

2870-30
Penrhyn Street

ZONING BYLAW AMENDMENT – NEW ZONE C-1CBV (COMMERCIAL CADBORO BAY VILLAGE)

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9251”. To create a new zone C-1CBV (Commercial Cadboro Bay Village).

MOVED by Councillor Sanders and Seconded by Councillor Gerrard: “That Bylaw No. 9251 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED
with Councillor Derman OPPOSED

2870-30
Penrhyn Street

2580 AND 2588 PENRHYN STREET – REZONING TO C-1CBV

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9252” and approval of the Development Permit DPR00549. Rezoning from RS-10 to C-1CBV for proposed residential development with two commercial retail units.

MOVED by Councillor Gerrard and Seconded by Councillor Sanders: “That Bylaw No. 9252 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED
with Councillor Derman OPPOSED

MOVED by Councillor Gerrard and Seconded by Councillor Wergeland: “That Council approve and issue Development Permit DRP00549 on Lot 2, Section 44, Victoria District, Plan 8197 (2580 Penrhyn Street) and on Lot 5, Block D, Section 44, Victoria District, Plan 1483 (2588 Penrhyn Street).”

CARRIED
with Councillor Derman OPPOSED

2870-30
Wilkinson Road

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

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9263” and approval of Development Permit DPR00501. 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 extension of South Valley Park.

MOVED by Councillor Gerrard and Seconded by Councillor Derman: “That Bylaw No. 9263 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED
with Councillor Brownoff OPPOSED

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Council approve and issue Development Permit DPR00501 on Lot A, Section 16, Victoria District, Plan 19555 (3929 Wilkinson Road) and on Lot B, Section 16, Victoria District, Plan 19555 (3925 Wilkinson Road).”

CARRIED

with Councillor Brownoff OPPOSED

2870-30
Burnside Road
West

HERITAGE DESIGNATION BYLAW (1245 BURNSIDE ROAD WEST – WALKER RESIDENCE)

First Reading of the “Heritage Designation Bylaw, 2014, No. 9292”. To designate the exterior of the dwelling known as the Walker Residence at 1245 Burnside Road West as a municipal heritage structure.

MOVED by Councillor Sanders and Seconded by Councillor Brice: “That Bylaw No. 9292 be introduced and read.”

CARRIED

2870-30
Burnside Road
West

1245 BURNSIDE ROAD WEST – REZONING TO RS-8

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9293”. Rezoning from RS-18 to RS-8 for a proposed three lot residential subdivision.

MOVED by Councillor Wergeland and Seconded by Councillor Sanders: “That Bylaw No. 9293 be introduced and read.”

CARRIED

2870-30
Earl Grey
Street/Gorge
Road West

2921 EARL GREY STREET – TILLICUM LOCAL AREA PLAN AMENDMENT

First Reading of the “Official Community Plan, 2008, Amendment Bylaw, 2014, No. 9294”. To amend Appendix “M” – Tillicum Local Area Plan to designate 2921 Earl Grey Street for potential multi-family use.

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Bylaw No. 9294 be introduced and read.”

CARRIED

2870-30
Earl Grey
Street/Gorge
Road West

2921 EARL GREY STREET/114 AND 120 GORGE ROAD WEST – REZONING TO RA-3

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9295”. Rezoning 2921 Earl Grey Street from RS-6 to RA-3, and consolidation with 114 and 120 Gorge Road West for proposed multi-family apartment.

MOVED by Councillor Gerrard and Seconded by Councillor Derman: “That Bylaw No. 9295 be introduced and read.”

CARRIED

RECOMMENDATIONS FROM COMMITTEES

1030-20
Financial Policies

FINANCIAL POLICIES – DEBT MANAGEMENT AND RESERVES AND SURPLUS

Report of the Director of Finance dated July 24, 2014 further to a recommendation from the June 5, 2014 Finance, Audit and Personnel Standing Committee that Council approve the Debt Management Policy and Reserves and Surplus Policy as outlined in the report by the Director of Finance dated May 20, 2014; and recommending Council rescind Waterworks Capital Construction Policy 84/CW; and give three readings to the Reserve Fund

establishing, repeal and amendment bylaws.

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That Council approve the Debt Management Policy and the Reserves and Surplus Policy and rescind the Waterworks Capital Construction Policy as outlined in the report of the Director of Finance dated July 24, 2014.”

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

- The recommendation streamlines current reserve funds and creates new reserve funds.
- There are no changes to fees currently in place.
- Monies received from development, such as those directed for Affordable Housing, are currently going into a subcategory of the Capital Works Reserve Fund; staff will explore opportunities to further streamline and could separate such reserve funds if Council wishes.

Councillor Brice stated:

- These changes will formalize current best practices.

The Motion was then Put and CARRIED

1110-30
Reserve Fund
Bylaws

RESERVE FUND BYLAWS

Three Readings of the “Facilities Reserve Fund Bylaw, 2014, No. 9285”, the “Information Technology Reserve Fund Bylaw, 2014, No. 9286”, the “Development Cost Charge Reserve Fund Bylaw, 2014, No. 9287”, the “Sewer Capital Reserve Fund Bylaw, 2014, No. 9288” and the “Water Capital Reserve Fund Bylaw, 2014, No. 9289”. To establish Reserve Funds.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaws No. 9285, 9286, 9287, 9288 and 9289 be introduced and read.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaws No. 9285, 9286, 9287, 9288 and 9289 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaws No. 9285, 9286, 9287, 9288 and 9289 be now passed.”

CARRIED

1110-30
Reserve Fund
Repeal Bylaw

RESERVE FUND REPEAL BYLAW

Three Readings of the “Reserve Fund Repeal Bylaw, 2014, No. 9290”. To repeal “Machinery and Equipment Reserve Fund Bylaw, 1960, No. 1781”, “Parks and Playground Sites Reserve Fund Bylaw, 1960, No. 1785”, and “Recreation Facilities Reserve Fund Bylaw, 1967, No. 2781”.

MOVED by Councillor Wade and Seconded by Councillor Brice: “That Bylaw No. 9290 be introduced and read.”

CARRIED

MOVED by Councillor Wade and Seconded by Councillor Brice: “That Bylaw No. 9290 be read a second time.”

CARRIED

MOVED by Councillor Wade and Seconded by Councillor Brice: “That Bylaw No. 9290 be now passed.”

CARRIED

1110-30

Capital Works
Reserve Fund
Bylaw Amendment

CAPITAL WORKS RESERVE FUND BYLAW AMENDMENT

Three Readings of the “Capital Works Reserve Fund Bylaw, 1959, Amendment Bylaw, 2014, No. 9291”. To delete all references to “Public Works” and substitute therefor “Capital Works”.

MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Bylaw No. 9291 be introduced and read.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Bylaw No. 9291 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Bylaw No. 9291 be now passed.”

CARRIED

Adjournment

On a motion from Councillor Wergeland, the meeting adjourned at 7:45 pm.

The meeting reconvened at 8:38 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held August 11, 2014

2860-20

Hamsterly Road

5401 HAMSTERLY ROAD – DEVELOPMENT PERMIT AMENDMENT – ELK LEGACY PROPERTIES LTD. (LANCE WATSON)

MOVED by Councillor Wade and Seconded by Councillor Brice: “That Council approve Development Permit Amendment DPA00810 on that Part of Lot 4, Section 41, Lake District, Plan 2349, West of Plan 772 RW (5401 Hamsterly Road).”

CARRIED

2860-45
Enterprise
Crescent

771 ENTERPRISE CRESCENT – ANTENNA APPLICATION – TM MOBILE INC. (TELUS) AND STANDARD LAND COMPANY INC.

MOVED by Councillor Wade and Seconded by Councillor Derman: “That Antenna Application ANT00002 from TM Mobile Inc. (Telus) and Standard Land Company Inc., for a monopole tower at 771 Enterprise Crescent be supported, and Industry Canada be advised that Council’s support is subject to the monopole being a less intrusive stealth design, painted grey or another colour to be less noticeable and additional trees be planted to provide further screening to minimize the visual impact.”

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:42 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 11, 2014 AT 7:47 PM

Present:

- Chair:** Councillor Brownoff
- Council:** Mayor Leonard and Councillors Brice, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland
- Staff:** Carrie MacPhee, Director of Legislative Services; Sharon Hvozanski, Director of Planning; Dwayne Halldorson, Acting Director of Engineering; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

2860-20
Hamsterly Road

5401 HAMSTERLY ROAD – DEVELOPMENT PERMIT AMENDMENT – ELK LEGACY PROPERTIES LTD. (LANCE WATSON)

Report of the Director of Planning dated July 8, 2014 recommending Council approve Development Permit Amendment DPA00810 to reduce the parking spaces from 11 to 10 to allow a disabled parking space with rear building wheelchair access, and minor landscape changes.

The applicant, L. Watson, presented to Council and highlighted the following:

- A higher than expected water table resulted in grading changes to the site and inclusion of stairs at the front of the building; the stairs negate wheelchair accessibility to the front of the building.
- The rear of the building is a suitable location for a disabled parking stall.
- The proposed variance would merge two parking stalls into one larger one for disabled parking.

PUBLIC INPUT:

Nil

Motion: **MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That it be recommended that Council approve and issue Development Permit Amendment DPA00810 on that Part of Lot 4, Section 41, Lake District, Plan 2349, West of Plan 772 RW (5401 Hamsterly Road)."**

Councillor Derman stated:

- He congratulates the applicant on the attractive design of the building; this is appropriate land use.

Councillor Brice stated:

- The proposed amendment is in harmony with Saanich's accessibility initiatives.

Councillor Gerrard stated:

- The topography and steps at the front of the building would make it impossible for wheelchair access; the proposed paved, level disabled parking stall assists with accessibility.

The Motion was then Put and CARRIED

2860-40
Roy Road

1170 ROY ROAD – DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT – KORS DEVELOPMENT SERVICES (DENISE KORS)

Report of the Director of Planning dated July 14, 2014 recommending Council approve Development Variance Permit DVP00346 to vary lot width for proposed Lots 1 and 2 from 16 m to 15.24 m and Floodplain Development Permit DPR00567 for a proposed two lot residential subdivision; and that ratification of the Development Variance Permit be withheld pending registration of a covenant to require that the siting, form, character and massing of new dwellings conform to the conceptual plans received on May 22, 2014, that the design and construction of new dwellings conforms to a minimum BuiltGreen™ Gold, EnerGuide 82, or equivalent energy efficiency standard, and that construction of new dwellings include rough-in for future solar capabilities.

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

- It is general practice that the Approving Officer address the requirement to save the District harmless in case of flooding.
- The requirement for minimum habitable floor elevation is set by the Ministry of the Environment.
- Staff will research whether the Ministry of the Environment will be adjusting current standards based on climate change and extreme weather.

The applicant, D. Kors, Kors Development Services, presented to Council and highlighted the following:

- Variances are required to vary the width of both proposed lots; the proposed lot widths are similar in size to properties in the neighbourhood.
- The design is consistent with Floodplain Development Area Permit Guidelines.
- Ten out of twelve trees on the site will be retained; one additional street tree will be added.
- The existing dwelling will be deconstructed.
- The applicant is committed to EnerGuide 82 or equivalent energy efficiency standards of construction and to include rough-in for future solar capabilities.
- The proposed dwellings will not have basements and will be constructed outside the Floodplain Development Area.
- Consultation took place with neighbours and the Residents Association of Strawberry Vale, Marigold and Glanford and no concerns were identified.
- The site is in proximity to transit, schools and shopping and the proposed design fits within the neighbourhood context.

In response to questions from Council, the applicant stated:

- There has not been a decision in regards to what type of heat source will be utilized in the proposed dwellings.
- Storm water will be managed by directing water to infiltration trenches or swales and then on to an underground detention chamber.
- Because of the width of the existing lot, variances are necessary to subdivide into two lots.
- Inspection by an external consultant will take place to ensure that EnerGuide standards are met and a report will be provided to Saanich staff.
- The placement of upper windows on the proposed dwelling on Lot 1 will be reviewed to ensure that they do not impact the neighbours' privacy.

PUBLIC INPUT:

Nil

Motion:

MOVED by Councillor Derman and Seconded by Councillor Wergeland:

“That it be recommended that:

- 1. Council approve Development Variance Permit DVP00346 on Lot B, Section 5, Lake District, Plan 1521 (1170 Roy Road);**
- 2. Floodplain Development Permit DPR00567 be approved; and**
- 3. Ratification of Development Variance Permit DVP00346 be withheld pending registration of a covenant to require:**
 - a) that the siting, form, character and massing of new dwellings conform to the conceptual plans received on May 22, 2014, presented to Council; and**
 - b) that the design and construction of the new dwellings on proposed Lots 1 and 2 conforms to a minimum BuiltGreen™ Gold, EnerGuide 82, or equivalent energy efficiency standard and that construction of new dwellings include the rough-in for future solar capabilities.”**

Councillor Derman stated:

- This application meets the requirements of subdivision; he appreciates the commitment to EnerGuide 82 energy efficiency standard.
- An efficient heat source should be considered.

Councillor Wade stated:

- The Approving Officer should consider setting the habitable floor area of the proposed dwellings above the 10.24 meter floodplain elevation, tree preservation measures and provision of a boulevard tree.

In response to a question from Council, the Director of Planning stated that developers are advised that secondary suites are not legal in certain areas of the municipality.

Councillor Sanders stated:

- She is concerned about storm water management; pervious pavers should be considered.

In response to a question from Council, the Director of Planning stated that the Approving Officer does not have authority to stipulate the use of pervious pavers for storm water management.

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

- Detailed storm water management designs are reviewed by staff to ensure they conform to the Subdivision Bylaw.
- Roy Road is a collector road; one sidewalk is required on a collector road.
- Residential road standards include curb and gutter and road widening.

The Motion was then Put and CARRIED

2860-45
Enterprise
Crescent

771 ENTERPRISE CRESCENT – ANTENNA APPLICATION – TM MOBILE INC. (TELUS) AND STANDARD LAND COMPANY INC.

Report of the Director of Planning dated June 4, 2014 recommending Council not support Antenna Application ANT0002 for a proposed 29.9 m high freestanding telecommunications tower.

On behalf of the applicant, Telus, C. Malad, presented to Council and highlighted the following:

- Increasing demand for wireless service means that Telus' service is at wireless capacity in the area; there has been an increase in customer complaints due to poor wireless coverage and dropped calls.
- There are two BC Hydro towers within the desired area which already host antennas for different carriers; BC Hydro has a policy that restricts the number of antennas to one per tower.
- The design of the proposed antenna minimizes the impact to the area; the monopole can be painted to blend in to the skyline or surrounding landscaping.
- Public consultation took place and no concerns were identified.
- Existing landscape will assist to screen the monopole; the monopole is slimmer in design and the antennas are mounted directly on the pole.
- A stealth monopole has antennas and equipment mounted inside the pole; the stealth monopole could be considered as an alternative design and could be painted in a less intrusive colour.

In response to questions from Council, the applicant stated:

- The stealth monopole would be the same height as the suggested monopole.
- A three-tiered antenna could have three antennas on each tier.
- Nine antennas are needed on each tower.

PUBLIC INPUT:

Nil

Mayor Leonard stated:

- He understands the reason for the staff recommendation and the need for the Antenna Applications policy; the consequence of rejecting the application could mean having no influence on where the pole is located.
- The stealth monopole may be a better alternative.

Councillor Derman stated:

- It is important to have influence to ensure that antennas are put in the right locations and ensuring they are less intrusive.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That it be recommended that Council support Antenna Application ANT00002 from TM Mobile Inc. (Telus) and Standard Land Company Inc., for a monopole tower at 771 Enterprise Crescent, and advise Industry Canada that Council's support is subject to the monopole being a less intrusive stealth design, painted grey or another colour to be less noticeable and additional trees be planted to provide further screening to minimize the visual impact."

Councillor Gerrard stated:

- He supports antennas being located in light industrial areas; having influence on where towers are located is important.

Councillor Wade stated:

- Industry Canada should ensure that antenna towers not be single proprietary use.

Councillor Wergeland stated:

- He supports the motion; the antenna should be located in a light industrial area.

Councillor Murdock stated:

- The monopole should have minimal visual disruption; this is an appropriate location for an antenna.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Brice, the meeting adjourned at 8:37 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK