

arborist, more trees can be retained.

- The owner has provided an undertaking that taxis from his business will not be parked on the street; he has also consulted with his neighbours.
- The project meets all requirements of the District of Saanich.

In response to questions from the Council, Mr. Carlsen stated:

- The duplex will be strata titled to alleviate concerns about maintenance of rental property; also, since the house is intended for family members, this will allow them ownership.
- Blasting on site will be under the supervision of an arborist and will take place a minimum of 7 metres from trees.
- The arborist consulted with Saanich staff to determine the best location for the storm water management bioswale.

PUBLIC INPUT:

Mr. H. Charania, 757 Genevieve Road, stated:

- The North Quadra Land Use Protection Association have no objection to the application; all concerns have been addressed.
- Speaking on his own behalf, he supports the application as it is a suitable location for infill, no variances are required, it provides needed affordable housing, the existing house will be upgraded and will match the new one, the design maintains the look of the single family neighbourhood and trees will be retained.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Wergeland:

- “ 1) That the application to rezone from RS-6 to RD-1 be approved; and**
- 2) That final reading and ratification of the development permit be withheld pending registration of covenants to ensure construction of the additional unit to a Built Green Bronze or equivalent energy and environmental performance standard and a maximum gross floor area of 380m² excluding garage areas.”**

Councillor Derman stated:

- This is an appropriate location for a duplex; the applicant has responded to Council’s concerns.

The Motion was then Put and CARRIED

Bylaw No. 9058
Borden Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2010, NO. 9058”
Second and Third Readings

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9058 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9058 be now passed.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That it be recommended that Council approve Development Permit No. DPR2008-00036 on Lot 1, Section 66, Victoria District, Plan 12061 (4107 Borden Street)."

CARRIED

Bylaw No. 9059
Lochside Drive

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2010, NO. 9059"

PROPOSED REZONING ON LOCHSIDE DRIVE

To rezone Lot 6, Section 30, Lake District, Plan 9222 and Lot 10, Section 30, Lake District, Plan 11552 (**5087 AND 5093 LOCHSIDE DRIVE**) from Zone RS-18 (Single Family Dwelling – minimum lot size 2 ha) to Zones RS-12 (Single Family Dwelling – minimum lot size 930m²) and RS-8 (Single Family Dwelling – minimum lot size 665m²) for a proposed three lot residential subdivision.

The Clerk introduced the following:

- Notice of Public Hearing.
- Reports from the Director of Planning dated January 11, 2010 and October 22, 2009 recommending approval of the rezoning from RS-18 to RS-12 and RS-8.
- Letter from the applicant providing further information as requested by Council at the Committee of the Whole meeting.
- Letter from the Cordova Bay Association stating no objection to the application.
- Three letters from residents commenting on the application.

APPLICANT:

Mr. W. Christmas, 5087 Lochside Drive, stated:

- This application is for the subdivision of two residential lots to create a third.
- The proposal meets the criteria of the Cordova Bay Local Area Plan.
- The Cordova Bay Association has no objection to the application.
- The new home will be designed to suit the sloping lot and will not impact protected trees.

In response to questions from the Council, Mr. Christmas stated:

- Driveway access to the new lot will be from Lochside Drive, not Abbey Road.

PUBLIC INPUT:

Nil

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Wergeland : "That the application to rezone from RS-18 to RS-12 and RS-8 be approved."

CARRIED

Bylaw No. 9059
Lochside Drive

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2010, NO. 9059”
Second and Third Readings

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9059 be read a second time.”
CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9059 be now passed.”
CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 7:53 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK