

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 24, 2014 AT 7:30 PM

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

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That Council adopt the minutes of the March 3, 2014 and March 4, 2014 Special Committee of the Whole meetings and the March 10, 2014 Council and Committee of the Whole meetings.”

CARRIED

BYLAWS

2870-30
Wilkinson Road

3925 and 3929 WILKINSON ROAD – REZONING TO RS-6, RS-10, RT-2 AND P-4

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9263”. Rezoning from A-1 to RS-6, RS-10, RT-2 and P-4 for proposed five lot residential subdivision, a four-unit townhouse project, and an extension of South Valley Park.

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Bylaw No. 9263 be introduced and read.”

CARRIED

RESOLUTIONS FOR ADOPTION

1410-01
Council
Proceedings

REGULAR COUNCIL MEETING – MARCH 17, 2014

Memorandum from the Legislative Manager dated March 19, 2014 requesting Council ratify the cancellation of the March 17, 2014 regular Council Meeting.

MOVED by Councillor Brownoff and Seconded by Councillor Gerrard: “That Council ratify the cancellation of the March 17, 2014 regular Council Meeting.”

CARRIED

1410-20
Reports from
Committees

REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS

Council members provided updates on the various Saanich Advisory Committees they Chair.

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 7:50 pm.

The meeting reconvened at 8:54 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held March 24, 2014

1310-40
CRD

CRD DRAFT REGIONAL TRANSPORTATION PLAN

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
“That Council:

- 1) support the CRD’s draft Regional Transportation Plan in principle; and
- 2) direct staff to:
 - a) continue working with CRD staff in seeking further clarification and understanding on the issues identified in the report, such as transit’s role with the new service authority; organizational implications for CRD; funding implications relative to the municipality’s capital, operating and community works fund allocation associated with the federal gas tax agreement; and to clarify and articulate where necessary technical aspects of the draft plan; and
 - b) highlight and articulate municipal needs relative to the Ministry of Transportation and Infrastructure’s proposed new 10-year transportation plan over the coming year, as well as to work with CRD staff on regional needs under this plan as appropriate.”

^CARRIED

In Camera Motion

MOVED by Councillor Brownoff and Seconded by Councillor Derman:
“That pursuant to Section 18 (e), (i) and 19 (a) of the Council Procedure Bylaw, 2008, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to the acquisition of land or improvements, legal advice and negotiations between the District and another government body.”

CARRIED

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 8:55 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, MARCH 24, 2014 AT 7:52 PM

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

2870-30
 Tattersall Drive

1206 TATTERSALL DRIVE – REZONING APPLICATION – DENISE KORS, KORS DEVELOPMENT SERVICES

Report of the Director of Planning dated December 16, 2013 recommending Council approve the rezoning from RS-6 to RD-1 and Development Permit DPR00551 for a proposed two family dwelling; and that final reading and ratification of the Development Permit be withheld pending the addition of the historic stone entry gate pillars and rock walls to the Heritage Inventory, and payment of the \$1,175.00 in lieu of the planting and maintenance of one Schedule I boulevard tree; and registration of a covenant to secure BuiltGreen™ Gold (or equivalent) energy efficiency standard, a covenant area to protect the landscaping and screening along the north half of the west property line as noted in the Landscape Plan, and protection, retention and maintenance of the historic stone entry gate pillars and rock walls located on the property.

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

- The existing dwelling is a single family dwelling.
- The heat source can be secured with a restrictive covenant.

The applicant, D. Kors, Kors Development Services, made a presentation to Council and highlighted the following:

- Deconstruction of the existing dwelling; a commitment to BuiltGreen™ Gold energy efficiency and the use of permeable pavers.
- Increased screening around the property to ensure privacy for neighbours.
- On-site parking for four vehicles for each unit.
- Consultation took place with neighbours, the Quadra Cedar Hill Community Association and the Saanich Heritage Foundation.
- Replacement trees are being proposed for those being removed; a cash-in-lieu donation will be provided for a boulevard tree.
- Repair and protection of the heritage stone wall and pillars.
- Building design; colour scheme and size of the dwellings fit the character of the neighbourhood.
- Road dedications on both frontages and a cash contribution for future sidewalk improvements on Tattersall Drive.

K. Wong, the owner, stated:

- They intend to move back to the property with their extended family and apologize that the previous tenant caused concern for neighbours.

In response to questions from Council, the applicant stated:

- The Norway Maple tree of concern to the neighbour is not in the building envelope; the neighbour has advised that if the tree is not removed, he will trim off all the tree branches that overhang on his property.
- The extent of trimming that the neighbour will do to the Maple may make the tree unstable therefore the arborist recommends replacing it with a coniferous tree.
- The heat source will be determined and confirmed before the Public Hearing.
- The Douglas Fir has a significant critical root zone within the proposed building footprint therefore it will be removed.

PUBLIC INPUT:

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

- Consultation took place with neighbours and the Community Association; most neighbours are in favour of the proposed development.
- This proposed development is an improvement over the existing dwelling; a large single-family dwelling with a secondary suite could be proposed for this site and would not be desirable.
- A community contribution should be considered for improved lighting and traffic calming measures at Kathleen Street and Tattersall Drive and sidewalk improvements on Tattersall Drive; the commitment to BuiltGreen™ Gold, no blasting and the addition of a stormwater management system is appreciated.

L. Carnes, Kathleen Street, stated:

- The location is appropriate for infill; there is concern that approval of this development will be precedence-setting for more duplexes in the area.

D. Nelson, Kathleen Street, stated:

- The Norway Maple tree is on their property line and overhangs the driveway; it is requested that the tree be removed to alleviate the problem with dripping sap.
- The proposed development is supportable.

B. Johnston, Tattersall Drive, stated:

- There is concern that the single-family dwelling will be sandwiched between two lots with multi-family dwellings.
- The neighbourhood consultation was appreciated.

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

- Each application for rezoning is considered on its own merits; staff consider proximity to neighbours and unique circumstances when making recommendations to Council.
- Consultation with the Arborist would have to take place to discuss trimming the Norway Maple tree.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That a Public Hearing be called to further consider the rezoning application on Lot 9, Section 62, Victoria District, Plan 9193 (1206 Tattersall Drive).”

Councillor Derman stated:

- The proposed development merits a Public Hearing; extensive consultation took place and the neighbours are in support of the proposed development.
- Each rezoning proposal is considered independently.
- The proposed dwellings are modest; a larger house with a secondary suite could be built on this property.

Councillor Brice stated:

- She supports the motion to proceed to Public Hearing; it is appreciated that blasting will not be taking place and secondary suites are not being considered.
- Options should be considered that could accommodate the neighbours' concerns and potentially save the Maple.
- It is appreciated that the Community Association worked with the proponent to address concerns.

Councillor Wade stated:

- She supports the motion for a Public Hearing; the dwellings appear as two single-family dwellings when viewed from the street.
- There is concern about the removal of the Maple tree; she is encouraged by the efforts to relocate the existing shrubs on the property and the commitment to replacement trees.

Councillor Brownoff stated:

- She supports the application proceeding to Public Hearing; she appreciates the work the applicant has done with the landscaping, the commitment to BuiltGreen™ Gold and the efforts of screening for privacy.
- Staff should provide options to removing the Maple tree and comment on the addition of street lights at Kathleen Street and Tattersall Drive and extension of sidewalks on Tattersall Drive.

Councillor Murdock stated:

- He is disappointed that the Douglas Fir tree, in the building footprint, has to be removed.
- This location is in close proximity to public transit.
- There is a need to complete the sidewalks in the area; the amount of traffic in the area is a concern for pedestrians.

Councillor Sanders stated:

- She supports a Public Hearing for this application.
- She sympathizes with the neighbour who is sandwiched between the multi-family dwellings.
- The heritage covenant for the historic stone gate pillars and walls is appreciated.
- The colour scheme and design of the proposed dwellings should be in keeping with the context of the heritage dwellings in the neighbourhood and Craigmillar Lodge.

The Motion was then Put and CARRIED

1310-40
CRD

CRD DRAFT REGIONAL TRANSPORTATION PLAN

Report of the Director of Engineering dated March 5, 2014 recommending Council receive the report, support the CRD's draft Regional Transportation Plan in principle, direct staff to continue working with CRD staff in seeking further clarification and understanding on the issues identified in the report and as noted, and direct staff to highlight and articulate municipal needs relative to the Ministry of Transportation and Infrastructure's proposed new 10-year transportation plan over the coming year, as well as to work with CRD staff on regional needs under this plan as appropriate.

Mr. J. Hicks, Senior Transportation Planner, Capital Regional District commented on the draft Regional Transportation Plan (RPT). In response to questions from Council, Mr. J. Hicks, stated:

- Emergency response routes have not been identified in the Regional Transportation Plan (RTP).
- Discussion is on-going on the role that BC Transit will play in the RTP.
- Institutions listed in the RTP Actions Table include major employers.
- Terms of Reference for the Goods Movement Committee will be developed in consultation with the working group.

Councillor Derman stated:

- He thanks staff for the concise report.
- It is critical that integration of transportation and land use takes place.
- Maximizing the use of transportation corridors as conduits to move people from downtown to the suburbs is undesirable.
- The lands surrounding transportation corridors are important for human interaction.
- Balance needs to be maintained between vehicle movement and other uses.

PUBLIC INPUT:

Nil

Motion:

MOVED by Councillor Derman and Seconded by Councillor Wade: "That the report of the Director of Engineering dated March 5, 2014 be received, and it be recommended that Council:

- 1) support the CRD's draft Regional Transportation Plan in principle; and
- 2) direct staff to:
 - a) continue working with CRD staff in seeking further clarification and understanding on the issues identified in the report, such as transit's role with the new service authority; organizational implications for CRD; funding implications relative to the municipality's capital, operating and community works fund allocation associated with the federal gas tax agreement; and to clarify and articulate where necessary technical aspects of the draft plan; and
 - b) highlight and articulate municipal needs relative to the Ministry of Transportation and Infrastructure's proposed new 10-year transportation plan over the coming year, as well as to work with CRD staff on regional needs under this plan as appropriate."

CARRIED

Adjournment

On a motion from Councillor Murdock, the meeting adjourned at 8:53 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK