

DISTRICT OF SAANICH  
MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, AUGUST 20, 2012 AT 7:30 PM**

Present:

**Chair:** Mayor Leonard  
**Council:** Councillors Brice, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland (8:00 pm)  
**Staff:** Colin Doyle, Acting Administrator (Director of Engineering); Sharon Hvozdzanski, Director of Planning; Carrie MacPhee, Director of Legislative Services; Sharon Froud, Deputy Legislative Manager; and Andrea Park, Senior Committee Clerk

**PUBLIC HEARING**

2870-30  
Clutesi Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2012, NO. 9191”

**PROPOSED REZONING FOR RESIDENTIAL SUBDIVISION ON CLUTESI STREET**

To rezone Lot 1, Sections 45 & 46, Lake District, Plan 21435 (**5096 CLUTESI STREET**) from Zone A-1 (Rural) to Zone RS-12 (Single Family Dwelling, minimum lot size, panhandle -1300m<sup>2</sup>) and Zone RS-8 (Single Family Dwelling, minimum lot size - 665m<sup>2</sup>) to create two additional lots for single family residential use. A **COVENANT** will be considered to further regulate the use of the lands and buildings. Council will also consider exempting the proposed panhandle lot from the minimum 10% road frontage requirement.

The Clerk introduced the following:

- Notice of Public Hearing;
- Memo from the Director of Planning dated August 2, 2012 advising the applicant has agreed to a covenant to Built Green Gold and to restricting the size of any future dwelling on proposed Lot C to 372m<sup>2</sup> and has submitted revised driveway plans as requested.
- Report dated June 5, 2012 from the Director of Planning recommending approval of the rezoning and that Proposed Lot C be exempted from the minimum 10% perimeter road frontage requirement.
- Letter from the Cordova Bay Association commenting on the application.
- Correspondence from three residents commenting on the application.

**APPLICANT:**

Mr. S. Lippa, HB Lanarc Consultants Ltd., on behalf of Mamic Developments, stated:

- The ¾ acre site is proposed to be subdivided into one RS-12 panhandle lot at the rear and two RS-8 lots fronting Clutesi Street.
- The driveway for proposed Lot B has been relocated to create more space between driveways, as requested by Council.
- The proposal is consistent with the Saanich Official Community Plan (OCP) and the Cordova Bay Local Area Plan; such infill lots support more compact development and more efficient use of infrastructure.
- The new homes will be designed and constructed to meet a Built Green Gold level of energy efficiency and this will be secured by covenant.

- The applicant consulted with the neighbourhood and the Cordova Bay Association when preparing the application and their concerns have been addressed.

**PUBLIC INPUT:**

Nil.

**COUNCIL DELIBERATIONS:****MOTION:**

**MOVED BY Councillor Wade and Seconded by Councillor Gerrard: “That:**

- 1) the application to rezone from A-1 to RS-8 and RS-12 be approved;**
- 2) prior to final reading of the zoning bylaw, a covenant be registered to require that:**
  - a) design and construction of new dwellings on the proposed lots conform to a minimum Built Green Gold or equivalent energy efficiency standard;**
  - b) the size of any future dwelling on proposed Lot C be restricted to 372m<sup>2</sup> gross floor area, should the existing dwelling be removed.**
- 3) proposed Lot C be exempted from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the Local Government Act.”**

Councillor Wade stated:

- The covenant for Built Green Gold and restricting future house size on lot C is appreciated.
- Although still slightly concerned about issues raised by residents, Saanich staff have those in hand with respect to the driveways.

Councillor Gerrard stated:

- The proposed development is within the Urban Containment Boundary (UCB) and consistent with the Official Community Plan (OCP) and the Cordova Bay Local Area Plan.
- The local community association is supportive.
- The applicant has agreed to a covenant for a Built Green Gold level of construction for the new homes and also to limit the size of any future home on the panhandle lot.
- This is appropriate infill development.

Councillor Murdock stated:

- Although he anticipates the new homes will be of high quality, he cannot support the application due to his concern over densification so close to the UCB.
- The proposed lots and dwellings are not appropriate for the neighbourhood.

Councillor Sanders stated:

- The applicant has addressed the concerns raised by Council and will provide a covenant to secure the additional requirements.
- She supports the application.

Councillor Brice stated:

- This type of property is amenable to subdivision and within the UCB.

- The applicant has responded to concerns and improved the design.
- It appears the development will work well within the community.

Councillor Derman stated:

- He recognizes that the proposed homes will be constructed to a high energy efficiency level; however, the site is not suitable for density.
- The development will be car-oriented and is not consistent with Saanich climate change initiatives nor with the goal of siting density close to services and transportation.

Mayor Leonard stated:

- He can support the application.

**The Motion was then Put and CARRIED  
Councillors Derman and Murdock OPPOSED**

2870-30  
Clutesi Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2012, NO. 9191”  
Second and Third Readings

**MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That  
Bylaw No. 9191 be read a second time.”**

**CARRIED  
Councillors Derman and Murdock OPPOSED**

**MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That  
Bylaw No. 9191 be now passed.”**

**CARRIED  
Councillors Derman and Murdock OPPOSED**

2870-30  
Mount Douglas  
Cross Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2012, NO. 9192”

**PROPOSED REZONING FOR RESIDENTIAL SUBDIVISION ON MOUNT  
DOUGLAS CROSS ROAD**

To rezone Lot B, Section 55, Victoria District, Plan 48141 (**1550 MOUNT DOUGLAS CROSS ROAD**) from Zone RS-18 (Single Family Dwelling, minimum lot size-2 hectares) to Zone RS-10 (Single Family Dwelling, minimum lot size-780m<sup>2</sup>) to create one additional lot for single family dwelling use. A **DEVELOPMENT VARIANCE PERMIT** will be considered which would allow variances for lot width. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing;
- Memo from the Director of Planning dated August 2, 2012 advising that the applicant has agreed to a covenant to Built Green Gold and to deconstruction of the existing home, and in addition, has agreed to prohibit principal windows and balconies on the east wall of the proposed home on Lot 2 and to restrict the size and location of any accessory building on Lot 1.
- Report from the Director of Planning dated June 5, 2012 recommending approval of the rezoning and the development variance permit and that the recommended covenant be registered.

- Correspondence from the applicant confirming his agreement with the additional conditions requested by Council.
- Correspondence from the Gordon Head Residents Association commenting on the application.
- Correspondence from 13 residents commenting on the application.

**APPLICANT:**

Mr. R. McNeil, McNeil Building Designs Ltd., stated:

- This rezoning and subdivision application will create two RS-10 residential lots.
- The site is worthy of densification, with services and amenities nearby.
- The size of the two proposed homes is in keeping with the neighbourhood.
- Since the site slopes uphill, the proposed dwellings are stepped.
- The applicant has agreed to construct the new homes to a Built Green Gold standard and to the restrictions suggested for the future accessory building and the home on Lot 2.

Mr. R. Sharma, 1550 Mount Douglas Cross Road, owner, stated:

- He is a long time resident of Saanich and appreciates the changes to the Gordon Head area; he would like to remain in the community by subdividing this property and building a new home for his family.
- HHS Drill and Blasting provided a letter outlining the process undertaken to safely blast such sites.
- He has agreed to the covenant requested by Council which includes deconstruction of the existing home; he plans to work with Habitat for Humanity with the aim of reusing the materials in a Habitat project.

In response to questions from Council, the applicants stated:

- They will work through the deconstruction process with Habitat and recycle any leftover materials.
- The driveways have been moved slightly closer to their original locations.
- The blasting insurance requires that homes within 80 feet of the blasting site be surveyed inside and out prior to the event.

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Councillor Wergeland entered the meeting.

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

- The applicant has agreed to limit the location and size of any future accessory building on his lot and this will be referred to the Approving Officer for consideration during the subdivision approval process.

**PUBLIC INPUT:**

Mr. L. Stratholt, 1542 Mount Douglas Cross Road, stated:

- His hundred-plus year old home is to the west of the proposed development; the house, rock walls and fish pond may be damaged by the blasting on the site.
- The size of the new home proposed on Lot 1 is excessive and will overshadow his home.
- He would request that the project be modified to be more acceptable.

Ms. P. Summers, 1560 Mount Douglas Cross Road, stated:

- The applicant's property needs redevelopment but she is concerned about the size of the house proposed for Lot 1.
- Blasting is also a concern; her home may not be within the 80 foot perimeter which requires that an interior and exterior assessment be done prior to blasting; it is very difficult to repair heritage homes properly.
- Any structure in the rear of Lot 1 is unacceptable as it will overlook other properties.

Mr. S. Sharma, 4572 Gordon Point Drive, father of the applicant, stated:

- His son did consider other alternatives to develop the lot but decided on this project as it is most consistent with the neighbourhood.
- The applicant has agreed to the additional conditions requested by Council.

Mr. C. Seer, 1550 Mount Douglas Cross Road, stated:

- He supports the application.

Ms. A. Gjoka, 1286 Lonsdale Place, stated:

- As a resident of Gordon Head, she is supportive of the application as it will be a good addition to the neighbourhood.

Mrs. A. Sharma, 1550 Mount Douglas Cross Road, and co-applicant, stated:

- They wish to stay in the neighbourhood and build a new family home on the property.

Mr. Lokesh, resident of the neighbourhood, stated:

- He supports the application as it will improve the property.
- Technology for blasting has improved and should not be a concern

Mr. M. Jawl, 4084 Hatfield Road, stated:

- He supports the application as it is a step in the right direction for this lot.

Mr. A. Gill, 1167 Jolivet Crescent, stated:

- He supports the project.

Mr. D. Gunn, President, Gordon Head Residents Association, stated:

- He supports the views of the neighbours who have a concern about blasting and the size of the proposed dwelling.
- There is also a concern over the number of residences, up to four or five, that may be established on these lots.
- The size of the accessory building on the knoll at the rear is excessive.

Ms. R. Bawa, 2022 Ferndale Road, stated:

- The applicant has made an effort to address all the concerns raised by the neighbourhood.
- She supports the proposal.

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

- The future accessory building will be used to store exercise and garden equipment, etc.

- The blasting survey area could be expanded to include the heritage homes, if desired, and the blasting company representative can speak with any of the neighbours.
- The size of the proposed home on Lot 1 will meet the needs of the family and is not unusually large.
- The shed will be accessed from the rear of the house.

**COUNCIL DELIBERATIONS:****MOTION:**

**MOVED BY Councillor Derman and Seconded by Councillor Gerrard:  
"That:**

- 1) the application to rezone from RS-18 to RS-10 be approved;**
- 2) prior to final reading of the zoning bylaw, a covenant be registered to require that:**
  - a) design and construction of the new dwellings on proposed Lots 1 and 2 conform to a minimum Built Green Gold or equivalent energy efficiency standard;**
  - b) the siting of new dwellings on proposed Lots 1 and 2 conforms to the plans presented by the applicant; and**
  - c) the existing home on the lot be deconstructed."**

Councillor Derman stated:

- This is the right location for density, close to services and major transit routes.
- The property is presently zoned RS-18 which would permit an over 7000 square foot home to be built; the application submitted is more considerate of the neighbourhood.
- He would like Saanich staff to assist with increasing the blast survey area.

Councillor Gerrard stated:

- It is preferable to build two homes on two RS-10 lots than one monster home.
- The site is close to a major centre with good transit, schools, trails, etc and is ideal for infill.
- The concern about blasting can be addressed.

Councillor Sanders stated:

- She supports the application but there are concerns about the size of the home and accessory building on proposed Lot 1.
- Careful assessment of the heritage homes is necessary before blasting.
- The covenant for Built Green Gold and deconstruction are appreciated and the subdivision Approving Officer will consider the location and size of any accessory building.

Councillor Murdock stated:

- The applicant has listened and responded to the concerns of neighbours and will address the issues regarding blasting.
- Built Green Gold will be undertaken by the applicant.
- He welcomes the involvement of Habitat for Humanity in the deconstruction of the existing home.

Councillor Wade stated:

- She would prefer that the applicant consider a smaller accessory building since overlook and loss of privacy are concerns.
- It is important to assess both the interior and exterior of the heritage homes prior to blasting.
- The involvement of Habitat for Humanity in repurposing the existing house is laudable.

**The Motion was then Put and CARRIED**

2870-30  
Mount Douglas  
Cross Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2012, NO. 9192”  
Second and Third Readings

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:**  
“That Bylaw No. 9192 be read a second time.”

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:**  
“That Bylaw No. 9192 be now passed.”

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland**  
“That it be recommended that Council approve Development Variance Permit No. DVP00310 on Lot B, Section 55, Victoria District, Plan 48141 (1550 MOUNT DOUGLAS CROSS ROAD).”

**CARRIED**

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Brice and Seconded by Councillor Gerrard:** “That Council adopt the minutes of the August 13, 2012 Council and Committee of the Whole meetings.”

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

1050-20  
CRD Durrance/Rudy  
Road Fire Services  
Agreement

**CAPITAL REGIONAL DISTRICT (CRD) DURRANCE/RUDY ROAD FIRE SERVICES AGREEMENT RENEWAL**

Report of the Fire Chief dated July 31, 2012 recommending Council authorize renewal of the Fire Services Agreement with the CRD for provision of fire protection services in the Durrance Road Fire Protection Local Service Area (Durrance and Rudy Roads) in accordance with CRD Bylaw No. 2506 for the period September 1, 2012 to August 31, 2017; and that the agreement include an increased annual retainer fee of \$2,000 and increased equipment charges for each Engine and each Water Tender deployed of \$285 per hour and \$207 per hour respectively.

**MOTION:**                    **MOVED by Councillor Derman and Seconded by Councillor Sanders:**  
**“That:**  
 1) **Council authorize renewal of the Fire Service Agreement with the Capital Regional District (CRD) for provision of fire protection services in the Durrance Road Fire Protection Local Service Area (Durrance and Rudy Roads) in accordance with CRD Bylaw No. 2506 for the period September 1, 2012 to August 31, 2017; and**  
 2) **The Fire Services Agreement include an increased annual retainer fee of \$2,000 and increased equipment charges for each Engine and each Water Tender deployed of \$285 per hour and \$207 per hour respectively.”**

In response to a question from the Council, the Fire Chief stated:  
 – There are nine properties within the Juan de Fuca Electoral area which benefit from this service and they will be requisitioned for the costs.

**The Motion was then Put and CARRIED**

Adjournment                    On a motion from Councillor Derman, the meeting adjourned at 8:44 pm.  
  
 The meeting reconvened at 9:58 pm

Recommendations           **RECOMMENDATIONS**  
*From the Committee of the Whole Meeting held August 20, 2012*

**777 ROYAL OAK DRIVE – DEVELOPMENT PERMIT AMENDMENT – CHANDLER ASSOCIATES ARCHITECTURE**

2860-20/  
 Royal Oak Drive

**MOVED by Councillor Derman and Seconded by Councillor Wade: “That Council approve and issue Development Permit Amendment DPA00766 on Lot 1, Section 8A, Lake District, Plan VIP53456, (777 ROYAL OAK DRIVE).”**

**CARRIED**

In Camera Motion            **MOVED by Councillor Brice and Seconded by Councillor Wade: “That the following meeting be closed to the public as the subject matters being considered relate to the acquisition and/or disposition of lands and/or improvements.”**

**CARRIED**

Adjournment                    On a motion from Councillor Wergeland, the meeting adjourned at 9:59 pm.

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 MAYOR

I hereby certify these Minutes are accurate.

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 DEPUTY 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, AUGUST 20, 2012 AT 8:45 PM**

Present: **Chair:** Councillor Brice  
**Council:** Mayor Leonard and Councillors Derman, Gerrard, Murdock, Sanders, Wade and Wergeland  
**Staff:** Colin Doyle, Acting Administrator (Director of Engineering); Sharon Hvozdaniski, Director of Planning; Carrie MacPhee, Director of Legislative Services; Sharon Froud, Deputy Legislative Manager; and Andrea Park, Senior Committee Clerk

2860-20  
 Royal Oak Drive

**777 ROYAL OAK DRIVE (BROADMEAD VILLAGE SHOPPING CENTRE) – DEVELOPMENT PERMIT AMENDMENT – CHANDLER ASSOCIATES ARCHITECTURE**

Report of the Director of Planning dated August 2, 2012 recommending Council approve Development Permit Amendment DPA00766 for the proposed upgrade and expansion of the Broadmead Village Shopping Centre. Report of the Advisory Design Panel dated March 27, 2012 recommending approval of the design.

Ms. A. Miles Cork, Grosvenor Canada, and Mr. Sheldon Chandler of Chandler Associates Architecture, made a presentation to Council along with Mr. J. Partlow, Lombard North Group, landscape architect, highlighting the following:

- The upgrades to the Broadmead Village Shopping Centre will revitalize the mall and keep it relevant in the changing retail landscape.
- A public process was undertaken to consult with the community and with the Broadmead Area Residents Association; input was considered in the design.
- More welcoming outdoor spaces are planned, with improved pedestrian connections and bicycle parking; new signage and pylon signs, facades, canopies and rooflines, and one small infill project, are planned utilizing a variety of materials but maintaining the west coast contemporary feel consistent with the Broadmead community; storefront visibility and daylighting will be improved.
- Landscaping will be enhanced and the four large Garry Oaks maintained; sustainability features include new LED lighting and permeable pavers.
- To enhance a sense of place, the breezeway will be redeveloped and expanded to include a glass and steel pavilion, outdoor fireplace, interactive fountain, additional outdoor seating and gathering places and freestanding kiosks.
- The Royal Oak Drive entrance has been improved for safety and circulation by removing one drive aisle; the entrance off Chatterton Way will be redesigned and allow two way traffic.

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

- Tenants may choose one of the selected sign types which are more softly lit than the existing signs.
- There has not been a safety review of the fireplace design by public

- officials; the fireplace will be fueled by natural gas and on a timer with safety features built in, and with separation from seating areas.
- The proposed pylon signs were redesigned after input from the community.
- It was not considered prudent to invest in an improved pedestrian and cycling access at the northwest corner of the site due to future renovations to the Thrifty's store which will affect that portion of the site; Grosvenor Canada will consider adding a fence to direct pedestrians to a safer route into the property.
- 66 bicycle stalls will be included throughout the mall, with some under a glass canopy.
- The safety of the fountain was not an issue as it will flow at zero grade.
- Although not an energy efficient feature, the outdoor fireplace is considered to be a key gathering place for visitors to the mall.
- Grosvenor Canada will consider additional wheelchair accesses to the shopping centre.
- There will be sufficient covered areas outdoors for rainy weather.
- The mall owner will be responsible for outdoor furniture and fixtures.

**PUBLIC INPUT:**

Mr. H. Wolfe, 4169 Kincaid Avenue, Vice-President, North Quadra Land Use Protection Association, stated:

- The Broadmead Shopping Centre services the residents who live within the area covered by their association.
- The south entrance off Chatterton Way has been improved but could be more welcoming.
- The outdoor fireplace is not a sustainable feature.
- The Douglas Street connector is planned to run along the west side of the mall property and this has not been recognized in the design of the upgrade; the Regional Trail Network should not be isolated but taken into consideration when designing such major centres.

**MOTION:**

**MOVED by Councillor Derman and Seconded by Councillor Wade: "That it be recommended that Council approve and issue Development Permit Amendment DPA00766 on Lot 1, Section 8A, Lake District, Plan VIP53456 (777 Royal Oak Drive)."**

Councillor Derman stated:

- This will be a welcome facelift for a tired mall; attention has been paid to the pedestrian environment and gathering spaces have been created.
- Many features proposed will improve sustainability.
- The revitalization will bring interest and activity and benefit Saanich as a whole.

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

- If the applicant came forward with pedestrian improvements to the north west corner of the mall after a development permit had been approved, then staff would have the authority to consider and allow such a minor change.

Councillor Murdock stated:

- He supports the application but expects the applicant to address the access in the northwest corner of the site.
- Thoughtful upgrades consistent with the original theme of the Broadmead Village Shopping Centre have been designed; its pedestrian emphasis is appreciated.
- The engagement process undertaken within the community is commendable.

Councillor Gerrard stated:

- The improvements proposed for the shopping centre include more public open spaces, improved signage, bicycle parking, an enhanced pedestrian environment, and better daylighting, which are all excellent.
- The applicant could also consider the land around the exterior of the mall for pedestrian and cycling improvements.
- The four way stop inside the entrance from Royal Oak Drive continues to be a problem for traffic.

Councillor Sanders stated:

- It is important that the applicant has designed the renovations to the shopping centre to reflect the character of the surrounding community.
- The new gathering places created for shoppers are a good feature.

Councillor Wergeland stated:

- He thanks the applicant for the improvements planned and for consulting with the community on the design.

Mayor Leonard stated:

- He can recall the original application to establish this mall and how the design had to be revised to better reflect the Broadmead neighbourhood.
- The applicant considered input from the community and the revitalized mall will retain the feel of Broadmead village; their investment in the community is appreciated.

Councillor Brice stated:

- The mall can be considered the village centre of Broadmead; the proposed improvements will support that objective.

**The Motion was then Put and CARRIED**

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 9:57 pm.

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 CHAIR

I hereby certify these Minutes are accurate

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 MUNICIPAL CLERK