

carried out.

- More replacement trees than recommended will be planted; ivy has been pulled and snake fencing erected around the covenant area.

Mr. W. Peereboom, Victoria Design Group, stated:

- The proposed homes have a contemporary style; garages will be situated under the homes reducing their footprints.
- The existing house on the site will be deconstructed and removed.

PUBLIC INPUT:

Nil

APPLICANT RESPONSE:

Nil

COUNCIL DELIBERATIONS:

MOTION:

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

- 1) the application to rezone from A-1 to RS-10 be approved;**
- 2) a covenant be registered prior to final reading of the rezoning bylaw to require that design and construction of single family dwellings on proposed Lots 1, 2 and 3 conform to a minimum EnerGuide 80 or equivalent energy standard and to require protection of the proposed conservation covenant area at the rear of proposed Lot 4;**
- 3) prior to final reading, the applicant provide a suitable cost estimate and performance surety for planting of replacement trees at a 2:1 ratio and remediation of the proposed covenant area at the rear of proposed Lot 4 as recommended by Saanich Environmental Services staff.”**

Councillor Derman stated:

- The applicant’s careful preparation of the project is appreciated, as well as the preservation of natural areas and additional plantings.

Councillor Brownoff stated:

- She supports the application which meets the South Wilkinson Valley Action Plan; the extra plantings will soften the look of the homes and the energy audit is appreciated.

Councillor Gerrard stated:

- He appreciates the thorough preparation done by the applicant, that the conservation area has been remediated.
- The Residents Association of Strawberry Vale, Marigold and Glanford has no objection.
- He supports the application.

Councillor Wergeland stated:

- This will be a quality development.

The Motion was then Put and CARRIED

2870-30
Wilkinson Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2012, NO. 9174”
Second and Third Readings

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9174 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: “That Bylaw No. 9174 be now passed.”

CARRIED

PUBLIC HEARING

2870-30
Quadra Street and
Inverness Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2012, NO. 9175”

PROPOSED REZONING FOR APARTMENT BUILDINGS ON QUADRA STREET AND INVERNESS ROAD

To rezone Lot 4, Section 63, Victoria District, Plan 1781 (**3316 QUADRA STREET**) and Lot 3, Section 63, Victoria District, Plan 1781 (**3334 QUADRA STREET**) from Zone RS-6 (Single Family Dwelling) to Zone RM-6 (Residential Mixed) and to consolidate these properties with the RM-6 zoned lands at 1016 Inverness Road and 3350 Quadra Street in order to construct three apartment buildings. A **DEVELOPMENT PERMIT** for the proposed construction of one six-storey and two five storey apartment buildings on the site will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted and to allow variances for parking, building separation, setbacks, height and levels of habitable space. A **COVENANT** will also be considered to further regulate the use of lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing.
- Reports from the Director of Planning dated June 2, 2011, September 6, 2011 and March 20, 2012 the latter recommending as follows:
 - 1) That the application to rezone from RS-6 to RM-6 (Residential Mixed) be approved;
 - 2) That Development Permit DPR2005-00026 be rescinded from Lot 10, Section 63, Victoria District, Plan 1781 and Amended Lot 2 (DD152828I), Section 63, Victoria District, Plan 1781;
 - 3) That Development Permit DPR00452 be approved; and
 - 4) That the existing covenant be amended and registered prior to final reading of the rezoning bylaw and ratification of the development permit to require:
 - Buildings to be constructed to a Built Green Gold standard;
 - Protection of the original tree preservation area and the two new trees identified;
 - Contributions totaling \$82,800 as described, to be put towards Transportation Demand measures;
 - The total number of units is to remain at 92;

- Prohibition on the banning of rental of individual units;
 - A housing agreement to provide nine units of affordable seniors housing, rent geared to income, in perpetuity; and
 - Consolidation of Lots 3, 4 and 10, Section 63, Victoria District, Plan 1781 and Amended Lot 2(DD152828I), Section 63, Victoria District, Plan 1781.
- Report from the Advisory Design Panel dated November 18, 2010;
 - Five letters from the applicant;
 - Letters from the Quadra Cedar Hill Community Association;
 - Nine letters from residents.

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

- The applicant has not secured a partner as yet for the affordable seniors rental housing component of the project.
- It is possible to word the proposed covenant to allow for more than one option for the rental units.

The Development Coordinator stated:

- The existing parking bay on Quadra Street near Inverness Road is poorly situated and has been painted yellow to remove it from use.
- A parking bay is needed for this development to accommodate Handi-Dart, for example, and for short term parking.

APPLICANT:

Mr. R. Tinney, Tinney & Associates Land Planning & Design, stated:

- This project was referred to a Public Hearing in September 2011 but due to financing and partnership issues, was voluntarily put on hold; the applicant is now ready to proceed.
- The original 2011 application included the two properties at 3316 and 3334 Quadra Street and proposed three 6-storey apartment buildings with 102 units; the development now consists of two 5-storey buildings and one 6-storey for a total of 92 units, with nine units committed for seniors rental housing.
- A partnership with a non-profit housing society for the seniors rental units has not yet been secured but they are confident that will be achieved.
- The driveway access from Inverness Road was modified, additional landscaping provided and the pedestrian routes through the site clearly delineated.
- As requested by Council, a pole was erected to indicate to the neighbours the finished height of the proposed 5-storey buildings.
- The five storey buildings fronting Quadra Street appear stepped due to the slope of the land; the site will be excavated to place the first floor below existing ground level; in addition, floor to ceiling heights have been reduced allowing for a finished height similar to a 4-storey building.
- They will provide a parking bay on Quadra Street in accordance with Saanich requirements.
- Units designed for persons with disabilities have been included.
- The applicant has had the site cleaned up.
- The Victoria Car Share Co-op is not able to guarantee placing a car on the site and the applicant is therefore proposing a three-tiered approach

to transportation demands consisting of bus passes, taxi coupons and bike purchases.

In response to questions from the Council, the applicant stated:

- They will explore whether the Saanich Affordable Housing Fund could assist with the affordable housing component; they have contacted the CRD and Pacifica Housing and will continue to pursue a partnership with an affordable housing society.
- Rental units are proposed to be held in a Real Estate Investment Trust (REIT); they remain flexible in order to ensure the rental unit component is successful.
- The parking bay location on Quadra Street will affect the street trees and they will work with an arborist to preserve the trees if desired.
- Electric car and scooter plug-ins for residents and visitors are proposed.
- The Central Mortgage and Housing Corporation (CMHC) averages are based on the entire Greater Victoria area.

PUBLIC INPUT:

Mr. J. Schmuck, President, Quadra Cedar Hill Community Association, stated:

- The applicant has proceeded responsibly and the Association has no major objection to this development, although concerns have been raised by residents about the height of the apartment buildings.

Mrs. P. Cohn, 3363 Glasgow Avenue, stated:

- She is concerned about the height of the proposed buildings and would prefer the taller building to be located on Quadra Street, and with the survival of the neglected Garry oak grove on the site.
- The new entrance driveway off Inverness Road will make the need for a crosswalk at Glasgow Avenue more urgent.

Mr. K. Whitcroft, 1044 Inverness Road, stated:

- The notice regarding installation of the height markers was insufficient.
- Situating a parking bay on a busy road like Quadra Street may be hazardous; its impact on the existing healthy trees is a concern.
- Reducing the floor to ceiling height further by one foot per floor, would preserve his views and create energy savings for the residents.

Mr. D. Kinsella, 3316 Quadra Street, stated:

- His property will become part of this development; the house built in 1918, will be lifted from its location and relocated to another site with the assistance of the developer.

APPLICANTS RESPONSE:

Mr. J. McLaren, 1658 Hillview Road, and Mr. R. Tinney, stated:

- It has been eight years since the site was first proposed for development; they have done their best to resolve the concerns of Council and residents.
- This will be a first class development with a Built Green Gold rating; a Trust has been established to deal with the seniors rental units.
- The floor to ceiling height has been reduced in the 6-storey building only.

- They do not propose either geothermal or solar hot water systems; R25 insulation will be used, along with baseboard heat.

Mr. L. Wansborough, 83 Millburn Drive, partner, stated:

- His experience with other supportive housing projects will enable them to pursue all available options to achieve the affordable rental component in this project.

Mayor Leonard stated:

- It is appropriate for Council to ask staff to clarify prior to final reading, the final design and location of the parking bay proposed on Quadra Street and the appropriate wording for the covenant with respect to the rental units.

COUNCIL DELIBERATIONS:

MOTION: **MOVED by Councillor Wade and Seconded by Councillor Brice:**
“That:

- 1) the application to rezone from RS-6 to RM-6 be approved;**
- 2) Development Permit DPR2005-00026 be rescinded on Lot 10 and Amended Lot 2 (DD152828I), Section 63, Victoria District, Plan 1781;**
- 3) prior to final reading of the Zoning Bylaw and ratification of the Development Permit, the existing covenant be amended and registered to require:**
 - **Buildings be constructed to a Built Green Gold standard;**
 - **Protection of the original tree preservation area and the two new trees identified;**
 - **Contributions totaling \$82,800 as described, to be put towards Transportation Demand measures;**
 - **That the total number of units remain at 92;**
 - **Prohibition on the banning of rental of individual units;**
 - **A housing agreement providing, in perpetuity, nine units of rental housing for seniors with the specific wording of the covenant regarding affordability and rent geared to income, to be provided to Council by the Director of Planning;**
 - **Consolidation of Lots 3, 4 and 10, and Amended Lot 2 (DD152828I), all Section 63, Victoria District, Plan 1781; and**
- 4) prior to final reading and ratification of the Development Permit, staff advise Council of the final design and location of the proposed parking bay on Quadra Street.”**

Councillor Wade stated:

- Access to the buildings from Quadra Street is important and the applicant has indicated he will make every effort to preserve the street trees in the area of the proposed parking bay.

Councillor Brice stated:

It is important to achieve the desired affordable housing units; the moneys allocated for Transportation Demand measures must be used appropriately for success over the long term.

Councillor Gerrard stated:

- He expects a successful affordable housing agreement with a partner to be achieved.
- The proposed ceiling height reduction will lessen the impact of the apartment building.
- The applicant has indicated his willingness to preserve the trees affected by the parking bay on Quadra Street.

Councillor Murdock stated:

- Including an affordable housing component in a market development such as this, is innovative and to be encouraged.
- Services, parks and schools are nearby making this a good location for such a project.
- A bus pass program would be preferable to the purchase of bikes.

Councillor Sanders stated:

- The applicant has addressed most of the issues raised by Council and residents and this has resulted in an improved design; the Garry oak grove is to be preserved.
- If a car share program cannot be secured, then she would prefer a bus pass program.
- Limiting the rental units to just seniors may not be the best approach.

Councillor Wergeland stated:

- He is concerned that the results of the TDM programs in place are not being reviewed.
- It must be made clear to developers early in the process when affordable housing is desired by Council.

Councillor Derman stated:

- A local group may assist with the restoration of the Garry oak grove.
- The heating choice for the buildings is disappointing; Saanich staff could look into the BC Hydro program which supports alternative heat sources.
- With respect to the parking bay on Quadra Street, it would be disappointing to lose the mature trees.
- The municipality lacks a comprehensive planning strategy for the entire neighbourhood and must consider such developments in isolation.

Councillor Brownoff stated:

- The revised design of the buildings addresses the height issue.
- Transit passes would be preferable to the proposed three-tiered program; Saanich staff could work with BC Transit to evaluate the success of the TDM programs in place.
- The drop off/parking bay is necessary on Quadra Street; an effort will be made to save the trees affected.
- Affordability is an important aspect of the rental units; the applicant will pursue a partner to facilitate this.

Mayor Leonard stated:

- The two additional properties on Quadra Street have been included in

- the development as desired by Council; the height of the apartment buildings has been reduced.
- Council supports the innovative affordable rental housing component.

The Motion was then Put and CARRIED

2870-30
Quadra Street and
Inverness Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2012, NO. 9175”
Second and Third Readings

**MOVED by Councillor Brice and Seconded by Councillor Gerrard: “
That Bylaw No. 9175 be read a second time.”**

CARRIED

**MOVED by Councillor Brice and Seconded by Councillor Gerrard:
“That Bylaw No. 9175 be now passed.”**

CARRIED

**MOVED by Councillor Brice and Seconded by Councillor Gerrard:
“That it be recommended that Council approve Development Permit
No. DPR00452 on Lot 10, Lot 4, Lot 3, and Amended Lot 2
(DD152828I), all in Section 63, Victoria District, Plan 1781 (1016
Inverness Road, 3316, 3334, and 3350 Quadra Street respectively).”**

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 9:28 pm

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK