

1110-30Tax Exemption
Bylaw/Riparian
Land**TAX EXEMPTION REAL PROPERTY BYLAW (RIPARIAN LAND)**

Final Reading of the "Tax Exemption Real Property Bylaw (Riparian Land), 2012, No. 9200". To provide tax exemption for 2013-2015 for a portion of 203 Goward Road.

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
"That Bylaw No. 9200 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED**RESOLUTIONS FOR ADOPTION**1110-30Zoning Bylaw
XRef: Animals
Bylaw**SITING OF BUILDINGS OR STRUCTURES HOUSING ANIMALS**

Report of the Director of Legislative Services dated October 17, 2012 recommending Council direct staff to prepare a bylaw to incorporate into the Zoning Bylaw 2003, any provisions contained in the Animals Bylaw 2004 respecting the siting of buildings or structures used for the keeping, housing or harbouring of animals; and that staff be directed to prepare a bylaw to remove Section 53 of the Animals Bylaw to ensure that in future building permits are required for the construction or repair of kennel structures.

MOVED by Councillor Murdock and Seconded by Councillor Derman:
"That :

- 1) Council direct staff to prepare a bylaw to incorporate into the Zoning Bylaw 2003, any provisions contained in the Animals Bylaw 2004, respecting the siting of buildings or structures used for the keeping, housing, or harbouring of animals;**
- 2) Council direct staff to prepare a bylaw to remove Section 53 of the Animals Bylaw to ensure that, in future, building permits are required for the construction or repair of kennel structures."**

CARRIED1300-60Electoral
Boundaries**ELECTORAL BOUNDARY COMMISSION – PROPOSED SAANICH ELECTORAL DISTRICT**

Report from Councillor Brownoff dated October 22, 2012 recommending that Council request a written submission be prepared on behalf of Saanich citizens, for submission to the Federal Electoral Boundaries Commission for British Columbia by October 31, 2012 supporting an electoral boundary reconfiguration which would create a Saanich electoral district that respects community identity and creates better cohesion for residents in the federal election process.

Councillor Brownoff stated:

- The Electoral Boundaries Readjustment Act allows for changes to the federal electoral boundaries; the District of Saanich is currently affected by the lack of cohesion between municipal and electoral boundaries; the proposed changes will further diminish cohesion between the municipal boundaries and electoral boundaries.
- Saanich residents participated in the Electoral Boundaries Commission public hearings and strongly oppose the carving up of our municipality into several electoral districts which will confuse voters and contribute to voter apathy.
- A written submission on behalf of Saanich citizens to the Electoral

Boundaries Commission would send a positive message.

MOTION:

MOVED by Councillor Brownoff and Seconded by Councillor Derman: "That Council request a written submission on behalf of our citizens to the Federal Electoral Boundaries Commission for British Columbia be prepared by October 31, 2012, and that such submission support a boundary reconfiguration to create a Saanich electoral district that respects our community identity and creates better cohesion for our residents in the federal election process."

Councillor Derman stated:

- The proposed revised federal electoral boundaries will dilute and make less effective our political representation at the federal level.
- Logical distribution of electoral districts is important for the areas represented.

Councillor Murdock stated:

- It would be frustrating and confusing for citizens to have such a large portion of Saanich fall within the Esquimalt-Colwood federal electoral district; federal electoral boundaries do not reflect municipal boundaries.
- It would be preferable to create an electoral district that citizens can identify with.

Councillor Sanders stated:

- It is appropriate to pursue this goal now when changes to the federal electoral boundaries are already under consideration.
- The boundary changes proposed under the Electoral Boundaries Readjustment Act are inappropriate.

Councillor Wergeland stated:

- The proposed submission to the Electoral Boundaries Commission makes sense for Saanich.

Councillor Gerrard stated:

- Large municipalities should not be carved up into separate electoral districts.

The Motion was then Put and CARRIED

1310-01
Cooperation and
Liaison - CRD

CAPITAL REGIONAL DISTRICT ACTIVITIES UPDATE

Council members provided updates on a variety of Capital Regional District initiatives.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:15 pm.

The Meeting reconvened at 9:51 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held October 22, 2012

2130-30
Leabrook Place

HERITAGE ALTERATION PERMIT - 1824 LEABROOK PLACE

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
“That Heritage Alteration Permit HER00017 be approved and issued on Lot 1, Section 84, Victoria District, Plan 29592 (1824 Leabrook Place) in accordance with the drawings prepared by Archie Willie Design dated August 2012.”

CARRIED

2200-35
Public Art at
Quadra Street and
Tattersall Drive

MURAL ON MUNICIPAL PROPERTY AT QUADRA STREET AND TATTERSALL DRIVE

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
“That Council authorize the issuance of a permit for the installation of the mural on a municipal retaining wall located adjacent to the sidewalk on the east side of Quadra Street just north of the intersection of Quadra Street and Tattersall Drive as illustrated in Figure 4 of the October 15, 2012 report of the Director of Planning.”

CARRIED

In Camera Motion

MOVED by Councillor Brownoff and Seconded by Councillor Derman:
“That the following meeting be closed to the public as the subject matter being considered relates to the acquisition of land.”

CARRIED

Adjournment

On a motion from Councillor Brownoff the meeting adjourned at 9:53 pm.

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ACTING MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

will be constructed to a BC Hydro PowerSmart Gold standard.

In response to questions from Council, the applicant stated:

- Although the materials contained in the existing house are in poor condition, the applicant has made a commitment to reuse or recycle any salvageable materials.
- Alternative designs were considered but the front and rear setbacks preclude a separate driveway and garage at each side of the structure; they will consider the comments from Council regarding the garages and entrances.

PUBLIC INPUT:

Nil

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Gerrard:

“That:

- 1) it be recommended that Council approve and issue Development Permit DPR00503 on Lot 19, Block 3, Section 49, Victoria District, Plan 1178 (832 Sevenoaks Road); and**
- 2) ratification of the Development Permit be withheld pending registration of a covenant to secure a BC Hydro PowerSmart Gold standard, or equivalent, of energy efficiency.”**

Councillor Derman stated:

- The applicant has indicated that materials will be recycled or reused where possible; construction to a BC Hydro PowerSmart Gold standard is acceptable and consistent with the Built Green Gold standard.
- It is not necessary to widen the roadway.

Councillor Gerrard stated:

- The applicant has agreed to paint the garage doors to make them less dominant and has responded to the improvements suggested by the Community Association.
- The energy efficiency features proposed are acceptable; the project is close to amenities and supportable.

Councillor Murdock stated:

- This street is in the midst of redevelopment; a duplex will provide more affordable housing.
- The design is appropriate and the sustainability features are good.

Councillor Sanders stated:

- The design is disappointing; a more creative and modern approach could have avoided such big garages.
- Staff will look at the overall plans for this street and its sidewalks.

Councillor Brownoff stated:

- The duplex design is disappointing; the wide driveway and dominant garages are not complementary.
- Entrance doors set back from the street do not appear welcoming.

The Motion was then Put and CARRIED

2860-20
Douglas Street

3329 DOUGLAS STREET – DEVELOPMENT PERMIT AMENDMENT – CBL CONSULTING LTD.

Report of the Director of Planning dated September 20, 2012 recommending Council approve Development Permit Amendment DPA00768 to reconfigure the Porsche and Volkswagen operations into separate dealerships and construct a second building to accommodate the Porsche dealership; and that ratification be held subject to a \$2,400 contribution to municipal urban forestry projects, and the applicant signing an agreement with Saanich Parks to ensure a drip irrigation system on a separate zone for each tree is installed, and a commitment that the boulevard trees will be maintained for an entire growing season; and that a covenant be registered for a LEED Silver or equivalent energy and environmental performance standard. Reports of the Advisory Design Panel dated June 14 and July 3, 2012 recommending approval of the design.

In response to questions from Council, the Manager of Development and Municipal Facilities stated:

- A connection from Audley Street through to Oak Street has been considered but there is presently no right of way; the municipality would have to acquire two properties to carry this out and there has been no direction to do so.
- The municipality has not required the applicant to construct a sidewalk on Audley Street due to lack of right of way and a connection to Oak Street.
- Late evening delivery of cars on Audley Street is the practice for other car dealerships.

The Director of Planning stated:

- The Parks Division has recommended a financial contribution toward the planting of street trees in a more suitable location; a site nearby could be considered.

APPLICANT:

Mr. P. de Hoog, de Hoog Kierulf Architects, stated:

- The existing site and its topography influenced the design of the project.
- The Speedway Motors Volkswagen building will be renovated to replace the articulated front facade with glassed façade in a straight line.
- A 3.75 metre wide landscape buffer is proposed along the Douglas Street frontage.
- The proposed new Porsche building will have a curved west façade with a band of glazing within the silver metallic finish; LEED silver is targeted.
- From Audley Street, a vehicle ramp and stairs with stepped planters lead up the slope to the main Porsche entrance.
- The Audley street frontage will have a broad band of landscaping with a raingarden for stormwater management; existing parking areas in the boulevard will be improved with curbs and plantings.
- Permeable pavers are proposed for the new parking areas and walkways.

In response to questions from Council, the applicant stated:

- Staff parking will meet Saanich requirements.
- The dealerships have a strict system for delivery and unloading of cars; it is probable that offloading will take place elsewhere and the new cars driven to this location but he is not aware of any agreement in this regard.
- Three electric charging stations are planned.
- Renovations to the Volkswagen building will make it more functional and modern.

The Director of Planning stated that she did not have any information available regarding restrictions on the delivery of vehicles to the site.

PUBLIC INPUT:

Nil

MOTION:

MOVED by Councillor Brownoff and Seconded by Councillor Gerrard: "That:

- 1) it be recommended that Council approve and issue Development Permit Amendment DPA00768 on Lot 1, Section 7, Victoria District, Plan 30104 (3320 Douglas Street);**
- 2) ratification of the development permit be withheld pending completion of the following:**
 - a) registration of a covenant to secure a LEED Silver or equivalent energy and environmental performance standard;**
 - b) a \$2400 contribution to municipal urban forestry projects;**
 - c) the applicant signing an agreement with the Parks Department to ensure installation of a drip irrigation system on a separate zone for each tree, as well as a commitment that the boulevard trees will be maintained by the applicant for an entire growing season."**

Councillor Brownoff stated:

- Redevelopment of this block of Douglas Street is needed; this project will improve the area, although landscaping could be enhanced on the Douglas Street frontage.

Councillor Derman stated;

- He supports the application as it is for an existing use and the property has become tired; the project is consistent with Saanich goals for the area and LEED silver is targeted for the construction of the Porsche building.
- The landscaping required is not up to the standard of the nearby Uptown development which effectively softens the appearance of the hard surfaces.
- It is unfortunate that there is not yet a long term plan for this major centre which is experiencing new development.

Councillor Murdock stated:

- He is not able to support this application; the use of a public street for the offloading of cars is inappropriate.

Councillor Gerrard stated:

- A pedestrian route in this neighbourhood would add a needed human element.
- Without a long term plan in effect, Saanich may be losing opportunities along this major transportation corridor; for example, the potential LRT stop recently identified for Douglas Street.

Councillor Sanders stated:

- The applicant's sustainability statement was effective.
- The proposed development is disappointing when looking at the long term; the main entrance to the municipality of Saanich consists of car dealerships.

**The Motion was then Put and CARRIED
Councillor Murdock OPPOSED**

2130-30
Leabrook Place

**1824 LEABROOK PLACE – HERITAGE ALTERATION PERMIT –
ALLEN AND PAULA DEVLIN**

Report of the Director of Planning dated September 26, 2012 recommending Council approve Heritage Alteration Permit HER00017 for proposed minor exterior alterations and to raise the heritage designated dwelling in accordance with the drawings submitted by Archie Willie Design dated August 2012.

Mr. A. Willie, of A. Willie Design, stated on behalf of the applicant:

- The heritage home will be raised and renovated to make the basement habitable while retaining as much as possible of the heritage features.
- The front porch and low railings will retain a bungalow appearance as the land at the front of the property is to be regraded.
- The raised lower level of the house will be shingled rather than extending the board and batten exterior.
- New wood windows will be added and older windows replaced.
- The Edwardian bungalow design will be maintained.

In response to questions from Council, Mr. Willie stated :

- One chimney will be removed and the other fully rebuilt reusing the original bricks.
- Porch decking will be replaced.
- The foundation will remain in place with sections replaced where necessary.

PUBLIC INPUT:

Nil

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Murdock: "That it be recommended that Heritage Alteration Permit HER00017 be approved and issued on Lot 1, Section 84, Victoria District, Plan 29592 (1824 Leabrook Place) in accordance with the drawings prepared by Archie Willie Design dated August 2012."

Councillor Derman stated:

- The proposed design was considered by the Saanich Heritage Foundation and accepted.

- He appreciates the work done by the applicants to preserve this home of heritage value.

Councillor Murdock stated:

- The report from the Planning Department stated that the effective preservation of significant heritage resources requires a balance between conservation of building elements and response to changing socio-economic conditions.
- This approach allows for changes to increase the comfort and liveability of the heritage building, thus preserving heritage stock while allowing families to stay.
- The sensitive and thoughtful design enhances the look of the home and its viability.

Councillor Sanders stated:

- She compliments the owners and the designer on this proposal which has genuine heritage value.

The Motion was then Put and CARRIED

2200-35

Public Art at Quadra Street and Tattersall Drive

MURAL ON MUNICIPAL PROPERTY AT QUADRA STREET AND TATTERSALL DRIVE

Report of the Director of Planning dated October 15, 2012 recommending Council authorize the issuance of a permit for the installation of the mural on a Municipal retaining wall located adjacent to the sidewalk on the east side of Quadra Street just north of the intersection of Quadra Street and Tattersall Drive as illustrated in Figure 4 of the report.

In response to questions from Council, the Director of Planning stated that staff would consider whether a protective coating for the proposed mural would be effective.

APPLICANT:

Mr. R. Otke, Vice-President, Quadra Cedar Hill Community Association, stated:

- The proposed mural presents a colourful west coast landscape theme; residents and businesses nearby all support the project.
- He would like to acknowledge the efforts of resident Brian Butterfield and artist Steve Milroy in bringing this forward.

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

- The Association deplores the amount of graffiti in the community and supports this mural.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Gerrard: "That it be recommended that Council authorize the issuance of a permit for the installation of the mural on a municipal retaining wall located adjacent to the sidewalk on the east side of Quadra Street just north of the intersection of Quadra Street and Tattersall Drive as illustrated in Figure 4 of the October 15, 2012 report of the Director of Planning."

Councillor Derman stated:

- The Community Association is to be commended for their initiative in bringing this mural to fruition.
- The Arts, Culture and Heritage Advisory Committee was consulted and commented positively on the proposal.
- Long term maintenance of the mural will have to be considered.

Councillor Brownoff stated:

- This mural will help deter graffiti and she appreciates the Association bringing this forward.

Councillor Sanders stated:

- It is significant that a community has taken on the issue of graffiti and she would like to congratulate all involved; it may inspire others.

Councillor Murdock stated:

- Mr. Otko and the Community Association are to be congratulated for their proactive approach dealing with the graffiti problem.

Councillor Gerrard stated:

- Tagging is an illegal activity; it has been shown that taggers will usually not deface another's art.

Councillor Wergeland stated:

- Perhaps grants could be considered which would allow community groups to purchase art wraps to use as they find most effective.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 9:50 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK