

APPLICANT:

The applicant, K. Dodd, Stoneywood Court, stated:

- The purpose of this application is to rezone and subdivide to create one additional lot; the proposed front lot will remain RS-8 and the proposed rear panhandle lot will be zoned RS-6.
- The neighbourhood is a mixture of RS-6, RS-8 and RS-10 lots and single, one-and-a-half and two storey homes; the neighbourhood house sizes are between 1,600 and 3,700 square feet.
- To ensure privacy between the proposed rear lot and the neighbours, the applicant has extended the setback to 9 meters; this will also ensure that the trees along the lot line remain.
- The applicant has committed to managing the storm water and to a Built Green Gold energy efficiency standard of construction; the existing house on the property will be removed and re-used.
- Consultation took place with the Royal Oak Community Association; the applicant went door-to-door on Viewmont Avenue and Elk Lake Road meeting with neighbours to discuss the application.

PUBLIC INPUT:

K. Whitworth, Viewmont Avenue, on behalf of the Royal Oak Community Association, stated:

- The Royal Oak Community Association (ROCA) supports infill as a means of protecting the urban containment boundary.
- The surveyor's drawings show the placement of the proposed two dwellings; ROCA is appreciative of the fact that both homes are under the maximum size allowed by zoning.
- The drawings do not show if the proposed homes are one or two storey homes; ROCA is asking Council to ensure that the height of the two proposed homes is clarified by the applicant.
- A covenant could be considered to ensure that the taller of the two dwellings be located on the panhandle lot and confirm the size of each dwelling as noted on the surveyor's drawings.
- A covenant will assist in maintaining the character and form of the neighbourhood, minimizing the impact on neighbours.

L. Powell, Viewmont Avenue, stated:

- It is a concern that there are no detailed plans for this development.

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

- Surveyor's drawings were provided to show where the proposed houses would sit on the lot; the applicant was not asked to provide the designs for the proposed dwellings.
- The proposed dwellings would be constructed to comply with the Zoning Bylaw.

COUNCIL DELIBERATIONS:

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

- Currently there is no commitment from the applicant to secure the footprints of the dwellings; this could be achieved during the subdivision process.
- The Approving Officer will consider Council's recommendations that are recorded in the Minutes of the Council Meeting.
- The footprints of the dwellings are shown on the surveyor's drawings; because the applicant is proposing smaller setbacks the overall footprints of the dwellings are reduced.

- MOVED by Councillor Wade and Seconded by Councillor Gerrard: "That:**
- a) the application to rezone a portion of Lot 2, Section 9, Lake District, Plan 5336, Except that part in Plan 45565 (4580 Viewmont Avenue) from Zone RS-8 to Zone RS-6 be approved;**
 - b) it be recommended that the proposed panhandle Lot B be exempted from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the *Local Government Act*;**
 - c) prior to final reading of the Zoning Bylaw, a covenant be registered to require that the design and construction of the new dwellings on proposed Lots A and B conform to a minimum Built Green Gold or equivalent energy efficiency standard; and**
 - d) the footprints of the dwellings as shown on the surveyor's drawings and the context of the streetscape be referred to the Approving Officer for consideration during the subdivision review process."**

Councillor Wade stated:

- The Approving Officer should consider the surveyor's drawings and the context of the streetscape during the subdivision process.

Councillor Gerrard stated:

- The streetscape includes houses with one, one-and-a-half and two storeys; he is pleased that the applicant committed to Built Green Gold energy efficiency standard of construction and recycling the existing house.
- The neighbours support the proposed development.
- He supports the motion.

Councillor Derman stated:

- He is comforted by the recommendations to the Approving Officer; it is best practice for Council to secure commitments when reviewing applications for infill.

Councillor Murdock stated:

- A commitment is desired for the scope and design of the proposed dwellings; he feels comfortable that the context and streetscape of the neighbourhood will be considered by the Approving Officer and respected and reflected in the design of the proposed dwellings.
- He is pleased that the existing dwelling will be re-used and that the applicant committed to Built Green Gold energy efficiency standard; this proposed development is located within walking distance of a major centre.
- This is a highly desired residential area; he supports the motion.

Councillor Wergeland stated:

- There is a mix of homes in this area; potential buyers of these proposed dwellings have the opportunity to provide input on the design because there are no drawings.
- He supports this motion.

Councillor Brownoff stated:

- She supports the motion and the recommendations to the Approving Officer; the streetscape should be evaluated as part of the subdivision process and reflect the majority of the dwellings in the existing neighbourhood.
- She is pleased that the applicant has committed to a Built Green Gold energy efficiency standard.

Councillor Sanders stated:

- She supports the motion and hopes that the recommendations to the Approving Officer are taken into consideration and effect a successful development; the character of the neighbourhood should be maintained.
- The applicant needs to consider the suggestions from Council and neighbours.

Mayor Leonard stated:

- He supports the motion; this is a great neighbourhood to raise a family.
- The proposed dwellings should reflect the character of the neighbourhood.

The Motion was then Put and CARRIED

2870-30
Viewmont Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9232”
Second and Third Readings

MOVED by Councillor Brice and Seconded by Councillor Wade: “That Bylaw No. 9232 be read a second time.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Wade: “That Bylaw No. 9232 be now passed.”

CARRIED

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That Council adopt the minutes of the July 22, 2013 Council and Committee of the Whole meetings and the July 23, 2013 Special Council Meeting.”

CARRIED

RESOLUTIONS FOR ADOPTION

5370-30
Tender 05/13

TENDER 05/13 – CROMWELL WATER BOOSTER STATION REPLACEMENT

Report of the Director of Finance dated August 6, 2013 recommending Council award Tender 05/13 for the Cromwell Water Booster Station Replacement to Kinetic Construction Ltd. in the amount of \$577,485.

MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Tender 05/13 for the Cromwell Water Booster Station Replacement be awarded to Kinetic Construction Ltd. in the amount of \$577,485.”

In response to a question from Council, the Director of Engineering stated that the lowest tender is above the original estimate reflecting how busy contractors are and because the original estimate is dated.

CARRIED

5370-30
Tender 12/13

TENDER 12/13 – MUNICIPAL HALL AND POLICE/FIRE ROOF REPLACEMENT

Report of the Director of Finance dated August 6, 2013 recommending Council award Tender 12/13 for the Municipal Hall and Police/Fire Roof Replacement to Top Line Roofing Ltd. in the amount of \$577,005.

MOVED by Councillor Gerrard and Seconded by Councillor Wade: “That Tender 12/13 for the Municipal Hall and Police/Fire Roof Replacement be awarded to Top Line Roofing Ltd. in the amount of \$577,005.”

Councillor Murdock requested that, in future, the description and scope of work be part of the report of the Director of Finance.

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:12 pm.

The meeting reconvened at 11:28 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held August 12, 2013

6840-20
West Saanich
Road

4628 WEST SAANICH ROAD – REQUEST FOR ADDITIONAL AREA TO BE INCLUDED IN THE SEWER SERVICE AREA

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That the old house on Lot B, Section 9, Lake District, Plan 10993 (4628 West Saanich Road) not be included in the Sewer Service Area.”

CARRIED

2860-20
Tillicum Road

3130 TILLICUM ROAD (TILLICUM SHOPPING CENTRE) – DEVELOPMENT PERMIT AMENDMENT – GERALD LABELLE ARCHITECT

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That Development Permit Amendment DPA00794 to repaint and update the colour scheme and graphics on the exterior façade of the Cineplex SilverCity theatre on Lot 1, Sections 13, 14, 15, 15a & 80, Victoria District, Plan 32836 (3130 Tillicum Road) be rejected.”

CARRIED

2860-30
Tillicum Road

3645 TILLICUM ROAD – DEVELOPMENT PERMIT – ALAN LOWE ARCHITECT INC.

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Council rescind Development Permit DPR2001- 00027 and approve and issue Development Permit DPR00550 on Block A, Section 14, Victoria District, Plan 14645 (3645 Tillicum Road).”

CARRIED

Adjournment On a motion from Councillor Murdock, the meeting adjourned at 11:32 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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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 12, 2013 AT 8:15 PM

Present: **Chair:** Councillor Gerrard
Council: Mayor Leonard and Councillors Brice, Brownoff, Derman, Murdock, Sanders, Wade and Wergeland
Staff: Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Jarret Matanowitsch, Manager of Current Planning; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

6840-20
West Saanich Road

4628 WEST SAANICH ROAD – REQUEST FOR ADDITIONAL AREA TO BE INCLUDED IN THE SEWER SERVICE AREA

Report of the Manager of Underground Services dated July 5, 2013 recommending Council deny the inclusion of the old house site on Lot B, Section 9, Lake District, Plan 10993 (4628 West Saanich Road) in the Sewer Service Area.

In response to a question from Council, the Manager of Current Planning stated that the Zoning Bylaw prohibits residential use of accessory buildings.

The applicants, P. and M. Mashford, West Saanich Road, stated:

- In 2009, application was made to build a new home at the rear of the property and a delayed demolition permit was granted for the old home; the sewer service area was transferred to the location of the new home.
- Demolition of the old home did not take place because mature trees on the property would have had to be removed to allow for demolition.
- The old home on the property has been converted to an agricultural accessory building; this application is requesting that the old house be connected to the sewer service area.
- Neighbouring properties have multiple buildings on their properties which are included in the sewer service area.
- The current Zoning Bylaw allows one water closet and one sink for an accessory building; there is a covenant registered on the old home to ensure that it will not be used for residential purposes.

In response to a question from Council, the applicant stated that there is a barn on the property.

PUBLIC INPUT:

P. Smith, West Saanich Road, stated:

- The resident supports the recommendation of the Manager of Underground Services to deny this application.
- The sewer service area was previously expanded due to health concerns and was specific to buildings that were on septic tanks.
- The resident is concerned about the intended use of the agricultural accessory building.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Brice: “That it be recommended that the old house on Lot B, Section 9, Lake District, Plan 10993 (4628 West Saanich Road) not be included in the Sewer Service Area.”

Councillor Derman stated:

- Approving this application would set a precedent; he supports the motion.

Councillor Brice stated:

- She supports the motion.
- She recalls the applicant’s 2009 application and Council’s decision, made in good faith, with the expectation that certain actions would be carried out by the applicants; she would need to see extraordinary circumstances in order to relax this significant municipal policy regarding the sewer service area and its use as a planning tool to contain sprawl.

The Motion was then Put and CARRIED

2860-20
Tillicum Road

3130 TILLICUM ROAD (TILLICUM SHOPPING CENTRE) – DEVELOPMENT PERMIT AMENDMENT – GERALD LABELLE ARCHITECT

Report of the Director of Planning dated July 16, 2013 recommending Council not approve Development Permit Amendment DPA00794 to repaint and update the colour scheme and graphics on the exterior façade of the Cineplex SilverCity theatre. Report of the Advisory Design Panel dated July 11, 2013 recommending approval of the design.

The applicant, M. Garth, Senior Operations Manager, SilverCity Victoria and Imax, stated:

- The applicant wishes to update the colour scheme of the exterior façade; the design is representative of the night sky.
- They have toned down the colour scheme on the park side of the building; the existing art on that side of the building will be removed and replaced with a constellation theme.

PUBLIC INPUT:

R. Wickson, President of the Gorge Tillicum Community Association (GTCA), stated:

- The view from the park is important; painting the building dark blue for

corporate branding is a form of signage.

- There are ways to mitigate the appearance of the building; neutral painting or plantings that screen the building could minimize its impact.
- The GTCA supports the recommendation of the Director of Planning.

S. Kay, Ker Avenue, stated:

- This building is already visible from the Trans Canada Highway; branding is a form of signage.
- The raised parking garage obscures one side of the building.
- The resident objects to the application.

J. Anderson, Gorge Road West, on behalf of the Friends of Cuthbert Holmes Park, stated:

- The proposed colour scheme for the building is an eye-sore; a forest mural or earth-tone colours would be better alternatives.
- The proposed update to the colour scheme would be a distraction and take away from the park.

Motion:

MOVED by Councillor Wade and Seconded by Councillor Derman: "That it be recommended that Development Permit Amendment DPA00794 to repaint and update the colour scheme and graphics on the exterior façade of the Cineplex SilverCity theatre on Lot 1, Sections 13, 14, 15, 15a & 80, Victoria District, Plan 32836 (3130 Tillicum Road) be rejected."

Councillor Derman stated:

- When this building was constructed, community groups worked with the proponent to develop the existing colour scheme; consideration should be given to environmental value.

Mayor Leonard stated:

- The current colour scheme was a key factor in the approval of the original application; consideration should be given to the fact that this building is next to a park and river.

Councillor Brownoff stated:

- The proposed colour scheme in the rendering is not something that Council would consider; a mural that celebrates Colquitz Creek and Cuthbert Holmes Park would be a good alternative.
- She is in favour of the motion to reject this application.

Councillor Murdock stated:

- The applicant should consider a design that will transition into the park; this is an opportunity to be creative and celebrate the character of the area.
- A thoughtful design would freshen up the building; he does not support this application.

Councillor Gerrard stated:

- This application is disappointing; the applicant should have considered the history of this development.
- He suggests that the applicant meet with the Gorge Tillicum Community Association to come up with a mutually-satisfactory solution.

The Motion was then Put and CARRIED2870-30

Gorge Road West

994 and 998 GORGE ROAD WEST – REZONING APPLICATION – CHRISTINE LINTOTT ARCHITECT

Report of the Manager of Current Planning dated July 4, 2013 recommending Council approve the rezoning from C-3 and C-10 to a new zone CD-3GA (Comprehensive Development Gorge Admirals) and Development Permit DPR00507 for a proposed independent supportive living senior's residence and community care facility; and that prior to the Public Hearing the following be provided: a Heritage Revitalization Agreement under s. 966 of the *Local Government Act* with rehabilitation details for the heritage building on the site to be established in consultation with the Saanich Heritage Foundation, and a commitment from the owner with concrete actions to implement the recommended Transportation Demand Management (TDM) measures and that this be secured by covenant prior to final reading. Report of the Advisory Design Panel dated November 21, 2012 recommending approval of the design.

The Manager of Current Planning advised that the revision to Zone Schedule 1720 is the addition of the map.

D. Regelous, President of Saanich Senior Living Inc., attended along with C. Lintott, Christine Lintott Architect; P. Merrick, Merrick Architecture; P. Ferguson, Civil Engineer; and R. Dixon, Transportation Engineer, and stated:

- This proposed development is close to shopping facilities, parks and a village centre; the facility would offer services for continuum of care, including assisted living and cognitive care.
- A full range of services will be offered to residents including wellness, space for in-house medical and dental visits, and leisure and recreational activities; an inter-generational partnership with Craigflower Elementary School will be formed.
- A Traffic Demand Management (TDM) study was prepared; this proposed development is on a bus route and shuttle and limousine services will be offered.
- Community consultation took place with the Gorge Tillicum Community Association (GTCA) and neighbours.
- The proposed development is responsive to community concerns and the design has been scaled to fit within the character of the neighbourhood.

J. Kuharchuk, Senior Vice President of Development, Saanich Senior Living Inc. stated:

- This proposed development is close to amenities, public transit and desirable natural features.
- Proposed road improvements by the municipality to Gorge Road West and Admirals Road led to a dedication from the site area for street front and boulevards.

P. Merrick, Merrick Architecture, stated:

- The Brookman's Grocery building will be moved closer to the corner of Admirals Road and Gorge Road West.
- The context and features of the dwellings in the neighbourhood were considered during the design of the building.
- A double row of trees will be planted on the boulevard.
- Because of the grade of Rockwell Avenue, the view of the building will be below the tree line.

The applicant, C. Lintott, Christine Lintott Architect, stated:

- Improvements to the Admirals Road and Gorge Road West intersection and the upgrades to the boulevard are important to the public; access to the development will be from Gorge Road West.
- Underground visitor parking will be separated by a security gate from staff and tenant parking; secure scooter parking, bicycle parking, and storage will also be located in the underground parking area.

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

- The applicant will commit to a Built Green Gold HD energy efficiency, which is intended for multi-storey residential buildings, and to planting of mature trees; raingardens have been included in the proposed development.
- A maximum of 140 suites will be available in the proposed development.
- A TDM commitment letter was drafted; the number of staff required for this facility was considered in the TDM.
- Shuttle service and limousine services will be provided; the car share option was removed from the TDM because of the possibility of low usage and insurance issues.
- A Heritage Revitalization Agreement for Brookman's Grocery building has been drafted; the two storey pan-abode structures will be disassembled and the materials re-used as speciality finishes and garden structures with appropriate designation.
- Comments from the Saanich Heritage Foundation were considered for the Heritage Revitalization Agreement; should the Brookman's Grocery building prove unsuitable to move, the applicant is committed to re-building.
- The connection between the restored heritage building and the proposed new building will be done in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada".
- Currently, the heritage building is occupied and there is a resident manager on site.
- There will be three elevators in the proposed development.
- The fire doors are held open electronically and will close automatically in case of fire.
- Three short term parking spots will be available at the front entrance for drop off and pick up.

PUBLIC INPUT:

J. Cross, Rockwell Avenue, stated:

- Although this development has been scaled and made to look like dwellings in the neighbourhood, it will obstruct the view.

J. Hendy, Rockwell Avenue, stated:

- This is a huge building on a small parcel of land in a residential, heritage neighbourhood; parking and site access at peak times is inadequate.
- Parking is not available for the proposed coffee shop; alternatives could be considered for this land parcel.

R. Wickson, President of the Gorge Tillicum Community Association, stated:

- The concerns of the Community Association were addressed; this neighbourhood is in need of renewal.
- The proposed development brings social and economic benefits to the community; this corner is a gateway to our community.

- The developer should ensure the footprint is contained; the GTCA is excited to welcome this new community of seniors and looks forward to partnering with them to provide events in the community.
- The developer has committed to planting mature trees.

J. Anderson, Gorge Road West, stated:

- This is the largest development planned west of Tillicum Road; the resident hopes that this will not set a precedent for future development.
- Xeriscaping, which includes using native plants that use less water and provide wildlife habitat, is suggested.

H. Lewis, Dysart Road, on behalf of Gorge Tillicum Community Association, stated:

- The GTCA is in favour of this development; there is no development in this community that addresses seniors' issues and provides the services offered in this proposed development.
- The concerns of Rockwell Avenue are acknowledged; this development will revitalize the intersection of Gorge Road West and Admirals Road.

R. Hume, Rockwell Avenue, stated:

- The resident is upset that the view will be of a four-storey building; a two-storey residential care facility would fit better in this community.
- There is no need for more residential care facilities in this neighbourhood.

In response to questions from Council and the public, the applicant and associates stated:

- The applicant invites the community to meet with them to discuss concerns and share data from the studies that have been completed.
- This development will be wheel-chair accessible.
- A shadow study was completed and will be provided.
- The applicant is committed to a Built Green Gold High Density (HD) energy efficiency standard and to planting mature trees; they will research xeriscaping and raingardens and clarify the number of suites for the Public Hearing.
- TDM measures and the Heritage Revitalization Agreement will also be confirmed.

Motion:

MOVED by Mayor Leonard and Seconded by Councillor Wade: "That a Public Hearing be called to further consider the rezoning application on Lot 2, Section 21, Victoria District, Plan 39718 and Lot 1, Section 21, Victoria District, Plan 4774 (994 and 998 Gorge Road West)."

Mayor Leonard stated:

- The applicant has addressed the neighbours' concerns; this application is worthy of a Public Hearing.

Councillor Wade stated:

- The offer from the applicant to meet with the neighbours is appreciated.

Councillor Brice stated:

- She supports this application going to Public Hearing; she is happy to hear that this project will offer a continuum of care.
- This development is a residential facility; the applicant worked with the Community Association to address concerns and made a commitment to

work with the neighbours going forward.

Councillor Derman stated:

- This project merits a Public Hearing; he is pleased with the applicant's commitments.
- The Sustainability Statement should be updated to reflect the applicant's position; an explanation for interpretative signage would be helpful.
- An interpretative centre to recognize the history of the area could be considered.
- He appreciates the applicant's offer to continue to meet with the neighbours to discuss concerns.

Councillor Wergeland stated:

- He supports this application going to Public Hearing; he thanks the applicant for the hard work and the community for sharing their views.
- This project will benefit the community; the Sustainability Statement needs to be confirmed.

Councillor Brownoff stated:

- The concerns of the neighbours need to be taken seriously.
- Landscaping might be considered to soften the view from the neighbourhood.
- A change in an established neighbourhood is difficult; it is important to keep discussions open with the community.
- Inter-generational opportunities between the children from Craigflower Elementary School and residents of this development will help to make the seniors become part of the neighbourhood.

Councillor Murdock stated:

- He supports the application going to Public Hearing; the applicant and community have recognized the challenges of development in this area.
- Discussion still needs to take place between the applicant and neighbours; the parties deserve credit for the design of this project.

Councillor Sanders stated:

- She supports this motion; the applicant should consider meeting with the Saanich Heritage Foundation once the Heritage Revitalization Agreement is confirmed.
- She supports re-using the material from the pan-abode buildings.

Councillor Gerrard stated:

- This development will enhance the intersection of Gorge Road West and Admirals Road.
- He appreciates the applicant's commitment to meet with the neighbours and discuss ways to minimize concerns.

The Motion was then Put and CARRIED

2860-30
Tillicum Road

3645 TILLICUM ROAD – DEVELOPMENT PERMIT – ALAN LOWE ARCHITECT INC.

Report of the Director of Planning dated July 23, 2013 recommending Council rescind Development Permit DPR2001- 00027; and approve Development Permit DPR00550 for a proposed three storey medical/office building under the current C-4RT zoning. Report of the Advisory Design Panel dated July 11, 2013 recommending approval of the design.

The applicant, A. Lowe, Alan Lowe Architect Inc., stated:

- The site is a vacant lot at the corner of Tillicum Road and the Trans Canada Highway; it has high visibility, is close to public transit, the Galloping Goose Trail and within a major centre.
- The proposed three storey office building will have a modern west coast design and is situated to take advantage of the slope; a new sidewalk along Tillicum Road will be separated by a boulevard to make it more pedestrian-friendly; driveway access for vehicles will be off Battleford Avenue.
- The proposed development includes a pedestrian plaza at the corner of Tillicum Road and the Trans Canada Highway, a new bus shelter, extensive landscaping, and shower facilities for cyclists.
- A Built Green Gold standard of energy efficiency is proposed.
- Variances are required for siting, canopy and eave projections, number of parking and loading spaces and location of parking.
- The Gorge Tillicum Community Association (GTCA) supports the project; the Advisory Design Panel recommended minor changes that have been incorporated into the design.

In response to a question from Council, the Manager of Current Planning stated that the commitment to Built Green Gold energy efficiency will be included in the scope of the Development Permit and will be secured prior to issuance of the building permit.

J. Lommerse, LADR Landscape Architects Inc., stated:

- Well-defined entries, amenity spaces and sustainable elements are key components of this development; substantial plantings will be introduced to the site.
- Bike racks will be located at the front entrance of the building and in the underground parking garage;
- Sustainable features for the site include an infiltration bed and swale to capture the water from the site and permeable pavers in the south area of the parking lot and entrance.
- Plantings around the outdoor parking will screen the lot from the sidewalk and road; 38 trees will be introduced to the site and will contribute to the urban forest initiative.

In response to questions from Council, the applicant stated:

- One purpose of the pedestrian plaza is to offer a safe place to wait to cross the highway.

MOVED by Councillor Brice and Seconded by Councillor Wade: “That the meeting extend past 11:00 pm.

CARRIED

- There is room on the site for possible amenity space.
- The zone allows for a restaurant at this site but at there are no appropriate tenants at this time.
- With the slope and grade, the underground parking can be accessed without the need for a large ramp.
- A retaining wall will be constructed between the surface parking lot and the sidewalk; plantings will assist in screening the surface parking area.
- Customers will park in the surface parking lot and staff will park in the underground garage.

PUBLIC INPUT:

R. Wickson, President of the Gorge Tillicum Community Association, stated:

- It is important to the community that sidewalk and pedestrian amenities be improved.
- The GTCA would encourage the addition to the development of raingardens and of conduits for solar panels and for charging electric vehicles.
- The design could include the possibility of another floor being added in the future; a coffee shop or restaurant could be considered but may not be viable.

In response to a question from the Council, the applicant stated that the tree planting on the site takes into consideration the future bike lane on Tillicum Road.

L. Berkley, Tillicum Road, stated:

- There is concern regarding the volume of traffic in this area with the addition of this development; the resident recommends a “do not block the intersection” sign at the intersection of Tillicum Road and Sims Avenue.

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

- A couple of conduits for future electrical charging stations could be added to the design as well as conduit for future solar panels.
- A fourth floor could be considered but would affect the parking requirements and variances necessary.
- Raingardens in the boulevard could be considered once the future bike lanes are established.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That it be recommended that Council rescind Development Permit DPR2001-00027 and approve and issue Development Permit DPR00550 on Block A, Section 14, Victoria District, Plan 14645 (3645 Tillicum Road).”

In response to a question from Council, the Director of Engineering stated that the proposed bike lane will separate the traffic from the sidewalk.

Councillor Derman stated:

- He strongly encourages staff to look at a boulevard on Tillicum Road.

CARRIED

Adjournment On a motion from Councillor Murdock, the meeting adjourned at 11:27 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK