

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JULY 8, 2013 AT 7:30 PM

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland (7:37 pm)
Staff: Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Sharon Hvozdzanski, Director of Planning; Carrie MacPhee, Director of Legislative Services (8:10 pm); Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

BYLAWS

2870-30
Linwood Avenue

ZONING BYLAW AMENDMENT – NEW ZONE RT-FC (ATTACHED HOUSING FOUR CORNERS)

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9227”. To create a new zone RT-FC (Attached Housing Four Corners).

MOVED by Councillor Derman and Seconded by Councillor Murdock: “That Bylaw No. 9227 be introduced and read.”

CARRIED

2870-30
Linwood Avenue

3440 LINWOOD AVENUE – REZONING TO RT-FC

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9228”. Rezoning from RD-1 to RT-FC for a proposed eight unit townhouse.

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Bylaw No. 9228 be introduced and read.”

CARRIED

Councillor Wergeland entered the meeting at 7:37 pm.

PUBLIC HEARING

2870-30
Linwood Avenue

(i) “ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9227”

PROPOSED NEW ATTACHED HOUSING FOUR CORNERS ZONE

The intent of this proposed Zoning Bylaw amendment is to create a new RT-FC (Attached Housing Four Corners) zone with Attached Housing, Home Occupation Office and Day Care, Accessory Buildings and Structures, as permitted uses. Regulations with respect to lot coverage; density; open space areas; building separation; buildings and structures for attached housing; accessory buildings and structures; accessory off-street parking; and lot size, are unique to this proposed zone and interested persons are encouraged to obtain a copy of the bylaw.

(ii) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9228"

PROPOSED REZONING FOR TOWNHOUSE DEVELOPMENT ON LINWOOD AVENUE

To rezone Parcel C (DD226138I) of Lot 3, Section 62, Victoria District, Plan 2420 (3440 Linwood Avenue) from Zone RD-1 (Two Family Dwelling) to a new Zone RT-FC (Attached Housing Four Corners, as described above) to permit a proposed eight unit townhouse development. A Development Permit will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted and to vary the amount of visitor parking required. 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
- Supplemental report from the Director of Planning dated June 5, 2013 recommending as follows:
 - a) That the Zoning Bylaw 2003 be amended to include a new Attached Housing Four Corners Zone (RT-FC);
 - b) That the application to rezone from RD-1 to RT-FC be approved;
 - c) That Development Permit DPR00524 be approved;
 - d) That prior to final reading and ratification of the Development Permit, a covenant be registered to secure the following:
 - A contribution of \$8,000 to the Saanich Affordable Housing Fund;
 - A contribution of \$8,000 to the Cloverdale Traditional School Parent Advisory; Council's Playground Replacement Project, prior to issuance of a building permit; and
 - Construction of the development of EnerGuide 80 or better level of energy efficiency.
- Report from the Director of Planning dated April 4, 2013
- Minutes of the Committee of the Whole Meeting of May 6, 2013
- Advisory Design Panel report dated December 27, 2012
- Correspondence of the applicant dated January 21, 2013
- Correspondence from the Quadra Cedar Hill Community Association dated August 29, 2012
- Six letters from the community
- Two additional letters received from residents on July 8, 2013

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

- The concept plan for Cook Street calls for an improved pedestrian-activated crossing at Linwood Avenue and Cook Street.
- Vertical traffic calming measures impede emergency vehicles.

APPLICANT:

The applicant, Mr. M. Levin, Praxis Architects Inc. stated:

- The proposed improvements to the curb and road will enhance safety at the intersection of Cook Street and Linwood Avenue and allow for less impact on the Garry oaks on the property.
- There are 16 residential and three visitor parking stalls required for this development; the design includes 16 residential parking stalls, six additional parking stalls in front of units and two designated visitor parking stalls.

- This proposed development conveys the character of the neighbourhood.
- The yards facing the school are screened by a black chain link fence and plantings; the school has requested that a solid fence not be placed in this area due to potential graffiti.
- The project will be constructed to a minimum EnerGuide 82 level and the developer will strive to achieve EnerGuide 87.
- Energy efficient features built into the units include heating/cooling heat pump system; vinyl windows with double glazed Low E, Argon filled glass; Energy Star appliances, exterior doors, and qualified lighting; drain water heat recovery system, and hybrid electric water heater; a conduit will be provided for future use of solar hot water or solar panels.
- The lane between Thrifty's and the proposed development is a fire lane; it is not used for the delivery of goods to Thrifty's.
- For Crime Prevention through Environmental Design (CPTED) reasons, the fire lane has low-level night lighting.
- Proposed units facing Thrifty's will have small windows serving the front entrances and stairwells; proposed screening of the property from the lane would include a 6 foot fence and landscaping.
- A certified Arborist will be on site to ensure the continued viability of the Garry oaks.
- The realignment of the intersection at Cook Street and Linwood Avenue includes narrowing of the street, the addition of pedestrian refuges in centre medians, better lighting and enhanced site lines; the plan also includes the addition of bike lanes, boulevard sidewalks and parking bays.
- The proposed development will not affect the pick-up and drop-off areas at the school; time restrictions for parking on Linwood Avenue will be reviewed.
- On-going discussions took place with the Quadra Cedar Hill Community Association, neighbours, the School District and the Parent Advisory Council.

Mr. J. Partlow, Principal Landscape Architect, Lombard North Group, stated:

- Central courtyard plantings will provide separation and sound buffering between the townhouse blocks; plantings along the schoolyard fence will allow sunlight into units while diffusing the view into the schoolyard.
- Stormwater management has been relocated to the western side of the project; the development will have fully-automated irrigation.

PUBLIC INPUT:

Mr. J. Schmuck, on behalf of the Quadra Cedar Hill Community Association, stated:

- He is pleased to see that the green initiatives suggested by the Community Association have been incorporated into the plans; he is also pleased with the donation to the Playground Replacement Project.

Ms. M. Piasta, on behalf of the Cloverdale Traditional School Parent Advisory Council, stated:

- She appreciates the consideration of the fence line and plantings between the schoolyard and proposed development; the donation from the developer secures the replacement of the playground.

COUNCIL DELIBERATIONS:

- Motion:** **MOVED by Councillor Derman and Seconded by Councillor Gerrard:**
“That:
- a) the Zoning Bylaw be amended to include a new Attached Housing Four Corners Zone (RT-FC);
 - b) the application to rezone the site at 3440 Linwood Avenue from RD-1 to RT-FC be approved;
 - c) prior to final reading and ratification of the Development Permit, a covenant by registered to secure the following:
 - a contribution of \$8,000 to the Saanich Affordable Housing Fund;
 - a contribution of \$8,000 to the Cloverdale Traditional School Parent Advisory Council; Playground Replacement Project, prior to issuance of a building permit; and
 - construction of the development to an EnerGuide 80 or better level of energy efficiency.”

CARRIED

2870-30
 Linwood Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9227”
 Second and Third Readings

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Bylaw No. 9227 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Bylaw No. 9227 be now passed.”

CARRIED

2870-30
 Linwood Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9228”

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Bylaw No. 9228 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Bylaw No. 9228 be now passed.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Derman: “That it be recommended that Council approve Development Permit DPR00524 on Parcel C (DD 226138I) of Lot 3, Section 62, Victoria District, Plan 2420 (3440 Linwood Avenue).”

CARRIED

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Wade: “That Council adopt the minutes of the June 24, 2013 Council and Committee of the Whole meetings and the June 25, 2013 Special Council and Committee of the Whole meetings.”

CARRIED

BYLAWS2870-30

Wilkinson Road

3954 WILKINSON ROAD – REZONING TO RS-10

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2012, No. 9203”. Rezoning from A-1 to RS-10.

MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Bylaw No. 9203 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED2860-02Streamside
Development
Permit Area Atlas**STREAMSIDE DEVELOPMENT PERMIT AREA ATLAS AND GUIDELINES – HOUSEKEEPING AMENDMENTS**

Final Reading of the “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2013, No. 9222”. To amend Appendix “N” and Schedule 2 of the Streamside Development Permit Area Guidelines and Atlas to include streams connected by pipes or culverts, and to improve the accuracy of the Atlas.

MOVED by Councillor Murdock and Seconded by Councillor Sanders: “That Bylaw No. 9222 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED**RESOLUTIONS FOR ADOPTION**5370-30

Tender 11/13

TENDER 11/13 – COLD ASPHALT MILLING

Report of the Director of Finance dated July 3, 2013 recommending Council award Tender 11/13 for cold asphalt milling to Capital City Paving in the amount of \$450,200 (excluding GST).

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Tender 11/13 for cold asphalt milling be awarded to Capital City Paving in the amount of \$450,200 (excluding GST)”.

CARRIED1410-01Council
Proceedings**REGULAR COUNCIL MEETING – JULY 15, 2013**

Memorandum from the Legislative Manager dated July 8, 2013 requesting Council cancel the July 15, 2013 regular Council and Committee of the Whole meetings.

MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Council cancel the July 15, 2013 regular Council and Committee of the Whole meetings.”

CARRIED

RECOMMENDATIONS FROM COMMITTEES2860-40

Seawood Terrace

4593 SEAWOOD TERRACE – DEVELOPMENT VARIANCE PERMIT – ALAN LOWE ARCHITECT INC. (ALAN LOWE)

Recommendation from the March 18, 2013 Committee of the Whole Meeting that Council approve Development Variance Permit DVP00314 for a proposed three lot residential subdivision.

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That Council approve and issue Development Variance Permit DVP00314 on Parcel D (DD 99737-I), Section 84, Victoria District, Except the South 7.72 Chains and Except Part in Plans 23946 and 45414 (4593 Seawood Terrace).”

CARRIED**CAPITAL REGIONAL DISTRICT ACTIVITIES UPDATE**

It was the consensus of Council that the updates be rescheduled to a meeting in September.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:05 pm.

The meeting reconvened at 8:21 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held July 8, 2013

2830-40Gordon Head
Road**4287 GORDON HEAD ROAD – REQUEST TO MODIFY COVENANT – KELLY GORMAN**

MOVED by Councillor Derman and Seconded by Councillor Murdock: “That Council modify Paragraph #2 of Covenant No. EL100443 to allow a 60 cm dbh Deodora Cedar to be removed in the restricted area for a proposed addition to the existing dwelling.”

CARRIED2860-20

Tillicum Road

2929 TILLICUM ROAD – DEVELOPMENT PERMIT AMENDMENT – WENSLEY ARCHITECTURE LTD. (DOUG WONG)

MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Council approve and issue Development Permit Amendment DPA00791 on Lot A, Section 12, Victoria District, Plan 26750 (2929 Tillicum Road).”

CARRIED

In Camera Motion **MOVED by Councillor Brice and Seconded by Councillor Sanders: “That pursuant to Section 18 (e) and (l) of Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the District, and, discussions with municipal officers and employees respecting District objectives, measures and progress reports for the purposes of preparing an annual report under section 98 of the Community Charter.”**

CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 8:23 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE “IN CAMERA” COUNCIL MEETING HELD ON JULY 8, 2013

6310-20
Municipal
Buildings

3500 BLANSHARD STREET – FUTURE USE OF PROPERTY

“That:

- a) **Council approve the use of 3500 Blanshard Street for temporary Saanich Police Department accommodation that may include community policing partnerships;**
- b) **Council approve the allocation of \$800,000 from the 2013 facility infrastructure contingency to re-purpose the building;**
- c) **Council approve the allocation of up to an additional \$175,000 from the 2013 facility infrastructure contingency, if required to bring the plumbing and drainage up to current code requirements; and**
- d) **Council rise and report.”**

Councillor Sanders stated:

- She is concerned about the size of the replacement trees.

CARRIED

The Director of Legislative Services entered the meeting at 8:10 pm

2860-20
Tillicum Road

2929 TILLICUM ROAD – DEVELOPMENT PERMIT AMENDMENT – WENSLEY ARCHITECTURE LTD. (DOUG WONG)

Report of the Director of Planning dated June 18, 2013 recommending Council approve Development Permit Amendment DPA00791 for a proposed new covered loading dock at the Gorge Shopping Centre.

In response to questions from Council, the applicant, Mr. G. Boutin, Property Manager, First Capital Corporation, stated:

- The BC Liquor Store is relocating to the space in the mall previously occupied by Rogers Video.
- There is a requirement for a covered loading bay for the new location; the existing loading dock will be removed.
- The one-way lane on the north side of the mall allows delivery trucks to enter from Albina Street and proceed through to Tillicum Road to exit.
- To screen the loading bay from the residences, a covered canopy and new fencing will be constructed; the covered canopy incorporates a concrete block wall at the property line.
- Plantings can be considered to soften the concrete block wall facing the apartment complex.
- A meeting was held with the Victoria Senior Citizens Housing Society and an information package was left for the single family dwelling.

PUBLIC INPUT:

Nil

Motion:

MOVED by Mayor Leonard and Seconded by Councillor Brice: “That it be recommended that Council approve and issue Development Permit Amendment DPA00791 on Lot A, Section 12, Victoria District, Plan 26750 (2929 Tillicum Road).”

CARRIED

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 8:20 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK