

BYLAWS FOR FINAL READING

6840-20
Elk/Beaver Lake
Park

ELK/BEAVER LAKE REGIONAL PARK – SANITARY SEWER BYLAW AMENDMENT

Final Reading of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2015, No. 9347”. To extend the Sewer Service Area to include the washroom facilities at Beaver Beach and the Filter Beds.

Xref: 2330-25

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Bylaw No. 9347 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

B. Furber, Arbutus Road:
- He wondered why the minutes of August 10, 2015 had no reports from the Saanich Advisory Committee Chairs attached.

RESOLUTIONS FOR ADOPTION

5370-30
Tender 16/15

TENDER 16/15 – WATERWORKS FITTINGS

Report of the Director of Engineering dated August 10, 2015 recommending Council award Tender 16/15 for waterworks fittings to the following vendors: Andrew Sheret Ltd., Flocor Inc., Corix Water Products, and Emco Corporation “Waterworks” Ltd., for a total estimated annual value of \$363,932 (excluding taxes).

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Tender 16/15 for waterworks fittings be awarded to the following vendors: Andrew Sheret Ltd., Flocor Inc., Corix Water Products, and Emco Corporation “Waterworks” Ltd., for a total estimated annual value of \$363,932 (excluding taxes).”

In response to questions from Council, the Director of Engineering stated:
- Saddles are used to provide the connection from the water service to the water main.
- All companies had the opportunity to bid on the various sections of the tender.

The Motion was then Put and CARRIED

2860-40
Beckwith
Avenue/Lochside
Drive

FOR RATIFICATION: 1020 BECKWITH AVENUE – ALR SUBDIVISION AND DEVELOPMENT VARIANCE PERMIT

From the Council Meeting held August 18, 2014, ratification of Development Variance Permit DVP00359 and waiver of the statutory frontage requirement under Section 944(2) of the *Local Government Act* for proposed Lots 1 and 2.

MOVED by Councillor Brice and Seconded by Councillor Haynes: "That Council:

- 1. approve and issue Development Variance Permit DVP00359 on Lot 1, Sections 65 and 66, Victoria District and Section 11, Lake District, Plan 13187 Except that part in Plan 26559 (1020 Beckwith Avenue); Lot C of Section 7, Lake District and of Section 51, Victoria District, Plan 41688, Except that part in Plan 47195 (4362 Lochside Drive); and Parcel A (DD 399312I) of Lot A, Section 66, Victoria District, Plan 7493 (Lochside Drive) (PID 005-776-970), and**
- 2. approve an exemption from the minimum 10% perimeter road frontage requirement under Section 944(2) of the *Local Government Act* for proposed Lots 1 and 2."**

CARRIED

Adjournment

On a motion from Councillor Plant, the meeting adjourned at 7:27 pm.

The meeting reconvened at 8:41 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held August 17, 2015

2860-20
Gorge Road West

998 GORGE ROAD WEST – DEVELOPMENT PERMIT AMENDMENT

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Council approve and issue Development Permit Amendment DPA00835 on Lot A, Section 21, Victoria District, Plan EPP48607 (998 Gorge Road West)."

CARRIED

In Camera Motion

MOVED by Councillor Derman and Seconded by Councillor Brice: "That in accordance with Section 90 (1) (a) of the *Community Charter*, the following meeting be closed to the public as the subject matter being considered relates to personal information about an identifiable individual being considered for a position appointed by the municipality."

CARRIED

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 8:43 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 17, 2015 AT 7:28 PM

Present: **Chair:** Mayor Atwell
Council: Councillors Brice, Brownoff, Derman, Haynes, Murdock, Plant, Sanders and Wergeland
Staff: Andy Laidlaw, Chief Administrative Officer; Harley Machielse, Director of Engineering; Jarret Matanowitsch, Manager of Current Planning; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

2860-20
Gorge Road
West

998 GORGE ROAD WEST – DEVELOPMENT PERMIT AMENDMENT

Report of the Manager of Current Planning dated July 23, 2015 recommending Council approve Development Permit Amendment DPA00835 to accommodate changes to the form, character and number of units for a proposed independent living seniors residence and community care facility.

APPLICANT:

J. Kuharchuk, Senior Vice President of Development, Campion Property Group and C. Lintott, Christine Lintott Architect, presented and highlighted:

- Construction costs for the project are significantly higher than originally budgeted for.
- In order to maintain affordability and provide the continuum of care aspects, the design of the proposed development has been refined; the refinements will not be readily apparent from the exterior of the building.
- Environmental aspects such as the commitment to BUILT GREEN® Gold and solar ready conduits will remain.

In response to questions from Council, the applicants stated:

- It is more cost effective to have consistent sizes of windows throughout the project; the four windows on the ground floor being removed are at the parkade entrance.
- Brookman's Store will be used as a café and will be open to the public.
- Rain gardens, amenity rooms and memory care suites will be located along the Admirals Road frontage; terracing and landscaping will provide a noise buffer at the corner of Admirals and Gorge Roads.
- There will be fencing along the south and east property lines.
- Proposed changes to the building's mechanical systems have eliminated the need for the high roof, therefore the height and pitch of the roof will be reduced.
- It may be difficult to access and maintain landscaping along the wall at the entrance to the underground parkade.

PUBLIC INPUT:

W. Farwell, Colquitz Avenue, stated:

- The Gorge Tillicum Community Association is pleased with the amount of consultation that has taken place; the applicant has been responsive to concerns.

- It may be helpful to have signage at the site to outline the reasons for the delay in the project.

K. Johnson, Landis Place, stated:

- The changes to the proposed development are supportable.
- Removal of the proposed canopy over the entrance to Brookman's Store is appreciated; this will make the building look more like the original store.

APPLICANTS' RESPONSE:

- In the past, there were oil tanks on the Brookman's Store property; this meant that the soil needed to be remediated in accordance with Ministry of Environment regulations.
- The remediation caused a time delay and an increase in costs for the proposed development.
- Their community relations staff confer with the Community Association regularly.
- A permit would be required for a sign at the site to explain the construction delay.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Murdock: "That it be recommended that Council approve and issue Development Permit Amendment DPA00835 on Lot A, Section 21, Victoria District, Plan EPP48607 (998 Gorge Road West)."

Councillor Murdock stated:

- The community engagement undertaken is appreciated; it is unfortunate that the previous use of the site resulted in increased costs and a time delay.
- Removal of the canopy proposed for Brookman's Store will make the building appear similar to the original building.

Councillor Sanders stated:

- The revised design will have less impact on the neighbours than the original; the applicant is to be complimented on the amount of community consultation that has been undertaken.
- The proposed changes to the Brookman's Store will showcase the heritage aspects of the building and it will become a gathering place for the community.
- The proposed development is an asset to the neighbourhood.

Councillor Brownoff stated:

- It is unfortunate that the remediation of the property has resulted in extra costs; the proposed changes are supportable.
- The continuum of care aspect will allow residents to age-in-place.

Councillor Haynes stated:

- The amount of community consultation undertaken, the continuum of care aspect and the common outdoor open space are positive aspects of the project.

The Motion was then Put and CARRIED

2870-30

Clovelly Terrace

1167 CLOVELLY TERRACE – SUBDIVISION, DEVELOPMENT VARIANCE PERMIT AND REZONING APPLICATIONS

Report of the Director of Planning dated July 29, 2015 recommending Council approve the rezoning of a portion of the parcel from RS-6 (Single Family Dwelling) zone to RS-4 (Single Family Dwelling) zone; approve Development Variance Permit DVP00362 with variances to the lot depth and front and rear setbacks for proposed Lots 1 and 2; that Final Reading of the Zoning Bylaw Amendment and ratification of the Development Variance Permit be withheld pending security bonding for the planting of three trees; and that Final Reading of the Zoning Bylaw Amendment and ratification of the Development Variance Permit be withheld pending registration of a covenant to secure a minimum BUILT GREEN® Gold or equivalent energy efficiency standard, that any new dwelling on proposed Lot 2 include the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems, and that the new dwelling for proposed Lot 2 be constructed substantially in compliance with the plans prepared by Victoria Design Group received April 30, 2015 and Landscape Solutions received April 16, 2015.

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

- Cobb Lane will be widened through a road dedication to allow two vehicle passage; widening of Cobb Lane, through road dedications, will continue with future development.
- Left hand turn restrictions at peak periods are being considered for the intersection of Clovelly Terrace and Cook Street.
- The applicant will be responsible for removal of the cement wall on the property as part of the road dedication.
- A meeting took place with the Quadra Cedar Hill Community Association regarding potential design options for Cobb Lane; 6 metres is not a standard road width; it is a reduced design width.

APPLICANT:

T. Globman, Clovelly Terrace, presented and highlighted:

- This is sensitive infill; the existing dwelling fronting onto Clovelly Terrace will be retained.
- Consultation with neighbours and the Community Association took place and concerns were addressed; a secondary suite will not be incorporated into the proposed dwelling.
- There is a commitment to BUILT GREEN® Gold energy efficiency standard and inclusion of conduits to be solar ready.
- Because of the slope on the property, the proposed new dwelling will be located 6 metres lower in elevation and will not impact neighbours' views.
- Variances are requested to reduce the front and rear yard setbacks and the minimum lot depth requirement.
- Upper windows of the proposed dwelling will be positioned for the neighbours' privacy.
- The proposed new dwelling will fit within the character of the neighbourhood.

In response to questions from Council, the applicant stated:

- The road fronting the neighbouring property has already been widened; this

- property's road dedication will align it with the neighbour's property.
- The addition of evergreen trees for the property will be considered.
- An easement will prevent parking on the driveway of the proposed new dwelling.

PUBLIC INPUT:

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

- The Community Association identified concerns including traffic safety and future restrictions of left hand turns at Clovelly Terrace and Cook Street; the applicant has assured the Community Association that there will be no secondary suite.
- The commitment to BUILT GREEN® Gold energy efficiency and stormwater management is appreciated.

C. Cavanagh, Clovelly Terrace, stated:

- This is a thoughtful and tasteful design; the applicant has met with neighbours and the Community Association and addressed concerns.
- Left hand turn restrictions are in place at Clovelly Terrace and Cook Street.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot T, Section 62, Victoria District, Plan 4808 (1167 Clovelly Terrace)."

Councillor Derman stated:

- This is a suitable location for infill, close to existing amenities and services; there is concern that widening Cobb Lane may increase the speed of traffic.

Councillor Murdock stated:

- On-street parking may increase with the addition of the proposed dwelling; the proposed development of the Bank of Montreal site may also affect this neighbourhood.
- The applicant has addressed the concerns of neighbours.

Councillor Sanders stated:

- This is a good location for infill; the applicant's commitment to prohibit a secondary suite should be included in the covenant.
- Development of the Bank of Montreal site may affect this neighbourhood; further consideration should be given to the addition of evergreen trees to ensure privacy and sound reduction for neighbours.

Councillor Haynes stated:

- The commitment to BUILT GREEN® Gold energy efficiency and the stormwater management plan is appreciated.

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

- Stormwater storage tanks have a gravel bottom and allow water to infiltrate into the ground slowly.

Councillor Brice stated:

- It may be beneficial to include the restriction of secondary suites in a covenant.
- The Community Association has identified concerns with increased traffic.

Councillor Wergeland stated:

- This is a good location for infill; the consultation with the Community Association is appreciated.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 8:40 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK