital. The east 0.84 ha which contains the house, hospital and associated parking is zoned C-6 (Highway Commercial). The veterinary hospital has been in operation at this location since 1965. The existing freestanding sign for the hospital is located adjacent to Patricia Bay Highway, on the A-1 (Rural) zoned portion of the site. Land use surrounding the subject property is rural residential to the north and south and single family dwellings to the east. Elk Beaver Lake Regional Park is to the west across Patricia Bay Highway (see Figures 1 and 2).

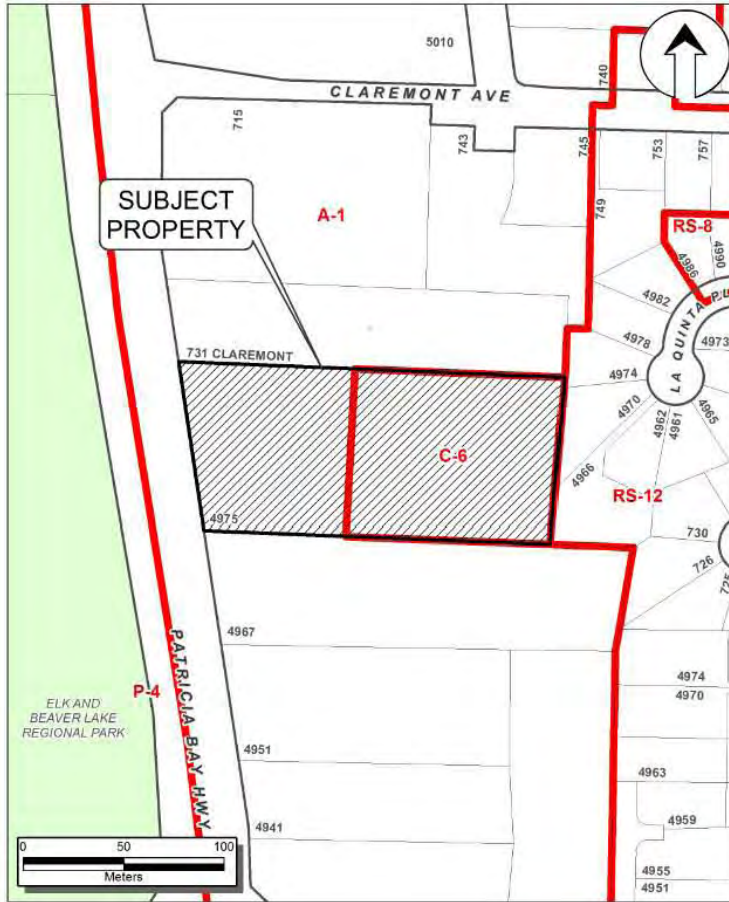


Figure 1: Context Map



Figure 2: Site Plan

Existing Sign

The veterinary hospital business has existed on the site since the mid-1960s. The existing sign was likely erected at that time. The sign is non-conforming based on the current Sign Bylaw requirements. The applicant wishes to replace the sign. The Sign Bylaw s.16 (a) states as follows:

16 (a) "A sign which was erected before the coming into force of this Bylaw shall not be altered, rebuilt, or relocated without conforming to the requirements of this Bylaw."

Proposed Sign

The proposed freestanding sign would be erected on the A-1 (Rural) zoned portion of the site in the same location as the existing sign. The A-1 zoned part of the site is within Sign District A which permits one freestanding sign with a maximum height of 1.5 m and a maximum copy area of 0.4 m² for a one-sided sign or 0.4 m² per side for a two-sided sign. The total sign area cannot be more than twice the copy area. Illuminated signs are not permitted.

The proposed sign would have a dark opaque routed aluminium face. The base would be mounted between natural cedar posts. The push-thru faced letters and circle logo would be white and turquoise translucent vinyl, back lit with LEDs. Lights would shine down to accent the cedar posts.

Variances are requested for height of the sign (4.42 m proposed), copy area (2.21 m² per side proposed) and sign area (2.6 times the copy area proposed), and to allow the sign to be illuminated.



Figure 3: Existing Sign



Figure 4: Proposed Sign

Community Consultation

Referrals were sent to the Cordova Bay Association for Community Affairs (CBACA) and the Dominion Astrophysical Observatory. A response indicating no objection was received from CBACA. There has been no response from the Observatory to date.

ALTERNATIVES

1. That Council support the proposed new sign and approve Development Variance Permit DVP00382 (Staff's Recommendation).
2. That Council reject the proposed new sign.
3. That Council provide alternate direction to Staff regarding the proposed new sign.

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:
Official Community Plan, 2008

4.2.2.3. "Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties."

4.2.8.17. "Protect the scenic values of the principal transportation corridors into the Capital City."

Cordova Bay Local Area Plan, 1998

10.6 "Carefully consider the visual impact of highway improvements or new developments on the western slopes having regard for the principles and recommendations of the Scenic Access Corridor Study, 1984."

Analysis

Design & Impact

The proposed sign would have a dark opaque routed aluminium face. The base would be mounted between natural cedar posts. The push-thru faced letters and circle logo would be white and turquoise translucent vinyl, back lit with LEDs. Lights would shine down to accent the cedar posts.

A sign of the size and design proposed would be generally consistent with freestanding signs for other C-6 (Highway Commercial) zoned businesses. The applicant has stated that first impressions are important to the success of a business. The proposed sign is designed to be more aesthetically pleasing than the existing simple box sign and the push-thru faced, back-lit copy would be softer and less distracting for drivers than the current bright white illuminated sign. The LED back-lit copy and down-facing accent lighting are designed to minimize impacts to the night sky.

Proposed Variance

While the proposed sign is for a business in Sign District D, the sign's physical location is the A-1 (Rural) zoned part of the site which is subject to the provisions of Sign District A. The Sign Bylaw s.16 (a) states as follows:

16 (a) "A sign which was erected before the coming into force of this Bylaw shall not be altered, rebuilt, or relocated without conforming to the requirements of this Bylaw."

Sign Bylaw variances are requested to vary the permitted height from 1.5 m to 4.42 m, to vary the permitted copy area from 0.4 m² per side to 2.21 m² per side, to vary the permitted sign area from two times the copy area (4.42 m²) to 2.6 times the copy area (5.82 m²), and to permit the sign to be illuminated.

If the sign was subject to the requirements for Sign District D, consistent with the C-6 (Highway Commercial) Zone, only a sign area variance would be required. Table 1 provides a comparison of the proposed sign with the requirements for Sign Districts A and D.

Table 1: Freestanding sign Requirements

Table 1 Freestanding Sign Requirements			
	Sign District A	Sign District D	Proposed
Maximum Height	1.5 m	6.0 m	4.42 m
Maximum Copy Area	0.4 m ² for a one-sided sign or 0.4 m ² per side for a two-sided sign	5.5 m ² for a one-sided sign or 11 m ² for a multi-faced sign	2.21 m ² per side
Maximum Sign Area	Twice the copy area	Twice the copy area	2.6 X the copy area (5.82 m ²)
Illumination	Not Permitted	Permitted	Yes

The need for variances results from the location of the sign on the A-1 zoned part of the site. The proposed sign would be generally consistent with other freestanding signs for businesses in the C-6 (Highway Commercial) Zone. A sign of the size and style proposed would be visible from fast moving vehicles on Patricia Bay Highway. For these reasons, the requested variances can be supported.

Should Council decide to reject the proposed new sign (Alternative 2), the implications are that the Development Variance Permit would not be granted, and the replacement sign would not be erected. The subject property would retain its existing freestanding sign.

Should Council provide alternate direction to Staff regarding the proposed new sign (Alternative 3), Staff would work with the applicant to address comments from Council. The applicant would undertake any necessary revisions to the plans, and would resubmit their proposal, for review

by Staff and ultimately consideration by Council. This alternative would result in a delay in Council's decision regarding the Development Variance Permit application.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan. In the long-term, supporting both thoughtful and sustainable development and existing businesses, helps maintain/grow the economy and tax base.

STRATEGIC PLAN IMPLICATIONS


The proposal has no implications related to the District of Saanich 2014-2018 Strategic Plan.


CONCLUSION

The sign, which is located in Sign District A, is for a highway commercial business located in Sign District D. The freestanding sign would be located adjacent to a major highway with fast moving traffic and would replace an existing sign in the same location. The size and design of the proposed freestanding sign is intended to be aesthetically pleasing yet more visible, but less distracting to drivers, than the existing brightly-lit box sign. The LED back-lit copy and down-facing accent lighting are designed to minimize impacts to the night sky.

For the above noted reasons, Staff believe the subject Development Variance Permit application can be supported.

Prepared by 
 Neil Findlow
 Senior Planner

Reviewed by 
 Jarret Matanowitsch
 Manager of Current Planning

Approved by 
for:
 Sharon Hvozdzanski
 Director of Planning

NDF/ads
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Attachments

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


 Paul Thorkelsson, Administrator

DISTRICT OF SAANICH

NO. DVP00382

DEVELOPMENT VARIANCE PERMIT

**To: Elk Lake Veterinary Hospital
4975 Patricia Bay Highway
Victoria, B.C. V8Y 1S6**

(herein called "the Owner")

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

**Lot D, Section 43, Lake District, Plan 3093 Except That Part in Plan 50970
4975 Patricia Bay Highway**

(herein called "the lands")

3. This Development Variance Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of Sign Bylaw 8789, Section 9(b)(iv) to allow a freestanding sign to be constructed with a height of 4.42 m (1.5 m required) as shown on the plan prepared by UrbanSign dated September 22, 2016 and received November 30, 2016 a copy of which is attached to and forms part of this permit.
 - (b) By varying the provisions of Sign Bylaw 8789, Section 9(b)(v) to allow a two-sided freestanding sign to be constructed with a copy area of 2.21 m² per side (0.4 m² per side required) as shown on the plan prepared by UrbanSign dated September 22, 2016 and received November 30, 2016 a copy of which is attached to and forms part of this permit.
 - (c) By varying the provisions of Sign Bylaw 8789, Section 9(b)(vi) to allow a freestanding sign to be illuminated (illuminated sign not permitted) as shown on the plan prepared by UrbanSign dated September 22, 2016 and received November 30, 2016 a copy of which is attached to and forms part of this permit.
 - (d) By varying the provisions of Sign Bylaw 8789, Section 9(b)(vii) to allow a freestanding sign to be constructed with a sign area of 5.82 m² (4.42 m² required) as shown on the plan prepared by UrbanSign dated September 22, 2016 and received November 30, 2016 a copy of which is attached to and forms part of this permit.
4. 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.

COPY

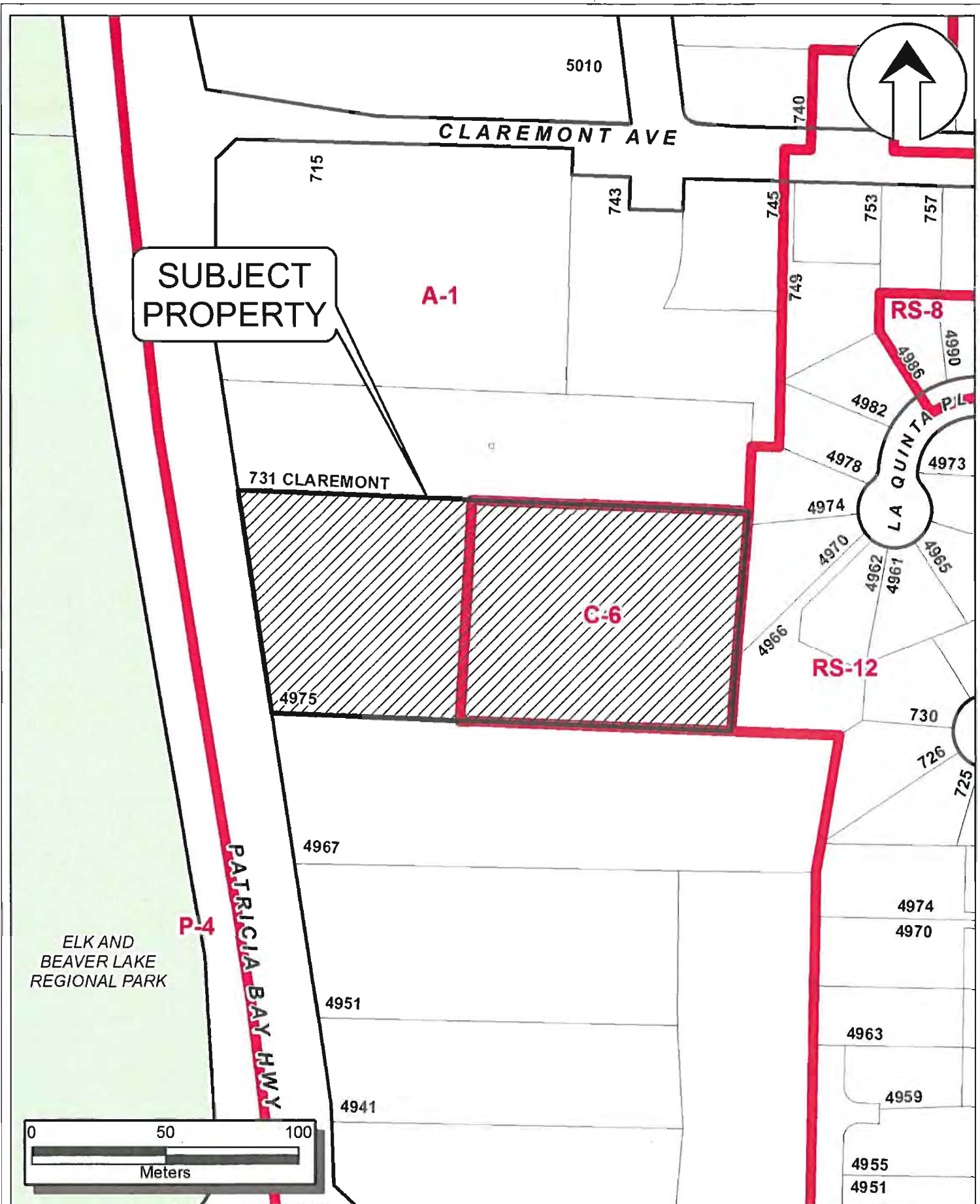
5. This Permit is not a Sign Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk



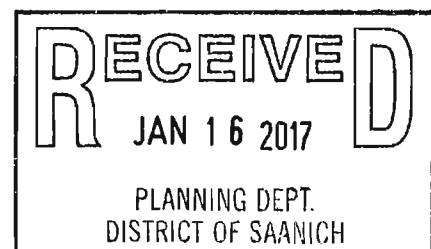
From: mary lynn reimer : [REDACTED]
To: <planning@saanich.ca>
CC: "cba.president@cbasn.com GONTOVNICK" <cba.president@cbasn.com>, David Cronkhite [REDACTED]
Date: 1/15/2017 4:01 PM
Subject: Fwd: Saanich Referral
Attachments: LOCATION MAP.pdf; REFERRAL.docx; P_COMMUNITY ASSN LETTER.docx; SIGN PLAN.pdf; SITE PLAN.pdf; JUSTIFICATION.pdf; Part.007

The Cordova Bay Association meeting on January 11 had a presentation by Urban Signs and Elk Lake Veterinary Hospital. The CBA has no objections to this signage proposal.

Thank you for the opportunity to comment.

Mary Lynn Reimer

>
> December 20, 2016
>
> Dear Cordova Bay Association for Community Affairs:
>
> RE: APPLICATION FOR DEVELOPMENT:
>
> APPLICANT:
>
> Priority Signs; Contact - Jason Noseworthy
>
> SITE ADDRESS:
>
> 4975 Patricia Bay Hwy
>
> LEGAL:
>
> Lot Ptd Section 43 Lake District Plan 3093 Except Plan 50970
>
> FOLDER NO.:
>
> DVP00382
>
> DESCRIPTION:
>
> DEVELOPMENT VARIANCE PERMIT APPLICATION TO REPLACE AN EXISTING
> FREESTANDING SIGN FOR ELK LAKE VETERINARY HOSPITAL
>
> 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 January 20, 2017, 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 NEIL FINDLOW, LOCAL AREA PLANNER AT 250-475-5494, EXT. 3405.
>
> It is suggested that you periodically check our website, www.saanich.ca
> [1]_Active Development Applications _as any revised site plans for this
> application will be posted there.
>



> Sincerely,
>
> Neil Findlow
>
> Senior Planner
>
> cc: Clerks Department
>
>
>
> Links:
> -----
> [1] <http://www.saanich.ca/>

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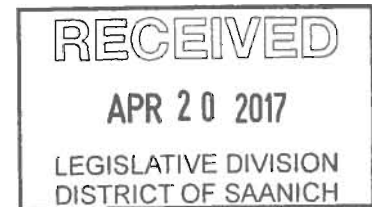


The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Council
Administrator
Media

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: April 19, 2017
Subject: Development Permit Amendment Application
File: DPA00897 • 4349 West Saanich Road



RECOMMENDATION

That Council approve Development Permit Amendment DPA00897.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The subject application is to amend the Development Permit for a proposed free standing sign and to authorize variances to the Sign Bylaw for height, amount of copy area, and to allow names and addresses for adjacent property owners. The applicant is M'akola Development Services.

DISCUSSION

Background

An application to amend the Development Permit to alter the site layout and townhouse entrances was considered by Council at their meeting of July 11, 2016, which included variances for attached decks and a proposed freestanding sign. At that time Council approved the requested amendments, except for the freestanding sign. Council was of the opinion that the proposed sign was too large and requested the applicant to address the concerns raised with respect to the proposed sign.

The applicant is now proposing a different freestanding sign that still requires the same type of variances, but not to the same extent, as the size of the proposed sign has been reduced. Variances to the Sign Bylaw are requested for the sign height, amount of copy area, and to allow names and addresses for adjacent properties.

Neighbourhood Context

The subject site is located at the edge of the Royal Oak "Major Centre" and bounded by Quadra Street, West Saanich Road, and the Patricia Bay Highway. There are four separate lots in the immediate area, three of the lots are owned by the Society of Saint Vincent de Paul, and the fourth is owned by the District of Saanich. Due to the site configuration, to some degree the four lots share access routes and parking areas with each property being individually developed as follows:

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

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

Site and Sign Design

There are no proposed changes to the overall site layout or design. The proposed sign would be located in the same general area as an existing sign (see Figures 2 and 3).

The proposed sign would be constructed with a cedar wood centre supported by an aluminum frame with a peaked top (see Figure 4). The sign would have "Saint Vincent de Paul" and a sign border milled into the wood with changeable name plates used to identify tenants. The sign would be indirectly lit from one LED light at the ground level. The existing landscaping would remain and no additional hard surfacing is proposed.

Variations

Variations to the Sign Bylaw are requested for the sign height, amount of copy area, and to allow names and addresses for adjacent properties.

The applicant is proposing a variance to allow one freestanding sign near the main vehicular entrance that would provide addressing and identification for the three properties sharing the same main vehicle entrance (4349, 4351, and 4353 West Saanich Road).

The proposed double-sided sign has been revised to be lower in height and have less copy area than the previous proposal, as summarized in the table below.

Table 1: Previous and Current Proposed Variations to the Sign Bylaw

Regulation	Sign Bylaw	Previous Proposal	Current Proposal
Copy Area	2 m ² for double sided sign	11.9 m ²	5.6 m ²
Height	3.0 m	4.8 m	3.4 m
Off-site Addresses	Not permitted	requested	requested

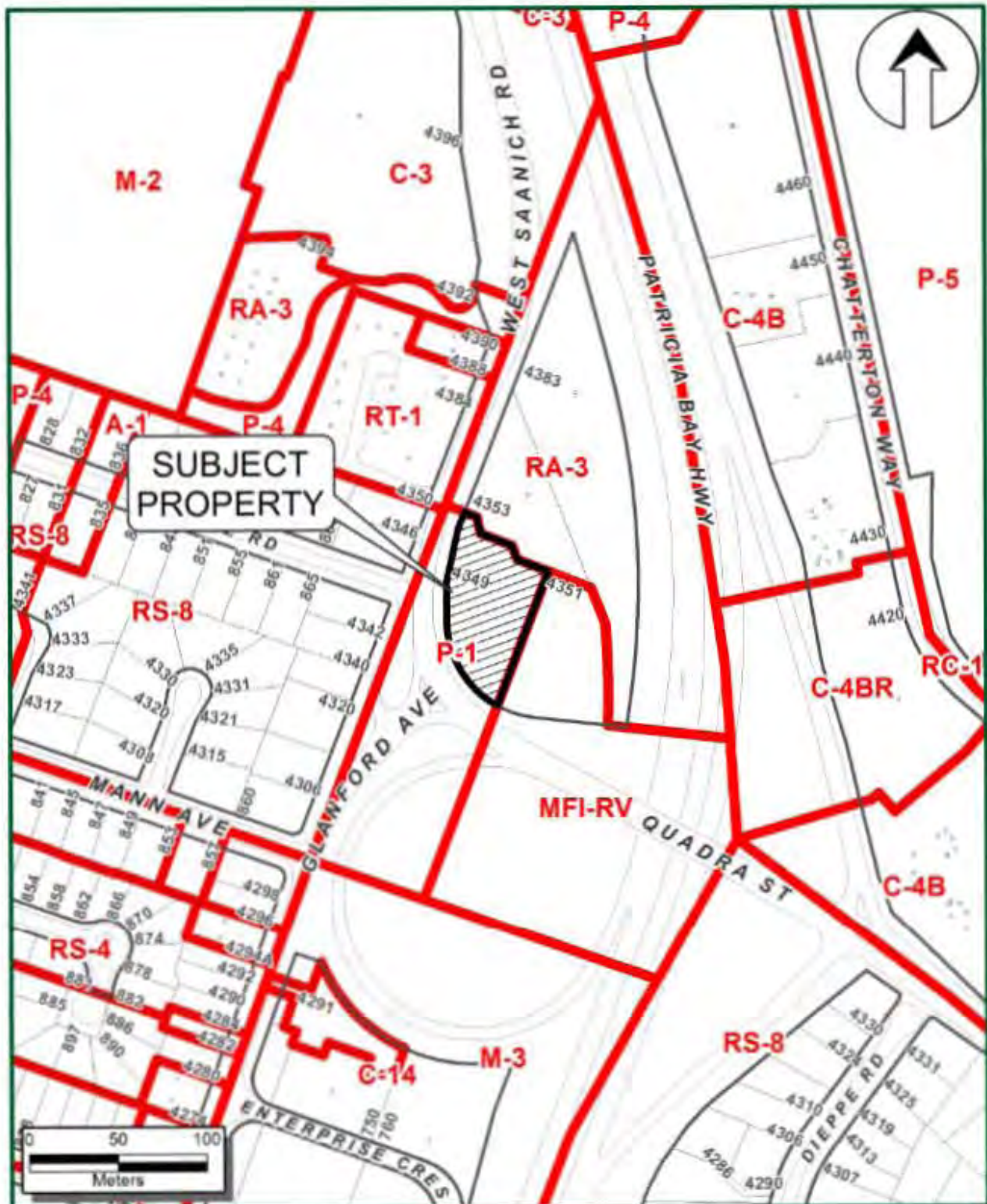


Figure 1: Context Map

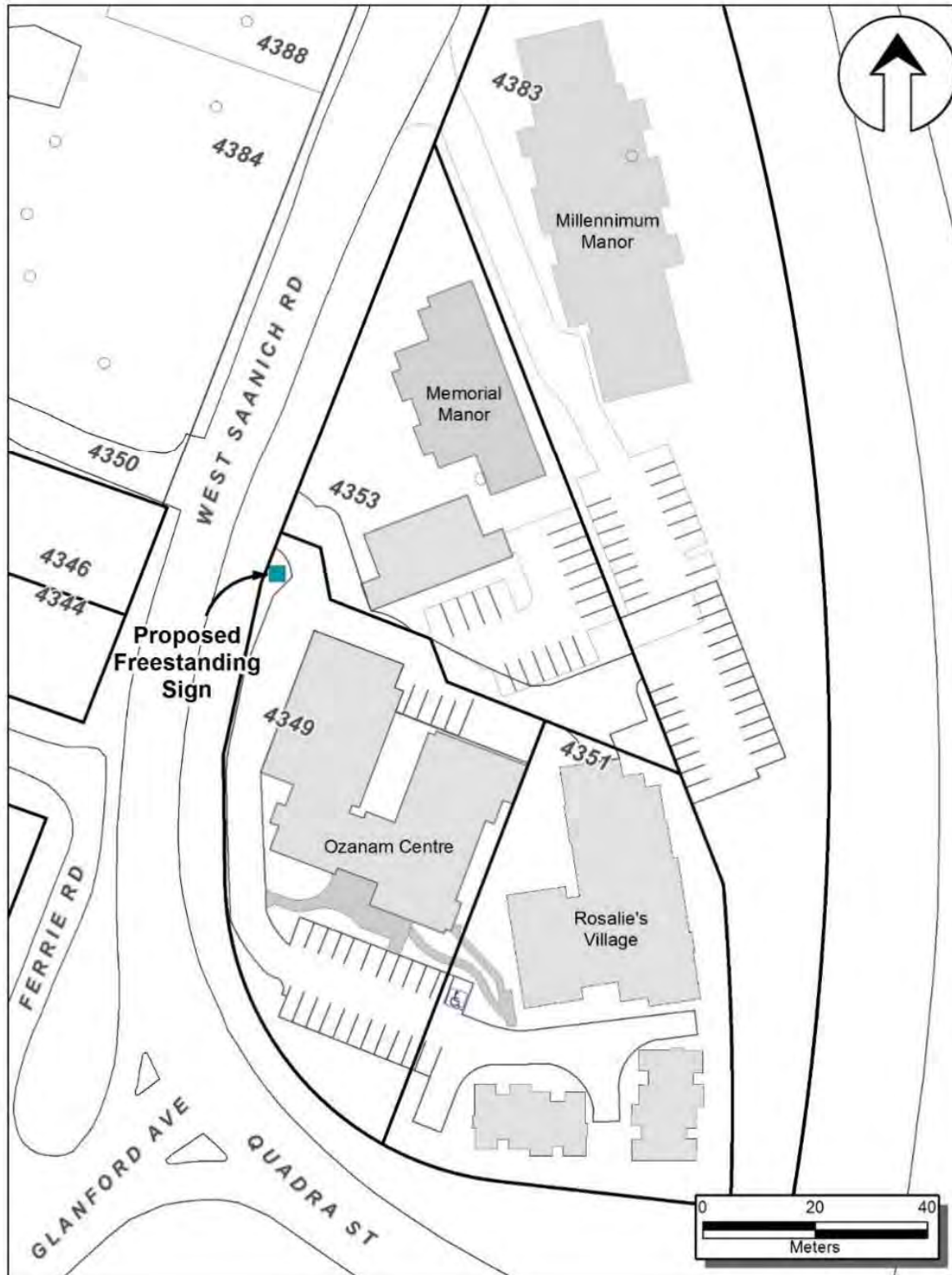


Figure 2: Site Plan



Figure 3: Existing Sign

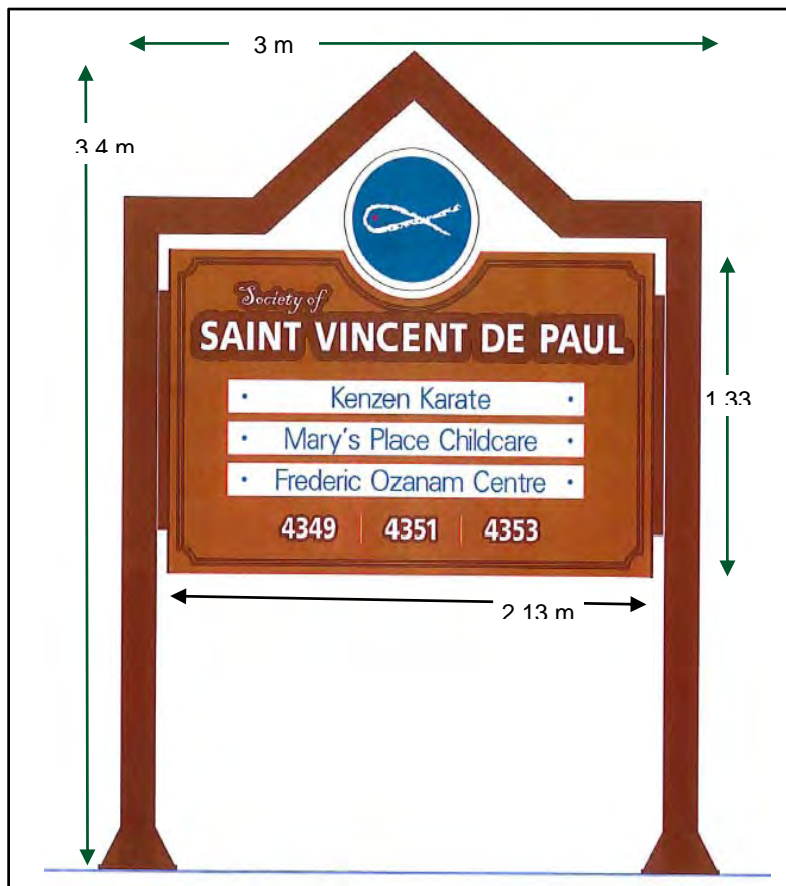


Figure 4: Proposed Sign (Provided by Signs of the Times Ent. Inc.)

Community Consultation

The applicant presented the revised sign to Royal Oak Community Association, and they have advised staff it was positively received.

The application was referred to the Royal Oak Community Association through the circulation process. No referral response has been received to date.

ALTERNATIVES

1. That Council support the new sign and approve Development Permit Amendment DPA00897.
2. That Council reject the proposed new sign.
3. That Council provide alternate direction to Staff regarding the proposed new sign.

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:

Official Community Plan (2008)

- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”

Royal Oak Local Area Plan (2001)

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

Development Permit Area Guidelines

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

Analysis

The proposal is consistent with the Official Community Plan, however there are few planning policies that directly speak to this type of application.

Site and Sign Design

The proposed sign would be located on a major road in close proximity to the highway overpass/access. Being located at the southern extent of West Saanich Road the site anchors the entrance to the Royal Oak “Major Centre”.

The neutral colour tones and relatively simple style of the proposed sign would be compatible with the design theme used for the newly constructed Rosalie’s Village.

The subject property has approximately 120 m of frontage on West Saanich Road. The height and copy area for the proposed sign is appropriate for the size of property and scale of site development, particularly within a "Major Centre". The size of the sign is consistent with a number of other Assembly and local Commercial Zones, but would be significantly smaller than what is permitted for many Commercial Zones located further north on West Saanich Road.

Consolidating information for all three properties that share the main access routes and parking areas would be practical, especially for the travelling public. The proposed sign would be located in the same general area as an existing sign that would be removed (see Figure 3). An Engineering report was provided to confirm the proposed sign location would not impact sight lines for vehicle access or egress from the site.

Variations

Height and Copy Area

The sign would be located in the P-1 (Assembly) Zone, which is Sign District F and designed for institutional uses where large signs are not permitted.

The proposed sign height is 3.4 m whereas 3.0 m is permitted. The height variance requested is relatively minor and is measured to the peak of the sign frame.

The proposed copy area is 5.6 m² whereas 2 m² is permitted. Although the copy area proposed exceeds Sign District F, it would be consistent with Sign District B which includes other Assembly Zones for Utility (P-2), Natural Park (P-4N), Funeral Home and Cemetery (P-7), and Communication and Open Space (P-9).

The three adjacent properties (Rosalie's Village, Memorial Manor, and Millennium Manor) are within Sign District E, which has the same regulations for height and copy area. The requested variations would be required to site the sign on any of the adjoining properties.

The revised sign is significantly smaller than previously proposed and is in keeping with the scale of signage expected in a "Major Centre", therefore the variations are supportable.

Off-site Addresses

The Sign Bylaw states that, "nothing other than the name and address of the residents, institution or business in occupation of the property shall be displayed on a sign", therefore a variance is required to allow the names and addresses of the adjacent properties.

The main access straddles the property line between 4349 and 4353 West Saanich Road and is the primary entrance for 4349, 4351, and 4353 West Saanich Road. Access to Rosalie's Village, located on 4351 West Saanich Road, and is by way of an easement over the Ozanam Centre property, located on 4349 West Saanich Road, therefore providing signage near the main entrance on the adjacent property is appropriate. Given the above and that the proposed sign location would not impact vehicle sight lines, the variance is supportable.

Should Council decide to reject the proposed new sign (Alternative 2), the implications are that the Development Permit Amendment would not be granted, and the new sign would not be erected.

Should Council provide alternate direction to staff regarding the proposed new sign (Alternative 3), staff would work with the applicant to address comments from Council. The applicant would undertake any necessary revisions to the plans, and would resubmit their proposal, for review

by staff and ultimately consideration by Council. This alternative would result in a delay in Council's decision regarding the Development Permit Amendment application.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications related to the District of Saanich Strategic Plan.

CONCLUSION

An amendment to DPR00416 to allow variances to the Sign Bylaw is requested to increase the sign height from 3.0 m to 3.4 m, to increase the amount of copy area from 2 m² to 5.6 m², and to allow names and addresses for adjacent properties.

The size of the sign is consistent with a number of other Assembly and local Commercial Zones, but would be significantly smaller than what is permitted for many Commercial Zones located further north on West Saanich Road. The revised sign is significantly smaller than previously proposed and is in keeping with the scale of signage expected along a major road.

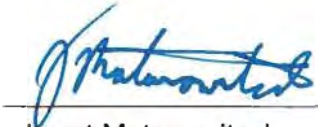
Allowing one freestanding sign near the main vehicular entrance to provide addressing and identification for the three properties sharing the same main vehicle entrance would be practical, especially for the travelling public. The proposed sign would be located in the same general area as an existing sign that would be removed.

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

For the above noted reasons, staff believe the subject Development Permit Amendment application can be supported.

Prepared by 

Andrea Pickard
Planner

Reviewed by 

Jarret Matanowitsch
Manager Current Planning

Approved by  for:

Sharon Hvozdzanski
Director of Planning

APK/ads
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Attachments

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, Administrator

DISTRICT OF SAANICH

**DPA00897
AMENDS DPR00416**

AMENDMENT TO DEVELOPMENT PERMIT

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

(herein called "the Owner")

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

**Lot B, Section 8A, Lake District, Plan EPP10139
4349 West Saanich Road**

(herein called "the lands")

3. This Development Permit Amendment further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Sign Bylaw 8789, Section 14 (b) (i) to allow a freestanding sign to include signage for the adjacent properties at 4351 and 4353 West Saanich Road.
 - (b) By varying the provisions of the Sign Bylaw 8789, Section 14 (b) (iii) to allow a freestanding sign to have a copy area of 5.6 m² for a double-sided sign (2.0 m² permitted).
 - (c) By varying the provisions of the Sign Bylaw 8789, Section 14 (b) (v) to allow a freestanding sign to have a height of 3.4 m (3.0 m permitted).
 - (d) By requiring the freestanding sign to be constructed and developed in accordance with the sign plans prepared by Signs of the Times Ent. Inc. received November 9, 2016, and sited in accordance with the site plan prepared by Joe Newell Architect Inc. received December 20, 2016, and the Pedestrian Sight Light plan dated April 20, 2016, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.

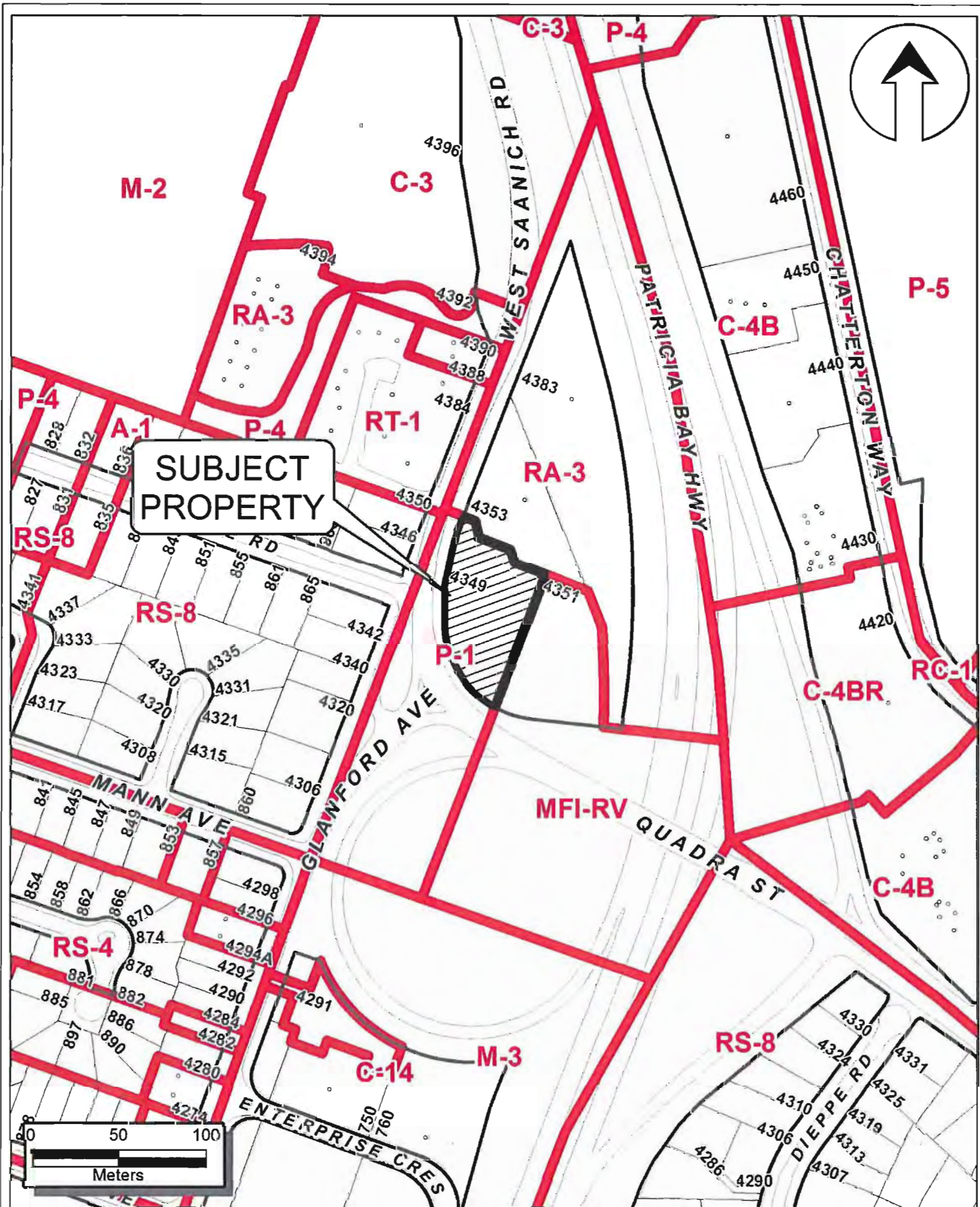
- 6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in their absence, the Manager of Current Planning.
- 7. Notwithstanding the provisions of Section 6 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in their absence.
 - (c) Where items noted under Section 7(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
- 8. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
- 9. This Permit is not a Sign Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk



2860-20 West Saanich

C.M. HANSON

██████████ West Saanich Road, Victoria, BC ██████████

May 8, 2017

BY HAND

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

**Re: Development Permit Amendment – DPA00897
4349 West Saanich Road
(Lot B, Section 8A, Lake District, Plan EPP10139**

I am in receipt of the notice regarding the above topic and I can only surmise that members of the Council and most staff (if not all) do not have to reside in this immediate area, or possibly ever have to travel along this route.

We already have had the monstrous overbuild that even persons in Broadmead are complaining about (the ugly reflective roof especially) and now the desire is to add unnecessary signage. I can only surmise that this structure has lead to the above-noted application. When one tries locate an address on Google, all that is needed is a number.

This is a residential area, not an industrial park. In fact, even the signage in the industrial park, just a short distance away, is discreet compared to what this road is becoming at this site.

Signage that indicates a building as being part of a governmental political prop-up is, in my opinion, at the least garish and, beyond that, declassè. To me it indicates the brain activity levels of those decision makers who contemplate and allow such nonsense.

Furthermore, signage that indicates economic and social status, when I was doing my social work classes, was called "poor bashing." Surely even in the past century there was some sensitivity about adding emphasis against said members of society. It is shocking that the applicants for this permit are so insensitive to those they profess to uphold in principle and in deed.

It is bad enough that we never had to have police patrols in this area, but now I see vehicles quite frequently. I have no doubt that this is to advertise a presence and thereby prohibit social disruption due to the new type of tenants at this geographic address. We do not need signage indicating the ownership and the very silly name (but well-intentioned) of this facility to more easily facilitate an invitation to persons of a mind set to find a drinking/party habitat that in their view is only a future slum anyway.

POST TO	POSTED
COPY TO	
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED:	

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

I don't know how the original project got past the Council in the first place since it was originally sold to the public (at least at the informational meeting I attended) as being intended as a temporary rotational residence for single mothers. That was utter rubbish even as just a theory, and certainly not viable as the types of tenants is not just of that genre anyway. What's up next for our overall locality? Are we about to see beggars at the shopping centres if this gets broadened into including the hard-to-house?

This is not a low-tax area and I certainly did my part during my working career. I believe it was the current mayor of this municipality I heard on CBC last week saying that in fact this is the most expensive real estate in North America. Ergo, it is time Oak Bay, for example, shares in the "common good" and helps the population structure vary within a broader land base. What are the bets there would be no signage in that domain?

This municipality has done more than is appropriate in terms of social service projects. Advertising them is just too far. At the present time the signage already on the driveway entries at this development is already too much to gaze upon.

Why does the municipal even allow the ugly advertising on their fence? Do they think it is paving the way for the signage application by being so defacing? While it was short-sighted of previous Councils to have allowed a charity's administrative offices to be situated on the same site as residences (moving beyond the previous provision of an office for a manager for the convenience of tenants as in any other apartment structure), it is time that those days of lax duty are over. Again, I suspect they were subtly "getting a foot in the door" for longer-term intentions. Just too sneaky and under-handed for those who have to literally live with the consequences. Smart, but not nice and inconsistent with their public image and mandate and no Council should align itself to this style.

To conclude: This is a residential neighbourhood, albeit sandwiched in between appropriate services. Numerical addresses work for other private residences and I have no doubt that many of said private residences also serve as a business base, but they are not in our eyesight creating visual pollution in addition to putting on display a chunk of a certain economic group, this type of service agency is not a classical "business" but a charity. Most businesses don't even have signage as large as that already on site, which is totally inappropriate for the reasons already stated.

In short, a street number is all that should be approved (no names of buildings, the ownership, etc.) and on a much smaller scale (i.e., normal street visibility) than is currently on display.

I reiterate that this little sector in the municipality is a residential neighbourhood and that is how it should be reflected at all times. Even your office signage could be used as a model in terms of deference to good taste as far as a public service model and you are actually in an overwhelmingly business district with housing interspersed as well. No special signage that I could see on said residences in that area.


C.M. Hanson

cc: Legislative Division



The Corporation of the District of Saanich

Supplemental Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: April 19, 2017
Subject: Subdivision and Rezoning Application
File: SUB00741; REZ00559 • 5117 Del Monte Avenue



RECOMMENDATION

- 1. That the application to rezone from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone be approved;
2. That prior to Final Reading of the Zoning Amendment Bylaw, the applicant register a restrictive covenant for the following:
- To prohibit subdivision of the subject parcel until the area shown as proposed park is dedicated to the municipality;
- To limit dwelling size to the Gross Floor Area (R) under the RS-10 (Single Family Dwelling) zoning regulations (348 m2 non-basement gross floor area);
- To require that buildings must be designed generally in accordance with the illustrative house elevations prepared by Victoria Design Group, date stamped October 24, 2016;
- To require that the dwellings on proposed Lots 1 – 4 are constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard and include the necessary conduit and piping to be considered solar-ready for the future installation of solar photovoltaic or hot water heating systems;
- To require the planting of two replacement trees in each front yard; and
- To require shared driveways as shown on the site plan date stamped October 24, 2017.
3. That Council support Option 1 in regard to the development of a sidewalk along Del Monte Avenue.

PURPOSE

The purpose of this report is to provide further information to Council as requested, on the following issues: having fewer lots and dwellings; providing pedestrian infrastructure that respects the character of the neighbourhood and preserves more trees; and shared driveways.

DISCUSSION

Background

The applicant proposes to rezone the property in order to subdivide into three additional lots, for a total of four residential lots. The parcel is currently within the A-1 (Rural) Zone, and contains an existing dwelling and a number of accessory structures.

CW 3

At the May 16, 2016 Committee of the Whole meeting Council received a planning report summarizing:

- A request from the applicant to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone for the purpose of creating five lots total;
- Dedication of a portion of the parcel as Park;
- Conceptual house designs;
- Impact of the proposed development in relation to tree removals;
- Geotechnical considerations; and
- Servicing impacts.

At that meeting, members of Council made a number of comments regarding the proposal and requested further consideration of the following:

1. Having fewer lots and dwellings;
2. Providing pedestrian infrastructure that respects the character of the neighbourhood and preserves more trees; and
3. Shared driveways.

Additional Information

In response to the comments made by Council at the May 16, 2016 meeting, the applicant has provided the following information.

1. Fewer Lots and Dwellings

In response to Council's request, the applicant has amended the application to rezone the site from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone in order to subdivide to create three additional lots resulting in a total of four lots for single family dwelling use. The previous proposal requested rezoning to the RS-10 (Single Family Dwelling) Zone in order to create four additional lots for a total of five lots for single family dwelling use. As with the previous proposal, the applicant also proposes to dedicate 5696.7 m² of land to Saanich to add to Doumac Ravine Park (see Figure 1).

The proposed residential lots would range in area from 1,242 m² to 1,368 m² (average lot area of 1,294 m²) and would comply with the minimum, average and maximum lot sizes specified in Cordova Bay Local Area Plan policy 7.3 which states:

"Allow a minimum lot area of 665 m² for a conventional lot, and 930 m² * for a panhandle lot within the area designated 'Residential II' on Map 7.1 provided that the average lot area within the land being subdivided is not less than 930 m² and that no lot is created which has an area in excess of 1500 m². Where a parcel is greater than 1860 m² and where road dedication would reduce the net area to less than 1860 m², the parcel area prior to dedication may be used for lot averaging purposes." (*excludes panhandle area).

The development would be concentrated in the area of disturbance on the higher level of the site just to the east of Del Monte Avenue. The lower, heavily treed portion of the property would be preserved and dedicated to Saanich as parkland. No variances are requested. The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary.

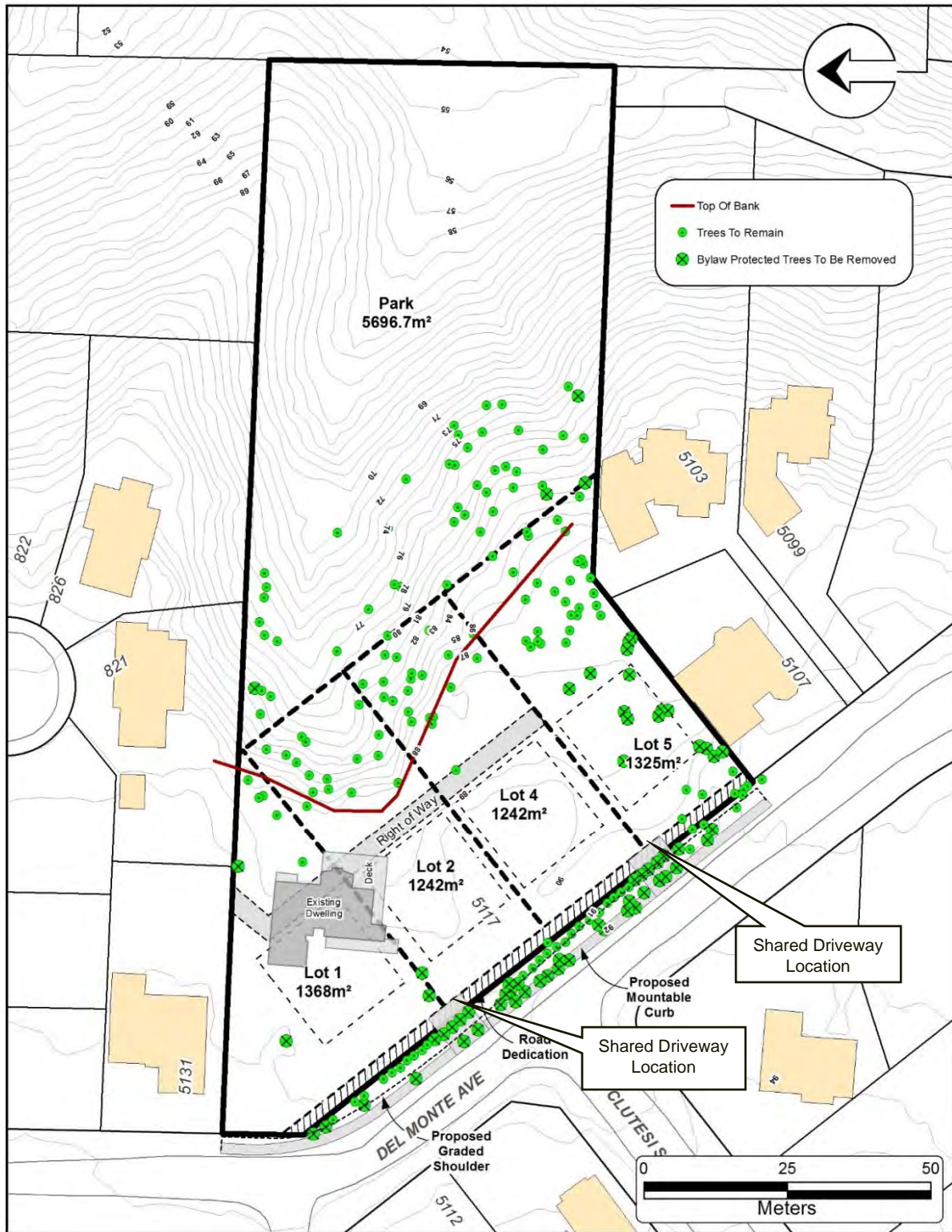


Figure 1: Proposed Subdivision



Figure 2: Conceptual Streetscape and House Elevations (from plans by Victoria Design Group)

Although the applicant is proposing the RS-12 (Single Family Dwelling) Zone, they have indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-10 (Single Family Dwelling) zoning regulations (348 m² non-basement gross floor area) reflecting the larger lot areas with the revised proposal. A conceptual streetscape elevation view along Del Monte Avenue has been provided as well as front elevation sketches for each of the dwellings (see Figure 2). The plans are provided for illustrative purposes to give an understanding of how the massing of the new houses would fit into the neighbourhood.

Homes of this size and design would be in keeping with the character of other new homes in the neighbourhood. A covenant to restrict house size to the Gross Floor Area (R) allowable under the RS-10 Zone, and to require that house design and massing generally conforms to the plans presented (see Figure 2), should be registered prior to Final Reading of the Zoning Amendment Bylaw.

A Geotechnical Assessment of the revised proposal was provided by Ryzuk Geotechnical. The assessment noted that suitable building sites within proposed Lots 1 to 4 are located on the gentle slope east of Del Monte Avenue. It is envisioned that typical residential construction techniques would be used for the buildings within these lots and no buildings would extend within 5 m of the current slope crest (Structural Setback Line). The report makes recommendations regarding the type and depth of fill material that may be placed between the slope crest and the noted 5 m setback. Disposal of stormwater onsite is not recommended. The applicant has advised that stormwater detention and regulation of flows would be provided through individual onsite detention tanks that would capture the drainage from impervious surfaces and slowly release it into the municipal system. Suitable covenants to require that the site must be developed in accordance with the recommendations of the Geotechnical Report can be addressed through the subdivision process.

2. Pedestrian Infrastructure, Neighbourhood Character, and Trees

A Tree Retention Report was prepared for the site by Talbot Mackenzie & Associates. Tree resources on the property and municipal frontage consist of a mixture of native and non-native species including; Douglas-fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Dogwood, Yew, Lombardi poplar, black cottonwood, Leyland Cypress, Austrian pine, Giant sequoia, and some ornamental species. An estimated 13 bylaw-protected trees on the site would likely require removal. Five other trees on the site are recommended for removal due to structural defects that could pose a hazard for future residents. The Tree Protection Bylaw requires one replacement tree to be planted for each protected tree removed.

Property dedication is required along the entire frontage of the subdivision on Del Monte Avenue towards a 20 m wide road allowance. In order to maximize retention of the boulevard trees as requested by Council, the Engineering Department has revised the Development Servicing Requirements from the previous proposal to require that Del Monte Avenue, fronting the subdivision, must be improved to municipal residential road standards complete with typical concrete curb, gutter, and 2.0 m wide sidewalk.

The previous requirement for a 1.8 m separated sidewalk, along with the construction of the driveways, would have required removal of an estimated 67 of the 74 trees on the Del Monte Avenue boulevard. The current proposal would result in the loss of 42 boulevard trees: 25 for a monolithic sidewalk, 13 for driveways, and 4 for underground services. Of the 42 trees that would be removed, 17 are Leyland Cyprus. The other removals include Western Red Cedar (11), Big Leaf Maple (6), black cottonwood (3), Douglas fir (2), Lombardi poplar (1), Arbutus (1)

and Pacific Dogwood (1). It is anticipated that 33 boulevard trees (22 Leyland Cypress) would be retained.

Leyland Cypress is a hybrid, non-native hedge. The trees are rapid growing with invasive shallow root systems, and are costly to maintain due to the need for frequent pruning. A Tree Retention Report prepared for the development by Talbot Mackenzie & Associates indicates that many of the Leyland Cypress trees along Del Monte Avenue have poor structural characteristics as a result of their crowded growing environment, previous topping and limb failure.

Saanich Parks agrees with the project arborist's observations. Additionally, if these trees are retained Parks anticipates higher than normal costs for trimming (\pm \$2,000 every two years), increased risk of a trip hazard being created as the concrete sidewalk panels are raised through growth of the shallow roots, and more than normal costs for sidewalk maintenance.



Figure 3: Road surface damage on Del Monte Avenue caused by Leyland Cypress roots

Should Council agree to approve the rezoning application, the following sidewalk options are available to Council:

Option 1 – Typical Sidewalk (Recommended Option to lessen tree loss, while still installing a sidewalk):

Construction of the typical concrete curb, gutter, and 2.0 m wide sidewalk as per the Development Servicing Requirements would result in the loss of 25 trees, but fewer than the original proposal (see Option 2). Another 17 trees would be removed for driveways and underground services. Thirty-three of the 74 boulevard trees would be retained. Twenty-two of the retained trees are Leyland Cypress. The health of the remaining trees may be impacted by retaining wall construction and placement of fill within the boulevard.

Option 2 – Separated Sidewalk:

Construction of a separated sidewalk, along with the construction of driveways, would likely require the removal of nearly all of the non-native trees on the Del Monte Avenue boulevard including the Leyland Cypress hedge. A separated sidewalk would permit retention of some native trees and planting of other appropriate boulevard trees within the green strip between the sidewalk and the road, provide better sight lines for vehicles leaving driveways, and permit a slight widening of the narrow road. This option would be contrary to Council's request to provide pedestrian infrastructure that respects the character of the neighbourhood and preserves more trees.

Option 3 – No Sidewalk:

Cordova Bay Local Area Plan (1998) contains the following policy:

- Policy 11.8 a) "Assign a high priority to construct a sidewalk along Del Monte Avenue to provide a safe walking route along Cordova Bay Ridge."
- b) "Consider a Specified Area Bylaw to fund the sidewalk construction."

Most of Del Monte Avenue has no sidewalk and residents in the area have not indicated a willingness to contribute to the cost of sidewalk construction through a Specified Area Bylaw. Opportunities to achieve construction through infill development are limited. Sidewalk construction would likely require removal of trees and other vegetation which has the potential to negatively impact the character of the streetscape.

Elimination of the requirement to construct a sidewalk fronting the proposed subdivision would result in retention of most of the trees. Only minor tree loss would result from driveway construction, underground services, and required road improvements.

3. Shared Driveways

In accordance with Council's request, the current proposal is to construct two shared driveways to serve the four new houses. Shared driveways, as proposed, would require removal of 13 trees as compared with ±35 trees for the previous 5 lot, 5 driveway proposal. In addition to retaining trees, shared driveways would limit the number of individual driveway accesses to Del Monte Avenue. Shared driveways would be secured by covenant.

Additional Community Consultation

The applicant has stated that: an open house to present the revised proposal was held on October 5, 2016. In addition, the applicant indicated they made a presentation to the Cordova Bay Association for Community Affairs on September 14, 2016.

The Planning Department sent a referral to the Cordova Bay Association for Community Affairs and received a response indicating no objection to the proposed subdivision. The response indicated that the Association sees the proposed park addition as a positive community contribution.

CONCLUSION

The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary. The proposal would also dedicate 5696.7 m² of land to Saanich for park. Although the proposed lot sizes far exceed the minimum lot size requirements for RS-12 (Single Family Dwelling) Zone, the applicant is willing to limit house size to the RS-10 (Single Family Dwelling) zoning regulations of 348 m² non-basement area. There is also a commitment to construct the dwellings to a BUILT GREEN® Gold, Energuide 82, or equivalent energy efficient standard and include the requirements for future installation of solar voltaic or hot water heating systems. The applicant has proposed shared driveways to limit the number of accesses to Del Monte Avenue in an attempt to address the concerns raised by Council. Construction of the typical concrete curb, gutter, and 2.0 m wide sidewalk as per the Development Servicing Requirements (Option 1) is a balanced approach to retaining trees which, in part, helps define the neighbourhood's character while meeting the needs for a safe pedestrian network to support alternative mobility options.

For the above noted reasons, Staff believe the revised application is supportable.

Prepared by 
Neil Findlow
Senior Planner

Reviewed by 
Jarret Matanowitsch
Manager of Current Planning

Approved by 
for:
Sharon Hvozdzanski
Director of Planning

NDF/LG/sd/ads
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Attachment

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, Administrator



Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: November 8, 2016
Subject: Servicing Requirements for Development - REVISED

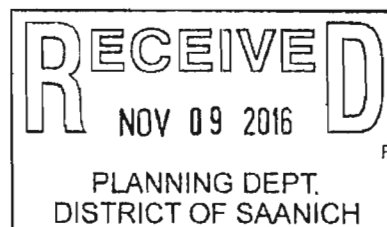
PROJECT: TO REZONE FOR THE PURPOSE OF SUBDIVISION FROM A-1 (RURAL ZONE) TO RS-12 (SINGLE FAMILY DWELLING ZONE) TO
SITE ADDRESS: 5117 DEL MONTE AVE
PID: 005-285-089
LEGAL: LOT B SECTION 45/6 LAKE DISTRICT PLAN 9363
DEV. SERVICING FILE: SVS01943
PROJECT NO: PRJ2015-00082

The intent of this application is to subdivide the above referenced parcel to create additional three lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).

A handwritten signature in black ink, appearing to read "Jagtar Bains", written over a horizontal line.

Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Harley Machielse, Director of Engineering
Catherine Mohoruk, Manager of Transportation & Development



Page 1 of 1

Development Servicing Requirements

Development File: SVS01943
Civic Address: 5117 DEL MONTE AVE
Page: 1

Date: Nov 8, 2016

Drain

1. A SUITABLY DESIGNED STORM DRAIN SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED SUBDIVISION FROM THE EXISTING SYSTEM LOCATED IN THE SOUTHWEST CORNER OF 821 PIEDMONT GARDENS. IF PVC PIPE IS USED, MINIMUM 0.75 M COVER, MUST BE PROVIDED.
2. 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 II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE 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.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. THE EXISTING NON-COMFORMING BUILDINGS MUST BE REMOVED PRIOR TO SUBDIVISION APPROVAL.
3. MUNICIPAL RIGHT-OF-WAY WILL BE REQUIRED FOR SANITARY SEWER AND STORM DRAIN ACROSS PROPOSED LOTS 1 AND 2.
4. THIS PROPERTY IS LOCATED IN A "STEEP SLOPE AREA" UNDER BY-LAW NO. 7632, A BY-LAW TO REGULATE AND PROHIBIT THE CUTTING OF TREES. THEREFORE, A QUALIFIED GEOTECHNICAL ENGINEER MUST BE ENGAGED TO DETERMINE THAT THE PROPOSED REMOVAL OF TREES WILL NOT CREATE A DANGER FROM FLOODING, EROSION, LANDSLIP OR AVALANCHE. ALSO, THIS REPORT MUST DETERMINE THE SUITABILITY OF PROPOSED LOTS FOR THE INTENDED USE INCLUDING THE BUILDING FOOTPRINTS.
5. PRIVATE EASEMENT WILL BE REQUIRED FOR SEWER AND DRAIN SERVICE CONNECTIONS ACROSS PROPOSED LOT 3 IN FAVOR OF PROPOSED 4.

Road

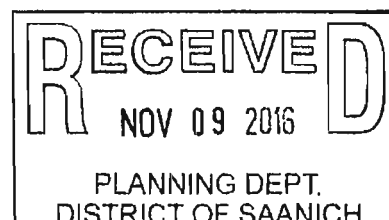
1. PROPERTY DEDICATION IS REQUIRED ALONG THE ENTIRE FRONTAGE OF THE SUBDIVISION ON DEL MONTE AVENUE TOWARDS 20.0 M WIDE ROAD ALLOWANCE. BEND IN THE ROAD ALLOWANCE FRONTING PROPOSED LOT 1 MUST BE ROUNDED OFF USING 25.0 M RADIUS.
2. DEL MONTE AVENUE, FRONTING THIS SUBDIVISION, MUST BE IMPROVED TO MUNICIPAL RESIDENTIAL STANDARDS COMPLETE WITH MONOLITHIC CONCRETE CURB, GUTTER AND 2.0 M WIDE SIDEWALK.

Sewer

1. A SUITABLY DESIGNED SANITARY SEWER SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED SUBDIVISION FROM THE EXISTING SYSTEM LOCATED IN THE SOUTHWEST CORNER OF 821 PIEDMONT GARDENS. IF PVC PIPE IS USED, MINIMUM 0.75 M COVER, MUST BE PROVIDED.

Water

1. PROVISIONAL WATER CONNECTIONS WILL BE REQUIRED FOR PROPOSED LOTS LOTS 2 TO 4.
2. THE EXISTING 19 MM WATER METER IS TO BE RELOCATED TO NEW PROPERTY LINE FOR REUSE BY PROPOSED LOT 1.



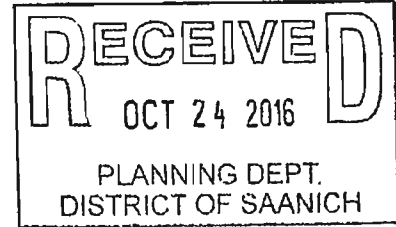


Talbot Mackenzie & Associates

Consulting Arborists

July 18, 2016

David Smith
c/o McElhanney Consulting Services Ltd.
500-3960 Quadra Street
Victoria, B.C. V8X 4A3



Re: Revised Tree Retention Report for 5117 Del Monte Avenue

Assignment: Review the plans showing revised lot layouts and prepare a tree retention report to be used during the proposal to subdivide the 5117 Del Monte Avenue property into 4 lots.

Methodology: Our previous inventory of trees located on the subject property, municipal frontage and any trees located on neighbouring properties within 3 meters of the property boundaries was performed on November 21, 2014, and is referenced in this revised tree retention report. On July 8, 2016, we walked the municipal boulevard directly fronting the subject property to review the proposed sidewalk location, and to update the tree resource spreadsheet to identify any changes to the health and structural condition of the municipal trees.

Each tree in the inventory was identified using existing numeric metal tags that were attached to the lower trunk of each tree during a previous site survey. Several additional bylaw-protected trees were identified by us using new metal tags attached to the lower trunk. Information such as tree species, size(dbh), critical root zone(crz), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet. Only trees that were plotted on the plans provided, along the Western edge of the proposed park dedication area and where no impacts from the proposed development are anticipated, were included in our tree inventory.

Observations:

- The tree resource on the subject property and municipal frontage consists of a mixture of native and non-native species including: Douglas fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Pacific dogwood, Pacific yew, Lombardy poplar, black poplar, Leyland cypress, Austrian pine, Giant sequoia and some ornamental species.
- 29 Bylaw-protected trees within the boundaries of the proposed 4 lots are to be retained. There are several hundred additional trees within the area proposed to be dedicated to parkland, and will be isolated from construction impacts.
- 13 Bylaw-protected trees within the boundaries of the proposed 4 lots are located within proposed building envelopes, driveway footprints or are located where they will be heavily impacted by excavation and will require removal (577,576,580,582,584,586,587/588,1653,1655,1656,1657,484,575).

.../2

Box 48153
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

- 5 additional bylaw-protected trees within the boundaries of the proposed 4 lots are located where we anticipate some impacts, but may be possible to retain, depending on the extent of required excavation and final house designs (490,593,590,578,0801).
- 14 trees along the municipal frontage are located within footprints of proposed driveway crossings and will require removal.
- 27 trees along the municipal frontage are located within the footprint of the proposed sidewalk and retaining wall and will require removal.
- 29 Trees along the municipal frontage and shown on the plans to be retained may be possible to retain providing that their critical root zones can be adequately protected. These trees are mainly leyland cypress, many of which have developed poor structural characteristics as a result of their crowded growing environment, previous topping and limb failure. Leyland cypress are generally not a desirable species in the urban setting, due to their rapid growth, invasive root systems and high maintenance costs associated with their pruning requirements; however, we understand that the community wishes to preserve these trees.
- The majority of the trees on the subject property are located in areas, where it should be possible to retain them and a significant portion of the treed area on the property is proposed to be dedicated as park land.
- We anticipate that it will be difficult to retain trees in the front yards of the proposed new lots where we anticipate the impacts from construction activity will be the greatest.

Potential impacts:

Building envelopes: The following bylaw-protected trees are located within proposed building envelopes and will likely require removal:

Lot 1 - none

Lot 2 - 577

Lot 3 - none

Lot 4 – 576, 580, 582, 584

Total – 5 trees

The following bylaw-protected trees are located outside of proposed building envelopes, however they may be impacted by excavation, depending on the final house designs:

Lot 1 - 490

Lot 2 – none

Lot 3 - none

Lot 4 – 593, 590, 578

Total – 4 trees

Retaining Wall: The proposed retaining wall along the Southern property line will heavily impact and require the removal of the following bylaw-protected trees:

586, (587/ 588), 1653, 1655, 1656, 1657

Total – 6 trees

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Driveway and sidewalk footprints:**Trees to be removed**

Driveway - According to the plans provided, the following municipal trees and bylaw-protected trees located on the subject property will be located within or will be heavily impacted by excavation for proposed driveway footprints and will require removal:

Lot 1 - 427, 430, 428, 429, 431

Lot 2 - 437

Lot 3 - 465, 466, 467 (dead), 468, 469, 470, 471, 472

Lot 4 - 480, 481, (484, 575 growing on private property)

Total - 14 live trees.

Sidewalk - According to the plans provided, the following trees are located within the footprint of, or will be heavily impacted by excavation and fill requirements for the proposed concrete sidewalk and retaining wall along the municipal frontage and will require removal:

416, 417, 420, 424, 433, 435, 438, 439, 440, 441, 442, 443, 447, 448 (dead), 450, 451, 452, 453, 454, 455, 473, 474/475, 476, 477, 478, 479, 483, No Tag 1.

Total: 27 live trees.

In addition to the trees shown on the plans to be removed, it is our opinion that 418 and 419 are not good candidates for retention as stand alone trees in a high target area. If these trees are retained, we recommend that they be examined once adjacent tree clearing has taken place for any evidence of root plate instability.

*note - trees that are also located within the footprints of the proposed driveways were not duplicated.

These trees are relatively young, leyland cypress trees that may tolerate the addition of fill soil, providing that the depth and placement of the fill soils provides adequate air and moisture penetration to the root systems. We recommend that the soils used are first reviewed with the project arborist prior to backfilling to ensure that these trees will stand a reasonable chance of survival. We also recommend that fill soils are not placed against the trunks of the above-mentioned trees to be retained (tree-wells should be constructed in situations where the fill would otherwise bury a portion of the root collar/trunk of a tree to be retained).

If these trees must be retained, and it is determined that the fill requirements will likely cause the demise of these trees, we may recommend that alternate construction techniques be used.

Driveway and sidewalk footprints**Trees to be retained**

Driveways - According to the plans provided, the following trees shown on the plans to be retained, are located where proposed driveway footprints will require excavation and base layers constructed over portions of the critical root zones:

426, 436, 464, 472

Total - 4 trees

.../4

Sidewalk - The plans provided show the fill that is required along the North side of the proposed municipal sidewalk and retaining wall will cover portions of the critical root zones of the following trees that are shown to be retained on the attached site plan: 418, 419, 422, 423, 425, 432, 434, 445, 446, 449, 456, 460(dead), 457, 458, 459, 461, 462, 463(previously uprooted and removed), 470, 471, 485, No tag 3, 486, 487, 488, 489, no tag 2.

Total: 25 live trees

* note - See attached floating driveway specifications to be used to construct portions of driveways and sidewalk that encroach into the critical root zones of bylaw-protected trees and trees along the municipal frontage to be retained.

Underground servicing:

According to the plans provided, the proposed underground servicing locations will impact the following bylaw-protected trees:

Lot 1 –Bylaw-protected arbutus tree #0801 may be impacted by the proposed SRW depending on the extent of the required excavation. We recommend that the project arborist is onsite to supervise excavation within the critical root zone of this tree. The proposed water connection is within the footprint of the proposed driveway and will not likely impact trees to be retained.

Lot 2 - The proposed water connection is within the footprint of the proposed driveway. If municipal leylandii #436 is to be retained, we recommend that excavation within the critical root zone of this tree is supervised by the project arborist.

Lot 3 – The proposed water connection in within the footprint of the proposed driveway and will not likely impact trees to be retained.

Lot 4 - The proposed water connection in within the footprint of the proposed driveway and will not likely impact trees to be retained.

Mitigation of impacts:

Barrier fencing- The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Once the subdivision receives approval and building plans are provided, we can provide recommendations for barrier fencing locations.

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Demolition: We recommend that barrier fencing be erected prior to the demolition of the existing residence or other structures on the property to isolate any trees to be retained from the demolition activity.

Material storage: Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.

Mulch layer or plywood over heavy traffic areas – In portions of the trees critical root zones where there will be heavy foot traffic anticipated throughout the construction phase of the project, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction.

Pruning:

- We anticipate that the following trees will require clearance pruning from the edges of the proposed driveway footprints for vehicular clearance: 436, 472.
- All of the municipal leylandii trees shown on the plans as to be retained will require deadwood pruning, and pruning to raise their canopies over the proposed sidewalk and their canopies crown clean pruned remove any broken hanging limbs.
- Many of the above-mentioned municipal leylandii trees are heavily weighted to the East as a result of their crowded growing conditions, and have developed multiple leaders as a result of previous topping. The structural pruning required to reduce end-weight and to subordinate weakly attached leaders (due to previous topping) may not leave a viable tree in some cases.
- Once tree clearing has taken place we recommend that trees to be retained in the rear yard setbacks be pruned to remove deadwood, and to address any structural flaws.
- We recommend that all pruning of bylaw-protected and municipal trees be performed to ANSI A300 standards.

Windthrow: The trees shown on the plans provided to be retained along the municipal frontage will experience new wind exposure, once adjacent trees growing within proposed driveway and sidewalk footprints and underground service corridors are removed. We anticipate that many of these trees have developed a small root plate as a result of the sheltered growing environment. Leyland cypress 463 has uprooted since our initial tree examination in 2014, and additional trees may be vulnerable to whole tree failure once the surrounding trees are removed. Once clearing has taken place, we recommend that each tree is examined for any evidence of root plate instability. This may involve pull testing each tree, to simulate high wind conditions.

Stump removal: We recommend that the stumps of the following trees be removed under arborist supervision, or ground using a stump grinder to avoid disturbing root systems of trees in close proximity that are shown on the plans to be retained: 417, 419, 427, 431, 443, 452, 451, 454, 465, 468, 469, 479, 480.

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Blasting and rock removal: We anticipate that blasting may be required to level several of the rock areas on the property. If it is necessary to blast areas of bedrock near critical root zones of trees to be retained, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.

Excavation: We recommend that any necessary excavation that is proposed for within the critical root zones of trees to be retained be completed under the direction of the project arborist. If it is found that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.

Washout area – It may be necessary to designate any area on the property for washing out cement and masonry tools and equipment. This area should be located away from the critical root zones of any trees to be retained.

Paved areas over critical root zones of trees to be retained: In areas that are proposed for parking areas over the critical root zones of trees to be retained, we recommend that that floating permeable paving techniques are used. See attached specifications. (specifications may change in final report depending on the extent of proposed paving)

Landscaping: Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.

Arborists Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

Review and site meeting: Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

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Arborist Review: After all of the tree clearing has been completed, we recommend that the project arborist completes a visual examination of any trees that have been newly exposed or have the potential to strike new targets.

Please do not hesitate to call us at 250-479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Encl. – Tree Resource Spreadsheet, revised site plan showing proposed lot layout, revised site plan showing trees to be removed, Barrier Fencing Diagram, floating sidewalk specifications.

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

TREE RESOURCE
for
5117 Del Monte Avenue

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
416	61	6	leylandii	9.0	Fair	Fair	Good	Municipal tree. Corrected lean
417	65	7	leylandii	9.0	Fair	Fair/poor	Good	Municipal tree. Multiple tops, included bark in top union.
418	54	5	leylandii	10.0	Fair	Fair	Good	Municipal tree.
419	45	5	leylandii	9.0	Fair	Fair	Good	Municipal tree. Soil humping on backside of lean, may have partially uprooted historically and corrected.
420	11	1	Western Red cedar	5.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed, dead top.
422	34	3	leylandii	8.0	Fair	Fair	Good	Municipal tree. Corrected lean.
423	51	5	leylandii	9.0	Fair	Fair	Good	Municipal tree. Corrected lean, lowest limb recently split and failed.
425	47	5	leylandii	8.0	Fair	Fair	Good	Municipal tree.
424	36	4	lombardi poplar	7.0	Fair	Fair/poor	Moderate	Municipal tree. Co-dominant tops. Poor trunk taper.
426	28, 32	5	leylandii	9.0	Fair	Fair	Good	Municipal tree. Co-dominant, recent low limb failure.
427	15, 34	5	leylandii	8.0	Fair	Fair	Good	Municipal tree. Co-dominant.
430	16, 22	3	leylandii	6.0	Fair	Fair	Good	Municipal tree. Co-dominant, ivy covered.

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 ISA Certified, and Consulting Arborists
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428	45	5	leylandii	8.0	Fair	Poor	Good	Municipal tree. 2 large broken hangers(still alive). Remove hangers.
429	42	4	leylandii	8.0	Fair	Fair	Good	Municipal tree. Ivy covered, history of limb failure.
431	48	5	leylandii	8.0	Fair	Fair	Good	Municipal tree. History of limb failure.
432	50	5	leylandii	9.0	Fair	Fair	Good	Municipal tree.
434	39	4	leylandii	7.0	Fair	Fair	Good	Municipal tree.
436	62	6	leylandii	12.0	Fair	Fair	Good	Municipal tree. Fill pile at base.
433	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed.
435	18	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed. Fill pile at base.
437	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed. Fill pile at base.
439	17, 19, 20	5	Big Leaf maple	14.0	Fair	Fair/poor	Moderate	Municipal tree. Suppressed, trunk wounds.
438	21	3	Western Red cedar	6.0	Fair	Fair	Moderate	Municipal tree. Young tree.
440	32	4	Big Leaf maple	8.0	Fair	Fair	Moderate	Municipal tree. Ivy covered. Fill pile at base.

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441	24	3	Big Leaf maple	6.0	Fair	Fair	Moderate	Municipal tree. Corrected lean. Fill pile at base.
442	19	2	leylandii	6.0	Fair	Fair	Good	Municipal tree.
443	12, 18, 30	6	Big Leaf maple	12.0	Fair	Fair	Moderate	Municipal tree. Fill pile at base.
445	19	2	leylandii	4.0	Fair	Fair	Good	Municipal tree.
444	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed. Fill pile at base.
446	54	5	leylandii	9.0	Fair	Fair	Good	Municipal tree. Fill pile at base., broken hanging limb. Remove hanger.
449	41	4	leylandii	8.0	Fair	Fair	Good	Municipal tree. Fill pile at base.
447	14, 14	2	Big Leaf maple	8.0	Fair/poor	poor	Good	Municipal tree. Dead stem, included bark, suppressed by larger leylandii trees, co-dominant.
448	11	1	Big Leaf maple	4.0	N/A	N/A	Moderate	Municipal tree. Dead snag. Remove.
450	47	5	leylandii	10.0	Fair	Fair	Good	Municipal tree. Corrected lean.
453	13	1	leylandii	4.0	Fair	Fair	Good	Municipal tree. Suppressed.
451	12, 12, 24	5	Big Leaf maple	12.0	Fair	Poor	Moderate	Municipal tree. Suppressed by larger leylandii trees, recent large stem removal.

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452	37	4	leylandii	4.0	Fair	Fair	Good	Municipal tree.
454	18, 35, 50, 70	16	Western Red cedar	26.0	Fair	Fair	Moderate	Municipal tree. Narrow stem unions.
455	19	2	Western Red cedar	4.0	Poor	Poor	Moderate	Municipal tree. Low live crown ratio, almost dead.
456	31	3	leylandii	8.0	Fair	Fair	Good	Municipal tree.
457	31	3	leylandii	8.0	Fair	Fair	Good	Municipal tree.
460	12	1	arbutus	4.0	Poor	Poor	Good	Municipal tree. Dead snag. Remove.
458	17, 36	5	leylandii	9.0	Fair	Fair	Good	Municipal tree.
459	42	4	leylandii	8.0	Fair	Fair	Good	Municipal tree.
461	46	5	leylandii	8.0	Fair	Fair/poor	Good	Municipal tree. Previously topped, multiple leaders. Structural defects will become exposed by adjacent tree removal.
462	15	2	leylandii	4.0	Fair	Fair/poor	Good	Municipal tree. Suppressed.
463	25	N/A	leylandii	N/A	N/A	N/A	Good	Municipal tree. Recently uprooted and removed since last examination.
464	35	4	leylandii	7.0	Fair	Fair	Good	Municipal tree. Broken hanging limb.

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465	27	3	leylandii	6.0	Fair	Fair	Good	Municipal tree.
466	37	4	leylandii	8.0	Fair	Fair	Good	Municipal tree.
467	33	3	leylandii	N/A	N/A	N/A	Good	Municipal tree. Dead snag. Remove.
468	27	3	leylandii	4.0	Fair	Fair	Good	Municipal tree.
469	12, 14	2	leylandii	6.0	Fair	Fair/poor	Good	Municipal tree. Co-dominant, narrow stem unions.
470	21	2	leylandii	4.0	Fair	Fair	Good	Municipal tree.
471	20	2	leylandii	4.0	Fair	Fair	Good	Municipal tree.
472	34	3	leylandii	8.0	Fair	Fair	Good	Municipal tree. Corrected lean.
474	46	7	Black Cottonwood	10.0	Fair	Fair	Poor	Municipal tree. Tri-dominant, deadwood, same tree as 475.
475	43, 59	13	Black Cottonwood	16.0	Fair	Fair	Poor	Municipal tree. Tri-dominant, deadwood, same tree as 474.
473	17	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Suppressed.
476	17	3	Douglas-fir	4.0	Fair	Fair/poor	Poor	Municipal tree. History of top failure, suppressed.

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477	16	2	Western Red cedar	4.0	Fair	Fair/poor	Moderate	Municipal tree. Suppressed.
478	11	1	Western Red cedar	4.0	Fair	Fair/poor	Moderate	Municipal tree. Suppressed.
479	46	7	Black Cottonwood	8.0	Fair	Fair	Poor	Municipal tree. Recent large limb removal.
480	65	10	Douglas-fir	12.0	Fair	poor	Poor	Municipal tree. Corrected lean, phototropic growth response, deflected top. <i>Phaeolus Schweinitzii</i> fruiting body at base. Located within proposed driveway footprint. Removal.
481	26	4	arbutus	4.0	Fair	Fair	Poor	Municipal tree. No tag. Suppressed.
482	75	11	Grand fir	14.0	Fair	Fair	Poor	Municipal tree.
484	78	12	Grand fir	16.0	Fair	Fair	Poor	
485	16	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Prostrate form.
483	12, 14	2	Pacific dogwood	7.0	Fair/poor	Fair/poor	Good	Municipal tree. 12cm dead stem. Remove dead stem.
no tag 1	9	1	arbutus	6.0	Fair	Fair	Poor	Municipal tree. Prostrate form.
487	8, 16	2	Pacific dogwood	5.0	Fair	Fair	Good	Municipal tree. Conflicting with 489.

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488	13, 19	3	Pacific dogwood	6.0	Fair	Fair	Good	Municipal tree. Conflicting with 490.
489	48	6	Western Red cedar	12.0	Fair	Fair	Moderate	Municipal tree.
no tag 2	68	10	Grand fir	10.0	Fair	Fair	Poor	Located on municipal property fronting the neighbouring property at 5107 Del Monte Avenue. May experience new exposure from adjacent tree removal.
no tag 3	11	1	Pacific dogwood	4.0	Fair/poor	Fair	Good	Suppressed, low live crown ratio.
579	20	3	Douglas-fir	8.0	Fair	Fair	Poor	Suppressed.
578	41	5	Western Red cedar	8.0	Fair	Fair	Moderate	
575	45	5	Western Red cedar	8.0	Fair	Fair	Moderate	Sparse foliage. Some recent exposure from removal of adjacent trees.
1654	16	2	Western Red cedar	6.0	Fair	Fair	Moderate	Young tree.
1655	32	5	Douglas-fir	10.0	Fair	Fair	Poor	Backfilled, deflected top.
1653	50	6	Big Leaf maple	12.0	Fair	Poor	Moderate	Backfilled, history of large stem failure-asymmetric form as a result. Removal recommended if new targets introduced.
1656	46	6	Big Leaf maple	12.0	Fair	Fair	Moderate	Backfilled.

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1657	41	5	Big Leaf maple	10.0	Fair	Fair	Moderate	Backfilled.
576	84	10	Western Red cedar	9.0	Fair	Poor	Moderate	History of large scaffold limb failure, multiple tops.
577	75	9	Western Red cedar	14.0	Fair	Fair	Moderate	Corrected lean.
580	68	8	Western Red cedar	12.0	Fair	Fair	Moderate	
581	28	3	Western Red cedar	10.0	Fair	Fair	Moderate	Corrected lean.
582	37	4	Big Leaf maple	12.0	Fair	Fair	Moderate	Co-dominant stem of 584.
584	42	5	Big Leaf maple	12.0	Fair	Fair	Moderate	Co-dominant stem of 582.
583	15, 17	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Suppressed.
585	21	3	Big Leaf maple	8.0	Fair	Fair	Moderate	Small deadwood.
586	30	4	Big Leaf maple	12.0	Fair	Fair	Moderate	Stem from 587 rubbing trunk.
587	30	4	Big Leaf maple	10.0	Fair	Fair	Moderate	Co-dominant with 588.
588	6, 13, 26	5	Big Leaf maple	10.0	Fair	Fair	Moderate	Co-dominant with 587.

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0802	17	2	Big Leaf maple	5.0	Fair	Poor	Moderate	589 on plan. Co-dominant top failed historically.
0803	35	4	Big Leaf maple	10.0	Fair	Fair	Moderate	Not on plan. Corrected lean.
590	33	5	Pacific yew	14.0	Fair	Fair	Poor	Leaning, may have uprooted historically, ivy covered.
593	67	8	Big Leaf maple	14.0	Fair	Poor	Moderate	Growing from decayed stump.
1473	16, 23	4	Western Red cedar	8.0	Poor	Poor	Moderate	Dead top, surface rooted.
1465	32	4	Big Leaf maple	8.0	Fair	Fair	Moderate	Ivy covered, large deadwood.
1468	50	6	Big Leaf maple	14.0	Fair	Fair	Moderate	Surface rooted.
1469	15	2	Western Red cedar	7.0	Fair	Fair	Moderate	Large deadwood.
1470	36	4	Western Red cedar	8.0	Fair	Fair	Moderate	Corrected lean.
1471	12	1	Pacific dogwood	4.0	Fair	Fair	Good	Dead snag.
1472	20	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Corrected lean, asymmetric form.
9160	88	9	Western Red cedar	12.0	Fair	Fair	Moderate	Corrected lean.

Prepared by:
Talbot Mackenzie & Associates
 ISA Certified, and Consulting Arborists
 Phone: (250) 479-8733
 Fax: (250) 479-7050
 email: Treehelp@telus.net

**TREE RESOURCE
for
5117 Del Monte Avenue**

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
9159	64, 81	15	Big Leaf maple	18.0	Fair	Fair	Moderate	Surface rooted on embankment, large deadwood. Deadwood prune, crown clean, end-weight reduction prune prior to introduction of new targets.
9158	99	10	Western Red cedar	12.0	Fair	Fair	Moderate	Decay column up trunk.
1450	21	2	Big Leaf maple	8.0	Fair	Fair	Moderate	Growing on edge of embankment.
1462	27	4	alder	10.0	Fair	Fair	Poor	Small deadwood.
1463	28	4	alder	10.0	Fair	Fair	Poor	Small deadwood.
1464	29	3	Big Leaf maple	8.0	Fair	Fair	Moderate	One-sided form, large deadwood.
1489	48	7	arbutus	12.0	Fair	Fair	Poor	Trunk cavity, leaning away from proposal.
1478	45	5	Western Red cedar		Fair	Fair	Moderate	
1477	42	5	Big Leaf maple		Fair	Fair	Moderate	Corrected lean, large deadwood, low live crown ratio.
1467	19	2	Western Red cedar		Fair	Fair	Moderate	Young tree.
1466	21	3	Western Red cedar		Poor	Poor	Moderate	Dead top.
1480	15	2	Big Leaf maple		Fair	Fair	Moderate	Stunted, corrected lean.

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1474	44	5	Big Leaf maple		Fair	Fair	Moderate	Deadwood, <i>Kretzschmaria deusta</i> at base, could strike neighbouring property if failed. Closer examination recommended if retained.
1475	56	7	Big Leaf maple		Fair	Fair	Moderate	Deadwood, <i>Kretzschmaria deusta</i> at base, could strike neighbouring property if failed. Closer examination recommended if retained.
1483	56	7	Western Red cedar		Fair	Fair	Moderate	
1482	29	3	Western Red cedar		Fair	Fair	Moderate	
1481	23	3	Western Red cedar		Fair	Fair	Moderate	
1469	23	3	Western Red cedar		Fair	Fair	Moderate	
1476	31	4	Big Leaf maple		Fair	Fair	Moderate	Surface rooted, low live crown ratio, corrected lean.
1479	14	2	Western Red cedar		Poor	Fair	Moderate	Suppressed, declining health.
9161	81	10	Western Red cedar		Fair	Fair	Moderate	Edge of embankment.
1494	114	14	Western Red cedar		Fair	Poor	Moderate	Large cavity, co-dominant stem failed historically. Closer examination recommended if new targets introduced. Not suitable for retention in high target area.
1495	83	10	Big Leaf maple		Fair	Fair/poor	Moderate	Edge of embankment, history of top failure and large limb failure, new top growth poorly attached. Not suitable for retention in high target area.

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1496	62	7	Western Red cedar		Fair	Fair/poor	Moderate	Dead snag. Remove.
1493	28, 47, 74	14	Big Leaf maple		Fair	Fair	Moderate	Narrow union, included bark at 74cm stem, deadwood. Not suitable for retention in high target area. Co -dominant stem also tagged as 1492.
1484	46	7	alder		Fair	Fair/poor	Poor	Poor taper. Not suitable for retention in high target area if new exposure occurs.
1588	10	2	Grand fir		Fair/poor	Fair	Poor	Suppressed.
9162	87	10	Western Red cedar		Fair	Fair/poor	Moderate	Edge of embankment, crown raised, co-dominant tops, woodpecker activity. Closer examination recommended if retained.
1589	40	6	Grand fir		Fair	Poor	Poor	Deflected top, crown raised. Not suitable for retention in high target area. Removal recommended.
1586	17	2	Pacific dogwood		Snag	Snag	Moderate	Previously failed, hung up in 9162. Unstable. Remove.
1587	16	2	Pacific dogwood		Poor	Poor	Moderate	Almost dead. Not suitable for retention in high target area.
1497	57	9	Grand fir		Fair	Fair	Poor	Not suitable for retention in high target area if new exposure occurs.
1498	65	10	Grand fir		Fair	Fair	Poor	Not suitable for retention in high target area if new exposure occurs.
1499	22	3	Grand fir		Fair	Fair	Poor	Suppressed.

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1500	22	3	hemlock		Fair	Fair	Poor	Suppressed.
1581	25	3	Western Red cedar		Snag	Snag	Moderate	Snag.
1582	43	5	Western Red cedar		Fair/poor	Fair/poor	Moderate	Broken top.
1593	100	12	Western Red cedar		Fair	Fair/poor	Moderate	Cavity with associated decay, woodpecker activity. Not suitable for retention in high target area if new exposure.
1592	20	3	Grand fir		Fair	Fair/poor	Poor	Suppressed, Small untagged dogwood at base.
1590	121	15	Western Red cedar		Fair	Fair	Moderate	Sparse top, trunk cavity, woodpecker activity. Closer examination recommended if retained.
1591	69	8	Western Red cedar		Fair	Fair	Moderate	Snag. Removal recommended or reduce in height by 1/3.
1652	85	10	Western Red cedar		Fair	Fair	Moderate	Deadwood, on slope.
1651	98	12	Western Red cedar		Fair	Fair	Moderate	Deadwood, on slope.
1650	50	8	hemlock		Fair	Fair	Poor	On slope.
1649	70	11	hemlock		Fair	Fair	Poor	On slope, deadwood.
1648	15	2	hemlock		Fair	Fair	Poor	On slope, growing from old stump.

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1583	70	11	hemlock		Fair	Fair	Poor	On slope, large deadwood, pitch flow.
1647	17	3	hemlock		Fair	Fair	Poor	On slope, suppressed.
1646	70	11	hemlock		Fair	Fair	Poor	On slope, large deadwood.
1584	22	3	Big Leaf maple		Fair	Fair	Moderate	Suppressed, surface rooted.
1585	18	2	Big Leaf maple		Fair	Fair	Moderate	Suppressed, surface rooted.
1594	55	7	Big Leaf maple		Fair	Fair	Moderate	On slope, deadwood, basal cavity.
1596	14	2	hemlock		Fair	Fair	Poor	Deadwood.
1597	10	1	Big Leaf maple		Fair	Fair	Moderate	On slope.
1595	26	4	hemlock		Fair	Poor	Poor	Suppressed, deadwood.
1645	50	8	Grand fir		Fair	Poor	Poor	Co-dominant tops, on slope.
1618	90	14	Grand fir		Fair	Fair	Poor	Co-dominant stem failed historically - decayed. Seam on backside.
1617	75	9	Western Red cedar		Fair	Fair	Moderate	Co-dominant tops.

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1616	80	10	Big Leaf maple		Fair	Fair	Moderate	Large deadwood.
1599	33	5	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1598	50	6	Western Red cedar		Fair	Fair	Moderate	On slope.
1611	26	4	alder		Fair	Fair	Poor	On slope, low live crown ratio.
1615	57	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1610	26	4	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1609	26	4	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1613	70	8	Western Red cedar		Fair	Fair	Moderate	Ivy covered, on slope.
1614	104	12	Western Red cedar		Fair	Fair	Moderate	On slope.
1603	20	3	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1602	20	3	alder		Fair	Fair/poor	Poor	Low live crown ratio, buried in loose debris.
1601	20	3	alder		Fair	Fair	Poor	Low live crown ratio.

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1600	20	3	alder		Fair	Fair	Poor	On slope.
1612	25	3	Big Leaf maple		Fair	Fair	Moderate	On slope.
1608	35	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1607	32	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1606	28	4	alder		Fair	Fair	Poor	Ivy covered, on slope.
1604	32, 33, 35, 36	15	alder		Fair	Fair	Poor	Weak unions, on slope, ivy covered, not suitable for retention in high target area.
1605	30	4	Big Leaf maple		Fair	Fair	Moderate	Ivy covered, on slope.
1636	clump	4	Hazelnut		Fair	Fair	Good	Edge of slope.
1637	15	2	alder		Fair	Fair	Poor	Low live crown ratio.
1634	20	3	alder		Fair	Fair	Poor	Failed historically, snag.
1622	20	2	walnut		Fair	Poor	Good	Partially uprooted, still alive.
1633	14	2	Big Leaf maple		Fair	Fair	Moderate	On slope.

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1632	29	3	Big Leaf maple		Fair	Fair	Moderate	On slope.
1620	41	5	Big Leaf maple		Fair	Fair	Moderate	Deadwood.
1619	39	5	Big Leaf maple		Fair	Fair	Moderate	On slope.
1621	41	6	alder		Fair	Fair	Poor	On slope.
1624	15	2	Big Leaf maple		Fair	Fair	Moderate	Ivy covered, on slope.
1625	30	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1626	15	2	alder		Fair	Fair	Poor	On slope.
1627	30	4	Big Leaf maple		Fair	Fair	Moderate	On slope.
1628	45	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1629	130	16	Big Leaf maple		Fair	Fair	Moderate	<i>Kretzschmaria deusta</i> at root collar, trunk decay, tri-dominant, large deadwood. Closer examination recommended if new targets are introduced.
1630	20	3	Grand fir		Fair	Fair	Poor	Suppressed.
1631	30	5	Douglas-fir		Fair	Fair	Poor	Low live crown ratio.

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1638	70	11	Grand fir		Fair	Fair	Poor	On slope.
1639	76	11	Grand fir		Fair	Fair	Poor	On slope.
1640	52	6	Western Red cedar		Fair	Fair	Moderate	On slope.
1641	80	10	Big Leaf maple		Fair	Fair	Moderate	On slope.
1642	70	11	Grand fir		Fair	Fair	Poor	On slope.
1643	61	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1644	111	17	Grand fir		Fair	Fair	Poor	Bottom of slope, basal wound.
1488	25, 26	5	Plum	6	Fair	Fair/poor	Moderate	Mature tree, suppressed
1490	30	5	arbutus	N/A	Snag	Snag	Poor	Dead snag. Removal recommended.
1491	18	2	Western Red cedar	4	Fair	Fair	Moderate	
1486	15	2	Plum	6	Fair	Poor	Moderate	Heavy lean.
1487	20	2	magnolia	4	Fair	Fair	Good	

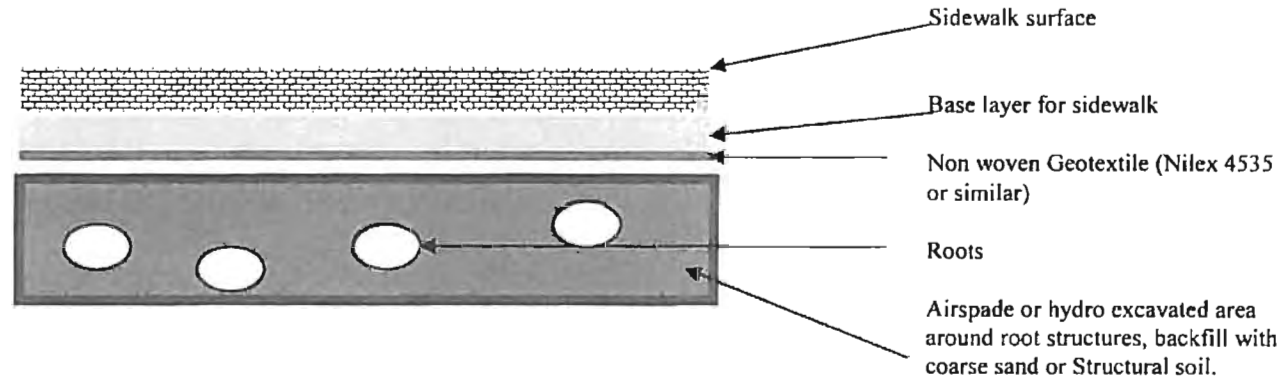
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490	122	15	Sequoiadendron	12.0	Fair	Fair	Moderate	Growing in center of concrete driveway, roots lifting driveway.
493	48	5	Austrian pine	10.0	Fair	Poor	Good	History of co-dominant stem failure, co-dominant tops with weak union. Removal recommended.
491	50	5	leylandii	10.0	Fair	Poor	Good	History of top failure, poor structure.
492	16	2	Ornamental cedar	4.0	Fair	Fair	Moderate	Suppressed.
0801	45	7	arbutus	12.0	Fair	Fair	Poor	Leaning toward existing residence, may be impacted by servicing.

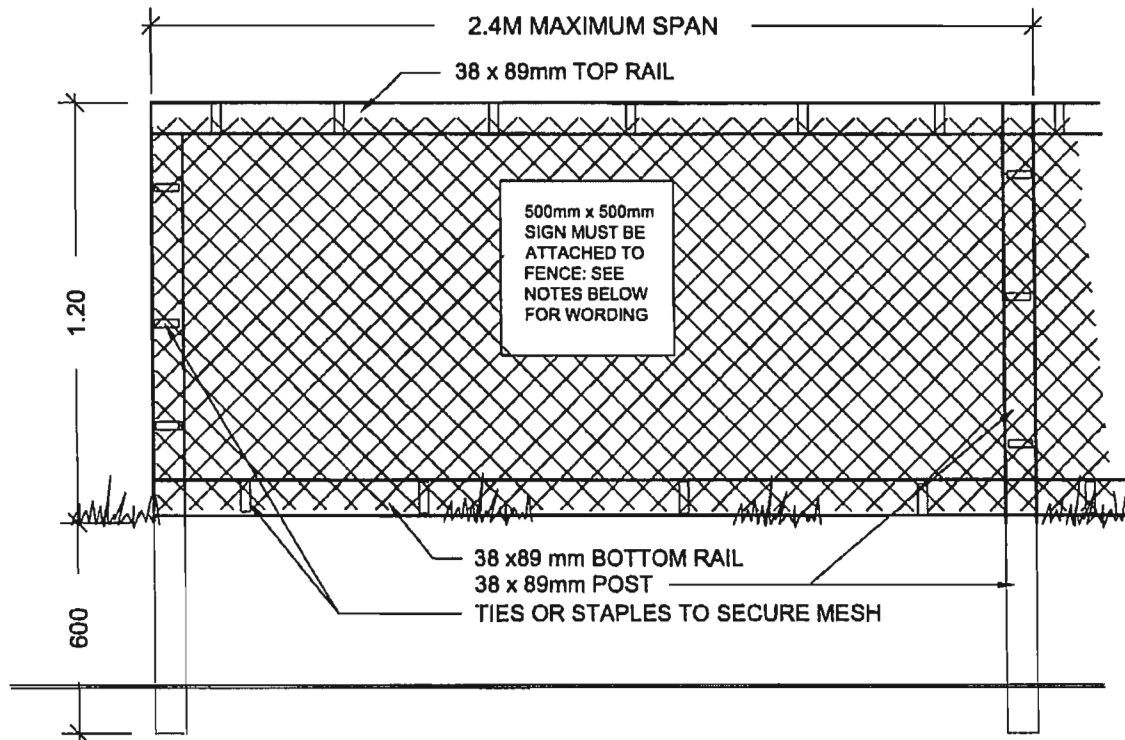
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Diagram – Concrete sidewalk crossing over Critical Root Zone



Specifications for concrete sidewalk crossing over critical root zone

1. Excavate for the required sidewalk surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around root structures with an Airspade or by Hydro Excavation to bearing layer of soil.
3. Backfill area around roots with coarse sand or a structural soil mix
4. A layer of medium weight non woven Geotextile (Nilex 4535 or similar) is to be installed over the backfilled area of the sidewalk.
5. Construct base layer and sidewalk surface over Geotextile layer to required grade.



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONTRUCTED 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 GALVANZIED 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

2870-30 Del Monte

Clerksec - 5117 Del Monte Avenue - Rezoning Application

From: David Smith [REDACTED]
To: "mayor@saanich.ca" <mayor@saanich.ca>
Date: 1/5/2017 11:01 AM
Subject: 5117 Del Monte Avenue - Rezoning Application
Attachments: 14-283-CSP.01 with Sidewalk-Rev1.pdf; Site Plan & Streetscape.pdf

POST TO	General	POSTED	JAN 05 2017
COPY TO	SH		
INFORMATION			
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT FOR	<input type="checkbox"/>		
ACKNOWLEDGED:	BIM		

Hello Mayor Atwell,

As you may recall on May 16, 2016 we presented our rezoning proposal for single family residential lots for the 2.75 acres property at 5117 Del Monte Avenue to Mayor and Council. While our proposal complied with the minimum, average and maximum lot sizes specified in the Cordova Bay Local Area Plan as well as the relevant Zoning Bylaw and Subdivision Bylaw regulations our application was postponed to allow us to reconsider our proposal and make modifications to the application.

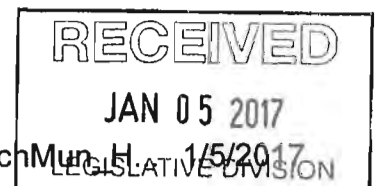
At the meeting, members of Council made a number of comments regarding the proposal and requested further consideration of the following:

- Having fewer lots and dwellings;
- Providing pedestrian infrastructure that respects the character of the neighbourhood and preserves more trees; and
- Shared driveways.

I would like to take this opportunity prior to an upcoming Committee of the Whole meeting where we will formally present our revisions, to inform you that we have revised our plan and made the following changes complying with Councils requests:

- We have reduced our density from 5 lots to 4 lots. Our average lot size has now increased from 1,037 sq. meters to 1,294 sq. meters. This average area is comparable with the ten lots adjacent to the site and larger than the 1,141 sq. meter average lot size of the Piedmont Gardens subdivision next door. While we have requested RS-12 zoning for the site, each of the dwellings will comply with the RS-10 house size (348 sq. meters in non-basement areas). This means larger lots with reduced house sizes.
- The most efficient pedestrian walkway option for the property frontage is a sidewalk against the widened road. We reviewed a separated walkway but the tree spacing and locations would require more tree removal. The sidewalk option requires the removal of approximately 42 trees while the separated walkway would require the removal of approximately 50 trees. In our original layout we proposed on removing all 72 trees. On the attached streetscape drawing you will notice that the new dwellings will be obscured from the frontage because of the additional tree retention.
- We have reduced the number of driveways onto Del Monte Avenue from 5 to 2. We have achieved this by combining each of two lots into one driveway access. Currently there is one driveway in an awkward location servicing the existing house. Our proposal only increases the driveways by one and locates them in a much better and safer location. Each of the proposed dwellings will have a double car garage and parking spaces to exceed the Districts onsite parking requirements.

Other important items I wish to highlight is that we remain consistent in our offer to dedicate 51% of the site (5,696 sq. meters) to the District of Saanich as an addition to Doumac Park. There are no variances for this application. We also have presented our revised layout to the Cordova Bay Association for Community Development on September 14, 2016 and held a second Public Open House on October 5, 2016.



I have attached several drawings for your information. If you would like to discuss further our application or you have any questions please feel free to contact me.

Regards

Dave Smith, MCIP, RPP

Senior Planner

McElhanney Consulting Services Ltd.

Suite 500 | 3960 Quadra Street | Victoria BC V8X 4A3

D [778-746-7517](tel:778-746-7517) | **T** [250 370 9221](tel:250-370-9221) | **C** [778 677 5899](tel:778-677-5899)

dsmith@mcelhanney.com | www.mcelhanney.com



McElhanney

This message and attachment may contain privileged and confidential information. If you are not the intended recipient, please notify us of our error, do not disseminate or copy this communication, and destroy all copies.



PLAN VIEW

**PROPOSED
PARK
ADDITION**
5696 sq.m.
51% of the Property

**5117
DEL MONTE
AVENUE
SAANICH B.C.**

drawing #
7596
scale

drawn by
JDF / NS

LEGEND:
 TREES TO BE REMOVED
 TREES TO REMAIN

#103 891
 AITREE AVENUE
 VICTORIA B.C.
 V9B 0A6
 PH: 250.382.7374
 FAX: 250.382.7384

5117 del monte avenue

**VICTORIA
DESIGN
GROUP**

Date: 7/9/16

STREET SCAPE



Del Monte Avenue Streetscape

5117
DEL MONTE
AVENUE
SAANICH B.C.

drawing #
7596

scale

drawn by
JDF / NS



Date: 7/9/14

#103 891
ATTREE AVENUE
VICTORIA B.C.
V9B 0A6
PH: 250.382.7374
FAX: 250.382.7364

5117 del monte avenue

EXPRESSLY RELEASED THESE PLANS AND DESIGN ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. WITHOUT CONSENT OF THE DESIGNER ABOVE THE CLIENTS DESIGN AND RESPONSIBILITY.

Planning - Site Address: 5117 DEL MONTE AVE

From: "David" [REDACTED]
To: Planning.Mun_Hall.Saanich@saanich.ca; Neil.Findlow@saanich.ca
Date: 12/12/2016 7:55 PM
Subject: Site Address: 5117 DEL MONTE AVE
CC: mlreimer@shaw.ca; cba.president@cbasn.com
Attachments: COMMUNITY ASSN LTR_RESUBMISSISON_DECEMBER 2016 (1).docx

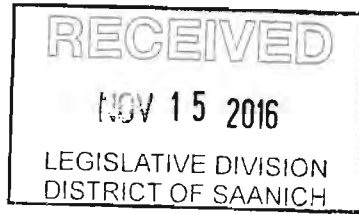
Liz Gudavicius
Saanich Planning

The Cordova Bay Community Association has "NO OBJECTION" to the proposed Application of Subdivision located at 5117 Del Monte Ave and sees the donation of the "proposed park addition " as a positive to the Community and Saanich.

David Cronkhite
Planning Co-Chair CBCA



2870 30
Del Monte



November 15, 2016

Mayor and Council
District of Saanich

Re: Proposed development at 5117 Del Monte Avenue

This letter is in regards to the proposed development at 5117 Del Monte Ave. We were able to take in the developer's recent open house at the Cordova Bay United Church.

First, we would like to say that we are not opposed to development. We have lived in our current residence on Del Monte Ave for over [redacted] years. We feel that increased development such as currently proposed at the former Trio pit on Cordova Bay Road will allow for the provision of more and needed shops and services in this area. As examples, we desperately need better bus service in this area and would also like to see car sharing services becoming available. These needed changes won't happen without increased density.

Noted below in our letter are our general concerns about development in the area and the specifics regarding the proposed development at 5117 Del Monte Ave.

1. General Area Concerns

While we are generally in support of well thought out and planned development, we are concerned about the apparent lack of detailed planning and preparation in this area for the existing use and expected future increased density. Current designs and operating standards for significant roads such as Del Monte Ave, Santa Clara and Haliburton are woefully inadequate for the increased traffic that is here now and will certainly come with additional developments in the area.

We have previously written letters to the District regarding the state of Del Monte Ave. While, there have been proposals in the past for sidewalks along Del Monte Ave., we do not believe that installing sidewalks will solve the issues that most people are concerned about. Instead, we have previously advocated for more detailed traffic planning for Del Monte Ave with a view to considering all forms of traffic calming solutions (i.e. speed humps, defined "choke points" along the road, small round-a-bouts, more stop signs, installing posted 30km/h or 40km/h speed limit signs, installing electronic speed reader boards and more consistent enforcement). The goal would be to reduce vehicle speeds and help impede drivers cutting through on Del Monte Ave. (or Santa Clara) from Cordova Bay Road (especially now that the left hand turn onto Hwy #17 has been closed). I would note that the speeds along Lochside Drive and Cordova Bay Road were reduced and posted to 40 km/h. Why not Del Monte Ave or Santa Clara?

We do not believe a sidewalk will achieve the desired effect on Del Monte Ave. We believe it will only embolden drivers and allow even higher speeds. We also believe that any sidewalk (particularly "naturalized" ones such as installed along Lochside Drive a few years ago) will not get many people to use it. We also note that the municipality will not likely maintain it. The 30m (approx.) Lochside Drive

sidewalk near Doumac Ave. is not used by pedestrians (they still use Lochside), is overgrown and minimally maintained. The sidewalk along Claremont Ave. down to Hwy #17 is regularly overgrown with blackberry bushes and branches making it difficult for pedestrians to use it. Why would any sidewalk along Del Monte Ave be any different?

The issue of traffic along Del Monte Ave. comes up every time there is a development proposal. It would seem that the most effective and efficient way to respond to these ongoing concerns is to do an overall traffic calming plan for the area instead of the current adhoc approach.

As for Haliburton, the section from Del Monte Ave to Hwy #17 is a complete mess. The road configuration in this section is totally inadequate for the significant traffic it receives on a daily basis. The road is typically backed up with traffic from the light on the highway to Arsenault Place and Wesley Road. Drivers regularly use the "sidewalk" on Haliburton to speed up their access to cross the highway to get onto Elk Lake Drive or go north on Hwy. #17. There is a deep drainage ditch on the south side of Haliburton- thereby forcing cyclists onto the narrow roadway or onto the almost non-existent sidewalk on the north side to compete with vehicles and pedestrians. We cannot understand why the District would continue to promote development in the whole Cordova Bay Ridge area while this significant traffic bottleneck and safety issue is left in place. Again, this situation goes back to our earlier point about a lack of planning and preparation by the District to respond to the developments that are ongoing or planned.

As we have noted earlier, we have lived here for over [redacted] years. Over these years, there has been a lot of development- mainly infills, but also some modest sub-divisions constructed. More are planned. Presumably, there are development charges that flow back to the municipality for each of these developments. We cannot say that we have seen where these development charges have been used to improve or resolve issues in the immediate area. It would appear that these funds flow back into "general revenue" for the municipality. In fact, 10 years or so ago when the residents in the 4000 block of Del Monte Ave requested speed humps along that section of the road- they were forced to pay for them instead of the municipality. Hardly fair or appropriate for those residents to have to pay for a lack of planning by the municipality! We would advocate that these development funds be directed back into the immediate Cordova Bay Ridge area to deal with the traffic issues (noted above) along Del Monte Ave., Santa Clara and Haliburton. We would also like to see the infrastructure in Doumac Park completed (e.g. no bridge crossing across Doumac Creek to link up with the trail to Cambria Wood Terrace, well used "informal" trails trespassing on private properties near Cambria Wood Court and crossing the back of 5147 Del Monte Ave etc.).

2. 5117 Del Monte Ave. Specific Concerns

- **2-4 driveway accessing Del Monte Ave.** We feel that there should only be 1 common driveway or road access out of the proposed 4-5 lot development onto Del Monte Ave. A "T" intersection could then be created with this proposed development and adjacent Murphy Place. This corner on Del Monte Ave is one of the sharpest and narrowest sections along this main road. Having 2-4 driveways in this area will only magnify the problem.

- **Proposed 100m “naturalized” sidewalk along the frontage of the development.** Why create a sidewalk to nowhere as it will not link in with any other sidewalks (which are non-existent)? We can’t see anybody using it and as we have noted earlier, we believe there are other more effective options to slow people down and keep people safe. The municipality is not likely to maintain it- so, again, why bother? Money allocated for this “amenity” could be better spent on overall traffic calming solutions or further enhancements to the adjacent Doumac Park.
- **No access to Doumac Park in the development proposal.** What makes the Cordova Bay Ridge area so unique and desirable is the path and trail linkages to parks or to other streets. It would be very desirable to have another trail link to help create more loops in and out of Doumac Park.

In conclusion, while this letter was ostensibly written in regards to the proposed development at 5117 Del Monte Ave, it is imperative to consider this proposal in the context of the larger area. As a result, our main points are:

General Area

- Redirect development charges to the Cordova Bay Ridge area to address issues and concerns that have resulted from increased development. Namely:
 - Conduct a traffic calming plan on Del Monte Ave (and possibly Santa Clara)
 - Upgrade Haliburton (Wesley to Hwy. #17 section) to allow safe and efficient access to the highway for pedestrians, cyclists and vehicles.
 - Complete the infrastructure requirements (and deal with trail trespass on several private properties) in Doumac Park.

5117 Del Monte Ave development proposal

- Reduce the number of driveways from the proposed development from 2-4 to one and create a “T” intersection with adjacent Murphy Place.
- Eliminate the proposed sidewalk in the proposal.
- Provide a trail connection to Doumac Park.

Thank you for your consideration of our concerns and suggestions.

Sincerely,

Dave and Val Chater
 [Redacted] Del Monte Ave.

CC. Cordova Bay Association

1410-04
Report -
Planning

xref: 2870-30
Del Monte
Avenue

5117 DEL MONTE AVENUE – SUBDIVISION AND REZONING

Report of the Director of Planning dated April 22, 2016 recommending that Council approve the rezoning of the property from A-1 (Rural) zone to RS-10 (Single Family Dwelling) zone for the proposed subdivision to create four additional lots; and that Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the requirements as outlined in the report.

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

- Sidewalks, driveways, servicing and the expansion of the roadway all contribute to potential tree loss.
- Sidewalks on Del Monte Avenue are not included in the five-year plan and this section of sidewalk would be in isolation from the pedestrian network at this time.
- In an effort to preserve as many trees as possible, funds could be provided in lieu of a sidewalk to be used for a community contribution.

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

- One significant tree that is to be removed is within the building envelope; a geotechnical report would be registered on title and the site developed according to its recommendations.
- A footpath could be considered for the parkland; bylaw enforcement would follow up on any bylaw infractions.

APPLICANT:

D. Smith, McElhanney Consulting Services Ltd., presented to Council and highlighted:

- The proposed subdivision is to create 4 additional lots; 51% of the site will be dedicated to Saanich to allow for expansion of Doumac Ravine Park.
- This would be a low density infill development; the existing dwelling is in poor condition and the property is declining.
- The proposed lot sizes are consistent with the size of lots in the neighbourhood; the applicant will commit, by covenant, to limit the house size consistent with RS-8 zoning.
- No variances are requested; the proposed dwellings would fit within the character of the neighbourhood.
- Road and pedestrian safety is a concern of neighbours; the proposed development includes a separated sidewalk, road widening and boulevard improvements in order to mitigate concerns.
- All trees being removed would be replaced and a cash contribution for boulevard trees would be provided.
- Legal suites are permitted in the area.

PUBLIC INPUT:

S. Ball, Helvetia Crescent, stated:

- The property has been problematic for years; this is not an appropriate location for infill.
- There are concerns with increased traffic and the removal of trees; the urban forest must be retained and protected if climate change is to be addressed.

- Three lots may be supportable; five dwellings do not fit within the character of the neighbourhood.

K. Krane, Helvetia Crescent, stated:

- Increased density in this area is not appropriate; public transit is not convenient for residents of this community, therefore there would be an increase in vehicular traffic.
- The increased traffic would be a safety concern for bicycles and pedestrians.
- The proposed dwellings do not fit within the rural character of the neighbourhood.

K. Darcel, Clutesi Street, stated:

- There is concern for the safety of pedestrians and the removal of tree canopy; it is not appropriate infill.
- The proposed development does not fit within the character of the neighbourhood.
- The addition of a sidewalk is commendable but will not alleviate concerns.

A. Heron, Piedmont Gardens, stated:

- There will be an impact on privacy as a result of the siting of the proposed dwellings.
- It may be appropriate to have a covenant on the property to prohibit secondary suites; five dwellings with secondary suites would not be supportable; three dwellings may be appropriate.
- There is concern that the proposed development may affect the slope and create more erosion.

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That the meeting extend past 11:00 p.m."

CARRIED

J. Lydon, Del Monte Avenue, stated:

- Five dwellings with secondary suites would negatively affect the neighbourhood in terms of loss of privacy, reduction of urban forest, increased traffic, pollution and noise, and character of the neighbourhood; the massing and building styles are not supportable.
- The property needs to be developed but development should be respectful of the character of the neighbourhood; three dwellings may be appropriate.

G. Klassen, Del Monte Avenue, stated:

- The proposed development changes the character of the neighbourhood; there is a concern with increased traffic, on-street parking and the number of driveways onto Del Monte Avenue.
- The property used to be used as a shake mill; if development is to occur, soil studies should be undertaken to ensure that it is suitable for residential use.

B. Pollick, Piedmont Gardens, stated:

- There is concern with the instability of the slope; construction on the property may affect other properties.
- The potential increased number of vehicles is a concern; pedestrian safety is

paramount.

L. Bainbridge, Del Monte Avenue, stated:

- The property currently is an eyesore; invasive species have taken over the property and is affecting neighbouring properties.
- Improvements are needed.

J. Klassen, Del Monte Avenue, stated:

- Rezoning is a privilege; it is important to preserve the character of the neighbourhood.
- There is concern with the number of trees that would be removed; there may be creative ways to improve the pedestrian environment.
- On-street parking in the area is a safety concern.
- The number of lots is not supportable; the proposed dwellings are too large.

T. Hyde, Lakeridge Place, stated:

- There are concerns with increased traffic volumes and safety of pedestrians; the speed limit should be enforced.

M. Buck, Del Monte Avenue, on behalf of H. Lewis, Rutli Meadows Place, stated:

- This is a special neighbourhood with old growth trees and wildlife; development must be done in a manner that preserves greenspace and trees.
- The number of proposed dwellings and the size of the dwellings should be decreased; the character of the neighbourhood should be maintained.

C. Salter, Clutesi Street, stated:

- There is concern in relation to the number of trees to be removed and the increased traffic; the neighbour character should be preserved.

COUNCIL DELIBERATIONS:

Motion: **MOVED by Councillor Plant and Seconded by Councillor Brice: “That consideration of the application to subdivide and rezone the property at 5117 Del Monte Avenue be postponed to allow the applicant to reconsider the proposal and make modifications to the application that address concerns.”**

Councillor Plant stated:

- The dedication of parkland is appreciated.
- Neighbours are not opposed to development of the property but fewer lots should be considered.

Mayor Atwell stated:

- Postponement allows further discussion and gives the applicant a chance to be creative.

Councillor Murdock stated:

- This may be too much density for the neighbourhood; further consideration could be given to the kind of pedestrian infrastructure that may be appropriate to

respect the character of the neighbourhood.

Councillor Haynes stated:

- The number of dwellings and secondary suites are a concern; the applicant should reconsider the proposal and sensitively and creatively address the neighbours' concerns.
- Further discussions with neighbours would be appropriate.

Councillor Brownoff stated:

- The applicant might consider a proposal which would complement the character of the neighbourhood; the number of trees to be removed is a concern.
- The addition of secondary suites would impact the neighbourhood; further consultation with neighbours is needed.

Councillor Wergeland stated:

- This is a unique area; the applicant should look at ways to preserve the trees.
- The design of the proposed dwellings will fit within the character of the neighbourhood.

Councillor Sanders stated:

- Neighbours may support fewer homes on the property; the development should fit within the character of the neighbourhood and reflect the community.
- A meandering sidewalk could be considered.

Councillor Brice stated:

- The applicant should explore creative ways to address concerns, including the potential of shared driveways.

Councillor Derman stated:

- The proposed development is not consistent with the Urban Forest Strategy and will not protect the character of the neighbourhood.
- If roadway site lines are improved, it may result in increased speed; traffic calming may be appropriate.
- It is not suitable density for the area; the property is topographically-challenged and will be vehicle-oriented.

The Motion was then Put and CARRIED



The Corporation of the District of Saanich

Mayor
Council
Admins
Com. Assn.
Applicant
MPV 257116 Dh

Council
Administrator
Media

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: April 22, 2016
Subject: Subdivision and Rezoning Application
File: SUB00741; REZ00557 • 5117 Del Monte Avenue

PURPOSE

Project Proposal: The applicant proposes to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots resulting in a total of five lots for single family dwelling use. The applicant also proposes to dedicate 5696.7 m² of land to Saanich to add to Doumac Ravine Park.

Address: 5117 Del Monte Avenue

Legal Description: Lot B, Sections 45 & 46, Lake District, Plan 9363

Owner: David M. & Stephania Morris

Applicant: McElhanney Consulting Services Ltd; Dave Smith

Parcel Size: 11,115 m²

Existing Use of Parcel: Single Family Dwelling

Existing Use of Adjacent Parcels:
North: Single Family Dwelling (RS-12) Zone
South: Single Family Dwelling (RS-10 & RS-12) Zones
East: Doumac Park (P-4N) Zone
West: Single Family Dwelling (RS-12) Zone

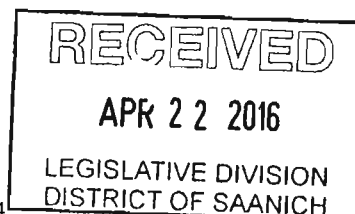
Current Zoning: Rural (A-1) Zone

Minimum Lot Size: 2 ha

Proposed Zoning: Single Family Dwelling (RS-10) Zone

Proposed Minimum Lot Size: 780 m²

Local Area Plan: Cordova Bay



LAP Designation: Residential II

Community Assn Referral: Cordova Bay Association for Community Affairs • Response received October 9, 2015 indicating no objections.

PROPOSAL

The applicant proposes to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots resulting in a total of five lots for single family dwelling use. The remaining 51% (5696.7 m²) of the site would be dedicated to Saanich to allow for the expansion of Doumac Ravine Park. The existing dwelling and accessory buildings and structures would be deconstructed.

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.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- single family dwellings;
 - duplexes, tri-plexes, and four-plexes;
 - townhouses;
 - low-rise residential (up to 4 storeys); and
 - mixed-use (commercial/residential) (up to 4 storeys).”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”

Cordova Bay Local Area Plan (1998)

The Cordova Bay Local Area Plan, Map 7.1 designates the site “Residential II”. The following policies are relevant:

- 5.1 “Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes, and sensitive marine environments within Cordova Bay when considering applications for change in land use.”;

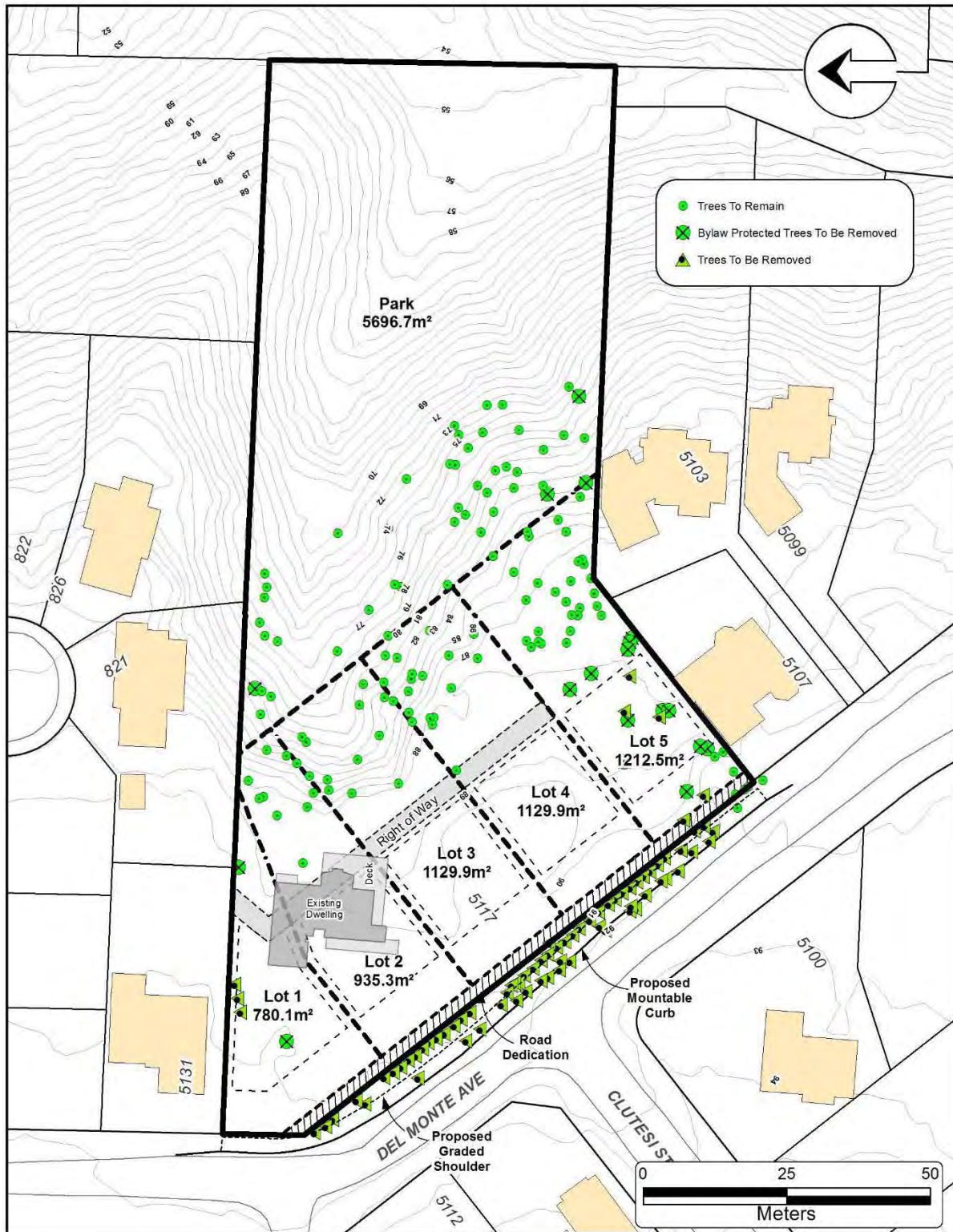


Figure 1: Proposed Subdivision

- 7.3 “Allow a minimum lot area of 665 m² for a conventional lot, and 930 m² * for a panhandle lot within the area designated ‘Residential II’ on Map 7.1 provided that the average lot area within the land being subdivided is not less than 930 m² and that no lot is created which has an area in excess of 1500 m². Where a parcel is greater than 1860 m² and where road dedication would reduce the net area to less than 1860 m², the parcel area prior to dedication may be used for lot averaging purposes.”; (*excludes panhandle area)
- 10.4 “Complete the trail to Doumac Park from Del Monte Avenue and Cambria Wood Court by acquiring parkland and/or public rights-of-way or voluntary park dedication at the time of subdivision.”
- 11.5 “Acquire rights-of-way for footpaths, sidewalks, bikeways and greenways, particularly at the time of subdivision, and require construction by the developer where applicable, to ensure convenient access to schools, bus stops, shopping, parks and to provide circular pedestrian recreational routes as indicated on Map 11.2.”

DISCUSSION

Neighbourhood Context

The 11,115 m², A-1 (Rural) zoned parcel is located in the Cordova Bay neighbourhood, within the Urban Containment Boundary on the east side of Del Monte Avenue. The site is one of the few remaining parcels in the neighbourhood with subdivision potential. The property is bounded on three sides by a mixture of RS-10 and RS-12 zoned single family dwelling lots. Doumac Ravine Park borders the site on the east side.

The site drops in elevation approximately 36 m from west (Del Monte Avenue) to east (Doumac Ravine Park). The west portion of the site is gently sloping while the easterly portion contains steep to moderate slopes associated with the north-south ravine. Revans Creek and an adjoining unimproved footpath follow the bottom of the ravine, crossing the southeast corner of the site.

Land Use

The five proposed lots range in area from 796 m² to 1212 m², while the average lot area is 1037 m². Lots of this size would comply with the minimum, average and maximum lot sizes specified in Cordova Bay Local Area Plan policy 7.3, as this property is within the area designated “Residential II” on Map 7.1 of the Local Area Plan. Proposed lot configurations comply with the RS-10 zone requirements and the relevant Subdivision Bylaw regulations. No variances are requested. The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary.

The proposed lots are generally consistent with other lots in the immediate neighbourhood. Ten lots adjacent to this subdivision range in area from 781 m² to 2122 m², with an average lot area of 1298 m². In the adjacent Piedmont Gardens subdivision to the north, lots range in area from 925 m² to 1497 m², with an average lot area of 1141 m².

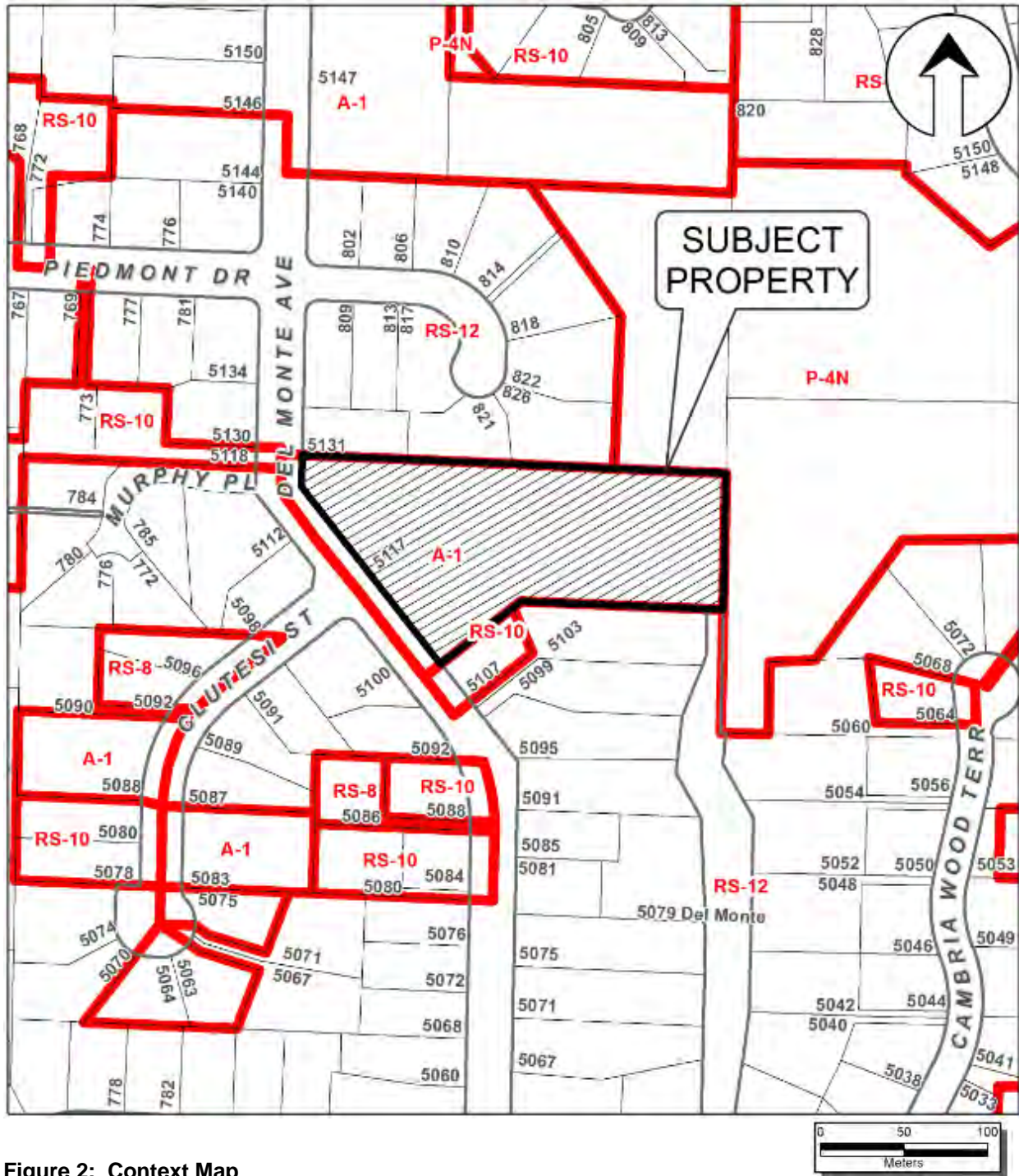


Figure 2: Context Map

Site and Building Design

The Official Community Plan notes the importance of neighbourhood character and the role building style, exterior finish, massing, and height have on the effective integration of new housing stock.

The applicant has provided a conceptual streetscape elevation view along Del Monte Avenue as well as front elevation sketches for each of the dwellings. The plans are provided for illustrative purposes to give an understanding of how the massing of new houses would fit into the existing neighbourhood.

The proposed RS-10 zone regulations would allow for new dwellings ranging in size from 318 m² to 348 m² non-basement gross floor area. The applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m² non-basement gross floor area).

Homes of this size and design would be in keeping with other new homes in the neighbourhood. A covenant to restrict house size to the Gross Floor Area (R) allowable under the RS-8 zone and to require that house design and massing generally conforms to the plans presented (see Figure 3) should be registered prior to Final Reading of the Zoning Amendment Bylaw.



Figure 3: Conceptual Streetscape and House Elevations (from plans by Victoria Design Group)

Environment

Tree resources on the property and municipal frontage consist of a mixture of native and non-native species including: Douglas-fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Dogwood, Yew, Lombardy poplar, black poplar, Leyland cypress, Austrian pine, Giant sequoia, and some ornamental species. A Tree Retention Report prepared for the site by Talbot Mackenzie & Associates indicates that a total of 15 bylaw-protected trees on the site would likely require removal: eight within the building footprints, five outside the building footprints that may be impacted by excavation, and two due to underground servicing. Six other trees on the site are recommended for removal due to structural defects that could pose a hazard for future residents. The tree bylaw requires one replacement tree to be planted for each protected tree removed. If all 15 replacement trees cannot be accommodated on the property, Parks suggests that the applicant consider a contribution to Saanich to fund the planting of the remainder of the required trees elsewhere in the Cordova Bay area.

Construction of driveways, provision of clear sight lines for vehicles exiting the driveways, service connections and road improvements required by Saanich to widen Del Monte Avenue to municipal residential road standards and to construct curb, gutter, and separated sidewalk would likely require removal of nearly all of the trees on the Del Monte Avenue boulevard (see Figure 1). Of the 67 boulevard trees likely to be removed, 4 trees are defective and warrant removal, and 40 trees are Leyland cypress which often cause infrastructure damage. Of the other 23 trees that are likely to be removed, most are Western Red cedars and Big Leaf Maples. Most of the trees are in fair to poor condition.

Saanich boulevard tree policy requires payment of an \$1186.75 replacement fee for every tree removed from the boulevard. On other development sites, only half of the fee was charged to remove Leyland cypress because they are known to cause infrastructure problems. On this basis, the total boulevard tree replacement fee would be \$51,030. Schedule I of the Subdivision Bylaw requires one tree to be planted on the boulevard for each lot except where there are existing trees on the boulevard or in the front yard that would be retained. In this case, proposed Lot 5 shows a retained tree in the front yard. Four Schedule I trees would be required and would be paid for with funds from the boulevard tree replacement fee.



Figure 4: Del Monte Avenue Streetscape (looking south - subject property is on the left)

Road and pedestrian safety on Del Monte Avenue has long been a concern for local residents. While the majority of boulevard tree removals would likely result from driveway construction and provision of adequate sight distance, sidewalk construction would be a contributing factor. Engineering staff have advised that it may be possible at the detailed design stage to meander the sidewalk to retain some healthy trees. Saanich Parks supports the boulevard tree removals but notes that removal of these trees would significantly change neighbourhood perception of the property. Removal of the Leyland cypress trees, in particular, and planting of suitable replacement trees on Del Monte Avenue and elsewhere in Cordova Bay would be an appropriate trade-off to improve road and pedestrian safety on Del Monte Avenue. To mitigate the visual impact of the boulevard tree loss and to provide screening for the new houses, Parks recommends consideration of a covenant that would require the planting of two replacement trees in each front yard.

Although the removal of the boulevard trees would result in a more complete street in terms of sidewalk and boulevard improvements, the tree loss would reduce the urban forest canopy and would significantly change the character of the streetscape. Should Council wish to preserve some of the existing trees, options include exploring combined driveways for some of the lots, although this may only provide minimal tree protection, not undertaking road improvements in terms of a new sidewalk and road widening, or the overall number of lots could be reduced to lessen the number of driveways.

In addition to onsite and boulevard trees to be removed, the Consulting Arborist has noted that new sewer and drain services to the site would be extended from existing services located on the adjacent properties at 5131 Del Monte Avenue and 821 Piedmont Gardens. Two new manholes would be required that would encroach into the critical root zone of a 124 cm dbh Douglas-fir on the property at 821 Piedmont Gardens. It is anticipated that the excavation for the manholes would impact the tree making retention unlikely.

Revan's Creek which crosses the south-east corner of the property is within the Streamside Development Permit Area. The Streamside Protection and Enhancement Area (SPEA) is within the area of the site proposed to be dedicated to Saanich for park. The proposed development would not encroach into the SPEA and no tree removals or disturbance of other vegetation is proposed within the SPEA.

Historical, activity on the site included the operation of a shake mill from approximately 1949 to 1969. As a result, McElhanney Consulting Services Ltd. was retained to conduct a Phase I Environmental Site Assessment. No remnants of the shake mill were found on the site. The review indicated that the likelihood of environmental contamination as a result of historical and current activities on the site or adjacent properties is low and further investigation is not warranted. The applicant has stated that construction on the property would not require soil removal. Pursuant to the *Environmental Management Act*, referral of a Schedule 1 - Site Profile to the Ministry of Environment is not required.

The applicant has stated that the existing dwelling on the site would be deconstructed unless it becomes undoable because of the poor state of the structure. This is understood to be a process where all salvageable parts of the building would be sold, recycled, re-used or donated, and all remaining waste would be taken to a waste recycling site, thus diverting it from the landfill.

Geotechnical Considerations

A Geotechnical Assessment of the proposed subdivision was undertaken by Ryzuk Geotechnical. The assessment noted that suitable building sites within proposed Lots 1 to 5 are located on the gentle slope east of Del Monte Avenue. Proposed Lot 1 has no visible geotechnical hazard however care would be required in the control of erosion during construction. Lots 2 through 5 are geotechnically similar. It is envisioned that typical residential construction techniques would be used for the buildings within these lots and no buildings would extend within 5 m of the current slope crest (Structural Setback Line). The area to the east of the slope crest is relatively steep with slopes at roughly 2H:1V (Horizontal:Vertical) and locally steeper sections near the crest of the slope. The report makes recommendations regarding the type and depth of fill material that may be placed between the slope crest and the noted 5 m setback. Disposal of stormwater onsite is not recommended. Suitable covenants to require that the site must be developed in accordance with the recommendations of the Geotechnical Report can be addressed through the subdivision process.

Servicing

All of the proposed lots would be provided with water service from the existing main on Del Monte Avenue. Sewer and storm drain would be extended across the back of Lots 1 to 5 from the existing systems located in the southwest corner of 821 Piedmont Gardens.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. This subdivision is within a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. The applicant has advised that stormwater detention and regulation of flows would be provided through individual onsite detention tanks that would capture the drainage from impervious surfaces and slowly release it into the municipal system.

Property dedication is required along the entire frontage of the subdivision on Del Monte Avenue towards a 20 m wide road allowance. Del Monte Avenue, fronting the subdivision, must be improved to municipal residential road standards complete with concrete curb, gutter, and 1.8 m separated sidewalk.

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 gasses, 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 the specific features of a 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 the following considerations related to mitigation and adaptation:

- The proposal is an infill project located within the Urban Containment Boundary and Sewer Service Area, that is able to use existing roads and infrastructure to service the development;
- Limited infill through the development of new single family housing inside the Urban Containment Boundary provides a much-desired housing form within Saanich that people would otherwise have to commute further distances for elsewhere in the region. The number of lots so created are limited in number, acknowledge longstanding policies of the Official Community Plan and Local Area Plan, and will not result in significant long-term negative impacts, as long as the majority of future growth is focussed in “Centres”, “Villages”, and along key corridors;
- The proposal is located in the Ridge area of Cordova Bay and within 750 m of the Cordova Bay “Village” where a broad range of commercial and personal services are provided, employment opportunities exist, and where the majority of future residential and commercial growth is to be focused as per the Official Community Plan. Although the site is within 750 m of Cordova Bay “Village”, its location on the ridge does have an impact on the walkability to the “Village” from this site. The location of the “Village” within the Cordova Bay neighbourhood, will however reduce the length of vehicle trips for basic services;
- The site is also within 750 m of Claremont Senior Secondary School, 280 m of Doumac Park, and 700 m of Beckton Park. As a rough measure, in general a walking distance between 400 - 800 m is considered optimal in encouraging the average person to walk to a service or access public transit, instead of driving to their destination. Obviously, health, weather, comfort/ease of use related to alternative transportation, and purpose of the trip all play a role in a person choosing a particular travel mode;
- Sidewalk and cycling infrastructure are typical for a low density neighbourhood in Saanich. Improvements still need to be made to further support and encourage walking and cycling locally and in the Region;
- Proximity to public transit is limited - a transit stop for Bus #35 is approximately 350 m away on Del Monte Avenue, with an average frequency of 36 minutes during weekdays;
- Maintaining the existing tree cover as much as possible would protect the Urban Forest and preserve the carbon sink, as well as the buffering capacity of the natural environment. A total of 15 bylaw protected trees onsite would need to be removed. In addition, six non-bylaw protected trees are recommended for removal due to structural defects. Within the Del Monte Avenue boulevard a total of 67 trees would be removed. Most of these are Leyland cypress which can cause infrastructure damage. While replanting would occur within the community, the loss of a significant number of trees would greatly impact the character of this well-established neighbourhood, and impact the valuable tree canopy.
- The applicant has committed to sustainable building practices and the development would be constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard, which will be secured by covenant;
- The applicant has indicated that the proposed development would include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar

- photovoltaic or hot water heating systems, which would be secured by covenant;
- The proposed development would include zoned and high-efficiency heating systems;
- The proposed development includes sufficient area for backyard gardening, although the tree cover may shade portions of these areas. Long term plans call for a community garden in each Local Planning Area. An Agriculture and Food Security Task Force will be considering ways to improve food security in the community; and
- The applicant has stated that the existing structure would be deconstructed unless it becomes undoable because of the poor state of the structure. This is understood to be a process where all salvageable parts of the building would be sold, recycled, re-used or donated, and all remaining waste would be taken to a waste recycling site, thus diverting it from the landfill.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources. The proposed development includes considerations related to the natural environment, such as:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto rural areas;
- The proposal includes dedication of 51% of the property to Saanich for park;
- Interlocking pavers would be used for the driveway patio and walkway areas to minimize the amount of impervious area on the site; and
- The proposal involves stormwater management in the form of individual onsite detention tanks that would capture the drainage from impervious surfaces and slowly release it into the municipal system.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity; 2) Human-scale pedestrian oriented developments; and 3) Community features. The proposed development includes the following considerations related to social well-being, such as:

- The applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m² non-basement gross floor area);
- Secondary Suites are permitted in this development. This housing option provides for alternative forms of rental accommodation and supportive housing for immediate family members. Suites also work to make a home purchase by young couples/families, and home retention by aging seniors, relatively more affordable;
- A range of outdoor, community, and recreation opportunities are available within reasonable walking/cycling distance. Nearby parks include Beckton, Doumac, and Elk/Beaver Lake, and the Lochside Regional Trail is a short distance away; and
- Community contributions by the developer are encouraged to help mitigate the community impacts of new development. In this case, the applicant proposes to dedicate 5696.7 m² of land to Saanich to add to Doumac Park.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our 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 local short-term jobs during the construction period;
- Home based businesses would be permissible in this development; and
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Cordova Bay "Village". The site is also within four kilometres of the Vancouver Island Tech Park and Camosun College Interurban Campus.

COMMUNITY CONSULTATION

The applicant has advised that meetings to discuss the proposal were held with the Cordova Bay Association for Community Affairs (CBACA) and with immediate neighbours. In addition, a Public Open House was held and attended by 13 residents. Invitations to the open house were hand delivered to 56 dwellings within 100 m of the site. A subdivision referral requesting comment about the proposal was sent by the Planning Department to CBACA. A response indicating no objections to the proposal was received, October 9, 2015.

The application was also referred to the Ministry of Transportation and Infrastructure because the site is located within 800 m of an intersection with a Controlled Access Highway. The Ministry has indicated no objections to the proposed rezoning and requires no additional requirements for approval.

SUMMARY

The proposal to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of five lots for single family dwelling use. The applicant is also proposing to dedicate 5696.7 m² of land to Saanich for park. The proposal would comply with the minimum, average and maximum lot sizes specified in Cordova Bay Local Area Plan policy 7.3, and the relevant Zoning Bylaw and Subdivision Bylaw regulations. No variances are requested. The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary.

The proposed RS-10 zone regulations would allow for new dwellings ranging in size from 318 m² to 348 m² non-basement gross floor area. The applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m² non-basement gross floor area). Homes of this size and design would be in keeping with other new homes in the neighbourhood.

Tree resources on the property and municipal frontage consist of a mixture of native and non-native species. Fifteen bylaw-protected trees on the site would likely require removal as well as one Douglas-fir tree on the adjacent property. Six other trees on the site are recommended for removal due to structural defects that could pose a hazard for future residents. In addition, driveway construction, provision of adequate sight lines for vehicles exiting the driveways, site servicing and road improvements required by Saanich would likely require removal of nearly all

of the trees on the Del Monte Avenue boulevard. Of the 67 boulevard trees likely to be removed, 40 trees are Leyland cypress which often cause infrastructure damage. The majority of the boulevard trees are in fair to poor condition.

A total of 15 replacement trees would be required for loss of trees on the site. In addition, tree replacement fees totalling \$51,030 would be required for the loss of boulevard trees. Four Schedule I trees would be required to be planted on the boulevard and would be paid for with funds from the boulevard tree replacement fees.

Road and pedestrian safety on Del Monte Avenue has long been a concern for local residents. While the majority of boulevard tree removals would likely result from driveway construction and provision of adequate site distance, sidewalk construction and other road improvements would be a contributing factor. Engineering staff have advised that it may be possible at the detailed design stage to meander the sidewalk to retain some healthy trees.

Although the removal of the boulevard trees would result in a more complete street in terms of sidewalk and boulevard improvements, the tree loss would reduce the urban forest canopy and would significantly change the character of the streetscape. Should Council wish to preserve some of the existing trees, options include exploring combined driveways for some of the lots although this may only provide minimal tree protection, not undertaking road improvements in terms of new sidewalks and road widening, or the overall number of lots could be reduced to lessen the number of driveways.

A Geotechnical Assessment of the proposed subdivision was undertaken by Ryzuk Geotechnical Engineering. The assessment noted that suitable building sites within proposed Lots 1 - 5 are located on the gentle slope east of Del Monte Avenue.

Registration of suitable covenants to secure the following is recommended prior to Final Reading of the Zoning Amendment Bylaw:

- To bind any future owner(s) to provide 51% park dedication as proposed and to prohibit tree or vegetation removal in the proposed park area;
- To limit dwelling size to the Gross Floor Area (R) under the RS-8 zoning regulations (291 m² non-basement gross floor area);
- To require that buildings must be designed generally in accordance with the illustrative house elevations prepared by Victoria Design Group;
- To require that the dwellings on proposed Lots 1 – 5 are constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard and include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar photovoltaic or hot water heating systems;
- To require the planting of two replacement trees in each front yard.

Suitable covenants to require that the site must be developed in accordance with the recommendations of the Geotechnical Report can be addressed by the Approving Officer through the subdivision process.

RECOMMENDATION

1. That the application to rezone from A-1 (Rural) Zone to RS-10 (Single Family dwelling) Zone be approved;
2. That prior to Final Reading of the Zoning Amendment Bylaw, the applicant register a restrictive covenant for the following:
 - To bind any future owner(s) to provide 51% park dedication as proposed and to prohibit tree or vegetation removal in the proposed park area;
 - To limit dwelling size to the Gross Floor Area (R) under the RS-8 zoning regulations (291 m² non-basement gross floor area);
 - To require that buildings must be designed generally in accordance with the illustrative house elevations prepared by Victoria Design Group;
 - To require that the dwellings on proposed Lots 1 – 5 are constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard and include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar photovoltaic or hot water heating systems;
 - To require the planting of two replacement trees in each front yard.

Report prepared by: 

 Neil Findlow, Senior Planner

Report prepared and reviewed by: 

 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

 Sharon Hvozdzanski, Director of Planning

NDF/ads
 H:\TEMPEST\PROSPERO\ATTACHMENTS\SUB\SUB00741\REPORT.DOCX

Attachment

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

ADMINISTRATOR’S COMMENTS:

I recommend a Public Hearing be called.


 for Paul Thorkelsson, CAO

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: June 3, 2015
Subject: Servicing Requirements for Development

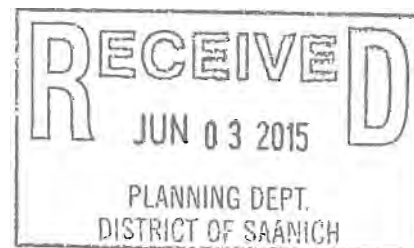
PROJECT: TO REZONE FOR THE PURPOSE OF SUBDIVISION FROM A-1 (RURAL ZONE) TO RS-10(SINGLE FAMILY DWELLING ZONE) TO
SITE ADDRESS: 5117 DEL MONTE AVE
PID: 005-285-089
LEGAL: LOT B SECTION 45/6 LAKE LAND DISTRICT PLAN 9363
DEV. SERVICING FILE: SVS01943
PROJECT NO: PRJ2015-00082

The intent of this application is to subdivide the above referenced parcel to create four additional lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains
DEVELOPMENT COORDINATOR

ENTERED
IN CASE



Development Servicing Requirements :

Development File: SVS01943
Civic Address: 5117 DEL MONTE AVE
Page: 1

Date: Jun 3, 2015

Drain

1. A SUITABLY DESIGNED STORM DRAIN SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED SUBDIVISION FROM THE EXISTING SYSTEM LOCATED IN THE SOUTHWEST CORNER OF 821 PIEDMONT GARDENS. IF PVC PIPE IS USED, MINIMUM 0.75 M COVER, MUST BE PROVIDED.
2. 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 II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE 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.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. THE EXISTING NON-COMFORMING BUILDINGS MUST BE REMOVED PRIOR TO SUBDIVISION APPROVAL.
3. MUNICIPAL RIGHT-OF-WAY WILL BE REQUIRED FOR SANITARY SEWER AND STORM DRAIN ACROSS PROPOSED LOTS 1 TO 3.
4. THIS PROPERTY IS LOCATED IN A "STEEP SLOPE AREA" UNDER BY-LAW NO. 7632, A BY-LAW TO REGULATE AND PROHIBIT THE CUTTING OF TREES. THEREFORE, A QUALIFIED GEOTECHNICAL ENGINEER MUST BE ENGAGED TO DETERMINE THAT THE PROPOSED REMOVAL OF TREES WILL NOT CREATE A DANGER FROM FLOODING, EROSION, LANDSLIP OR AVALANCHE. ALSO, THIS REPORT MUST DETERMINE THE SUITABILITY OF PROPOSED LOTS FOR THE INTENDED USE INCLUDING THE BUILDING FOOTPRINTS.
5. PRIVATE EASEMENT WILL BE REQUIRED FOR SEWER AND DRAIN SERVICE CONNECTIONS ACROSS PROPOSED LOT 4 IN FAVOR OF PROPOSED 5.

Road

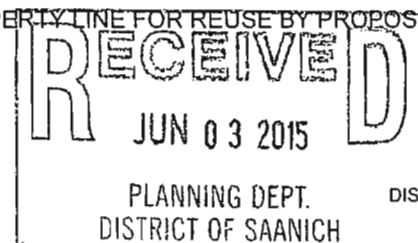
1. PROPERTY DEDICATION IS REQUIRED ALONG THE ENTIRE FRONTAGE OF THE SUBDIVISION ON DEL MONTE AVENUE TOWARDS 20.0 M WIDE ROAD ALLOWANCE. BEND IN THE ROAD ALLOWANCE FRONTING PROPOSED LOT 1 MUST BE ROUNDED OFF USING 25.0 M RADIUS.
2. DEL MONTE AVENUE, FRONTING THIS SUBDIVISION, MUST BE IMPROVED TO MUNICIPAL RESIDENTIAL STANDARDS COMPLETE WITH CONCRETE CURB, GUTTER AND 1.8 M WIDE SEPARATED SIDEWALK. SEE ATTACHED CONCEPTUAL PLAN.

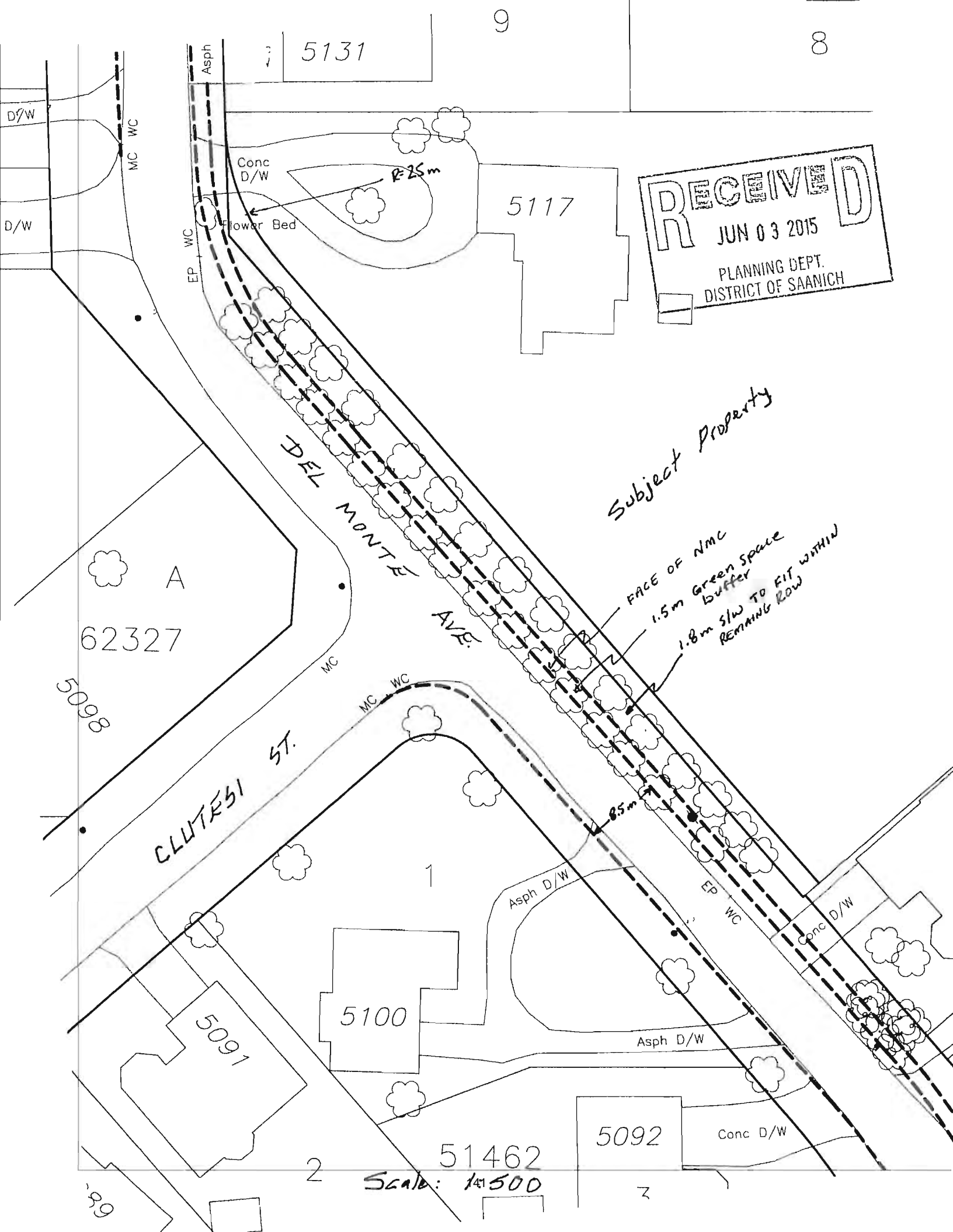
Sewer

1. A SUITABLY DESIGNED SANITARY SEWER SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED SUBDIVISION FROM THE EXISTING SYSTEM LOCATED IN THE SOUTHWEST CORNER OF 821 PIEDMONT GARDENS. IF PVC PIPE IS USED, MINIMUM 0.75 M COVER, MUST BE PROVIDED.

Water

1. PROVISIONAL WATER CONNECTIONS WILL BE REQUIRED FOR PROPOSED LOTS LOTS 2 TO 5.
1. THE EXISTING 19 MM WATER METER IS TO BE RELOCATED TO NEW PROPERTY LINE FOR REUSE BY PROPOSED LOT 1.





5131

9

8

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 JUN 03 2015
 PLANNING DEPT.
 DISTRICT OF SAANICH

5117

Conc D/W
 Flower Bed

R 25m

Subject Property

DEL MONTE AVE.

FACE OF NMC
 1.5m Green Space Buffer
 1.8m S/W TO FIT WITHIN REMAINING ROW

A
 62327

5098

CLUTESI ST.

MC WC

1

Asph D/W

R 25m

EP WC

Conc D/W

5091

5100

Asph D/W

51462

Scale: 1:500

5092

Conc D/W

2

62327



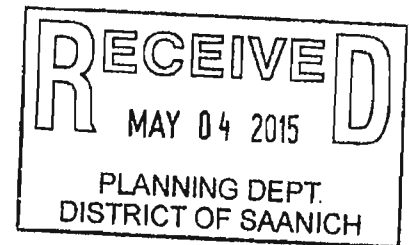
Talbot Mackenzie & Associates

Consulting Arborists

ENTERED
IN CASE

April 27, 2015

Mr. Geoff Morris
c/o McElhanney Consulting Services Ltd.
500-3960 Quadra Street
Victoria, B.C. V8X 4A3



Re: 5117 Del Monte Avenue

Assignment: To review the location of the proposed sanitary and drain services for the proposed five lot subdivision at 5117 Del Monte Avenue, as shown on the attached site plan. Comment on how the services may impact any trees located on the properties at 5131 Del Monte Avenue and 821 Piedmont Gardens. As part of this assignment, we have also been asked to more thoroughly assess two trees that we documented having structural concerns in our tree resource inventory.

Methodology: Using the plans attached, we reviewed the proposed and existing service locations. Tree numbers 9162 and 1590 were more thoroughly assessed, and for the purpose of detecting internal decay and testing for indications of fungal infection, resistograph readings were taken from the lower trunks of both trees.

Findings:

Proposed Servicing – The proposed servicing drawings show the new sanitary and drain services from the subject property joining existing services located in an easement that passes through the properties at 5131 Del Monte Avenue and 821 Piedmont Gardens. It is our understanding that the existing services are approximately 2.2 metres deep in this location. Where the proposed services joined the easement on the property at 821 Piedmont Gardens there are two manholes proposed that will encroach into the critical root zone of a 124 cm d.b.h. Douglas fir on the property (see attached pictures). Although the exact location of the proposed manholes were not marked on the property at the time of our site visit, by using the plans supplied we located the approximate location, and are of the opinion that the proposed excavation for the manholes will likely have a significant impact on the ability to retain the tree. Although roots were likely severed during the initial excavation, and it may be possible to locate the existing services without impacting large structural roots, given the depth of the services and the size of the holes necessary to install the proposed manholes, we anticipate the tree will likely have to be removed.

Western Red Cedar 9162 – Resistograph readings taken at the base of this tree encountered significant drops in resistance in readings taken from the north, east and south. Readings taken from the west side through a large buttress appeared to be consistent with healthy wood tissue.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

.../2

As the tree is located in a high target area where considerable damage or injury could occur should it fail, we recommend that the tree either be removed or reduced in height to address the decay in the lower trunk. Given the tree's location at the edge of a steep slope area, we anticipate that the better option would be to reduce the tree in height as the roots are likely helping to stabilize the bank. We recommend that, if retained, the tree be reduced by approximately 40-50%, and the remaining crown be pruned to clean the crown of any dead, diseased or weak limbs. We further recommend that the tree be re-examined in 7-10 years to look for changes in health or structure.

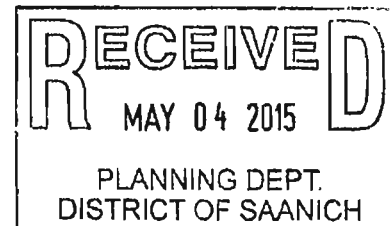
Western Red Cedar 1590 - A visual examination of this tree indicates it has likely had fill soils placed over the western portion of the critical root zone, and there indications of woodpecker activity on the main trunk. Resistograph readings taken from the lower trunk found significant drops in resistance in readings from all sides. As the tree is located in a high target area where considerable damage or injury could occur should the tree fail, we recommend that tree either be removed or reduced in height to address the decay in the lower trunk. As with the previous tree, this tree is located at the edge of a steep slope area, and we anticipate that the better option would be to reduce the tree in height as the roots are likely helping to stabilize the bank. We recommend that, if retained, the tree be reduced by approximately 40-50%, and the remaining crown be pruned to clean the crown of any dead, diseased or weak limbs. We further recommend that the tree be re-examined in 7-10 years to look for changes in health or structure.

Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,
Talbot Mackenzie & Associates

Graham Mackenzie & Tom Talbot
ISA Certified, & Consulting Arborists

Enclosure: Picture Page



Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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124.0 cm d.b.h. Douglas fir at 821 Piedmont Gardens, where proposed manholes are to be installed on existing services.



Location of Western Red Cedar #9162.



Location of Western Red cedar # 1590, showing close-up of woodpecker activity.

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MAY 04 2015
PLANNING DEPT.
DISTRICT OF SAANICH



Talbot Mackenzie & Associates

Consulting Arborists

December 18, 2014

Mr. Geoff Morris
c/o McElhanney Consulting Services Ltd.
500-3960 Quadra Street
Victoria, B.C. V8X 4A3

Re: Tree Retention Report for 5117 Del Monte Avenue

Assignment: Review the plans provided and prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain.

Methodology: Each tree located on the subject property and municipal frontage was identified using existing numeric metal tags that were attached to the lower trunk of each tree during a previous site survey. Information such as tree species, size(dbh), critical root zone(crz), protected root zone(prz), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Observations: The tree resource on the property consists of a mixture of native and non-native species including: Douglas fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Dogwood, Yew, Lombardy poplar, black poplar, Leyland cypress, Austrian pine, Giant sequoia and some ornamental species. The majority of the trees are located in areas, where it should be possible to retain them and a significant portion of the treed area on the property is proposed to be dedicated as park land. We anticipate that it will be difficult to retain trees in the front yards of the proposed new lots where we anticipate the impacts from construction activity will be the greatest.

Potential impacts:

Building footprint: The following bylaw-protected trees are located within proposed building footprints and will require removal:

Lot 1 - 490

Lot 2 - none

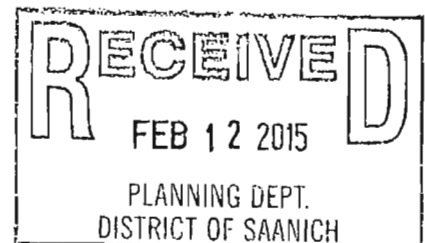
Lot 3 - none

Lot 4 - none

Lot 5 – 576, 582/584(co-dominant), 580, 578, 1657, 1656

.../2

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The following bylaw-protected trees are located outside of proposed building footprints, however they may be impacted by excavation, depending on the final building design.

Lot 1 - none

Lot 2 – none

Lot 3 - none

Lot 4 - none

Lot 5 – 593, 590, 586, 587/588(co-dominant).

Retaining Wall: The proposed retaining wall along the Southern property line will require the removal of trees #586, 587 and 588.

Road Widening, driveway footprints, water services, underground hydro: It is our understanding that during the project managers discussions with Saanich Parks, it was determined that the majority of the boulevard trees will likely be removed during road widening, shoulder grading and road improvement work. If there are trees to be retained in this area, driveway, water and hydro services should be located outside of their critical root zones wherever possible.

Servicing (storm and sanitary): According to the plans provided, the proposed underground servicing locations will impact the following bylaw-protected trees:
Lot 1 –Bylaw-protected arbutus tree #0801 may be impacted by underground servicing depending on the extent of the required excavation.

Lot 2 - none

Lot 3 - none

Lot 4 - none

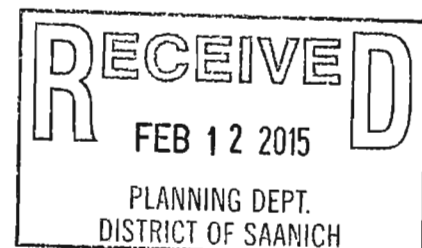
Lot 5 – Bylaw protected Big Leaf Maple #593 may be impacted by the proposed underground servicing depending on the extent of the required excavation.

Mitigation of impacts:

Barrier fencing- Protect the remaining portions of the trees critical root zone with barrier fencing. The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Once the subdivision receives approval and building plans are provided, we can provide recommendations for barrier fencing locations.

.../3

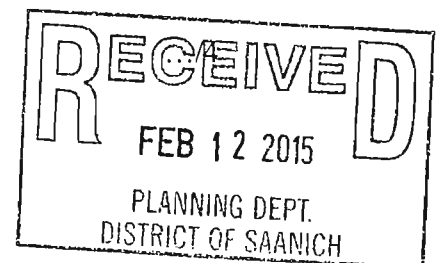
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Visual examination of trees near park property lines: As part of this assignment, we walked along the South park property line, where it borders 5103 Del Monte Avenue, and the North park property line, where it borders 821 and 826 Piedmont Gardens. Trees were visually examined for any noticeable structural defects that could potentially strike existing targets.

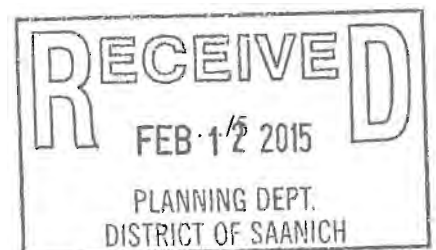
- **Trees recommended for further examination: 9162, 1590.**
- **Tree recommended for removal or modification: 1589, 1586, 1591, 1629.**
- **Demolition:** We recommend that barrier fencing be erected prior to the demolition of the existing residence or other structures on the property to isolate any trees to be retained from the demolition activity.
- **Material storage:** Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.
- **Mulch layer or plywood over heavy traffic areas** – In portions of the trees critical root zones where there will be heavy foot traffic anticipated throughout the construction phase of the project, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction.
- **Pruning:** We do not anticipate significant clearance pruning requirements, given the current proposed lot layout. Once tree clearing has taken place we recommend that trees to be retained in the rear yard setbacks be pruned to remove deadwood, and to address any structural flaws.
- **Blasting and rock removal:** We anticipate that blasting may be required to level several of the rock areas on the property. If it is necessary to blast areas of bedrock near critical root zones of trees to be retained, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.

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- **Servicing: Excavation:** We recommend that any necessary excavation that is proposed for within the critical root zones of trees to be retained be completed under the direction of the project arborist. If it is found that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
- **Washout area** – It may be necessary to designate any area on the property for washing out cement and masonry tools and equipment. This area should be located away from the critical root zones of any trees to be retained.
- **Paved areas over critical root zones of trees to be retained:** In areas that are proposed for parking areas over the critical root zones of trees to be retained, we recommend that that floating permeable paving techniques are used. See attached specifications. (specifications may change in final report depending on the extent of proposed paving)
- **Landscaping:** Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.
- **Arborists Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing.
 - Reviewing the report with the project foreman or site supervisor.
 - Locating work zones and machine access corridors where required.
 - Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.
- **Review and site meeting:** Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.
- **Arborist Review:** After all of the tree clearing has been completed, we recommend that the project arborist completes a visual examination of any trees that have been newly exposed or have the potential to strike new targets.

Box 48153
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
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Please do not hesitate to call us at 250-479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists
Encl. – Tree Resource Spreadsheet, Tree Location Survey, Barrier Fencing Diagram.

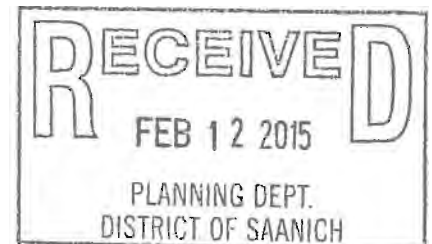
Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

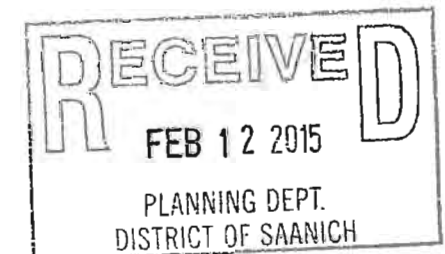
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TREE RESOURCE
for
5117 Del Monte Avenue

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
416	61	6	leylandii	9.0	Fair	Fair	Good	Corrected lean
417	65	7	leylandii	9.0	Fair	Fair/poor	Good	Multiple tops, included bark in top union.
418	54	5	leylandii	10.0	Fair	Fair	Good	
419	45	5	leylandii	9.0	Fair	Fair	Good	Corrected lean.
420	11	1	Western Red cedar	5.0	Fair	Fair	Moderate	Juvenile tree, suppressed, dead top.
422	34	3	leylandii	8.0	Fair	Fair	Good	Corrected lean.
423	51	5	leylandii	9.0	Fair	Fair	Good	Corrected lean, lowest limb recently split and failed.
425	47	5	leylandii	8.0	Fair	Fair	Good	
424	36	4	lombardi poplar	7.0	Fair	Fair	Moderate	Co-dominant tops.
426	28, 32	5	leylandii	9.0	Fair	Fair	Good	Co-dominant, recent low limb failure.
427	15, 34	5	leylandii	8.0	Fair	Fair	Good	Co-dominant.
430	16, 22	3	leylandii	6.0	Fair	Fair	Good	Co-dominant, ivy covered.

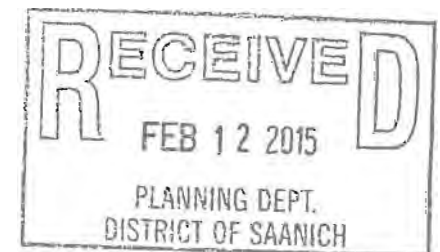
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ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
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428	45	5	leylandii	8.0	Fair	Poor	Good	2 large broken hangers(still alive). Remove hangers.
429	42	4	leylandii	8.0	Fair	Fair	Good	Ivy covered, history of limb failure.
431	48	5	leylandii	8.0	Fair	Fair	Good	History of limb failure.
432	50	5	leylandii	9.0	Fair	Fair	Good	
434	39	4	leylandii	7.0	Fair	Fair	Good	
436	62	6	leylandii	12.0	Fair	Fair	Good	
433	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Juvenile tree, suppressed.
435	18	2	Western Red cedar	4.0	Fair	Fair	Moderate	Juvenile tree, suppressed.
437	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Juvenile tree, suppressed.
439	17, 19, 20	5	Big Leaf maple	14.0	Fair	Fair/poor	Moderate	Suppressed, trunk wounds.
438	21	3	Western Red cedar	6.0	Fair	Fair	Moderate	Young tree.
440	32	4	Big Leaf maple	8.0	Fair	Fair	Moderate	Ivy covered.

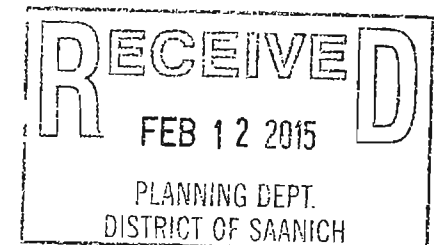
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441	24	3	Big Leaf maple	6.0	Fair	Fair	Moderate	Corrected lean.
442	19	2	leylandii	6.0	Fair	Fair	Good	
443	12, 18, 30	6	Big Leaf maple	12.0	Fair	Fair	Moderate	
445	19	2	leylandii	4.0	Fair	Fair	Good	
444	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Juvenile tree, suppressed.
446	54	5	leylandii	9.0	Fair	Fair	Good	Broken hanging limb. Remove hanger.
449	41	4	leylandii	8.0	Fair	Fair	Good	
447	14, 14	2	leylandii	8.0	Fair	Fair/poor	Good	Dead stem, included bark, suppressed, co-dominant.
448	11	1	Big Leaf maple	4.0	N/A	N/A	Moderate	Dead snag. Remove.
450	47	5	leylandii	10.0	Fair	Fair	Good	Corrected lean.
453	13	1	leylandii	4.0	Fair	Fair	Good	Suppressed.
451	12, 12, 24	5	Big Leaf maple	12.0	Fair	Fair	Moderate	Suppressed, recent large stem removal.

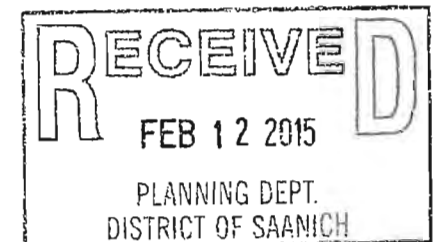
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452	37	4	leylandii	4.0	Fair	Fair	Good	
454	18, 35, 50, 70	16	Western Red cedar	26.0	Fair	Fair	Moderate	Narrow stem unions.
455	19	2	Western Red cedar	4.0	Fair	Fair/poor	Moderate	Suppressed.
456	31	3	leylandii	8.0	Fair	Fair	Good	
457	31	3	leylandii	8.0	Fair	Fair	Good	
460	12	1	arbutus	4.0	Poor	Poor	Good	Topped, almost dead.
458	17, 36	5	leylandii	9.0	Fair	Fair	Good	
459	42	4	leylandii	8.0	Fair	Fair	Good	
461	46	5	leylandii	8.0	Fair	Fair	Good	
462	15	2	leylandii	4.0	Fair	Fair/poor	Good	Suppressed.
463	25	3	leylandii	5.0	Fair	Fair	Good	
464	35	4	leylandii	7.0	Fair	Fair	Good	

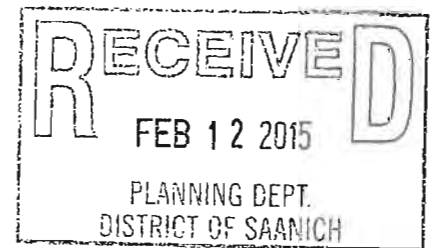
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465	27	3	leylandii	6.0	Fair	Fair	Good	
466	37	4	leylandii	8.0	Fair	Fair	Good	
467	33	3	leylandii	8.0	Fair	Fair	Good	
468	27	3	leylandii	4.0	Fair	Fair	Good	
469	12, 14	2	leylandii	6.0	Fair	Fair/poor	Good	Co-dominant, narrow stem unions. Prune to subordinate smaller stem.
470	21	2	leylandii	4.0	Fair	Fair	Good	
471	20	2	leylandii	4.0	Fair	Fair	Good	
472	34	3	leylandii	8.0	Fair	Fair	Good	Corrected lean.
474	46	7	Black Cottonwood	10.0	Fair	Fair	Poor	Tri-dominant, deadwood, same tree as 475.
475	43, 59	13	Black Cottonwood	16.0	Fair	Fair	Poor	Tri-dominant, deadwood, same tree as 474.
473	17	2	Western Red cedar	4.0	Fair	Fair	Moderate	Suppressed.
476	17	3	Douglas-fir	4.0	Fair	Fair/poor	Poor	History of top failure, suppressed.

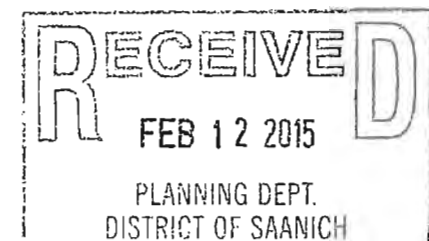
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477	16	2	Western Red cedar	4.0	Fair	Fair	Moderate	Suppressed.
478	11	1	Western Red cedar	4.0	Fair	Fair	Moderate	Suppressed.
479	46	7	Black Cottonwood	8.0	Fair	Fair	Poor	Recent large limb removal.
480	65	10	Douglas-fir	12.0	Fair	Fair/poor	Poor	Corrected lean, phototropic growth response, deflected top. <i>Phaeolus Schweinitzii</i> fruiting body at base. Resistograph testing recommended if retained.
481	26	4	arbutus	4.0	Fair	Fair	Poor	No tag. Suppressed.
482	75	11	Grand fir	14.0	Fair	Fair	Poor	
484	78	12	Grand fir	16.0	Fair	Fair	Poor	
485	16	2	Western Red cedar	4.0	Fair	Fair	Moderate	Prostrate form.
483	12, 14	2	Pacific dogwood	7.0	Fair/poor	Fair/poor	Good	12cm dead stem. Remove dead stem.
no tag 1	9	1	arbutus	6.0	Fair	Fair	Poor	Prostrate form.
487	8, 16	2	Pacific dogwood	5.0	Fair	Fair	Good	Conflicting with 489.

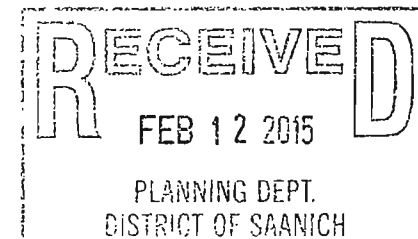
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488	13, 19	3	Pacific dogwood	6.0	Fair	Fair	Good	Conflicting with 490.
489	48	6	Western Red cedar	12.0	Fair	Fair	Moderate	
no tag 2	68	10	Grand fir	10.0	Fair	Fair	Poor	Located on neighbouring property at 5107 Del Monte Avenue. May be impacted by new exposure.
no tag 3	11	1	Pacific dogwood	4.0	Fair/poor	Fair	Good	Suppressed, low live crown ratio.
579	20	3	Douglas-fir	8.0	Fair	Fair	Poor	Suppressed.
578	41	5	Western Red cedar	8.0	Fair	Fair	Moderate	
575	45	5	Western Red cedar	8.0	Fair	Fair	Moderate	Sparse foliage. Some recent exposure from removal of adjacent trees.
1654	16	2	Western Red cedar	6.0	Fair	Fair	Moderate	Young tree.
1655	32	5	Douglas-fir	10.0	Fair	Fair	Poor	Backfilled, deflected top.
1653	50	6	Big Leaf maple	12.0	Fair	Fair/poor	Moderate	Backfilled, history of large stem failure-asymmetric form as a result. Maintain as small tree if retained.
1656	46	6	Big Leaf maple	12.0	Fair	Fair	Moderate	Backfilled.
1657	41	5	Big Leaf maple	10.0	Fair	Fair	Moderate	Backfilled.

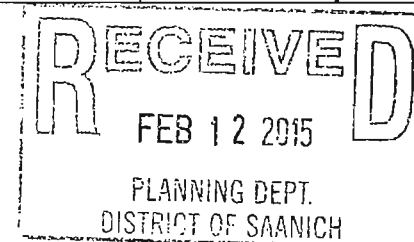
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 ISA Certified, and Consulting Arborists
 Phone: (250) 479-8733
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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
576	84	10	Western Red cedar	9.0	Fair	Poor	Moderate	History of large scaffold limb failure, multiple tops.
577	75	9	Western Red cedar	14.0	Fair	Fair	Moderate	Corrected lean.
580	68	8	Western Red cedar	12.0	Fair	Fair	Moderate	
581	28	3	Western Red cedar	10.0	Fair	Fair	Moderate	Corrected lean.
582	37	4	Big Leaf maple	12.0	Fair	Fair	Moderate	Co-dominant stem of 584.
584	42	5	Big Leaf maple	12.0	Fair	Fair	Moderate	Co-dominat stem of 582.
583	15, 17	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Suppressed.
585	21	3	Big Leaf maple	8.0	Fair	Fair	Moderate	Small deadwood.
586	30	4	Big Leaf maple	12.0	Fair	Fair	Moderate	Stem from 587 rubbing trunk.
587	30	4	Big Leaf maple	10.0	Fair	Fair	Moderate	Co-dominant with 588.
588	6, 13, 26	5	Big Leaf maple	10.0	Fair	Fair	Moderate	Co-dominant with 587.
0802	17	2	Big Leaf maple	5.0	Fair	Poor	Moderate	589 on plan. Co-dominant top failed historically.

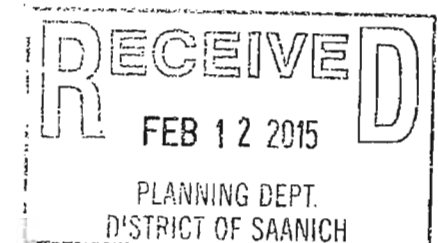
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0803	35	4	Big Leaf maple	10.0	Fair	Fair	Moderate	Not on plan. Corrected lean.
590	33	5	Pacific yew	14.0	Fair	Fair	Poor	Leaning, may have uprooted historically, ivy covered.
593	67	8	Big Leaf maple	14.0	Fair	Poor	Moderate	Growing from decayed stump.
1473	16, 23	4	Western Red cedar	8.0	Poor	Poor	Moderate	Dead top, surface rooted.
1465	32	4	Big Leaf maple	8.0	Fair	Fair	Moderate	Ivy covered, large deadwood.
1468	50	6	Big Leaf maple	14.0	Fair	Fair	Moderate	Surface rooted.
1469	15	2	Western Red cedar	7.0	Fair	Fair	Moderate	Large deadwood.
1470	36	4	Western Red cedar	8.0	Fair	Fair	Moderate	Corrected lean.
1471	12	1	Pacific dogwood	4.0	Fair	Fair	Good	Dead snag.
1472	20	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Corrected lean, asymmetric form.
9160	88	9	Western Red cedar	12.0	Fair	Fair	Moderate	Corrected lean.
9159	64, 81	15	Big Leaf maple	18.0	Fair	Fair	Moderate	Surface rooted on embankment, large deadwood. Deadwood prune, crown clean, end-weight reduction prune prior to introduction of new targets.

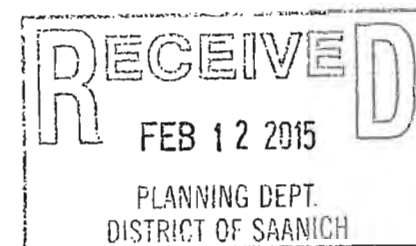
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9158	99	10	Western Red cedar	12.0	Fair	Fair	Moderate	Decay column up trunk.
1450	21	2	Big Leaf maple	8.0	Fair	Fair	Moderate	Growing on edge of embankment.
1462	27	4	alder	10.0	Fair	Fair	Poor	Small deadwood.
1463	28	4	alder	10.0	Fair	Fair	Poor	Small deadwood.
1464	29	3	Big Leaf maple	8.0	Fair	Fair	Moderate	One-sided form, large deadwood.
1489	48	7	arbutus	12.0	Fair	Fair	Poor	Trunk cavity, leaning away from proposal.
1478	45	5	Western Red cedar		Fair	Fair	Moderate	
1477	42	5	Big Leaf maple		Fair	Fair	Moderate	Corrected lean, large deadwood, low live crown ratio.
1467	19	2	Western Red cedar		Fair	Fair	Moderate	Young tree.
1466	21	3	Western Red cedar		Poor	Poor	Moderate	Dead top.
1480	15	2	Big Leaf maple		Fair	Fair	Moderate	Stunted, corrected lean.
1474	44	5	Big Leaf maple		Fair	Fair	Moderate	Deadwood, <i>Kretzschmaria deusta</i> at base, could strike neighbouring property if failed. Closer examination recommended if retained.

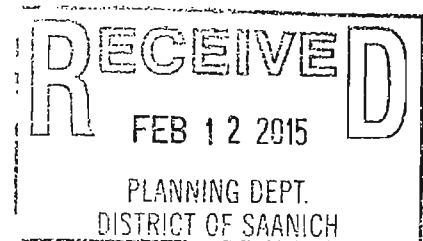
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1475	56	7	Big Leaf maple		Fair	Fair	Moderate	Deadwood, <i>Kretzschmaria deusta</i> at base, could strike neighbouring property if failed. Closer examination recommended if retained.
1483	56	7	Western Red cedar		Fair	Fair	Moderate	
1482	29	3	Western Red cedar		Fair	Fair	Moderate	
1481	23	3	Western Red cedar		Fair	Fair	Moderate	
1469	23	3	Western Red cedar		Fair	Fair	Moderate	
1476	31	4	Big Leaf maple		Fair	Fair	Moderate	Surface rooted, low live crown ratio, corrected lean.
1479	14	2	Western Red cedar		Poor	Fair	Moderate	Suppressed, declining health.
9161	81	10	Western Red cedar		Fair	Fair	Moderate	Edge of embankment.
1494	114	14	Western Red cedar		Fair	Poor	Moderate	Large cavity, co-dominant stem failed historically. Closer examination recommended if new targets introduced. Not suitable for retention in high target area.
1495	83	10	Big Leaf maple		Fair	Fair/poor	Moderate	Edge of embankment, history of top failure and large limb failure, new top growth poorly attached. Not suitable for retention in high target area.
1496	62	7	Western Red cedar		Fair	Fair/poor	Moderate	Dead snag. Remove.

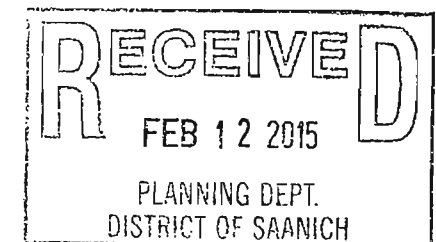
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1493	28, 47, 74	14	Big Leaf maple		Fair	Fair	Moderate	Narrow union, included bark at 74cm stem, deadwood. Not suitable for retention in high target area. Co -dominant stem also tagged as 1492.
1484	46	7	alder		Fair	Fair/poor	Poor	Poor taper. Not suitable for retention in high target area if new exposure occurs.
1588	10	2	Grand fir		Fair/poor	Fair	Poor	Suppressed.
9162	87	10	Western Red cedar		Fair	Fair/poor	Moderate	Edge of embankment, crown raised, co-dominant tops, woodpecker activity. Closer examination recommended if retained.
1589	40	6	Grand fir		Fair	Poor	Poor	Deflected top, crown raised. Not suitable for retention in high target area. Removal recommended.
1586	17	2	Pacific dogwood		Snag	Snag	Moderate	Previously failed, hung up in 9162. Unstable. Remove.
1587	16	2	Pacific dogwood		Poor	Poor	Moderate	Almost dead. Not suitable for retention in high target area.
1497	57	9	Grand fir		Fair	Fair	Poor	Not suitable for retention in high target area if new exposure occurs.
1498	65	10	Grand fir		Fair	Fair	Poor	Not suitable for retention in high target area if new exposure occurs.
1499	22	3	Grand fir		Fair	Fair	Poor	Suppressed.
1500	22	3	hemlock		Fair	Fair	Poor	Suppressed.

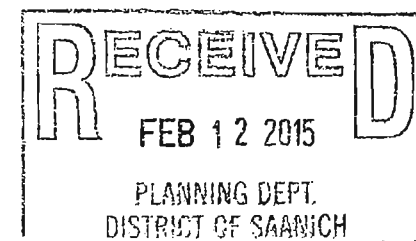
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1581	25	3	Western Red cedar		Snag	Snag	Moderate	Snag.
1582	43	5	Western Red cedar		Fair/poor	Fair/poor	Moderate	Broken top.
1593	100	12	Western Red cedar		Fair	Fair/poor	Moderate	Cavity with associated decay, woodpecker activity. Not suitable for retention in high target area if new exposure.
1592	20	3	Grand fir		Fair	Fair/poor	Poor	Suppressed, Small untagged dogwood at base.
1590	121	15	Western Red cedar		Fair	Fair	Moderate	Sparse top, trunk cavity, woodpecker activity. Closer examination recommended if retained.
1591	69	8	Western Red cedar		Fair	Fair	Moderate	Snag. Removal recommended or reduce in height by 1/3.
1652	85	10	Western Red cedar		Fair	Fair	Moderate	Deadwood, on slope.
1651	98	12	Western Red cedar		Fair	Fair	Moderate	Deadwood, on slope.
1650	50	8	hemlock		Fair	Fair	Poor	On slope.
1649	70	11	hemlock		Fair	Fair	Poor	On slope, deadwood.
1648	15	2	hemlock		Fair	Fair	Poor	On slope, growing from old stump.
1583	70	11	hemlock		Fair	Fair	Poor	On slope, large deadwood, pitch flow.

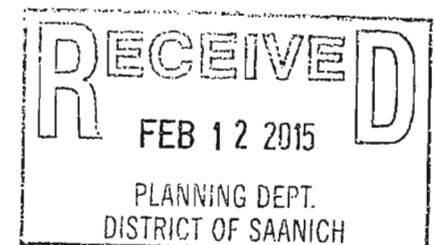
Prepared by:
Talbot Mackenzie & Associates
 ISA Certified, and Consulting Arborists
 Phone: (250) 479-8733
 Fax: (250) 479-7050
 email: Treehelp@telus.net



TREE RESOURCE
for
5117 Del Monte Avenue

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
1647	17	3	hemlock		Fair	Fair	Poor	On slope, suppressed.
1646	70	11	hemlock		Fair	Fair	Poor	On slope, large deadwood.
1584	22	3	Big Leaf maple		Fair	Fair	Moderate	Suppressed, surface rooted.
1585	18	2	Big Leaf maple		Fair	Fair	Moderate	Suppressed, surface rooted.
1594	55	7	Big Leaf maple		Fair	Fair	Moderate	On slope, deadwood, basal cavity.
1596	14	2	hemlock		Fair	Fair	Poor	Deadwood.
1597	10	1	Big Leaf maple		Fair	Fair	Moderate	On slope.
1595	26	4	hemlock		Fair	Poor	Poor	Suppressed, deadwood.
1645	50	8	Grand fir		Fair	Poor	Poor	Co-dominant tops, on slope.
1618	90	14	Grand fir		Fair	Fair	Poor	Co-dominant stem failed historically - decayed. Seam on backside.
1617	75	9	Western Red cedar		Fair	Fair	Moderate	Co-dominant tops.
1616	80	10	Big Leaf maple		Fair	Fair	Moderate	Large deadwood.

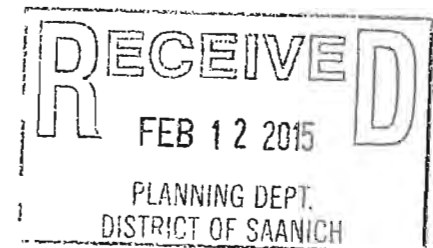
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<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
1599	33	5	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1598	50	6	Western Red cedar		Fair	Fair	Moderate	On slope.
1611	26	4	alder		Fair	Fair	Poor	On slope, low live crown ratio.
1615	57	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1610	26	4	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1609	26	4	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1613	70	8	Western Red cedar		Fair	Fair	Moderate	Ivy covered, on slope.
1614	104	12	Western Red cedar		Fair	Fair	Moderate	On slope.
1603	20	3	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1602	20	3	alder		Fair	Fair/poor	Poor	Low live crown ratio, burried in loose debris.
1601	20	3	alder		Fair	Fair	Poor	Low live crown ratio.
1600	20	3	alder		Fair	Fari	Poor	On slope.

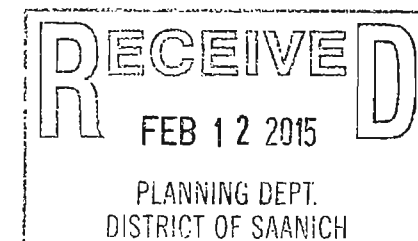
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1612	25	3	Big Leaf maple		Fair	Fair	Moderate	On slope.
1608	35	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1607	32	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1606	28	4	alder		Fair	Fair	Poor	Ivy covered, on slope.
1604	32, 33, 35, 36	15	alder		Fair	Fair	Poor	Weak unions, on slope, ivy covered, not suitable for retention in high target area.
1605	30	4	Big Leaf maple		Fair	Fair	Moderate	Ivy covered, on slope.
1636	clump	4	Hazelnut		Fair	Fair	Good	Edge of slope.
1637	15	2	alder		Fair	Fair	Poor	Low live crown ratio.
1634	20	3	alder		Fair	Fair	Poor	Failed historically, snag.
1622	20	2	walnut		Fair	Poor	Good	Partially uprooted, still alive.
1633	14	2	Big Leaf maple		Fair	Fair	Moderate	On slope.
1632	29	3	Big Leaf maple		Fair	Fair	Moderate	On slope.

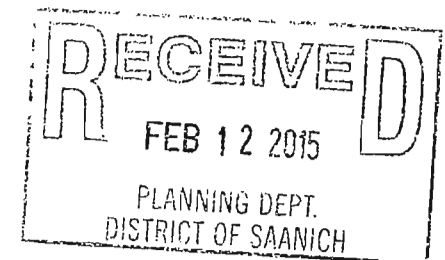
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TREE RESOURCE
for
5117 Del Monte Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1620	41	5	Big Leaf maple		Fair	Fair	Moderate	Deadwood.
1619	39	5	Big Leaf maple		Fair	Fair	Moderate	On slope.
1621	41	6	alder		Fair	Fair	Poor	On slope.
1624	15	2	Big Leaf maple		Fair	Fair	Moderate	Ivy covered, on slope.
1625	30	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1626	15	2	alder		Fair	Fair	Poor	On slope.
1627	30	4	Big Leaf maple		Fair	Fair	Moderate	On slope.
1628	45	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1629	130	16	Big Leaf maple		Fair	Fair	Moderate	<i>Kretzschmaria deusta</i> at root collar, trunk decay, tri-dominant, large deadwood. Closer examination recommended if new targets are introduced.
1630	20	3	Grand fir		Fair	Fair	Poor	Suppressed.
1631	30	5	Douglas-fir		Fair	Fair	Poor	Low live crown ratio.
1638	70	11	Grand fir		Fair	Fair	Poor	On slope.

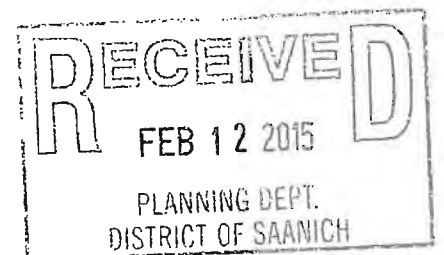
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for
5117 Del Monte Avenue

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
1639	76	11	Grand fir		Fair	Fair	Poor	On slope.
1640	52	6	Western Red cedar		Fair	Fair	Moderate	On slope.
1641	80	10	Big Leaf maple		Fair	Fair	Moderate	On slope.
1642	70	11	Grand fir		Fair	Fair	Poor	On slope.
1643	61	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1644	111	17	Grand fir		Fair	Fair	Poor	Bottom of slope, basal wound.
1488	25, 26	5	Plum	6	Fair	Fair/poor	Moderate	Mature tree, suppressed
1490	30	5	arbutus	N/A	Snag	Snag	Poor	Dead snag. Removal recommended.
1491	18	2	Western Red cedar	4	Fair	Fair	Moderate	
1486	15	2	Plum	6	Fair	Poor	Moderate	Heavy lean.
1487	20	2	magnolia	4	Fair	Fair	Good	
490	122	15	Sequoiadendron	12.0	Fair	Fair	Moderate	Growing in center of concrete driveway, roots lifting driveway.

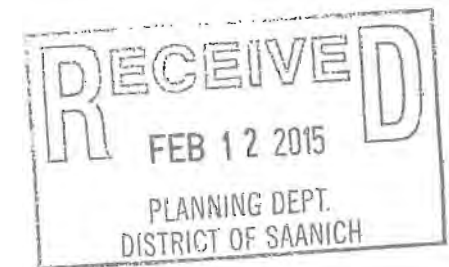
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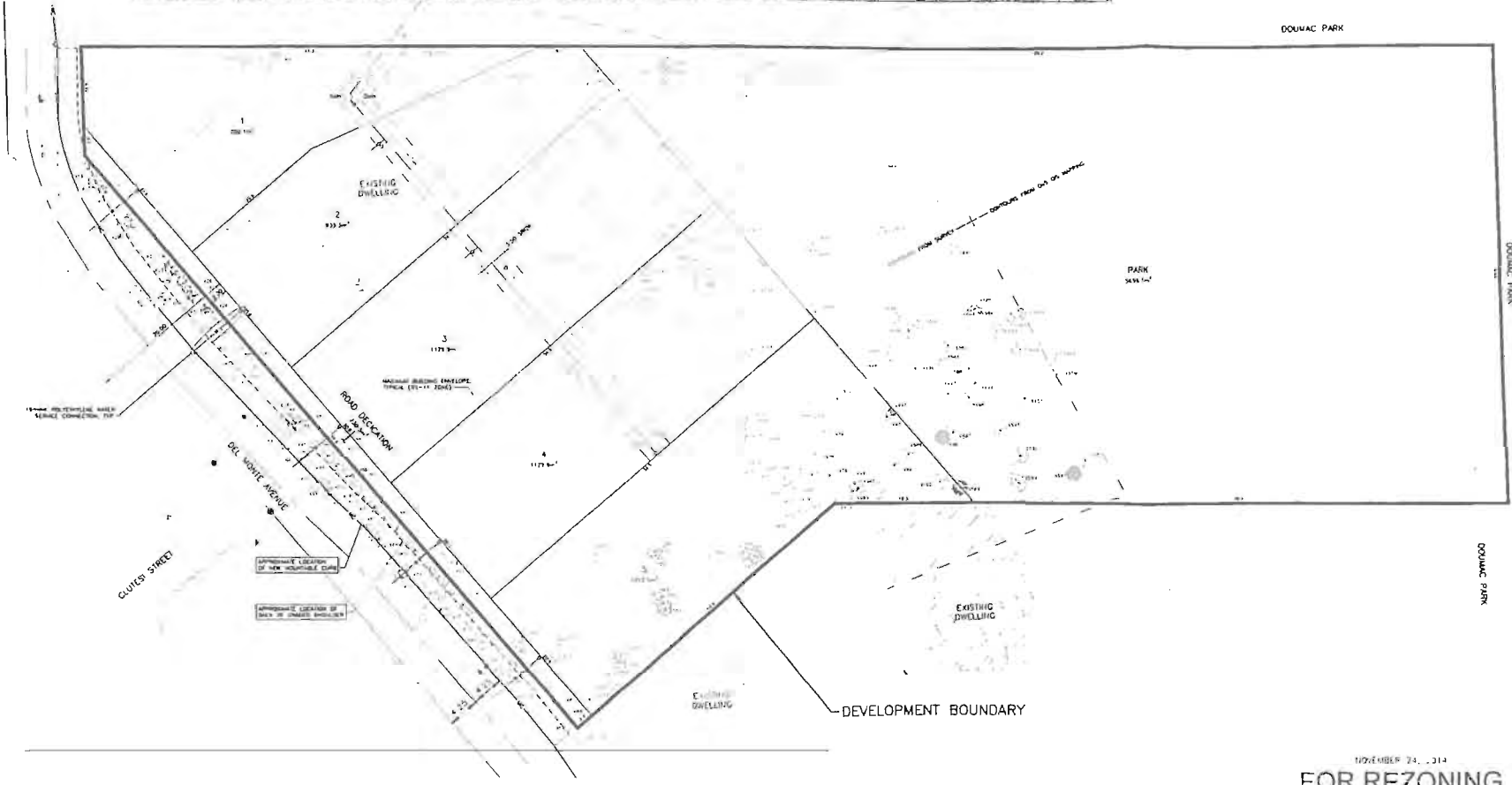
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493	48	5	Austrian pine	10.0	Fair	Poor	Good	History of co-dominant stem failure, co-dominant tops with weak union. Removal recommended.
491	50	5	leylandii	10.0	Fair	Poor	Good	History of top failure, poor structure.
492	16	2	Ornamental cedar	4.0	Fair	Fair	Moderate	Suppressed.
0801	45	7	arbutus	12.0	Fair	Fair	Poor	Leaning toward existing residence, may be impacted by servicing.

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NO	DATE	BY	DESCRIPTION	NO	DATE	BY	DESCRIPTION	NO	DATE	BY	DESCRIPTION
1	11/24/14	JL	INITIAL DESIGN	1	11/24/14	JL	INITIAL DESIGN	1	11/24/14	JL	INITIAL DESIGN
2	11/24/14	JL	REVISIONS	2	11/24/14	JL	REVISIONS	2	11/24/14	JL	REVISIONS
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30	11/24/14	JL	REVISIONS	30	11/24/14	JL	REVISIONS	30	11/24/14	JL	REVISIONS



NOVEMBER 24, 2014
FOR REZONING

CONFIRM UNDERGROUND LOCATION WITH UTILITY COMPANIES

LEGEND - Existing services shown solid

Symbol	Line Style	Color	Service
- - - -	Red	Electric	
- - - -	Blue	Water	
- - - -	Green	Gas	
- - - -	Yellow	Sanitary Sewer	
- - - -	Cyan	Storm Sewer	
- - - -	Magenta	Telecom	
- - - -	Black	Other	

REVISIONS

NO	DATE	BY	DESCRIPTION
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28	11/24/14	JL	REVISIONS
29	11/24/14	JL	REVISIONS
30	11/24/14	JL	REVISIONS

REVISIONS APPROVED

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30	11/24/14	JL	REVISIONS	11/24/14	JL	REVISIONS

DESIGN APPROVED

McElhenny
 McElhenny Consulting Services Ltd.
 100-11500-115 Street, Richmond, BC V6V 2P6, Canada
 Tel: 604-273-3000 Fax: 604-273-3001
 www.mcelhenny.com

DISTRICT OF SAANICH

Project Name	Project No.	Project Date	Project Title
SELF DEL MONTE AVENUE			

SAANICH FILE NO: 14-283-TREE.01

October 9, 15

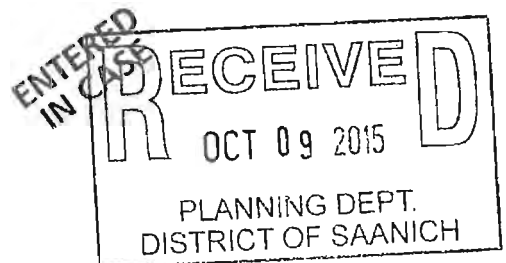
RE: 5117 Del Monte Ave, Saanich BC

Dear Saanich Planning Department,

The Cordova Bay Community Association was presented the plans for 5117 Del Monte Ave and has no objections to the project. The current land owners consulted the neighborhood and our association thoroughly.

Sincerely,

Cordova Bay Community Association



2870 30 Del Monte (5117)

From: Leslee Bolin [redacted]
To: "clerksec@saanich.ca" <clerksec@saanich.ca>
Date: 5/10/2016 9:23 PM
Subject: Re: Proposed development for 5117 Del Monte Ave.

We are unable to attend the May 16, 2016 Committee of the Whole Meeting where the proposed development of 5117 Del Monte Avenue is scheduled to be reviewed.

In lieu of our personal attendance, we would like to offer the following input:

We live at [redacted] Del Monte Ave and have done so for [redacted] years. We are not supportive of the proposal to create five (5) residential lots on the property known as 5117 Del Monte for the following reasons:

The additional driveways coming onto Del Monte at this particular curved portion of Del Monte will add unreasonable danger to the cars coming out of the driveways, through traffic, bicycles and pedestrians due to the limited visibility and the fact Clutesi St feeds in adjacent to the proposed development.

The density of five homes along this frontage will negatively impact the unique character and ambience of the neighborhood by reducing green space and wildlife habitat. We are still often able to spot owls and woodpeckers in the 5100 block of Del Monte and don't want to lose that.

We are not generally opposed to redevelopment and would support an amended proposal for fewer homes, ideally, 3 maximum on this property.

Thank you,

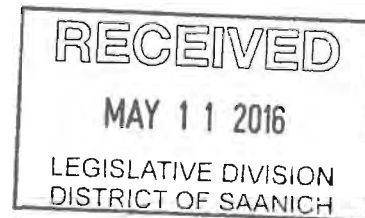
James and Leslee Bolin

[redacted] Del Monte Avenue

Victoria, BC [redacted]

[redacted]

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



2870 30 Del Monte

From: Gilda McGrath
To: <clerksec@saanich.ca>
Date: 5/9/2016 5:51 PM
Subject: Proposed Subdivision, 5117 Del Monte Ave

To the Committee of the Whole Meeting: May 16th, 2016

To Council,

I have been the owner and resident of Del Monte Ave since October 19 . I would like to say a few things that I would like you to consider with regard to the subdivision at 5117 Del Monte Ave.

While I do not resist change nor do I oppose the subdivision, most anything is better than the eye-sore that it is currently. I would like to see no more than 3 houses with only 3 driveways backing onto Del Monte Ave but NOT 5 houses and 5 driveways. This road frontage is not that much bigger than the wooded property that was across and just south where 3 new homes currently sit. The proposed 5 lots are all smaller than what is currently in this area and should NOT BE APPROVED. This is not an area where houses are all crowded together, nor should we start to allow that. That is the beauty of living up here in this area. Never mind all the trees you will be removing on the front half of the property and the increased noise level. I am dead-set against 5 additional multi-family houses.

I drive this road almost every day and usually in the afternoon when the high school kids, about 25 - 30, are heading home, heading north on Del Monte Ave. 95 % of those kids are walking in the middle of the road, on the wrong side of the road and are plugged in with their backs to traffic. With an additional 5 houses, each with a rental suite, you are adding an additional 3 - 4 cars per house. As we see everyday, most do not park in their garage let alone their driveways and park on the road instead. We see many near misses with too many parked cars, lots of pedestrians and speeding vehicles, it's an accident waiting to happen. Maybe you could also consider a sidewalk or speed bumps to make it safer for pedestrians and vehicles alike.

Thank you
Gilda McGrath

RECEIVED
MAY 10 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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



██████████ Del Monte Avenue
Victoria, B.C.

Phone: ██████████
Email: ██████████

October 28th, 2015

Liz Gudavicius
Subdivision Co-ordinator
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, B.C., V8X 2W7

Re: 5117 Del Monte Avenue Rezoning Application
File #: SUB00741 / REZ00557

Dear Ms. Gutavicious:

It has been some time since the proposed development for 5117 Del Monte Avenue was actively discussed and we understand that it may now be brought forward on a Committee of the Whole agenda in November. As the residents of ██████████ Del Monte Avenue which is immediately next door to the property in question, we believe we are probably the most impacted by the proposed development. We did write a letter of support in the spring but felt it may be useful for us to express our support again.

We have been kept well informed of the parameters of the development proposal, namely that the lots are each larger than the minimum RS-12 lot size of 930 square meters. We understand this to mean that each of the five lots is a minimum of 20 meters wide. We also understand that the size of the houses in relation to the size of the lots will compliment the area and not overwhelm the character of the neighbourhood i.e. will not detract from the urban forest nature of the area.

We have seen preliminary drawings of the proposed houses and have noted

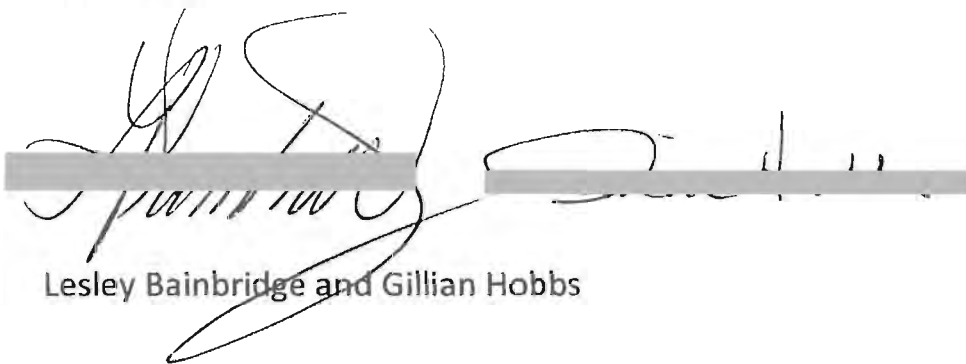
positively the wood, stone and earth tones required in the design. They will enhance the quality of the road significantly.

The proposed development appears to fit in well with the Official Community Plan and the Cordova Bay Local Area Plan. We are also cognizant of the 51% or 5,697 square meters of land that is to be donated and added onto Doumac Park. This is very generous and ensures that the remainder of the property will not be further developed or destroyed.

Walking in this area is hazardous as there are no sidewalks and cars that drive much too quickly. The full frontage improvements that we understand are included in the plans, including the provision of a 112 meter long pedestrian sidewalk, will improve safety in the immediate vicinity. The widening of the road allowance and adequate off-street parking will also provide an improved sight line for traffic and pedestrians.

In summary we remain highly supportive of the proposed development and look forward to the results of the meeting of the Committee of the Whole.

Sincerely,



Lesley Bainbridge and Gillian Hobbs

2870-30/Del Monte

From: Keith Darcel
To: "planning@saanich.ca" <planning@saanich.ca>
Date: 8/13/2015 8:06 PM
Subject: Re proposed developments on Del Monte

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Re 5197 Del Monte Ave
And 5117 Del Monte Ave

The first proposal takes the one lot and subdivides it into 4 lots. The second takes one lot and divides it into 5 lots. My concern is that the higher density housing is not supported by the existing infrastructure - specifically the lack of sidewalks in the area between those properties and the high school. Increasing the population density and hence vehicular traffic will add to the danger faced by pedestrians, specifically children, along that street. I think there should be a complete moratorium on increasing the population density in this area until such time there is a sidewalk on both sides of the entire length of Del Monte and consideration is given to pedestrian safety in the rest of the neighbourhood (which would also be impacted by increased vehicular traffic from these developments). I presume the lack of sidewalks is the result of poor urban planning in taking these and other rural lots in the area and rezoning them for development without this consideration.

Your reply is appreciated

Keith and Sylvia Darcel

Sent from my iPhone

POST TO	<i>Ken</i>	POSTED	<i>Aug 17</i>
COPY TO			
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT			
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED			

RECEIVED
AUG 17 2015
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

ENTERED
IN CASE

RECEIVED
AUG 14 2015
 PLANNING DEPT.
 DISTRICT OF SAANICH

Del Monte

SUBD 741

V-Res

2015

ClerkSec - Increased density on Delmonte Ave.

POST TO	Gen	POSTED	7/15
COPY TO	Sh		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	DM		

From: "sandy ball" [redacted]
 To: "Mayor" <Mayor@saanich.ca>
 Date: 7/12/2015 1:31 PM
 Subject: Increased density on Delmonte Ave.

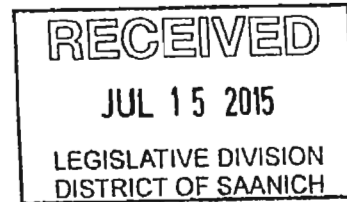
Dear Mayor and Council.

There are currently two subdivision applications on Delmonte Ave. 5117 Delmonte this is a five lot application RS10. and 5197 Delmonte Ave. this is a four lot application RS12. We are opposed to both these applications.

Recent history of subdivision applications in our neighbourhood.
 Council meeting September 9th, 2008.
 759 Helvetia Crescent four lot subdivision. - SUBD 671
 763 Helvetia Crescent two lot subdivision, panhandle.
 771 Helvetia Crescent two lot subdivision, panhandle.

Council meeting October 1st, 2012
 5147 Delmonte Ave. four lot subdivision. SUBD 670

Council meeting July 22, 2013
 5197 Delmonte Ave. four lot subdivision.



All these applications were rejected by Mayor and Council. Residents and Council stated this is not an area for increased densification and it is car dependent. Development would change the character of this neighbourhood. This unique neighbourhood must be preserved and protected.

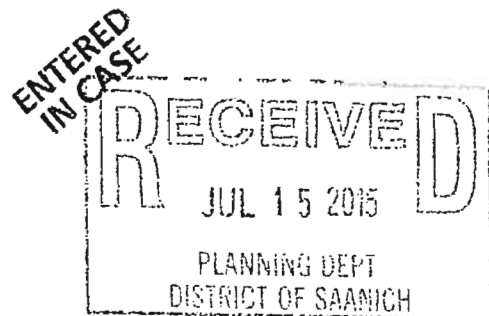
There are nine large properties on Delmonte Ave. each with the potential of four or more lots. This has the potential for a total of 36 homes and a minimum of 72 more vehicles in this neighbourhood.

We are very concerned if any subdivision applications are approved it would set a president and many other large properties would fall like dominos to development.

In fairness to residents and developers and to protect this neighbourhood from increased density we ask Mayor and Council to please change the local area plan for all properties in the containment area bordering Claremont, Delmonte, Santa Clara and Cordova Bay Road. Lot sizes to be restricted to half acre lots.

We need your help and look forward to your response.

Sandy and Syd Ball
 Helvetia Crescent
 [redacted]



Del Monte



July 7, 2015

File No.: 14-283 (2)

District of Saanich – Planning Department
770 Vernon Avenue,
Victoria, B.C. V8X 2W7

Attention: Liz Gudavicius, Subdivision Coordinator

✓ sheets K

POST TO	<i>Cuen</i>	POSTED
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REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	ACKNOWLEDGED
	<input checked="" type="checkbox"/>	CLERKS
		REPLIED

RE: 5117 Del Monte Avenue – Public Open House Summary

On Wednesday, June 24, 2015 between the hours of 7:00 and 9:00 PM a Public Open House was held at the Cordova Bay United Church located on Claremont Avenue for the rezoning/subdivision application at 5117 Del Monte Avenue.

A total of 56 invitations were hand delivered on Wednesday, June 10th to dwellings located within 100 meters of the subject property. Also an email invitation was forwarded to the Cordova Bay Association for Community Affairs.

A total of 10 display boards were created which included the property location, existing zoning for the area, excerpts from the Cordova Bay Local Area Plan and the Official Community Plan, Preliminary Engineering Concept, Tree Survey Plan, proposed lot layout and density, and form and character drawings of the proposed dwellings.

Attendees were requested to register and complete a questionnaire. A total of 13 people registered for the event and 9 completed the questionnaire.

Peter Ferguson, the Project Engineer, also attended and along with myself answered questions posed by the attendees.

The following is a list of the tabulated results of 8 questions asked of the attendees. They were asked to respond if they Strongly Disagreed, Disagreed, No Opinion, Agreed or Strongly Agreed.

Question #1

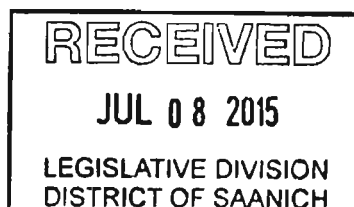
The Local Area Plan states that single family dwellings are to remain the predominant housing type outside the Village Core. Do you agree with this?

- 1 – Disagreed
- 8 – Strongly Agreed

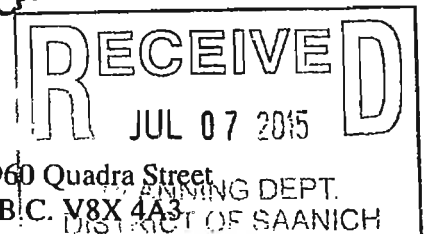
Question #2

Retention of urban forests is an important component of this development. Do you support this approach?

- 1 – Strongly Disagreed
- 8 – Strongly Agreed



ENTERED IN CASE



#500 – 3960 Quadra Street
Victoria, B.C. V8X 4A3
Phone: 250-370-9221



Question #3

The average lot size for this RS-10 development is 1,037 square meters which exceeds the Local Area Plan requirement of 930 square meters with no variances being requested. Do you support this approach?

- 1 – Strongly Disagreed
- 1 – No Opinion
- 1 – Agreed
- 6 – Strongly Agreed

Question #4

Maintenance of the neighbourhood character is important when considering new development in established areas. Does the form and character of the dwellings presented exhibit that?

- 1 – Strongly Disagreed
- 1 – No Opinion
- 1 – Agreed
- 6 – Strongly Agreed

Question #5

House sizes will be restricted to that permitted in the RS-8 zone. This means RS-10 sized lots with RD-8 sized houses or larger lots and smaller houses. Do you support this approach?

- 1 – Strongly Disagreed
- 1 – Agreed
- 7 – Strongly Agreed

Question #6

The Local Area Plan identifies a future sidewalk on Del Monte Avenue. Do you support this?

- 1 – Strongly Disagreed
- 8 – Strongly Agreed

Question #7

OCP Policy is to support a variety of residential building types in Neighbourhoods like single family dwellings, duplexes, triplexes, fourplexes, townhouses, low-rise apartments and mixed-use commercial/residential uses. Would single family dwellings be your choice of the above uses?

- 1 – Agreed
- 8 – Strongly Agreed

Question #8

Would you support this proposed development?

- 2 – Strongly Disagreed
- 2 – No Opinion
- 1 – Agreed
- 4 – Strongly Agreed

Replies to the questions make it quite evident that a significant percentage of the respondents agreed or strongly agreed with the questions posed.



Comments and suggestions were also encouraged and are indicated below:

- I very strongly support the development of this property.
- We value the privacy of our garden and would like assurance that this will be taken into consideration by the developer(s).
- We are very anxious that the houses built add to the neighbourhood by keeping an "urban forest" style as per the initial drawings.
- I urge the approval of the development and the activity to start as soon as possible
- I am strongly in support of this development.
- I am concerned that every effort be made to minimize the impact on our back garden when connecting the sewer line, particularly on the new shed / lean-to.
- I request that the 5117 Del Monte side of our fence be excavated to remove all bindweed, blackberries, kiwi vines and other invasive plant species that impact our garden.
- I strongly support a sidewalk on Del Monte Avenue and requires that consideration be given to a traffic calming device to slow traffic coming around the bend. This is an ongoing safety hazard that should be corrected.
- We desperately need a sidewalk on Del Monte; it only a matter of time before one of the local school kids gets mown down.
- There should be an absolute ban on development / extensions to the rear of the properties
- Parking. These days many families have more than 2 cars!
- Some nice ideas fellas but 3 or 4 houses is in fitting with the area.
- I would prefer 4 properties, ideally with a covenant against secondary suites, or at worst, a covenant limited to immediate family only. Traffic is an ongoing concern in this area and pedestrian safety is also a concern.
- Notwithstanding 51% dedicated to park land, 5 houses is too many - 4 will work. No secondary suites to be allowed. Parking – along with reduction to 4 lots, need allowance for additional parking. Current plan is unworkable for parking. Not only visitors but typically 2 storey houses use the garage for storage, not parking. Bank stabilization? Additional drainage required through property?

If you require more information on the Public Open House please feel free to give me a phone call.

Sincerely,
McElhanney Consulting Services Ltd.



Dave Smith, MCIP, RPP
Senior Planner, Municipal

Planning - Re: Rezoning of 5117 Del Monte Avenue

From: Sharon Hvozdanski
To: Klassen, Gerald
Date: 7/7/2015 8:45 AM
Subject: Re: Rezoning of 5117 Del Monte Avenue
CC: Matanowitsch, Jarret; PlanSec, Floater ID

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Hello Ms.(June) & Mr. Klassen,

Thank you for taking the time to write us with your thoughts and concerns about the property on Del Monte Avenue. By way of cc I have passed this information on to Jarret Matanowitsch, Manager of Current Planning who is overseeing the file. We will also ensure that the letter is included in Council's agenda package when this application goes before them for review and consideration.

In the interim if you have any questions or wish to bring to our attention further concerns, please do not hesitate to contact Jarret or myself.

Regards

Sharon Hvozdanski
 Director of Planning
 District of Saanich

>>> Gerald Klassen [redacted] 7/6/2015 11:00 PM >>>

We are opposed to the rezoning of 5117 Del Monte Avenue, for a number of reasons. Firstly, any infill development in this area is not sustainable. Each new lot will create up to 10 more trips per lot which would mean another 40 trips in a car dependent neighbourhood. This is not sustainable development which the Municipality should not support.

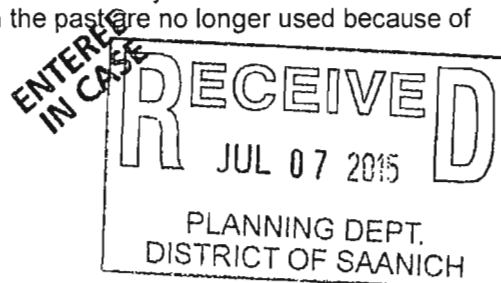
Moreover, a rezoning to RS-10 is not in character with adjacent properties. Properties adjacent to 5117 are zoned RS-12. While the RS-10 zone means a smaller house it still allows large homes that are not in keeping with sustainable development in the era of heightened concern for the environment. If Saanich wants to support and take part in sustainable development this must be reflected in rezoning applications.

In addition, Del Monte Avenue, north of Claremont has had very little done to it since 1970 considering the increased traffic volume. This development will add 4 additional driveways to a curving road. Saanich did try to improve lane control at Helvetia and Del Monte but those improvements have disappeared and have not been replaced.

The Municipality gains some park land from this development. The land gained in this development is not developable because of it's steepness and as such would remain in it's present state whether it was park or retained by the land owners it stability of the slope is to be maintained. Thus, the Municipality is gaining a liability and the developer is reaping the benefit.

There is also a concern that the property, prior to 1970, was used for a sawmill operation. This included treating of the lumber with preservatives and fungicides. Has this property been sufficiently tested to allow fro residential development, as a number of the compounds used to treat lumber in the past are no longer used because of environmental concerns.

June and Gerald Klassen
 [redacted] Del Monte Avenue



Del Monte Avenue
Victoria, BC

Tel.

June 29, 2015

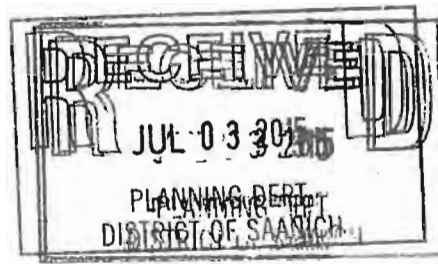
Chuck Bell
Local Area Planner
and
Liz Gudavicius
Subdivision Coordinator
District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7

ACKNOWLEDGED
CLERKS
REPLIED

L.G.
(cc: Chuck)

JM	✓
CB	CB
LG	✓

RETURN TO
ME FOR FILING



RE: Proposed Subdivision of Lot B, Sections 45 and 46, Lake District, Plan 9363

File: SUB 00741; REZ 00557 : 5117 Del Monte Avenue

ENTERED
IN CASE

Dear Chuck Bell and Liz Gudavicius:

We are joint owners of Del Monte, immediately to the south west of the proposed subdivision and have lived on this property since May . While it is perhaps inevitable that 5117 Del Monte, currently A-1 Rural Zone, be subdivided, we have several concerns that should be considered during the rezoning application process. Our concerns relate to the **proposal's impact on streetscape, neighbourhood character, traffic and safety.**

First, the proposal would significantly alter the existing streetscape of Del Monte Avenue by removing virtually all of the trees between Del Monte Avenue and the top of the steep bank that slopes toward Doumac Ravine. While we understand the applicant is proposing to dedicate some land as park, the real reason for this is more likely due to the sloping land being unsuitable for building. The addition of some land to the existing park will do little to respect and maintain the streetscape.

Second, the proposal calls for five lots, with each new house situated close together. This type of density does not conform to the existing density along Del Monte and further detracts from the streetscape, degrading the attractive semi-rural character of the street. The final result, if approved, would be a section of Del Monte displaying a cookie cutter image common in more profoundly suburban areas – an anomaly that would likely affect future planning.

Third, the proposal has serious traffic implications. 5117 Del Monte lies along a section that contains two sharp bends. Between Piedmont Drive and 5085 Del Monte are a total of 14 driveways. In addition, Murphy Place services 6 properties and Clutesi Street services 19 homes. The current subdivision proposal would add *5 more driveways.*

.../2


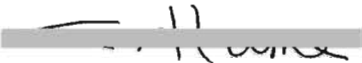
2.

Hundreds of pedestrians, mostly high school students going to and from Claremont School and younger students walking to and from designated school bus stops, walk along this section of road every week day. On weekends, Del Monte Avenue is popular with bicycle clubs. Local residents walk this route throughout the week, a section of road that is notorious for speeding traffic. Currently *all of the pedestrian traffic is on the road* as there is no sidewalk.

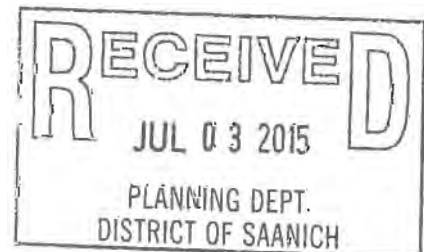
We attended the Open House on Wednesday, June 24, and heard similar concerns voiced by other residents. But what astounded us was a comment from someone who appeared to be associated with the development proposal: that since Del Monte Avenue was "*a dead end road, adding 5 more driveways should not be an issue*". Clearly there is a serious lack of understanding about the nature of existing traffic flow along Del Monte Avenue and most likely other roads in Cordova Bay.

We trust that you will forward this letter to Council so that our concerns are heard during their examination of this project proposal.

Sincerely,

Brian and Christine Hume



Planning - RE: Subdivision Application - 5117 Del Monte Ave - File#SUB00741 REZ00557

From: Al Heron [REDACTED]
 To: "planning@saanich.ca" <planning@saanich.ca>
 Date: 6/9/2015 11:47 PM
 Subject: RE: Subdivision Application - 5117 Del Monte Ave - File#SUB00741 REZ00557
 CC: [REDACTED] ...

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED
	REZ00557

Dear Sir or Madam,

I recently received the notice of rezoning indicating the proposed creation of 5 (RS-10 Single Family Dwellings) on 5117 Del Monte Avenue, however, the sign posted on the property is indicating 5 (RS-11 Single Family Dwellings). Can you please confirm which zoning is being applied for?

I also have the following concerns with respect to the rezoning application...

1. I understand that as part of the above rezoning application that the construction of secondary suites is also part of the plan for each of the (5) properties. I was not advised of this by the Applicant and I am definitely opposed to the additional traffic and density that this concept will create in a moderately high traffic zone with blind corners, along an 'S' bend. Please note that many students walk to/from school past this property and there are existing concerns with excess speed and cars frequently ignoring stop signs in the area. If we are forced to accept secondary suites then only a maximum of 3 properties should be allowed to minimize additional traffic. If the plan for secondary suites can be cancelled then I would support a maximum of 4 properties.
2. Overall, the 5 proposed properties will not fit on this 5117 Del Monte, given the significant impact of the encroaching ravine and hazardous traffic conditions. Can Saanich provide any information as to how they will manage the deteriorating condition of the ravine in order to stabilize the ravine embankment for these new homes? Is any section of the ravine property slated to be transferred to Saanich upon acceptance of the plan? If so, I would highly recommend soil stabilization, plus an extension of the 'wire reinforced' creek bed from Doumac park to the base of this property.
3. Traffic calming initiatives and possibly a sidewalk along this stretch of road could help minimize potential collisions and make it safer for the general public walking to/from school. During the mornings, mid-afternoon's and evenings, this winding treed section of Del Monte Avenue is particularly dangerous for pedestrians, as previously mentioned.
4. I also have been notified that there will be a sewage connection and two access points (with man hole covers) installed on the existing sewage system on the right of way on 821 Piedmont Gardens. An arborist connected to the project recently came by and concluded a large Douglas fir on the property and possibly 1-2 Leyland trees on the lot line would need to be removed to access the pipeline. I would want written assurance and a project plan with specific timelines to confirm that any tree removal, fence replacement (along the shared lot line), landscaping/lawn replacement and sprinkler system repair (if needed), be completed at the Applicant's expense, as part of the project. Several Leyland trees run down the north-end lot line and I believe they were

RECEIVED
 JUN 12 2015

planted by the owner at 5117 Del Monte originally.

5. Lastly, I am very interested in the next steps of this review process including any dates/times/locations of meetings. Can you please confirm the notification process for these events.?

In closing, while I am in favour of the project proceeding I can only agree with the above considerations in mind, particularly, the consideration relating to the elimination of secondary suites from the plan and a maximum limitation of 4 properties to preserve the appearance of the neighborhood (this may mean conversion of these properties to RS-12 to match others in the area).

Thank you in advance for your consideration!

Regards!

Al Heron

█ Piedmont Gardens,

Victoria, BC █

█

Planning - Cordova Bay Subdivision - Del Monte - File #: SUB00741 REZ0557

From: "Errol/Toni Collinson" [REDACTED]
To: <planning@saanich.ca>
Date: 6/8/2015 9:54 AM
Subject: Cordova Bay Subdivision - Del Monte - File #: SUB00741 REZ0557

Dear Sir/Madam – In reference to the application for re-zoning 5117 Del Monte from A-1 (Rural Zone) to RS 10 (later in the process changed to RS 11), we strongly object.

We are Toni and Errol Collinson, residing at [REDACTED] Piedmont Gardens – owners at this location since 19[REDACTED]. Over that period the neighbourhood has changed greatly but still maintains a very comfortable residential/rural ambience and the services in the area including sidewalks (none), roads (2 lane), street lights etc reflect that single family, semi-rural residential character.

The property in question has been an eyesore for many years and over time has been inhabited by various folks including drug dealers, petty criminals and other low life after the owner of record moved away. The owner has let the property fall into total disrepair with the obvious intention of making neighbours so desperate to get something attractive in its place that we would accept a plan that guarantees an additional 4 lots entering the road at a difficult corner and at least 10 families (massive homes, at least double the size of current homes in the area) with the addition of (conservatively) 15 cars/trucks on the street or in the crowded driveways of the properties.

The whole essence of this proposed plan is exemplified by the initial submission calling for RS 10 followed by a change to RS 11 late in the submission process to try to ensure even more profit without alerting many neighbours who will read only your 20 May letter and not the application on your website.

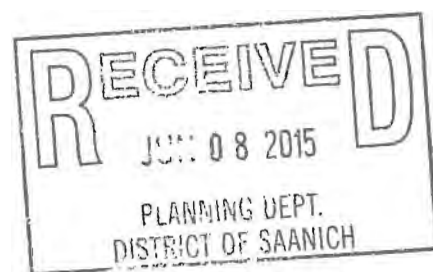
A maximum of 4 single family homes of a size and character to fit into the area (RS 10) would be welcomed, not this current (RS 11) proposal.

Respectfully,

Toni and Errol Collinson

[REDACTED] Piedmont Gardens

Victoria BC, [REDACTED]
[REDACTED]
[REDACTED]



Planning - Rezoning Referral Ministry File 2015-02792

5117 Del Monte

From: "Koch, David TRAN:EX" <David.Koch@gov.bc.ca>
To: "liz.gudavicius@saanich.ca" <liz.gudavicius@saanich.ca>
Date: 6/4/2015 2:43 PM
Subject: Rezoning Referral Ministry File 2015-02792

Hello Liz,

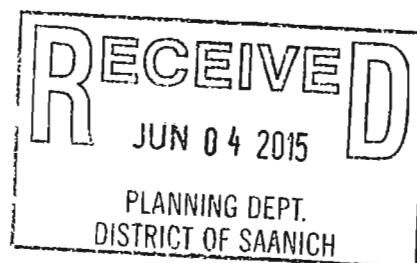
Please accept this email as an official response to your rezoning referral (REZ00557 – 5117 Del Monte Ave)), Ministry File 2015-02792.

The Ministry has no objections to the proposed rezoning and requires no additional requirements for approval. Please forward the certified bylaw forms to our office for completion at your convenience.

If you have any questions or concerns please feel free to contact me.

Thank-you,

David Koch
District Development Technician
Office: (250)952-4489
Mobile: (250)812-7305
Saanich Area Office:
240-4460 Chatterton Way | Victoria BC | V8X 5J2



ENTERED
IN CASE

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

5 Del Monte
SUB00741

JM	✓
CB	8
LG	✓

File #: SUB00741 REZ00557

Del Monte Ave.
Victoria, B.C.

F.Y.I. !
THEN I'LL
RESPOND

May 29, 2015

From: John Lydon
To: **Saanich Planning** Subdivision Services
Re: File #: SUB00741 REZ00557 5117 Del Monte Ave.
Lot B, Section 45 & 46, Lake District, Plan 9363

Greetings,

I wish to comment on the proposal to rezone 5117 Del Monte Ave., a truly unique property, **A1-Rural Zone**, situated beside our property. .

As our family lives at Del Monte Ave., on the southern border of the said property, we are concerned as this proposal would negatively impact the quality of our property and life, as well as the immediate neighborhood and the urban forest environment.

As such, I wish to point out **numerous discrepancies** between this proposal and both the Saanich Official Community Plan (SOCP) and the Cordova Bay Local Area Plan (CBLOP).

"Maintenance of neighbourhood character is of paramount importance when considering new developments within established areas. Building style, exterior finish, massing, and height, and maintenance of contiguous tree cover, are factors that impact on the ability of a new development to integrate into established neighbourhoods."

(P.4-20, Saanich Official Community Plan)

"The thrust of the policies is to maintain Cordova Bay as a partly rural and partly suburban community" (CBLOP, Preface)

ENTERED
IN CASE
RECEIVED
MAY 28 2021
PLANNING DEPT.
DISTRICT OF SAANICH

CBLAP Community Goals #2... *the rural character outside the Urban Containment Boundary to be retained.*

PP-2017-12
6/27/17 UC

CBLAP Community Goals #12 *Retention, restorations, and/or enhancement of urban forests, watercourses, riparian zones, and other environmentally significant features.*

UC

The proposal cannot be said to be maintaining neighbourhood character. In particular because:

- the increase in housing **density**,
- the the size and closeness of the houses to our property and each other
- the loss of tree cover/urban forest
- the overall design reflects a disconnect from the area's housing norms, unique features, and the Local Area Plan.

Environmental Issues

Policy 5.1 *“Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes and sensitive marine environments within Cordova By when considering applications for change in land use”.*
(CBLAP p.14)

PP-2017-12
DE 2.

There are numerous trees on this property. This proposal will result in a major alteration of vegetation and the urban forest of this rural property.

Density Issues

Two of the lots, at 919 m², and 796m² , are small, by the area standard minimum of 930m² (**CBLAP, p.18; CBLAP Policies 7.2, p.22**).

All the houses are close to each other, much like row housing. There will be no green space on any south facing wall of these 5 proposed houses as it is too narrow for sunlight.

Setbacks

The 1.5 meter setback from our property **is especially close**, especially since our setback North/south is 1.5 meters. Please refer to the PDF. This project is also of concern given the requisite loss of trees, loss of privacy, and increased noise. It is difficult to see how this project proposal is taking into account the local context and **“maintaining the overall neighbourhood character” (CBLAP p.18)**

Besides its major impact on our particular property, this proposal would diminish the character of Cordova Bay ridge, altering both a unique property and negatively impacted the character of the area. Approving, essentially, a high density housing project, would affect pedestrian safety, traffic and the urban forest landscape, eroding of the area's uniqueness and desirability as a neighbourhood. It would also set a poor precedent for future development in the area.

11.5.0124.10
11.7.31.18
4.0.23
CORRECTED
14.12.19

My questions are:

- 1/ Is there an onus on the developer to follow the SOCP and CBLAP when drawing up a project proposal?
- 2/ What is the usual sequence of events in the subdivision review process?

I look forward to your response and the furthering of this conversation.

Sincerely, John Lydon

Resident, [REDACTED] Del Monte Ave. [REDACTED]

	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Del Monte Avenue
Victoria, B.C.

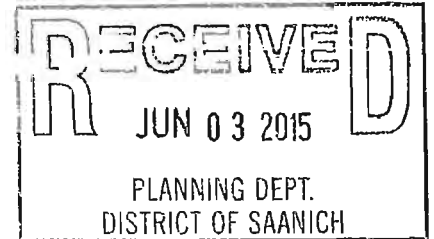
Phone:

Email:

May 28th, 2015

Liz Gudavicius
Subdivision Co-ordinator
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, B.C., V8X 2W7

ENTERED
IN CASE



Re: File #: SUB00741 / REZ00557

Dear Ms. Gudavicius:

Thank you for the opportunity to provide feedback on the proposed redevelopment of 5117 Del Monte Avenue. It is of particular interest to us since we live next door on the north side of the property. We are STRONGLY in support of redevelopment and are anxious for it to go ahead for the following reasons:

1. First and foremost, the existing property is a fire trap. In winter, 2014, the garage roof caught fire. We noticed it, called 911 and alerted the tenant next door who had no idea it was happening. Last summer, we noticed a fire in the driveway that had not been noticed by the tenant. The house and garage roofs next door are completely overgrown with vines and are tinder dry in summer. It would take very little for them to ignite and threaten the entire neighbourhood.
2. Along the shared fence line, we have spent hours digging up noxious and invasive weeds coming under the fence and cutting back blackberry and kiwi vines coming over the top. We love our garden and property and it is frustrating to live next door to owners/tenants who couldn't care less about their's.
3. A significant amount of discarded equipment and other rubbish has been tipped down the back of the property and is likely harmful to the environment.
4. The property is an eyesore and looks as though it should be condemned. The owners/tenants have no interest in maintaining it unlike other properties in the area which are neat and well managed.

We would be very happy to work with the developer to ensure that our privacy is not compromised as our garden is private on all sides except 5117 Del Monte. We would also like to recommend that attention be paid, during the development, to Del Monte Avenue itself and traffic safety. There is a sharp corner at the edge of the property to the south of us, in front of 5117 Del Monte, that obscures traffic. Cars move very fast

along the road yet there is no traffic calming device and no "hidden driveway" sign such that we are at risk every time we leave our driveway.

While it seems that 5 two-storey homes on the property may be somewhat crowded, (we would prefer 4 or 5 rancher style homes), our primary interest is for the lot to be developed to reduce fire risk, minimize environmental damage and improve the look of our neighbourhood.

In closing, we cannot state strongly enough how much we support the redevelopment of 5117 Del Monte Avenue. We would be pleased to answer any questions and/or expand upon any of our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley Bainbridge & Gillian Hobbs", is written over a thick grey horizontal line. The signature is cursive and somewhat stylized.

Lesley Bainbridge & Gillian Hobbs

