

1110-30
Official
Community Plan
Bylaw

OFFICIAL COMMUNITY PLAN BYLAW – TEMPORARY EXEMPTION OF SINGLE FAMILY (RS) ZONED PROPERTIES FROM THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA (EDPA)

First Reading of “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2017, No. 9422”. To temporary exempt Single Family zoned properties from certain provisions of the Environmental Development Permit Area as outlined in the amendment bylaw.

In response to questions from Council, the Chief Administrative Officer stated:

- If Council wanted to consider the inclusion of other properties that could permit single family use in the bylaw amendment, staff would require additional time to draft a new bylaw; the additional time required to draft the new bylaw would not delay the scheduled Public Hearing.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council postpone consideration of the item, and direct staff to draft a bylaw amendment option that would temporarily suspend the Environmental Development Permit Area on any property that has ‘single family dwelling’ as a permitted use.”

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

- Both bylaw amendment options could be presented for consideration at the next meeting.

Councillor Brice stated:

- She remains concerned that this item has come forward without staff providing a comprehensive report of the implications of removing properties from the EDPA; having both bylaw amendment options will allow Council to have a fulsome discussion and determine how to proceed.

Councillor Haynes stated:

- The implications to other bylaws have to be considered.

In response to questions from Council, the Chief Administrative Officer stated:

- The bylaw amendment will have implications on other bylaws; staff will prepare bylaw amendment options for Council consideration.

The Motion was then Put and CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

1420-30
Parks, Trails &
Recreation
Advisory
Committee

H. Charania, on behalf of North Quadra Community Association stated:

- The Parks Naming policy does not need any major changes, but the policy would be more meaningful if there were timelines included and there was more transparency in relation to the process.

RESOLUTIONS FOR ADOPTION

1410-04
Report -
Engineering

xref: 5370-30
Tender 09/17

AWARD OF TENDER 09/17 – MEDIA SYSTEM FOR MUNICIPAL COUNCIL CHAMBERS

Report of the Director of Engineering dated April 13, 2017 recommending that Council award Tender 09/17 for a media system for the Municipal Council Chambers to PAW Pacific Audio Works Ltd. in the amount of \$205,992.78 (including PST and GST).

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Council approve the award of Tender 09/17 for a media system for the Municipal Council Chambers to PAW Pacific Audio Works Ltd., in the amount of \$205,992.78 (including PST and GST).”

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

- Within one week of the award of the tender, the contractor will have to provide timelines for installation of the system; webcasting may be available within a few months.
- One of the provisions in the tender is to provide a broadcast technician for the weekly Council meetings; other municipalities hire independent contractors to provide technical services.
- Hiring a contractor to provide these services is not in contravention of the Collective Agreement.
- There would be no net increase to the budget for this item; the costs are consistent with the estimate and within the budgeted amount.
- The amount of the tender includes a five-year labour and material warranty.

The Motion was then Put and CARRIED

1310-30
CRD
Appointments

APPOINTMENT TO THE CAPITAL REGIONAL DISTRICT AND HOSPITAL DISTRICT BOARDS

Memorandum from the Legislative Manager dated April 10, 2017 requesting that Council consider the appointment of Councillor Murdock as Director to the Capital Regional District and Hospital District Boards.

MOVED by Councillor Wergeland and Seconded by Councillor Haynes: “That Council appoint Councillor Murdock to the Capital Regional District and Hospital District Boards for the remainder of the term ending in 2018.”
CARRIED

RECOMMENDATIONS FROM COMMITTEES

1420-30
Parks, Trails &
Recreation
Advisory
Committee

PARKS, TRAILS AND RECREATION ADVISORY COMMITTEE – PARKS NAMING POLICY REVIEW AND PROPOSED REVISIONS

Recommendation from the February 23, 2017 Parks, Trails and Recreation Advisory Committee meeting that Council support updating the Parks Naming Policy to reflect the track changes submitted in the Park Naming Policy Review and Proposed Revisions Report from the Senior Manager, Parks dated February 23, 2017.

**MOVED by Councillor Murdock and Seconded by Councillor Haynes:
“That Council support updating the Parks Naming Policy to reflect the
track changes submitted in the Parks Naming Policy Review and Proposed
Revisions Report from the Senior Manager, Parks dated February 23,
2017.”**

CARRIED

Councillor Murdock stated:

- Staff are to be commended for their timely review of the policy.

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 7:59 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, APRIL 24, 2017 AT 8:01 P.M.

Present: **Chair:** Councillor Brice
Council: Mayor Atwell and Councillors Brownoff, Haynes, Murdock, Plant, Sanders and Wergeland
Staff: Paul Thorkelsson, Chief Administrative Officer; Harley Machielse, Director of Engineering; Jarret Matanowitsch, Acting Director of Planning; Donna Dupas, Legislative Manager; and Sharon Froud, Deputy Legislative Manager

1410-04
Report -
Planning

xref: 2860-20
Richmond Road

3514 RICHMOND ROAD – DEVELOPMENT PERMIT AMENDMENT APPLICATION

Report of the Director of Planning dated September 19, 2016 recommending that Council approve Development Permit Amendment DPA00786 to change the configuration for a proposed two-family dwelling from an up/down duplex to a side-by-side duplex and that ratification of the Development Permit Amendment be withheld pending registration of a covenant to secure the items outlined in the report.

APPLICANT:

P. Boudreau, Richmond Road, was in attendance to answer questions from Council.

PUBLIC INPUT:

C. Horn, on behalf of the Camosun Community Association, stated:
- In 2013, the Community Association had no objections to the proposed DPA; neighbours were contacted and were not in opposition.

COUNCIL DELIBERATIONS:

Motion: **MOVED by Councillor Plant and Seconded by Councillor Haynes: “That it be recommended that:**

- 1. Development Permit Amendment DPA00786, amending DPR2008-00010, be approved and issued; and**
- 2. Ratification of Development Permit Amendment DPA00786 be withheld pending registration of a Restrictive Covenant requiring:**
 - That the design and construction of the additional dwelling unit conform to a minimum BUILT GREEN® Gold or equivalent energy efficiency standard; and**
 - The installation of the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems.”**

Councillor Plant stated:

- The commitment to a minimum BUILT GREEN® Gold is appreciated; the neighbours have no objections.

Councillor Sanders stated:

- The revisions to the proposed duplex are supportable.

Councillor Haynes stated:

- The attention to detail in the landscape is appreciated.

The Motion was then Put and CARRIED

1410-04
Report –
Planning

xref: 2860-30
Shelbourne
Street

3959 SHELBOURNE STREET – DEVELOPMENT PERMIT APPLICATION

From the February 20, 2017 Committee of the Whole meeting. Supplemental report of the Director of Planning dated April 6, 2017 recommending that Council approve new Development Permit DPR00647; discharge the previous Development Permit DPR2008-00023 (DPR00384) and subsequent amendments DPA00705 and DPA00739 and associated covenant CA1339318 and modification CA2045076; and that ratification of the Development Permit be withheld pending registration of a covenant securing the construction to LEED Silver or equivalent energy efficient standard for a proposed new two-storey commercial building for a bank. A Form and Character Development Permit is required and variances are requested for setbacks, landscaping, parking and signage.

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

- The proposed trees would be located on the boulevard.

APPLICANT:

R. Huizinga, First Capital Realty, and R. Roy, Stantec Architect, presented to Council and highlighted:

- The revisions to the proposed development include the siting of the building being rotated so that it presents to the street rather than the parking lot, the building being shifted to the north side of the site which allows for an improved plaza and seating area, and using building materials that better reflect the island or west coast environment; in lieu of a community contribution, over 1,000 square feet of frontage along Shelbourne Street has been dedicated to accommodate future road widening as part of the Shelbourne Valley Action Plan.
- A bus shelter will be located at the plaza and seating area and will provide a needed amenity to a high use transit stop; two level 2 charging stations will be installed at the underground parkade at the adjacent Tuscany Village Shopping Centre.
- The Gordon Head Community Association supports the proposed revisions; concerns identified have been addressed.
- Shrubs will screen the seating areas from the street.

In response to questions from Council, the applicants stated:

- There is a sidewalk on the north side of the site.
- Approximately 2.5 meters from the property line has been allocated for road dedication.
- Bike racks and a bicycle locker facility are located on the site.

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

- The Teakwood entrance would remain the same treatment.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

- Motion:** **MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That it be recommended that:**
- 1. Development Permit DPR2008-00023 (DPR00384) and subsequent amendments DPA00705 and DPA00739 be cancelled and that Development Permit DPR00647 be approved and issued;**
 - 2. Covenant CA1339318 currently on title, along with its subsequent modification CA2045076 be discharged; and**
 - 3. Ratification of the Development Permit be withheld pending registration of a covenant securing the construction to LEED Silver or equivalent energy efficient standard.”**

Councillor Brownoff stated:

- The revisions are supportable; the new design creates a street presence.
- It is commendable that the applicants thought about where the proposed development would fit within the public realm of the Shelbourne Valley Action Plan.

Councillor Sanders stated:

- The proposed development will be an enhancement to the neighbourhood.

Councillor Haynes stated:

- The revisions to the application are appreciated.

Councillor Murdock stated:

- The applicant was responsive to concerns; the revisions are creative and are appreciated.

The Motion was then Put and CARRIED

MOVED by Councillor Plant and Seconded by Councillor Brownoff: “That the concern identified with the sidewalk at Teakwood Road (at Shelbourne Street) be referred to the Administrative Traffic Committee.”

CARRIED

1410-04
Report –
Planning

xref: 2870-30
Portage Road

955 & 961 PORTAGE ROAD – SUBDIVISION, REZONING, DEVELOPMENT PERMIT AMENDMENT, DEVELOPMENT VARIANCE PERMIT, AND ENVIRONMENTAL DEVELOPMENT PERMIT

Report of the Director of Planning dated December 19, 2016 recommending that Council not support the application to amend the Tillicum Local Area Plan policy 7.2 (a), and not support the application to rezone from A-1 (Rural) zone to RS-12 (Single

Family Dwelling) zone for a proposed subdivision to create four additional lots for a total of six bare land strata lots for single family dwelling use.

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

- The properties are on the Colquitz River estuary and are part of the larger area of A-1 zoned properties along the north shore of the Portage Inlet.
- The applicant did not pursue subdivision for four lots in total therefore that option was not analyzed in detail by staff.
- The Admirals Bridge and the location where the Colquitz River ends and the Portage Inlet starts is not the only consideration of the land use policy; the contiguous area of A-1 zoned land is also a consideration.

APPLICANT:

I. Sutherland, Artificer Development Corporation, stated:

- The proposed development is within walking distance of a major centre and in close proximity to schools, public transit and the Galloping Goose.
 - The proposal is to subdivide to create four additional lots for a total of six bare land strata lots; access to the property will be from Portage Road and a six meter wide private road; Portage Road will be widened with curb, gutter and sidewalk.
 - There will be three parking stalls for each dwelling and an additional nine visitor parking stalls; the existing dwellings will be kept in place on their own lots and no construction will take place between the dwellings and the Colquitz River, on the Environmentally Sensitive Area or buffer or within 60 meters of the shoreline.
 - The four proposed new lots will be created between the existing dwellings and the Trans Canada Highway.
 - 23 of the 180 trees on the property will be removed; 46 replacements trees will be planted.
 - A registered biologist's report states that there are no rare or endangered plant species on the properties; some areas, including the riparian area were recommended to be preserved and will be so under a covenant.
 - Low impact development techniques, that will protect the salmon bearing river and environment, have been incorporated into the project; dwelling sizes will be limited to the maximum size permitted under RS-8 zoning.
 - Rain gardens will be added to treat road run off before it reaches the Colquitz River; permeable pavers and bio swales will improve the quality of storm water that flows into the river.
 - The riparian area remains pristine, untouched and in a state of proper functioning condition; the view from Arundel Drive will not change.
 - The proposed dwellings will be constructed to BUILT GREEN® Gold energy efficient standards, and include LED lighting and the necessary conduits for future installation of photovoltaic; a statutory building scheme will be placed on title that enforces design guidelines.
- Consultation took place with neighbouring property owners, the Gorge Tillicum Community Association, the Gorge Waterway Initiative, the Gorge Waterway Action Society, and Portage Inlet Sanctuary Colquitz Estuary Society (PISCES).

PUBLIC INPUT:

R. Woodman, Denman Street, stated:

- The proposed development makes ecological and financial sense; the commitment to construction of BUILT GREEN® Gold energy efficiency and new tree plantings is appreciated.

- The storm water system will filter the water from the roadway to the river; adding infill on this site is appropriate.
- Developments such as this brings us closer to the kind of cities that we inspire to build; it is beautiful, environmentally neutral and socially vibrant; this is a big step in the right direction in building such places.

J. Scott, Kerwood Street, stated:

- This is a model project in terms of the environmental aspects; densification in an environmentally sensitive way is appreciated.

C. Jardey, Portage Road, stated:

- The amount of infill is not appropriate for this location; two new lots may be supportable.
- The number of additional vehicles and trees to be removed as a result of this development is a concern.
- There may be other properties on Portage Road that would seek the same type of subdivision if this application is approved.

E. Lyons, Portage Road, stated:

- The transition between the high density townhouse development to the rural land is appropriate; the commitment to the environmental aspects is appreciated.

V. Blogg, Skeena Place, stated:

- Incremental approvals for these properties in terms of sewer enterprise inclusion, building a house at the edge of the property and driveway easement have taken place over time; the proposed development is not supportable.

D. Farmer, Bute Street, stated:

- Approving the application may result in other properties on this road requesting subdivision; there is a need to protect the environment and green space.
- The additional vehicles and traffic as a result of this development are a concern; there is a need to protect and preserve Saanich's remaining natural environment.
- It is more appropriate to leave the properties as they currently are.

N. Banks, Portage Road, stated:

- This is a modest amount of infill and the proposed dwellings are well designed; consultation took place and there have been ample opportunities to provide feedback.
- The high quality design is appreciated.

J. Van Dyk, Vancouver, stated:

- The proposed development is supportable; the developer is known for his high quality work.
- This is a good location for infill; it is close to schools and public transit.
- Adding density means that residents can live near where they work.

G. Blogg, Skeena Place, stated:

- Retaining the A-1 zoning is necessary to protect the natural environment and rural amenity of the neighbourhood; changing the Local Area Plan to accommodate developers wanting to profit from rezoning is not supportable.
- The properties along Portage Road are vital to the water shed draining into the inlet; there has already been a significant number of trees removed from the property with little replanting.
- The proposed development would result in an increased number of vehicles and

traffic and may pose a safety concern on a Safe Route to School.

R. Wickson, on behalf of the Gorge Tillicum Community Association, stated:

- The proposed development will be beneficial to the neighbourhood; there is a need for additional housing in Saanich.
- The proposed development sets a trend to do things better.

In response to questions, the applicant stated:

- Secondary suites are permitted in this area and provide an affordable housing option close to town. The house size in the RS-8 zone would limit the size of the suite.
- Although the trees that were removed to construct the new house in 2012 were not bylaw protected and there was no requirement for tree replacement, 18 trees were replanted.
- He would commit to having a traffic study conducted.
- Because of the environmental commitments, a subdivision to two additional lots would not be financially viable.

P. Lucey, on behalf of the applicant, stated:

- The estuarial zone is important in terms of food production and fish habitat; the proposed development protects the riparian zone.

COUNCIL DELIBERATIONS:

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

- The A-1 zone is a rural zone; the Gorge Tillicum Local Area Plan does not speak specifically to the semi-rural character of the area.
- Further development in this area to the west would have to include application for inclusion in the Sewer Service Area.
- The property is located within the Gorge Tillicum neighbourhood and therefore the Gorge Tillicum Community Association has been requested to provide feedback on the application; PISCES is a society that has provided feedback to the community for years.

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

- The sewer service area encompasses the applicant's properties; if another property owner wished to be included in the sewer service area, they would have to apply and the requirements of the policy would have to be met.
- The current sewer service connection goes through the slope close to the Colquitz Estuary and to extend the sewer service, it would have to go through neighbouring properties.

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: "That a Public Hearing be called to further consider the rezoning application on Lot 5, Section 79, Victoria District, Plan 890, Except Part in Plan 3836 RW and Plan 776RW (955 Portage Road) and Lot 6, Section 79, Victoria District, Plan 890, Except Part in Plans 3836 RW, Plan 50827 and Plan 776RW (961 Portage Road)."

Councillor Haynes stated:

- More fulsome debate can take place at the Public Hearing; the covenant for the riparian area is appreciated.
- There is a need for additional housing in Saanich; this location is appropriate because it is close to services and amenities.

Councillor Wergeland stated:

- The proposed development is attractive and will complement the character of the neighbourhood.
- The sustainability features are appreciated.

Councillor Sanders stated:

- There may be too many houses proposed for this site; the number of homes may limit the amount of green space.
- The applicant should consider a community contribution.

Councillor Plant stated:

- A Public Hearing will allow residents to provide further feedback; the applicant should consider a community contribution, conducting a traffic study and prohibiting secondary suites.

Councillor Murdock stated:

- The proposed development is attractive; the traffic impact study should be considered.

Councillor Brownoff stated:

- The applicant should consider conducting a traffic study and the implications of allowing secondary suites.

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

- A Traffic Impact Assessment is typically requested for developments with 50 units or more as the increase of that many units could have an impact on traffic volumes.
- If it looks as if a proposed development may impact traffic movement so that intersection improvements may need to be done, the developer would be asked to make those improvements.
- The number of units proposed in this application is unlikely to impact traffic movement therefore a Traffic Impact Assessment would be not required; it would also not significantly increase traffic volumes to trigger improvements on Esson Road.

Councillor Brice stated:

- The item is worthy of a Public Hearing.

In response to questions from Council, the Chief Administrative Officer stated:

- The proposed number of dwellings in this application would not trigger a Traffic Impact Assessment.

Councillor Brownoff stated:

- If each of the proposed dwellings were permitted to having a suite, that would be an addition of 12 homes; the community at large would like to see a traffic study conducted.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 10:09 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK