



# AGENDA

For the Council Meeting to be Held  
At the Saanich Municipal Hall  
770 Vernon Avenue  
**MONDAY, JANUARY 11, 2016**

I CLOSED MEETING 6:00 P.M., COMMITTEE ROOM NO. 2

Meeting closed to the public in accordance with Section 90(1) (a), (c) and (i) of the *Community Charter*.

II REGULAR COUNCIL MEETING 7:00 P.M., COUNCIL CHAMBERS

A. ADOPTION OF MINUTES

1. Special Council Meeting held December 1, 2015
2. Special Council Meeting held December 8, 2015
3. Council Meeting held December 14, 2015

B. BYLAWS FOR FINAL READING

1. **4601 CORDOVA BAY ROAD – REZONING TO RS-18**  
**P. 3** Final reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9345” **and approval of Development Variance Permit DVP00318**. Rezoning from Zone RS-18 (Single Family Dwelling) to Zone RS-12 (Single Family Dwelling) for a proposed subdivision to create one additional lot for single family dwelling use.
2. **ZONING BYLAW AMENDMENT**  
Final reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9358”. To prohibit the use of float homes and other floating vessels on the District’s waterways.
3. **770 VERNON AVENUE – HERITAGE DESIGNATION BYLAW**  
Final reading of the “Heritage Designation Bylaw, 2015, (Saanich Municipal Hall) No. 9361”. To approve the heritage designation for the Saanich Municipal Hall by retaining the previous heritage designations of the building exterior, and by identifying and protecting interior features and fixtures and specific landscape features.
4. **FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY (FIPPA) BYLAW**  
Final reading of the “Freedom of Information and Protection of Privacy Bylaw, 2015, No. 9369). To designate the Director of Legislative Services and the Municipal Clerk as the Head for the purposes of the *Freedom of Information and Protection of Privacy Act*.

C. PUBLIC INPUT (ON BUSINESS ITEMS D & E)

D. RESOLUTIONS FOR ADOPTION

1. **FEDERATION OF CANADIAN MUNICIPALITIES MEMBERSHIP DUES**  
**P. 4** Invoice from the Federation of Canadian Municipalities requesting payment of 2016 membership dues in the amount of \$15,979.66 and travel funds in the amount of \$1920.66.

E. REPORTS FROM MEMBERS OF COUNCIL

1. **FIRST NATIONS RECOGNITION STATEMENT**  
**P. 5** Report from Councillor Haynes and Councillor Murdock dated January 6, 2016, recommending that Council direct staff to develop an appropriate statement to recognize our First Nations heritage with the intent of recognizing this heritage in the opening of Saanich meetings.

- P. 6** 2. [\*\*SIGNING THE CALL FOR ACTION ON ENERGY AND CLIMATE IN THE BUILDING SECTOR\*\*](#)  
Report from Councillor Murdock dated January 6, 2016, recommending that Council join local governments and building sector stakeholders around the province by signing the Call for Action on Energy and Climate in the Building Sector.

\* \* \* Adjournment \* \* \*

## **AGENDA**

For the Committee of the Whole Meeting

**\*\* IMMEDIATELY FOLLOWING\*\***

The Council Meeting

- P. 8** 1. [\*\*728 MILLER AVENUE – SUBDIVISION AND REZONING APPLICATION\*\*](#)  
Report of the Director of Planning dated December 18, 2015, recommending that Council approve the rezoning to RS-6 and RS-10 (Single Family Dwelling) Zones for a proposed subdivision to create one additional lot, and that final reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the requirements as outlined in the report.
- P. 27** 2. [\*\*3777 WARING PLACE – DEVELOPMENT VARIANCE PERMIT APPLICATION\*\*](#)  
Report of the Director of Planning dated December 17, 2015, recommending that Council approve Development Variance Permit DVP00368 for the proposed construction of a new single family dwelling.

\* \* \* Adjournment \* \* \*

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS



LEGISLATIVE SERVICES  
Mayor  
Councillors  
Administrator  
Council  
Administration  
Media  
Jan 5/16/16

# Memo

**To:** Mayor and Councillors  
**From:** Donna Dupas, Legislative Manager  
**Date:** January 7, 2016  
**Subject:** **4601 Cordova Bay – Final Reading of Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9345 and Approval of Development Variance Permit**

File: 2870-30 Cordova Bay

At a Public Hearing held August 11, 2015, Council gave second and third reading to the above noted bylaw. Final reading of the bylaw and ratification of the Development Variance Permit DVP00318 were withheld pending completion of several outstanding items including registration of a covenant .

Please note that all outstanding items have been addressed and Council is requested to:  
a) give final reading to the "Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9345"; and  
b) approve Development Variance Permit DVP00318.

This item is scheduled for the Council Meeting on January 11, 2016. If you have any questions please contact me at extension 3500.

A handwritten signature in black ink, appearing to read "Donna Dupas".

Donna Dupas  
Legislative Manager

dh

cc: Paul Thorkelsson, Chief Administrative Officer  
Carrie MacPhee, Director of Legislative Services  
Sharon Hvozdanski, Director of Planning  
Harley Machielse, Director of Engineering

CM  
B.1



FEDERATION  
OF CANADIAN  
MUNICIPALITIES

FÉDÉRATION  
CANADIENNE DES  
MUNICIPALITÉS

**Membership Invoice**  
**2016-2017**  
**Facture d'adhésion**

Council  
Administration  
Media  
*Jan 6/16*

24, rue Clarence Street  
Ottawa, Ontario K1N 5P3  
T. 613-241-5221  
F. 613-241-7440

Mr. Andy Laidlaw  
District of Saanich  
770 Vernon Avenue  
Victoria, BC V8X 2W7  
Canada

INVOICE/FACTURE: 39496  
DATE: 10/27/2015  
ACCOUNT/COMPTE: 170  
DUE DATE/DATE LIMITE: 03/31/2016

ITEM/DESCRIPTION	AMOUNT/MONTANT
Membership Fee for April 1/16 to March 31/17 / Frais de cotisation du 1 <sup>er</sup> avril 2016 au 31 mars 2017 Municipal Dues Calculated with a base fee of \$340.00 plus per capita fees of \$15,639.66(fee population of 109,752 x 14.25 cents).	\$15,979.66
Optional contribution towards a travel fund that supports the participation of elected officials from small communities in FCM's National Board of Directors (fee population of 109,752 x 1.75 cents).	\$1,920.66
<b>TOTAL:</b>	<b>\$17,900.32</b>
<b>PAID AMOUNT/MONTANT PAYÉ:</b>	<b>\$0.00</b>
<b>BALANCE DU/MONTANT DÛ:</b>	<b>\$17,900.32</b>

**PAYMENT/PAIEMENT**

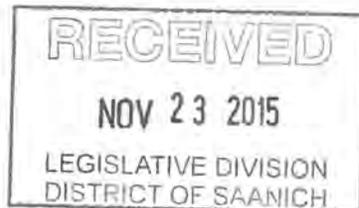
By cheque  
payable to the *Federation of Canadian Municipalities*

Par chèque  
à l'ordre de : *Fédération canadienne des municipalités*

24 rue Clarence Street  
Ottawa, ON K1N 5P3

By Electronic Funds Transfer/  
Par transfert électronique de fonds  
Royal Bank of Canada (RBC)  
90 Sparks St, Ottawa, ON K1P 5T7

Transit Number: 00006 Account Number: 1006063  
Numéro de transit: 00006 Numéro de compte: 1006063  
accountsreceivable@fcm.ca/comptesrecevables@fcm.ca



CM  
D.1



Mayor  
Councillors  
Administrator

Council  
Administration  
Media  
Jan 6/16 M

# Report

**To:** Mayor and Councillors  
**From:** Councillors Fred Haynes and Dean Murdock  
**Date:** January 6, 2016  
**Subject:** First Nations Recognition Statement

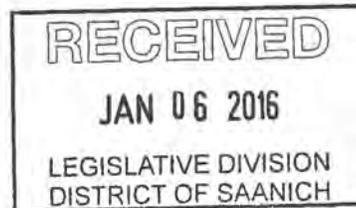
Saanich Council recently marked the occasion of the 50th anniversary of the municipal hall. The celebration of the municipal hall is consistent with Council's practice of commemorating significant places and events in Saanich's history. Saanich has yet to take the step of formally acknowledging the rich and long history of our First Nations who have a heritage of traditional uses of the lands and waters in what is now Saanich. To address this, we ask for Council's approval to have staff develop an appropriate statement to recognize this heritage.

### Recommendation

That Council direct staff to develop an appropriate statement to recognize our First Nations heritage with the intent of recognizing this heritage in the opening of Saanich meetings.

Fred Haynes  
Saanich Councillor

Dean Murdock  
Saanich Councillor



CM  
E-1



Mayor  
Councillors  
Administrator

Council  
Administrator  
Media  
*Jan 8/16 Dh*

# Report

**To: Mayor and Councillors**  
**From: Councillor Dean Murdock**  
**Date: January 6, 2016**  
**Subject: Signing the Call for Action on Energy and Climate in the Building Sector**

The signing of the historic Paris Agreement in December 2015 is an opportunity for renewed momentum on climate action globally, nationally and right here at home. As the Province prepares its new Climate Leadership Plan – expected this Spring – local government and building sector stakeholders around the province are calling for Action on Energy and Climate in the Building Sector.

The Royal Architectural Institute of Canada, Urban Development Institute Pacific Region, and Pembina Institute spearheaded the Call for Action on Energy and Climate in the Building Sector. Over 75 companies, organizations and local governments have thrown their support behind a detailed statement urging the province to take action to reduce carbon emissions from homes and buildings.

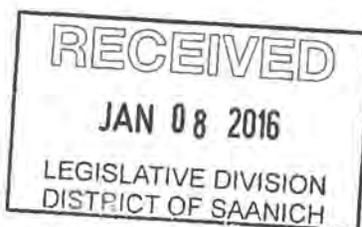
Saanich has a proud history of taking action on Climate Change, including our very own Climate Action Plan and Climate Adaptation Plan. As local governments, we are committed to the sustainability of our communities. We engage our citizens and staff to reduce emissions, we foster local economic development, and we prepare for a changing climate.

The complete text of the Call for Action on Energy and Climate in the Building Sector is attached for your consideration and endorsement.

### Recommendation

That Saanich join local governments and building sector stakeholder around the province by signing the Call for Action on Energy and Climate in the Building Sector.

Dean Murdock  
Saanich Councillor  
Chair, Environment & Natural Areas Advisory Committee



CM  
E.2

*The Royal Architectural Institute of Canada, the Urban Development Institute Pacific Region, and the Pembina Institute are seeking formal endorsement of a call for action on energy and climate in the building sector.*

*The statement and the list of its supporters will be delivered to Premier Clark prior to the release of British Columbia's draft Climate Leadership Plan, expected in early December 2015.*

*To sign on or for more information, please contact Karen Tam Wu: [karentw@pembina.org](mailto:karentw@pembina.org), 778-846-5647. **Deadline to sign on is November 20.***

## Call for Action on Energy and Climate in the Building Sector

*We support the B.C. government's commitment to implement a new Climate Plan.*

*We expect the plan will include ambitious new actions that lead to:*

- *a strong economy with opportunities for all British Columbians*
- *a province powered by clean energy*
- *a more equitable society*
- *cleaner air and water supporting healthy communities and ecosystems*
- *protection from a changing climate.*

*We can't afford to delay. Now is the time to lead the transition to a clean energy economy.*

In this transition, the built environment offers unique opportunities for carbon reductions and economic growth.

As energy and building professionals, trades and businesses, we provide world class products and services to meet customer needs, satisfy regulations and compete in the global marketplace. We are employers, taxpayers, community partners, and leaders in our field.

As local governments, we are committed to the sustainability of our communities. We engage our citizens and staff to reduce emissions, we foster local economic development, and we prepare for a changing climate.

Together, we are ready to transition to a resilient and efficient building sector. We call on the B.C. government to:

- Set a clear target for the end performance goal for new buildings — for example, for new buildings to be net-zero energy ready by 2030 — and work with stakeholders to develop, within six months of the release of the Plan, a roadmap clarifying the timeline and approach to meet this goal
- Lead by example by requiring that all new planned public buildings meet this goal starting in 2016, and by setting up an aggressive renovation program for existing public buildings to reduce their carbon emissions by half in the next decade
- Launch a multi-year incentive program to accelerate market transformation for high performance new construction and deep retrofits, prioritizing affordable housing and high visibility projects
- Develop financing mechanisms to redistribute incremental costs, e.g. financing through property taxes or utility bills, or loans to strata
- Ensure the construction and real estate industry, the government and the public have access to energy performance data to monitor progress and provide feedback on policies and behaviour
- Support integrated land use and transportation planning to encourage location efficient development
- Strengthen the price signal for efficiency and conservation through rates and carbon pricing.
- Support local governments and resource the Building Safety and Standards Branch to facilitate code changes, streamline approval of innovative solutions through variances or alternative solutions, decrease permitting times and increase code compliance.

By pursuing these opportunities, we can reduce our carbon footprint while saving money, creating local jobs, and opening export markets for B.C.-made components and designs. We can also ensure all British Columbians live and work in buildings that improve community health, happiness, and productivity.

*Note: this statement is an extension of a more general [Call for Action](#) launched by the Energy Forum, a collaboration between industry and non-government organizations working to promote clean energy. The first three sentences (in italics) are shared between the two statements. You can sign on to one or both by contacting Karen Tam Wu: [karentw@pembina.org](mailto:karentw@pembina.org), 778-846-5647*

1410'04 Manning  
xref: 2870-30 miller

CW Jan 11/16

The Corporation of the District of Saanich



Mayor  
Councillors  
Administrator  
Com. Assoc.  
Applicant

Council  
Administrator  
Media  
DEC 31/15

# Report

**To:** Mayor and Council  
**From:** Sharon Hvozdanski, Director of Planning  
**Date:** December 18, 2015  
**Subject:** Subdivision and Rezoning Application  
**File:** SUB00744; REZ00560 • 728 Miller Avenue

## PROJECT DETAILS

**Project Proposal:** To rezone from A-1 (Rural) Zone to RS-6 and RS-10 (Single Family Dwelling) Zones for the purpose of subdivision to create one additional lot for single family dwelling use. A waiver of the 10% perimeter road frontage requirement for a panhandle lot is requested. No variances are requested.

**Address:** 728 Miller Avenue

**Legal Description:** Lot A, Section 97, Lake District, Plan 19206

**Owner:** Cadillac Developments Ltd. Inc.No. BC0754266

**Applicant:** Cadillac Developments Ltd., Cam Pringle

**Parcel Size:** 2,023 m<sup>2</sup>

**Existing Use of Parcel:** Residential

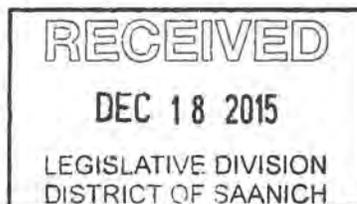
**Existing Use of Adjacent Parcels:** North: P-4N (Natural Park)  
South: RS-6 (Single Family Dwelling)  
East: A-1 (Rural) and RT-1 and RT-2 (Attached Housing)  
West: RS-6 and RS-8 (Single Family Dwelling)

**Current Zoning:** A-1 (Rural) Zone

**Minimum Lot Size:** 2 ha

**Proposed Zoning:** RS-6 and RS-10 (Single Family Dwelling) Zones

**Proposed Minimum Lot Size** 561 m<sup>2</sup> for RS-6 standard lot  
1196 m<sup>2</sup> plus access strip for RS-10 panhandle lot



CW  
1

**Local Area Plan:** Royal Oak

**LAP Designation:** General Residential

**Community Assn Referral:** Royal Oak Community Association • Sent July 30, 2015.  
Response received December 4, 2015 indicating no objection.

---

**PURPOSE**

To rezone from A-1 (Rural) Zone to RS-6 and RS-10 (Single Family Dwelling) Zones for the purpose of subdivision to create one additional for single family dwelling use. A waiver of the 10% perimeter road frontage requirement for a panhandle lot is requested. No variances are requested.



**Figure 1: Proposed Subdivision**

---

**PLANNING POLICY****Official Community Plan (2008)**

- 4.1.2.25 “Work with private land owners to encourage stewardship that protects, preserves, and enhances natural systems and, where appropriate, enter into conservation covenants or provide incentives to protect riparian or environmentally sensitive areas.”
- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainability; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as ‘Built Green’, LEED or similar accreditation systems.”
- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- Single family dwellings;
  - Duplexes, tri-plexes, and four-plexes;
  - Townhouses;
  - Low-rise residential (up to four storeys); and
  - Mixed-use (commercial/residential) (up to four storeys).”

**Royal Oak Local Area Plan (2001)**

- 9.1 “Maintain single family housing as the predominant land use and promote appropriately located and designed small lot single family, multi-family and mixed residential housing.”
- 9.2 “Consider rezoning and subdivision for single family infill development in established neighbourhoods that is compatible with and contributes to the character and quality of the community and preserves the privacy of dwellings.”
- 9.5 “Continue to support the subdivision of lots in Viewmont based upon a minimum lot size of 655 m<sup>2</sup> except that rezoning to permit smaller infill lots may be considered where they would be comparable with the neighbourhood and the subdivider is willing to commit to an acceptable/compatible dwelling design.”

---

**COMMENT****Neighbourhood Context**

The subject property is within the Viewmont neighbourhood in the Royal Oak Local Area. The property is immediately south of Colquitz Park. The 2,023 m<sup>2</sup> lot is relatively flat except in the northeast corner of the lot where it declines approximately 5 m in a north-eastward direction toward Colquitz Park.

The surrounding neighbourhood is largely developed with single family dwellings, with the exception of two attached housing developments at the eastern end of Miller Avenue. The subject parcel is one of the two larger remaining lots in the neighbourhood zoned A-1 (Rural).

The site is within 1 km of the Royal Oak major "Centre" where a full range of retail and commercial services are located. The smaller village "Centres" of Strawberry Vale and Broadmead are approximately 2 km distant. Royal Oak Middle School is located approximately 1 km distant and Northridge Elementary School in the Carey Local Area is approximately 1.3 km distant. Recreational facilities at Saanich Commonwealth Place are approximately 2 km distant.

The site is well connected to a number of interconnected parks that form part of the Centennial Trail system, including Colquitz Park, Brydon Park, Copley Park East, and Copley Park West. Other parks in the area include Quick's Bottom and Layritz Park within 1 km and Rithet's Bog and Panama Flats within 2 km.

**Land Use**

The Official Community Plan (OCP) supports a range of housing types within neighbourhoods, including single family dwellings. Although the subject property is not within an identified "Centre" or "Village", it is within 1 km of the Royal Oak major "Centre".

Infill subdivisions are an appropriate means to encourage modest residential densification when they are compatible with the neighbourhood character. The Royal Oak Local Area Plan policies provide consideration for single-family infill development that is "compatible with and contributes to the character and quality of the community and preserves the privacy of dwellings".

At 561 m<sup>2</sup> in area, the proposed standard lot would meet the minimum lot area requirements for the RS-6 (Single Family Dwelling) Zone and the configuration of the proposed lots would be consistent with the pattern of development in the neighbourhood. The proposed subdivision of one lot, combined with the overall increase of one additional house with a suite would have a negligible impact on traffic or street parking.

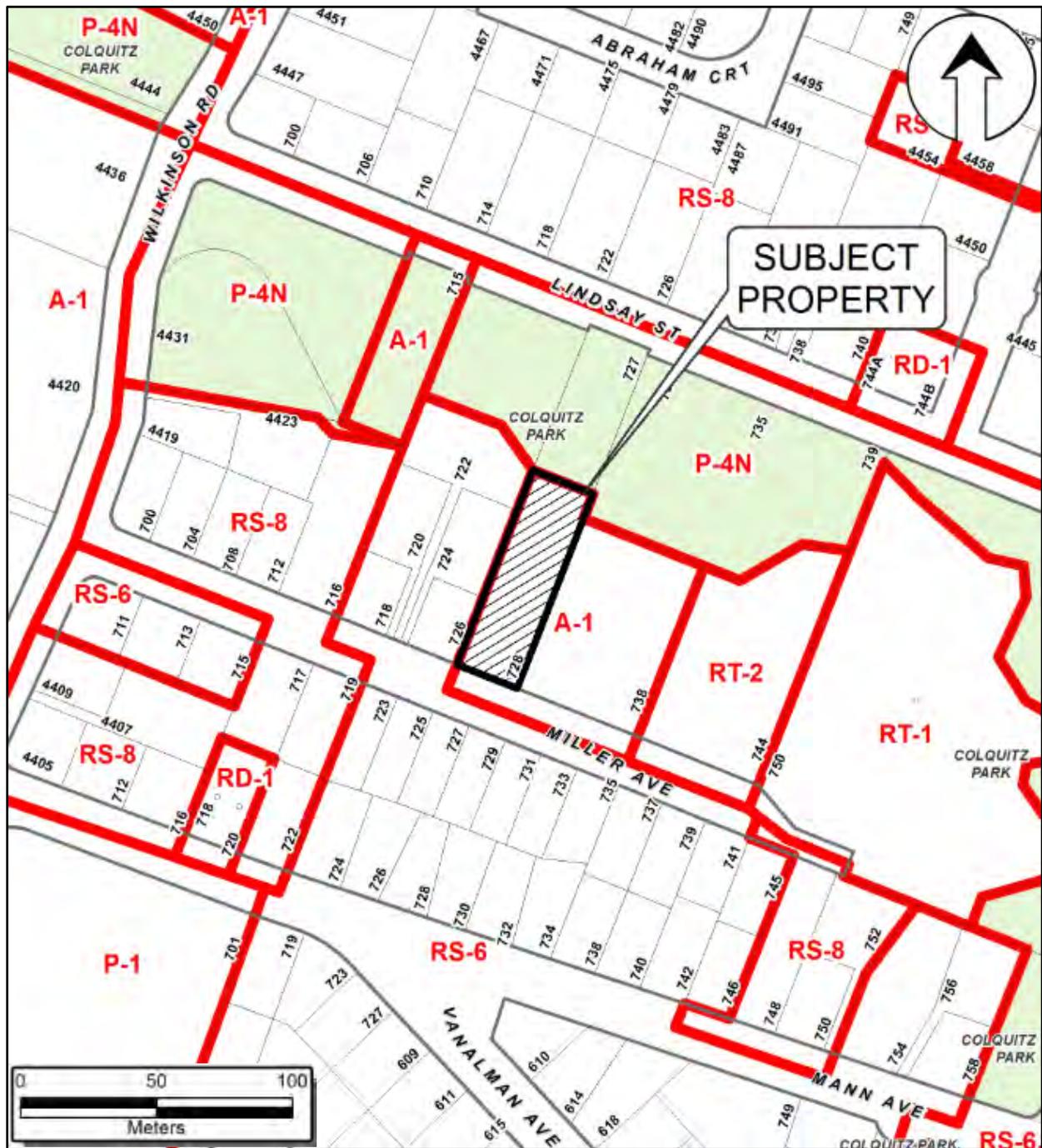


Figure 2: Location Plan



**Figure 3: Aerial View of Surrounding Neighbourhood** (Source: Bing Maps)

### Site and Building Design

An important consideration with infill developments is that the scale, massing, and design of any proposed infill housing respects the neighbourhood character. The existing dwelling, built in 1965, would be retained on the proposed panhandle lot (Lot 1). The existing dwelling is 336 m<sup>2</sup> non-basement floor area, therefore it would conform to the proposed RS-10 zone. The applicants have provided a traditional styled house design for proposed Lot 2 that is 220 m<sup>2</sup> non-basement area, which they are willing to secure by covenant (see Figure 4). The proposed dwelling includes a secondary suite with an additional parking space provided adjacent to the side of the garage. Exterior finishes include cement board and shingles with a fiberglass roof. The proposed house design was presented to the neighbourhood and community association during consultation undertaken by the applicant.

There is no consistent dwelling height, massing, or architectural style in the immediate neighbourhood. Nearby dwellings are a mix of one and two-storey homes of varying ages and designs. A conceptual streetscape has been provided in order to illustrate how the proposed two-storey dwelling for the new lot would present to the street (see Figure 5).

The proposed dwelling is designed with the attached garage extending beyond the main building face and entrance, a design feature that is typical of newer homes. The proposed design provides articulations both horizontally in the building face and vertically with the roof lines. In order to avoid the garage being too prominent, it would be softened by including glazing in the garage door and the main entrance would be enhanced with a covered porch. Overall, the siting, size, and style of the proposed dwelling would be compatible with the housing form established in the neighbourhood.



**Figure 4: Proposed Dwelling for Proposed Lot 2** (Provided by Java Designs)



**Figure 5: Conceptual Streetscape** (Provided by Java Designs)

**10% Waiver for a Panhandle Lot**

Pursuant to Council Policy 99/321, all panhandle lots that do not provide a minimum road frontage of 10% of the lot perimeter shall be referred to Council for consideration of a waiver from the statutory requirement pursuant to Section 944(2) of the “Local Government Act”.

The following criteria are used by Council to assess the implications of proposed panhandle lots:

**a) Whether the reduced frontage of the proposed lots will adversely affect the streetscape or result in conflict with existing driveways, intersections, or natural features.**

The proposal would maintain the existing driveway as access to the panhandle lot. The new dwelling and a second driveway would be sited where an existing front lawn is located. The area of development currently is grass lawn with five fruit trees and a Douglas-fir tree sparsely located within the deep front yard (see Figure 6). The second driveway would be sited such that green spaces flank both sides. Existing vegetation on the adjacent property that forms a dense vegetative buffer along the side property line would remain intact. One Schedule I boulevard tree would be required, as well as one replacement tree on the property due to the removal of the Douglas-fir.

The subject property is located midblock on a straight section of road. There are no apparent conflicts and the traffic generated by one additional single family dwelling would be insignificant.

**b) Whether the subdivision will result in an unacceptable loss of privacy to neighbouring properties.**

The existing home would be retained on the panhandle property so no changes to the privacy of neighbouring properties are anticipated. The proposed dwelling on the new lot would enhance privacy for the panhandle lot since the front yard is currently quite open. The new dwelling proposed on the standard lot would align with the adjacent homes to the west which are currently buffered by an established hedge. The property located to the east is heavily treed, maintaining a significant buffer to the proposed new dwelling (see Figure 6).



**Figure 6: Existing Streetscape of Subject Property**

**c) The extent to which buildings proposed for the lots will impact neighbouring properties by:**

- i) overshadowing**
- ii) obstructing existing views**
- iii) blocking sunlight**

The subject property is relatively level and the area proposed for development is quite open. Approximately 17.5 m distance would be maintained between the existing and proposed

dwelling. Given the existing topography the proposed dwelling would have no impacts to views or sun exposure.

**d) The extent of blasting, filling, excavating, and tree removal to be carried out to develop the proposed lots.**

Only conventional filling and excavating measures should be required to construct the new dwelling, driveways, and services for the proposal. The proposed development would require the removal of at least two of the fruit trees and the Douglas-fir. One replacement tree will be required and one new Schedule I boulevard tree.

**e) The degree to which the buildings to be constructed on the proposed lots will blend in with the design, height, and siting of buildings on adjacent properties.**

The proposed dwelling appears to be compatible with the surrounding properties and the siting of the proposed dwelling would comply with the RS-6 zoning regulations. Overall, the siting, size, and style of the proposed dwelling would be compatible with the housing form established in the neighbourhood.

### **Environment**

An undeveloped area with a number of mature Cedar and Douglas-fir trees is located on the northern portion of the property abutting Colquitz Park. Consideration of a Natural State covenant to form a contiguous natural corridor would be considered by the Approving Officer. The applicant has indicated they are willing to enter into a covenant for this purpose.

The applicant has committed to an EnerGuide 80 or higher, or an equivalent energy efficiency standard for construction of the proposed dwelling. The proposed dwelling would also be constructed solar ready for the future installation of photovoltaic or solar hot water systems.

---

## **CLIMATE CHANGE AND SUSTAINABILITY**

### **Policy Context**

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being, and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. This section is not and cannot be an exhaustive list or examination of the issue. However, this section is meant to highlight key issues for Council and keep this subject matter at the forefront of council's discussion.

### **Climate Change**

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience, 2) Energy and the built environment, 3) Sustainable transportation, 4) Food security, and 5) Waste diversion.

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is located within the Urban Containment Boundary and approximately 1 km from the commercial services at the Royal Oak major “Centre”.
- Royal Oak Middle School is approximately 1 km distant and Northridge Elementary School is approximately 1.3 km distant.
- Recreation facilities at Saanich Commonwealth Place is approximately 2 km distant.
- The site is well connected to a number of trails and parks that include tennis courts, playing fields, play equipment and natural areas.
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- The subject property is approximately 13 m from a floodplain area within Colquitz Park that could receive stormwater and act as a natural buffer area during extreme storm events.
- The applicant has committed to constructing the new dwelling to an EnerGuide 80, or an equivalent energy efficiency standard, including the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems. Staff did speak with the applicant about meeting a higher EnerGuide rating. At this time the applicant is willing to secure an EnerGuide rating of 80, but the actual rating may be higher. These commitments would be secured by covenant.
- The heating source would be through a combination of ductless heat pumps, a heat recovery ventilation system and a high efficiency gas fireplace.
- The property is located approximately 250-300 m from public transit stops on Wilkinson Road.
- The current level of public transit service in the area includes one route available on Wilkinson Road (Rte # 8) which runs between the Royal Oak Exchange and downtown Victoria. Buses travel along this route at an average of every 24 minutes during week days.
- The proposed development would encourage alternative forms of transportation by its proximity to the cycling and pedestrian network.
- The development is readily accessible via all modes of alternative transportation including walking, cycling, and public transit.
- The proposed development includes sufficient area suitable for backyard gardening. Surrounding trees will result in some shading of the lot.
- Demolition waste would be reduced by the existing dwelling being retained rather than demolished.

## **Sustainability**

### ***Environmental Integrity***

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance, 2) Nature conservation, and 3) Protecting water resources.

The proposed development includes the following features related to the natural environment:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto environmentally sensitive areas or undisturbed lands.
- The proposal includes granting a natural state covenant on a portion of the property in order to avoid impacting the native vegetation, which is contiguous with the adjacent park land.
- The proposed stormwater management practices includes underground detention tanks and a constructed wetland, rain garden or grassy swale.
- Impervious area will be increased from the existing 13.8% to approximately 25%.

***Social Well-being***

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity, 2) Human-scale pedestrian oriented developments, and 3) Community features.

The proposed development includes the following features related to social well-being:

- Secondary suites are allowed, subject to permits, within all RS zones inside the Urban Containment Boundary.
- The residential design incorporates outdoor areas of covered patios and yard space that are suitable for active and passive use.
- The applicant has agreed to register a covenant securing the design of a new dwelling for the proposed lot as presented to the neighbourhood.
- A range of outdoor, community and recreation opportunities are available within reasonable walking/cycling distance.

***Economic Vibrancy***

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment, 2) Building local economy, and 3) Long-term resiliency.

The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period.
- The proposal would be within the commercial catchment/employment area for the businesses and services located within the Royal Oak major "Centre".

---

**COMMUNITY CONSULTATION**

The applicant has consulted with the immediate neighbours and Royal Oak Community Association and provided plans showing the proposed subdivision and house design.

The application was referred to the Royal Oak Community Association July 30, 2015. A response was received on December 4, 2015, indicating no objection.

---

**SUMMARY**

The applicant proposes to rezone from A-1 (Rural) Zone to RS-6 and RS-10 (Single Family Dwelling) Zones for the purpose of subdivision to create one additional lot for single family dwelling use. A waiver of the 10% perimeter road frontage requirement for a panhandle lot is requested.

The existing 336 m<sup>2</sup> (non-basement) dwelling would be retained on the panhandle lot that would be zoned RS-10 in order that the dwelling conform to the proposed zone. A new 220 m<sup>2</sup> dwelling would be constructed on the proposed RS-6 lot. The design of the proposed dwelling would be secured by covenant.

The proposed subdivision would be compatible with the neighbourhood character and with the surrounding pattern of residential development in the neighbourhood. Limited infill in existing neighbourhoods inside the Urban Containment Boundary is contemplated as part of the Official Community Plan. The property is within reasonable walking/cycling distance to transit, parks, schools, and shopping.

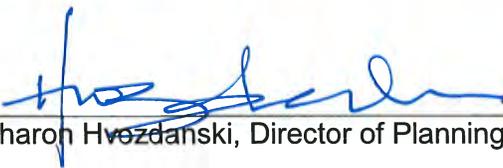
The following item would be referred to the Approving Officer for consideration in the subdivision process:

- Provision of a natural state covenant on the northern portion of the property adjacent to Colquitz Park.

**RECOMMENDATION**

1. That the application to rezone the subject property from A-1 (Rural) Zone to RS-6 and RS-10 (Single Family Dwelling) Zones be approved;
2. That Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant requiring that:
  - The design and construction of any dwelling on proposed Lot 2 conform to a minimum EnerGuide 80, or equivalent energy efficiency standard;
  - 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 on proposed Lot 2 be constructed substantially in compliance with the plans prepared by Java Designs date stamped Received October 14, 2015.

Report prepared by:   
Andrea Pickard, Planner

Report reviewed by:   
Sharon Hvozdzanski, Director of Planning

AP/ads/sd  
H:\TEMPEST\PROSPERO\ATTACHMENTS\SUB\SUB00744\REPORT.728MILLER.DOCX

**Attachment**

cc: Andy Laidlaw, Administrator  
Graham Barbour, Manager of Inspection Services

**ADMINISTRATOR'S COMMENTS:**

I recommend a public hearing be called.

  
for Andy Laidlaw, Administrator

# Memo

**To:** Subdivision Office  
**From:** Jagtar Bains – Development Coordinator  
**Date:** August 26, 2015  
**Subject:** Servicing Requirements for Development

---

**PROJECT: TO REZONE FROM A-1 TO RS-6 AND RS-10 FOR THE PURPOSE OF SUBDIVISION TO CREATE ONE ADDITIONAL LOT FOR SINGLE**

**SITE ADDRESS: 728 MILLER AVE**

**PID: 003-703-193**

**LEGAL: LOT A SECTION 97 LAKE LAND DISTRICT PLAN 19206**

**DEV. SERVICING FILE: SVS01954**

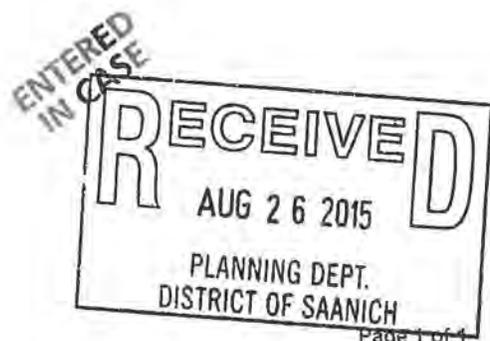
**PROJECT NO: PRJ2015-00323**

The intent of this application is to subdivide the above referenced parcel to create one additional lot for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains  
DEVELOPMENT COORDINATOR

cc: David Sparanese, MANAGER OF TRANSPORTATION & DEVELOPMENT



# Development Servicing Requirements

Development File: SVS01954  
Civic Address: 728 MILLER AVE  
Page: 1

Date: Aug 26, 2015

## Drain

1. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE 1 WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, CONSTRUCTION OF WETLAND OR TREATMENT TRAIN AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.
2. SUBSEQUENT DRAIN CONNECTIONS WILL BE REQUIRED FOR PROPOSED LOT 2 FROM THE EXISTING MAIN ON MILLER AVENUE.

## Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. PRIVATE EASEMENT WILL BE REQUIRED FOR SEWER AND OVERHEAD WIRING OVER PROPOSED LOT 2 IN FAVOR OF PROPOSED LOT 1 OR ALTERNATIVELY, SEWER AND WIRING CAN BE INSTALLED WITHIN THE ACCESS STRIP FOR PROPOSED LOT 1.
3. THE EXISTING HOUSE MUST BE CONNECTED OR RECONNECTED TO WATER AND SEWER.

## Road

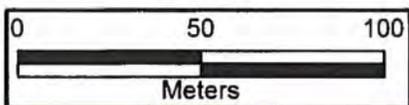
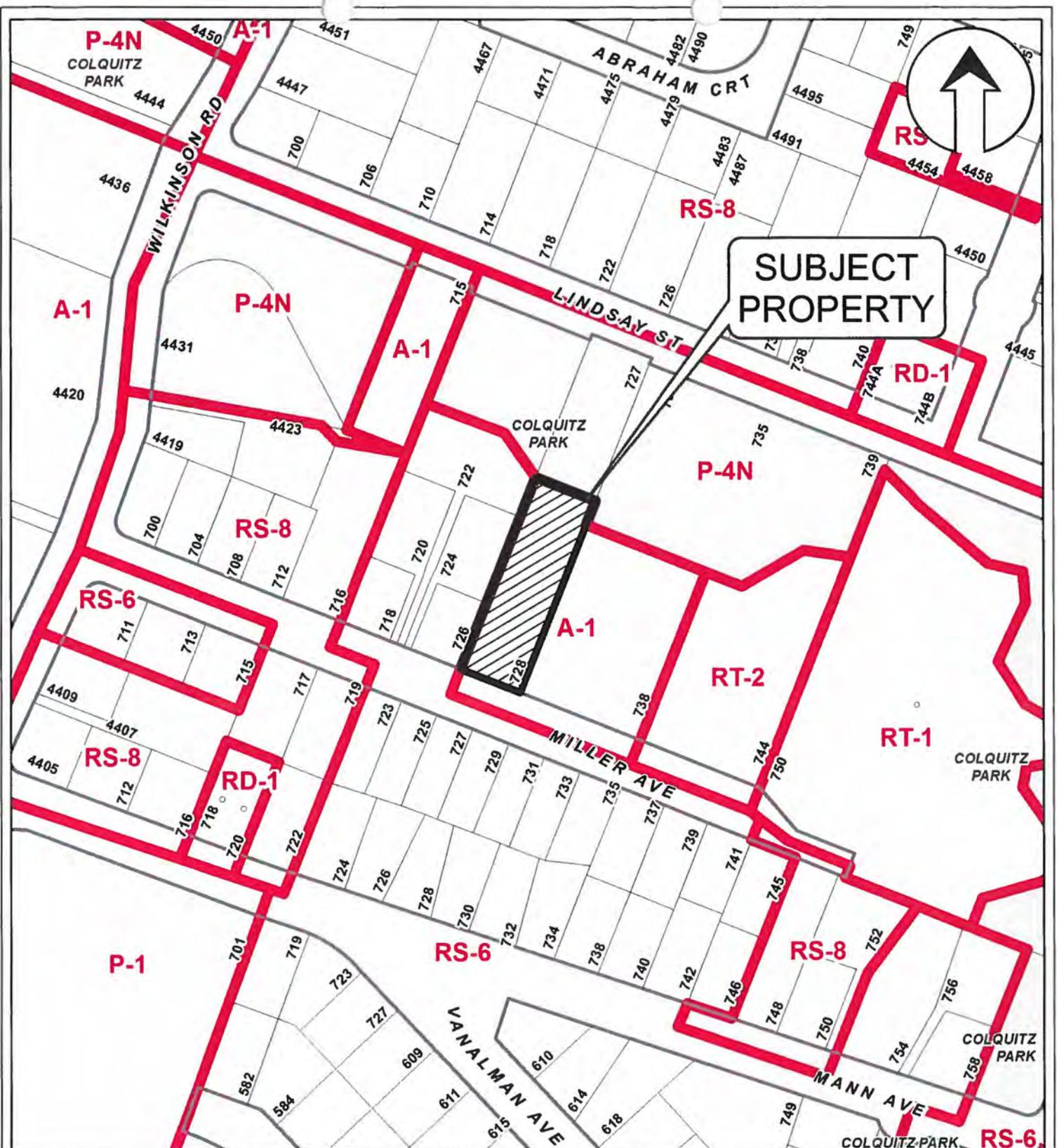
1. A POLE MOUNTED STREET LIGHT IS REQUIRED ON THE EXISTING POLE FRONTING 729 MILLER AVENUE.
2. MILLER AVENUE, FRONTING THIS SUBDIVISION, MUST BE IMPROVED TO MUNICIPAL RESIDENTIAL ROAD STANDARDS COMPLETE WITH MOUNTABLE CONCRETE CURB AND GUTTER.

## Sewer

1. THE EXISTING CONNECTION MUST BE PROVIDED WITH AN INSPECTION CHAMBER FOR FUTURE USE BY PROPOSED LOT 2.
2. SUBSEQUENT SEWER CONNECTION WILL BE REQUIRED FOR PROPOSED LOT 1 FROM THE EXISTING MAIN ON MILLER AVENUE. THIS CONNECTION IS TO BE EXTENDED ALONG THE EAST SIDE OF PROPOSED LOT 2 THROUGH A PRIVATE EASEMENT.

## Water

1. THE EXISTING 13 MM WATER SERVICE MUST BE UPGRADED TO 19 MM TO SERVE PROPOSED LOT 2.
2. A NEW WATER SERVICE IS REQUIRED FOR PROPOSED LOT 1.



District of Saanich  
**Planning Dept.**  
 July 27, 2015



# DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: 728 Miller Ave  
 Applicant: CADILLAC DEVELOPMENTS LTD  
 Date: JUNE 15 2015  
 Contact Person: CAM PRINGLE  
 Telephone: 250 803 1015

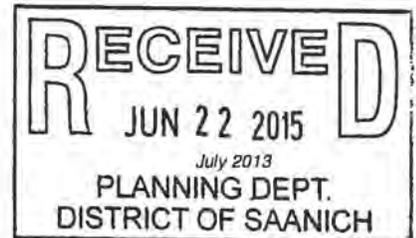
Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

1. The Engineering Specifications detailed in Section 3.5.16 of Schedule "H" of the Subdivision Bylaw, 7452; and
2. The intent of the Development Permit guidelines:
  - a) Development Permit Areas #1, 2, 3, 6, through 15, 17, 18, 20, 21, 22, 23
    - The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas.
    - Storm water runoff controls should replicate the natural runoff regime. The controls could include on-site infiltration, storage in ponds or constructed wetlands, sand filtration and creative road/curb configurations.

b) Development Permit Area #27

Maintain pre-development hydrological characteristics should by the following means:

- minimize impervious surfaces.
- return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw.
- minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and removal of soil, and
- minimize the removal of native trees outside the areas approved for buildings, structures and site accesses.



Keeping in mind the requirements of Schedule "H", describe how your storm water management concept will meet the intent of the relevant development permit guidelines. Provide details on types of treatment systems that will be used, considering the following questions:

- a) Will there be an increase or decrease in impervious area compared to existing conditions?
- b) What percentage of the site will be impervious cover compared to existing conditions?
- c) How will impervious surface area be minimized (e.g. minimizing paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?
- d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. infiltration systems, engineered wetlands, bioswales)?
- e) If the intent of the guideline cannot be met, explain why.

Use additional pages if necessary. Attach plans if available; detailed engineering plans will be required as part of the Building Permit process.

**NOTE: Meeting the Development Permit guidelines and issuance of a Development Permit does not relieve the requirements of Schedule "H" of the Subdivision Bylaw.**

a) There will be an increase in area of potentially 213m<sup>2</sup> of new roof area.

b) Existing impervious area is 13.8% and may increase to approx. 24.9%.

c) Impervious area will be minimized through the use of absorbent landscaping and a reduced building footprint and/or some pervious paving.

d) Runoff will be detained in an underground tank constructed with a controlled release. Prior, runoff will pass through a constructed wetland sloping away from the buildings and into the tank.

e)

If you require clarification, please contact:  
The District of Saanich · Planning Department · 3<sup>rd</sup> Floor · Municipal Hall  
770 Vernon Avenue · Victoria · BC · V8X 2W7  
Tel: 250-475-5471 Fax: 250-475-5430

**Planning - 728 Miller**

---

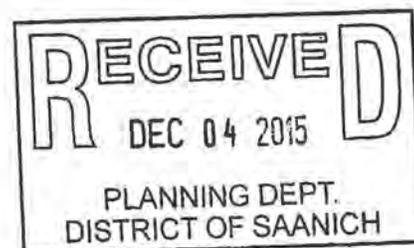
**From:** <royaloakcommunityassociation@gmail.com>  
**To:** "planning@saanich.ca" <planning@saanich.ca>  
**Date:** 12/4/2015 11:15 AM  
**Subject:** 728 Miller  
**Attachments:** S\_COMMUNITY ASSN LTR SUBD.DOC.docx

---

We have no objection to this application.

Marsha Henderson  
President  
Royal Oak Community Association

APK  
LG ✓



**Planning - Referral SUB00744 REZ00560**

---

**From:** "Koch, David TRAN:EX" <David.Koch@gov.bc.ca>  
**To:** "liz.gudavicius@saanich.ca" <liz.gudavicius@saanich.ca>  
**Date:** 8/5/2015 4:20 PM  
**Subject:** Referral SUB00744 REZ00560

---

Hello Liz,

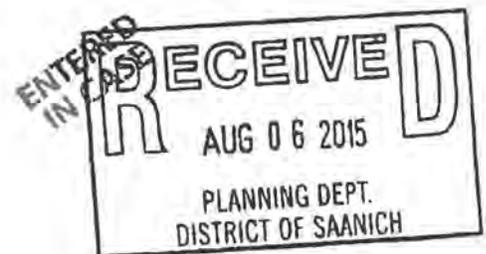
Please consider this an official response to your rezoning/amendment referral, file number 2015-03993.

The Ministry has no objections or additional requirements to the proposed rezoning. You may submit the certified bylaw form(s) to this office for stamp/signature at your convenience. Please include the Ministry file number 2015-03993 in any future correspondence for this development.

If you have any questions or concerns feel free to contact me.

Thank you,

David Koch  
District Development Technician  
Office: (250)952-4489  
Mobile: (250)812-7305  
Saanich Area Office:  
240-4460 Chatterton Way | Victoria BC | V8X 5J2



2860-40 Waring



Mayor  
Councillors  
Administrator  
Com. Assoc.  
Applicant

Council  
Administrator  
Media  
Dec 30/15

# The Corporation of the District of Saanich

## Report

**Report To:** Mayor and Council

**From:** Sharon Hvozdanski, Director of Planning

**Date:** December 17, 2015

**Subject:** Development Variance Permit Application  
File: DVP00368 • 3777 Waring Place

### PROJECT DETAILS

**Project Proposal:** The applicant is requesting a variance to the allowable building height, single face building height, front and rear yard setbacks to permit the construction of a new single family dwelling.

**Address:** 3777 Waring Place

**Legal Description:** Lot 3, Section 44, Victoria District, Plan 8088

**Owner:** Timothy Quocksister  
Jessica Olafson

**Applicant:** Tinney & Associates, Roger Tinner

**Parcel Size:** 904.29 m<sup>2</sup>

**Existing Use of Parcel:** Single Family Dwelling (Currently vacant lot)

**Existing Use of Adjacent Parcels:**  
North: RS-12A (Single Family Dwelling)  
South: RS-12A (Single Family Dwelling)  
East: P-1 (Assembly), Cadboro Bay  
West: RS-12A (Single Family Dwelling), Mystic Pond

**Current Zoning:** RS-12A (Single Family Dwelling Zone)

**Minimum Lot Size:** 930 m<sup>2</sup>

**Proposed Zoning:** No Change

**Local Area Plan:** Cadboro Bay

**LAP Designation:** General Residential

**RECEIVED**  
DEC 18 2015  
LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

CW  
2

**Community Assn Referral:** Cadboro Bay Resident's Association • Referral sent August 7, 2015. Response received August 21, 2015, indicating no objection.

---

## PROPOSAL

The applicant is requesting a variance to the allowable building height, single face building height, front and rear yard setbacks to permit the construction of a new single family dwelling.

Previous applications for this property included a Development Variance Permit to vary height (DVP00286) and a Streamside Development Permit (DPR00422) for a proposed new single family dwelling. These were approved in 2010, but the approved design was never constructed. Since then, the property has changed hands and the new owners wish to construct a single family dwelling with a different design.

---

## PLANNING POLICY

### Official Community Plan (2008)

4.2.2.3. "Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties."

7.1.6. "Consider varying development control bylaws where the variance would contribute to a more appropriate site development having regard for the impact on adjoining lands."

### Cadboro Bay Local Area Plan (2002)

6.1 "Establish development permit guidelines for:

- a) watercourse riparian zones including Finnerty Creek, Guinevere Creek, Haro Creek, Hobbs Creek and Sheep Cove Creek; and,
- b) adjacent upland, shoreline and foreshore riparian zones adjacent to Cadboro Bay and Haro Strait."

6.4 "Seek opportunities to preserve and restore ecosystems, which include indigenous trees, shrubs, plants and rock outcrops within open space, parks, boulevards, unconstructed road rights-of-way, and other public lands, as well as on private land."

---

## DISCUSSION

### Neighbourhood Context

The 904.29 m<sup>2</sup>, waterfront lot is located on the southeast side of Waring Place in the Cadboro Bay neighbourhood. Surrounding land use is single family dwellings on two sides, with Mystic Pond to the west across Waring Place, and Cadboro Bay to the east. The subject property is zoned RS-12A (Single Family Dwelling), as are surrounding parcels. The lot is relatively flat with no significant trees or other vegetation. Hobbs Creek flows adjacent to the site along the common boundary with 3785 Waring Place.

Since that earlier application, the property has also been included in the Environmental Development Permit Area (EDPA), is subject to the marine backshore 15 m setback of the EDPA, and consequently an Environmental Development Permit issued by the Manager of

Environmental Services will be required. An Environmental Development Permit Application (DPR00618) has been processed separately, and that Development Permit can be issued should Council issue this Development Variance Permit.

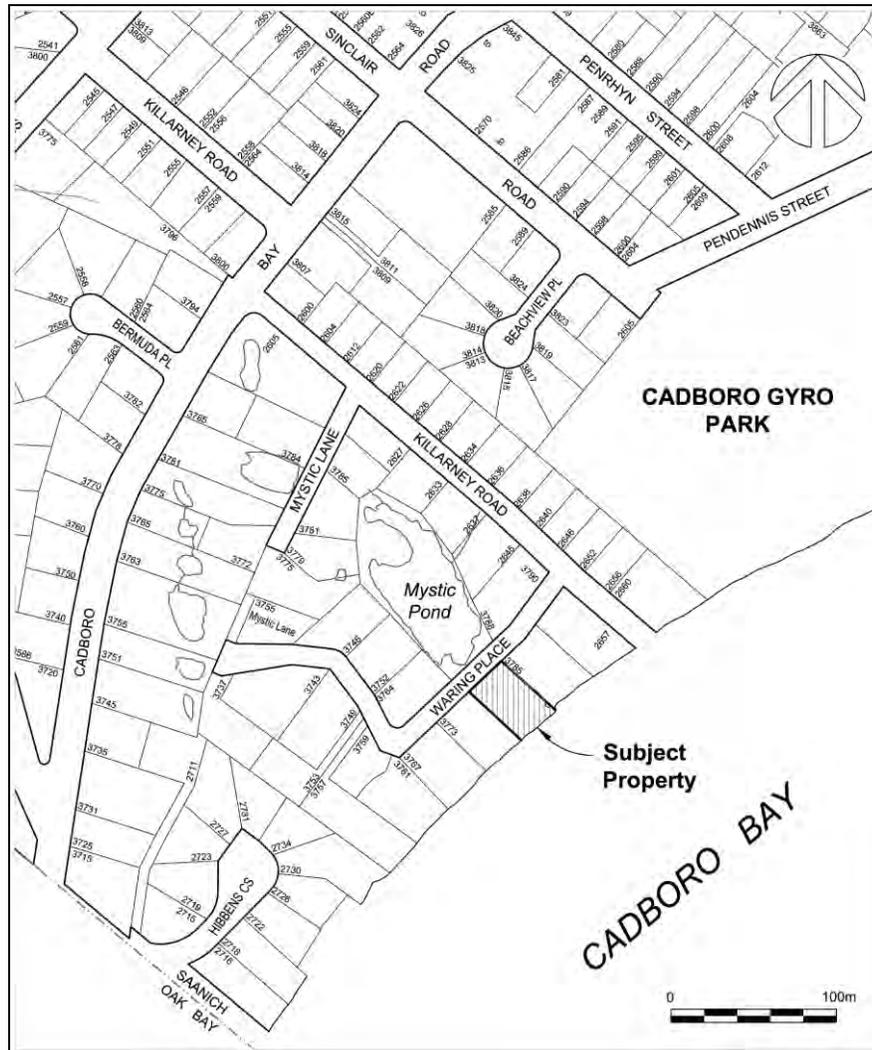


Figure 1: Neighbourhood Context

### Land Use, Building Siting and Design

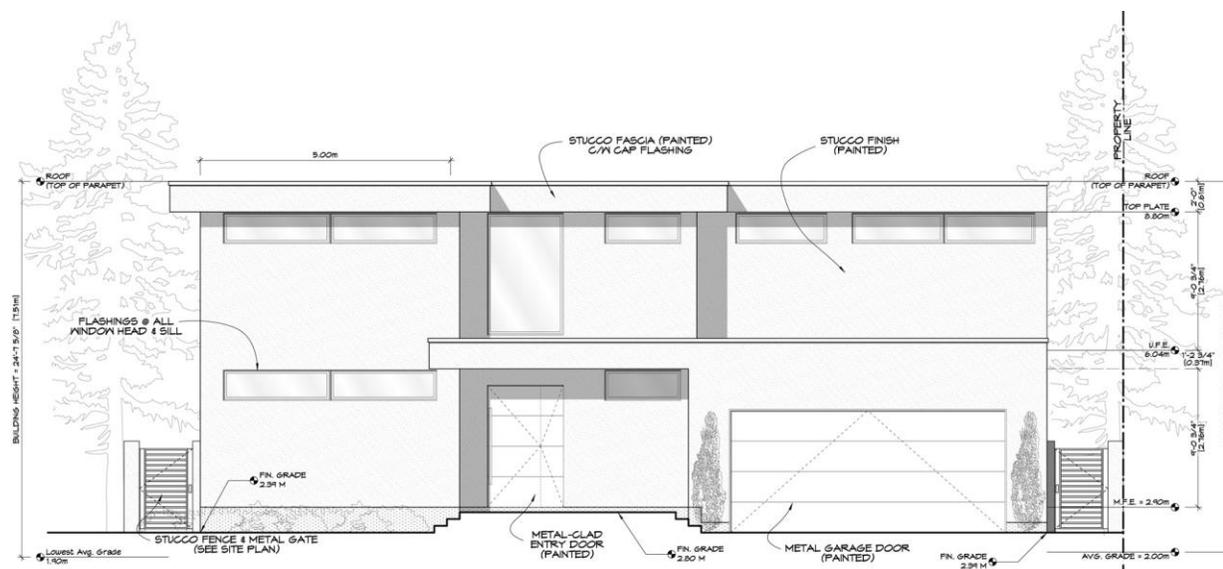
The proposed land use is a single family dwelling, which is consistent with the pattern of development in the neighbourhood. The rectangular lot is approximately 27.4 m wide and 44 m deep. Hobbs Creek runs along the northern property line, and has a 10 m setback from the top of bank under the Streamside Development Permit Area regulations. The previously approved design was allowed to come within 7.5 m of the top of bank due to riparian restoration and a Letter of Advice from the Department of Fisheries and Oceans.

As with the previously approved design, the effective 7.5 m setback from top of bank reduces the buildable area of the site, which is further compounded by the 15 m marine backshore setback of the EDPA. Under exemption 15 of the EDPA, the marine backshore setback was reduced in consideration of the proposed restoration in the adjacent SDPA.

The previously approved dwelling was a traditional design that incorporated rooms on the second floor within the roof space, this avoiding any exterior two-storey walls. The current proposal is a modern flat-roofed design with exterior walls that extend for the full height of the building. Examples of both types of design exist in the immediate neighbourhood.



Figure 2: Proposed Site Plan (from plans by Murdoch de Greef Inc. Landscape Planning & Design)



**Figure 3: Proposed Front Elevation – viewed from Waring Place (from plans by Zebra Design)**

### Requested Variances

The applicant is seeking a variance to allow the proposed dwelling to be constructed with an average height of 7.41 m and a single face building height of 7.51 m (a maximum of 5.0 m is permitted in both cases).

The requested height variances are due to two reasons: one is the result of increasing the main floor elevation to address potential flooding concerns, and the other is the adding of a second storey to compensate for the reduced ground floor area in order to maintain a required 7.5 m setback from the top of bank of Hobbs Creek. Minimum side yard setbacks of 1.5 m and 3.0 m (4.5 m combined) would apply if the creek was not a factor in site design.

The main floor elevation of the previously approved design was set to be 0.91 m higher than the main floor of the existing dwelling based on the recommendation of a geotechnical report that considered climate change and potential sea level rise that may occur over the next 50 to 100 years. The proposed design also has the main floor set at the same (higher) height.

The applicant is also requesting a relaxation of the front yard setback from the required 7.5 m to 5.36 m. This is due to the house being 'pushed' forward by the marine backshore of the EDPA. A rear yard setback variance is also sought, but this is to accommodate a rear patio and pool with an effective height of 0.7 m above existing natural grade, or 0.41 m above proposed finished grade. The edge of the pool being 8.29 m from the rear property line. The structure of the house itself would be 13.16 m from the rear property line, and would meet the required setback of 10.5 m.

As with the previously approved design, the relocated building footprint would result in a wider view corridor between the proposed dwelling and the adjacent house at 3785 Waring Place. There is no building immediately behind the proposed dwelling (i.e. across Waring Place) and along with the wider view corridor created by the increased setback it is not expected that views from other dwellings to the water will be impacted.

The proposed dwelling would be situated roughly in the same location as the previous dwelling on the site, which has recently been demolished. The proposed height and siting is generally in

keeping with the height and location of other waterfront dwellings in this area of Cadboro Bay. For these reasons, the requested variances for front and rear yard setbacks, overall building height and single face building height can be supported.

---

### **COMMUNITY CONSULTATION**

As part of the review process, the application was referred to the Cadboro Bay Resident's Association on August 7, 2015. A response from the Association indicating no objection was received on August 21, 2015.

In June of 2015 the applicants canvassed six neighbouring properties on Waring Place and Killarney Road and stated that all expressed no issues, and four signed a petition stating they had no objections to the proposed Development Variance permit. Subsequently, one of the signators contacted the Planning Department indicating they wished their name to be removed from the petition of support.

---

### **SUMMARY**

The applicant is requesting a variance to the allowable height, single face height and front and rear yard setbacks to permit the construction of a new single family dwelling. The requested siting and height variances are in response to constrictions in the buildable area on site incurred due to the marine backshore of the EDPA and riparian area of Hobbs Creek. The proposed dwelling would have roughly the same siting as the previous (recently demolished) dwelling on the site, and the proposed height is generally in keeping with other dwellings in the area. For these reasons, the proposed variances can be supported.

---

**RECOMMENDATION**

That Development Variance Permit DVP00368 be approved.

Report prepared by:   
\_\_\_\_\_  
Chuck Bell, Planner

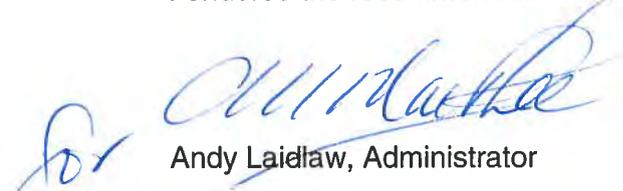
Report reviewed by:   
\_\_\_\_\_  
Sharon Hvozdzanski, Director of Planning

CWB/sd  
H:\TEMPEST\PROSPERO\ATTACHMENTS\DVP\DVP00368\CWB\_RPT\_3777 WARING PL.DOC

cc: Andy Laidlaw, Administrator  
Graham Barbour, Manager of Inspection Services

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation of the Director of Planning.

  
for Andy Laidlaw, Administrator

# DISTRICT OF SAANICH

## DEVELOPMENT VARIANCE PERMIT

NO. DVP00368

**TO: Timothy David Quocksister  
Jessica Georgia Olafson  
3777 Waring Place  
Victoria BC V8P 5E9**

*(herein called "the Owner")*

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to the lands known and described as:

**Lot 3, Section 44, Victoria District, Plan 8088**

**3777 Waring Place**

*(herein called "the lands")*

3. This Development Variance Permit varies the provisions of the Zoning Bylaw 2003, Section 255.4 (a) (i) by permitting the single family dwelling to be constructed with a front yard setback of 5.36 m (7.5 m required) as shown on the plans prepared by Zebra Design dated July 29, 2015 and received August 4, 2015 and Murdoch de Greef Inc. Landscape Planning & Design dated and received October 15, 2015, copies of which are attached to and form part of this permit.
4. This Development Variance Permit varies the provisions of the Zoning Bylaw 2003, Section 255.4 (a) (ii) by permitting the single family dwelling to be constructed with a rear yard setback of 8.29 m (10.5 m required) as shown on the plans prepared by Zebra Design dated July 29, 2015 and received August 4, 2015 and Murdoch de Greef Inc. Landscape Planning & Design dated and received October 15, 2015, copies of which are attached to and form part of this permit.
5. This Development Variance Permit varies the provisions of the Zoning Bylaw 2003, Section 255.4 (b) by permitting the single family dwelling to be constructed with a overall height of 7.41 m (5.0 m required) and a single face building height of 7.51 m (5.0 m required) as shown on the plans prepared by Zebra Design dated July 29, 2015 and received August 4, 2015 and Murdoch de Greef Inc. Landscape Planning & Design dated and received October 15, 2015, copies of which are attached to and form part of this permit.
6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.

7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

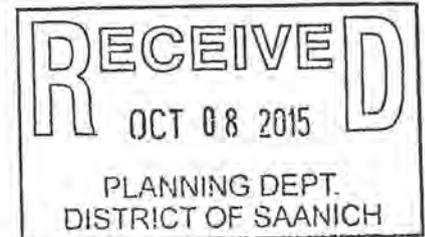
ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Municipal Clerk



390-7th Avenue,  
Kimberley, B.C. V1A 2Z7  
Tel: (250) 427-0260  
Fax: (250) 427-0280  
e-mail: aqua-tex@islandnet.com

201 – 3690 Shelbourne Street  
Victoria, B.C. V8P 4H2  
Tel: (250) 598-0266  
Fax: (250) 598-0263



## MEMO

**To:** Terence Radford, BFA, MLA; Murdoch de Greeff Inc.  
**From:** Tracy Motyer, R.B.Tech, Biology Technologist  
**Date:** October 5, 2015  
**Re:** **3777 Waring Place – Landscape Plan Comments**  
**File:** Working Files:Projects (server):3777 Waring Place:Drawing Comments 151001:3777WaringPlace LandscapePlanReview 151001.docx

Aqua-Tex has been engaged by Murdoch deGreeff to review the September 25, 2015 landscape plan prepared for 3777 Waring Place. The following outlines our comments and recommendations.

### Re-grading the Riparian Zone and Invasive Species

The reach of Hobbs Creek that flows through the subject property is a channelized stream which flows through a constructed channel with boulder rock banks. Re-grading the western bank of the channel to restore floodplain function and create a terrace for riparian planting will benefit the creek; however, there are two invasive species of concern present in the riparian zone, on the banks of Hobbs Creek – purple loosestrife (*Lythrum salicaria*) and Japanese knotweed (*Fallopia japonica*). Soil disturbing activities (*i.e.* re-grading) have the potential to spread these invasive species, particularly Japanese knotweed, and are **not recommended** at this time.

#### Japanese Knotweed

There is a moderate sized stand of Japanese knotweed on the west bank of Hobbs Creek, near the outlet culvert. Knotweeds are bamboo-like, fast growing and highly aggressive. Knotweeds are considered one of the world's worst invasive plants. Knotweeds have large, hollow stems and powerful rhizomes that can penetrate pavement and damage infrastructure including roads, foundations, and drainage systems. Rhizomes can extend 7m horizontally and 3m deep. Plants can regenerate from root and plant fragments, so proper disposal of plant material is imperative.

**Given the tenacious roots of this plant, cutting, pulling, digging or mowing alone are generally not recommended, as they encourage more growth of the rhizomes and can spread plant pieces to new areas.**

**Chemical Control** is the most effective way to control knotweed, particularly stem injection of herbicide. Repeated treatments over multiple years are required to successfully eradicate the knotweed. Given the proximity to Hobbs Creek, the chemical control must utilize a formula registered for use near water. Stem injection is the preferred method as it significantly reduces the risks of chemical control agents impacting adjacent vegetation and Hobbs Creek.

**Mechanical Control** is effective when combined with other control methods, such as chemical control. Mechanical removal can be effective if all of the plant and root fragments are removed

and disposed of in an appropriate facility (*i.e.* Hartland landfill). Caution must be taken to not spread the plant fragments. Do not allow any part of the cut canes to come in contact with water or soil and do not attempt to compost any part of the plant.

**Knotweed Recommendation:** Given the presence of Japanese knotweed on the streambank and potential for spreading the infestation, re-grading the streambank is not recommended.

Chemical control methods are recommended for the knotweed with monitoring and retreatment for at least 5 years. Stems should be cut back close to the ground surface (about 10-20cm above the ground) to expose the hollow stems and reduce the amount of plant material. Tarps and bags will be needed to collect and contain the cut material. Once the plants are removed, all plant parts should be placed into a garbage bag, labeled "invasive species" and taken to Hartland Landfill as suggested by the District of Saanich. The District of Saanich is developing protocols for the disposal of invasive species and should be contacted for up-to-date information through the Environmental Services branch at the time of removal. Any vehicles transporting knotweed must be securely tarped for transport and then thoroughly brushed-down and inspected for plant fragments. The remaining cut stems should then be injected with an appropriate herbicide (a formula registered for use near water). The infested area should be marked on the ground with flagging or paint for monitoring purposes. The treated area should be monitored for regrowth and retreated as needed for at least 5 years.

### **Purple Loosestrife**

There are a few clusters of purple loosestrife present on the banks of Hobbs Creek growing within the boulders on the streambank. Plants are present on both banks of the creek. Purple loosestrife generally flowers between late June and early September and can produce 2.7 million seeds annually as a mature plant. It can regenerate from root fragments left behind, so removal of the entire root of the plant is key to prevent regrowth.

There are two common methods of removing Purple Loosestrife recommended for this site: hand pulling/mechanical removal and cutting.

**Hand Pulling/Mechanical Removal** can be effective if done thoroughly. Hand pulling is most effective if the plant is not well established so its root mat system is small. Soil should be loosened with a shovel or garden fork before grasping the plant at its base and pulling evenly. Well-established plants require more intense excavation to remove all the roots, a machine can be used to remove the plant and root ball. Take care to remove the entire root of the plant to prevent any re-growth from root fragments.

**Cutting** is best for large populations of Purple Loosestrife as it reduces stem numbers and seed production. Cut the stalks before they go to seed and ensure that all cuttings are collected. Repeat cutting is typically required for eliminating a plant from a site.

**Loosestrife Recommendation:** Due to the small population of Purple Loosestrife at 3777 Waring Place it is recommended that hand pulling/mechanical removal be the initial method utilized for the removal of the Purple Loosestrife. Depending on how well established these plants are, cutting may need to be conducted. If hand pulling and/or cutting are determined not to be effective over the course of the next few years, biological control or herbicide use may need to be considered following discussion with the District of Saanich and any guidelines they may have regarding these methods. However, this is not expected.

Purple loosestrife generally flowers between late June and early September and can produce 2.7 million seeds annually as a mature plant. As such, it is recommended that the removal via hand pulling and/or cutting be conducted while the plants are in flower (for clear identification) before they go to seed (often early August) to prevent further spread of this invasive species. If flowers and seeds are present these should be cut off first into a garbage bag and then double-bagged prior to disposal. The material must be hauled to a suitable long-term disposal location (*i.e.*

Hartland Landfill). Rock should be hand-placed in any exposed areas that appear vulnerable to erosion.

The site should be inspected annually in late spring to ensure there is no re-population of the site by Purple Loosestrife. The inspection should occur in a time frame that allows for removal of re-growth, if observed, before the plant goes to seed.

### **Native Riparian Species Planting**

Only native riparian plant species should be planted between Hobbs Creek and the stucco fence line identified in the preliminary landscape plan prepared by Murdoch de Greef. The species listed on the landscape plan include riparian plants suitable for planting on the newly created floodplain terrace - *Carex lyngbeii*, *Carex obnupta*, *Spiraea douglasii*, and *Oenanthe sarmentosa*. Given the recommendation to not re-grade the streambank, for the purposes of invasive plant management, these species should be reassigned with other native species capable of withstanding drier site conditions. Permanent irrigation should be installed for this area to ensure the successful growth of these plants.

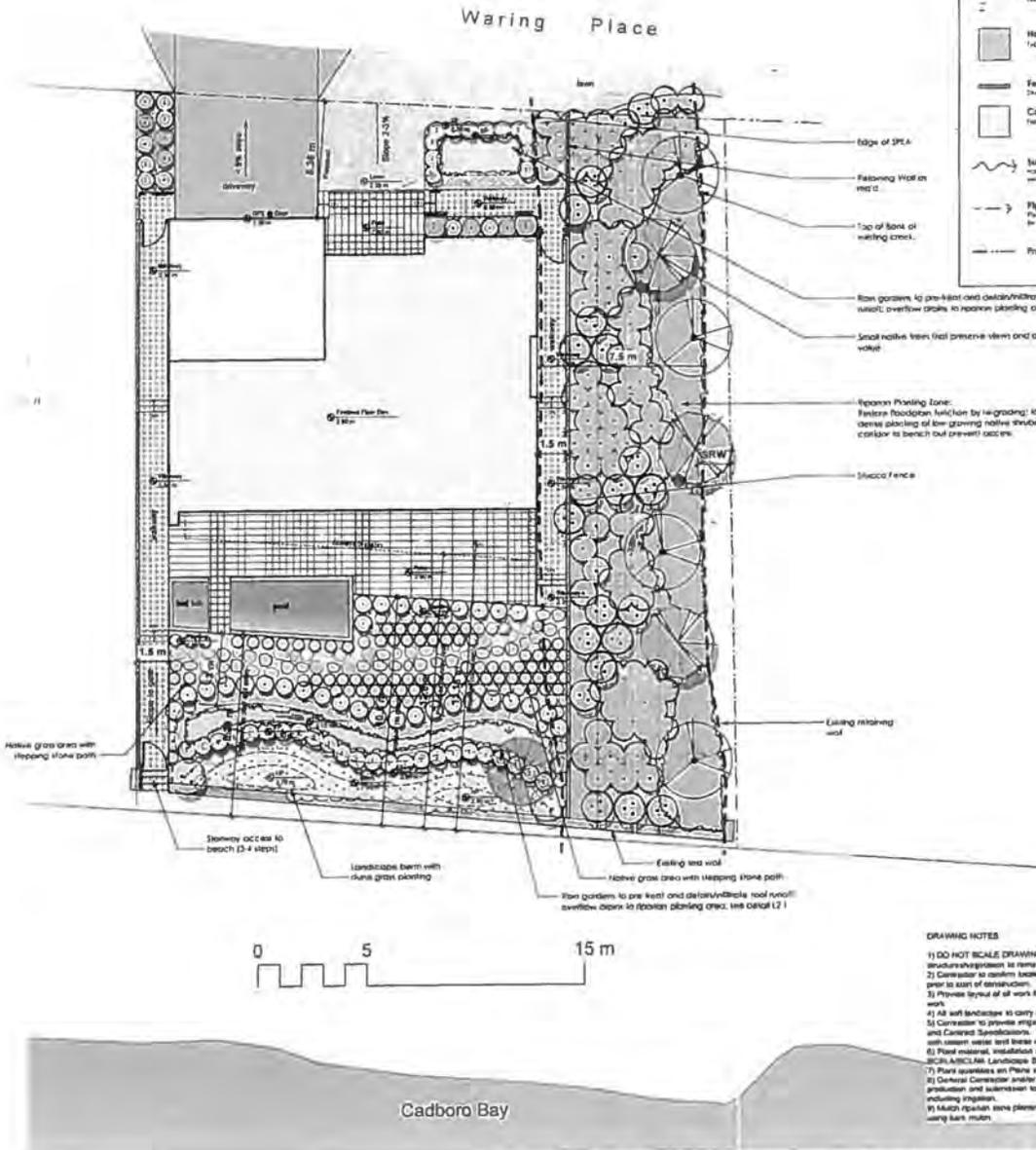
Lastly, *Rosa rugosa* is becoming recognized as an alien species that can outcompete native vegetation on dunes and ocean shoreline areas. Given the presence of the beach shoreline immediately adjacent to 3777 Waring Place *Rosa rugosa* **should not** be planted on this site (Weidema, 2006).

There was no detail provided for the rain garden overflows. The rain garden overflow must not be allowed to channelize as this may cause erosion of the Hobbs Creek streambank. The drainage pathway/discharge location may need to be armored to prevent erosion. Alternatively, flows out of the rain gardens could be dispersed as sheet flow through the riparian area.

Should you have any questions regarding this plan for the removal of invasive species and planting of native riparian species to enhance Hobbs Creek at please contact me at the Aqua-Tex office or by email as listed above.

## References:

- District of Saanich. 2012. Purple Loosestrife Invasive Plant Alert.  
<http://www.saanich.ca/living/environment/pdf/invasive/purple-alert-web.pdf>
- District of Saanich. 2012. Invasive Knotweeds: Japanese, Bohemian, Giant, Invasive Plant Alert.  
<http://www.saanich.ca/living/environment/pdf/invasive/knotweed-alert-web.pdf>
- Emanuel, R., Hulting, A., Koepke-Hill, R. 2011. Biology and Management of Knotweeds in Oregon: A Guide for Gardeners and Small-Acreage Owners. Oregon State University Extension Service. EM 9031.  
<http://ir.library.oregonstate.edu/xmlui/bitstream/handle/1957/21809/em9031.pdf?sequence=3>
- Lakehead Regional Conservation Authority. Loosestrife: A Serious threat to Thunder Bay area wetlands & Waterways. [www.lakeheadca.com/lssstrife.htm](http://www.lakeheadca.com/lssstrife.htm)
- Pacific Northwest Extension Publication :Oregon Agricultural Experimentation Station. Weeds: Purple Loosestrife (*Lythrum salicaria* L.).  
<http://cru.cahe.wsu.edu/CEPublications/pnw0380/pnw0380.pdf>
- Purple Loosestrife (*Lythrum salicaria*).  
<http://www.invadingspecies.com/Invaders.cfm?A=Page&PID=7>
- Weidema, I. 2006. NOBANIS – Invasive alien species fact sheet – *Rosa rugosa*.  
[http://www.nobanis.org/globalassets/speciesinfo/r/rosa-rugosa/rosa\\_rugosa.pdf](http://www.nobanis.org/globalassets/speciesinfo/r/rosa-rugosa/rosa_rugosa.pdf)



### LEGEND

- TYPE 2 - Precast Concrete Unit Pavement
- Hot Rolled Asphalt Paving
- Fence
- Cast in Place Concrete Footway
- Surface Flow
- Piped flow
- Property Line

### PLANT LIST

SYMBOL	Quantity	PLANT TYPE and suggested plants	Suggested spacing
	3	Rhamnus purshiana	6m O.C.
	5	Malus fusca	6m O.C.
	1	Pinus contorta var. contorta	6m O.C.
		Maintained Grass (Lawn)	
		Cultured Shrub Plantings (Hedge Focus)	
	15	Fragaria chiloensis	45 cm O.C.
	16	Lonicera nitida	75 cm O.C.
		Oleandra sp.	120 cm O.C.
		Spiraea japonica	60 cm O.C.
		Clivia 'Peggy Serrano'	100 cm O.C.
		Sarcococca nuxifolia	60 cm O.C.
		Micanthus sinensis 'Adagio'	150 cm O.C.
		Cistus 'Santitas/C. decumbens	100 cm O.C.
		Calamagrostis x arvensis 'Karl Foerster'	60 cm O.C.
		Mahonia aquifolium	120 cm O.C.
		Oxalis organica (dry shade)	30 cm O.C.
		Rosa rugosa	120 cm O.C.
		Vaccinium ovatum	90 cm O.C.
		Vancouveriana hexandra (dry shade)	40 cm O.C.
		Rain Garden Plantings	
	135	Carex obnupta	40 cm O.C.
		Juncus patens 'Carmen's Grey'	40 cm O.C.
	35	Cornus sericea 'Kelsey'	75 cm O.C.
		Symphoricarpos alba	75 cm O.C.
		Native Plantings - Marine Setback Area	
	80	Elymus mollis	60 cm O.C.
	150	Festuca rubra	45 cm O.C.
		Carex pachystachya	60 cm O.C.
		Calamagrostis stricta	60 cm O.C.
		Mehonia aquifolium	120 cm O.C.
		Gaultheria shallon	60 cm O.C.
		Polystichum munitum	60 cm O.C.
		Symphoricarpos alba	75 cm O.C.
		Vaccinium ovatum	90 cm O.C.
		Riparian Zone Plantings (Hedge only)	
	400	Carex lyngbyi	40 cm O.C.
		Carex obnupta	40 cm O.C.
	55	Symphoricarpos alba	100 cm O.C.
		Spiraea douglasii	100 cm O.C.
	40	Mehonia aquifolium	120 cm O.C.
		Ribes sanguineum	120 cm O.C.
	20	Rosa nutkana	150 cm O.C.
		Oenothera biennis	150 cm O.C.
		Oenothera lutea	150 cm O.C.

### Stormwater Calculations

#### Roofwater Schedule 'Y' Stormwater Runoff Calculations

	Impervious Area (sq m)	Required Storage Volume (based on 200 cu m limit)
Building	213	4.26
Road	0	0
Driveway	4.0	0.08
Walkways & Patios	1.05	2.10
Total	218	6.44

#### Rain Garden and Riparian Zone Calculations

	Area (sq m)	Storage per sq m (cu m)	Total Storage (cu m)
Rain Garden	45	0.24	12
Shrub	0	0.033	0
Total			12

#### Assumptions

- Rain Garden design based on 150 mm live standing plus 300 mm of saturated soil (total growing medium (20% void space) and 150 mm of soil) and 20% void space.
- Shrub storage based on 300 mm of saturated soil (total growing medium (20% void space) and 100 mm of soil).
- Storage Volume of Rain Garden per sq m = 0.24 cu m.
- Storage Volume of Shrub per sq m = 0.033 cu m.
- Required Storage Volume based on 200 cu m in the impervious area per Rainwater Schedule 'Y' assumptions.

- ### DRAWING NOTES
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
  - Consultor to confirm location and elevation of all existing services and utilities prior to start of construction.
  - Provide layout of all work for approval by Llanochter Arroyos to proceeding with work.
  - All soil landscape to carry a 1 year warranty from date of acceptance.
  - Consultor to provide irrigation system for all plantings to current HABC standards and Council Specifications. Provide separate zones for plantings that will be irrigated with treated water and those watered for two year establishment period.
  - Plant material, installation and maintenance to conform to the current edition of the BCNA ACT 161, Landscape Standards, minimum to Level 3. Material standard.
  - Plant quantities are those that shall take precedence over plant list quantities.
  - Consultor to confirm all sub-contractors are responsible for all work related to production and submission to construction of all landscape as-built information including irrigation.
  - Major riparian zone plantings with minimum 4" depth of coarse wood chips. Avoid using bark mulch.

PRELIMINARY  
NOT FOR CONSTRUCTION

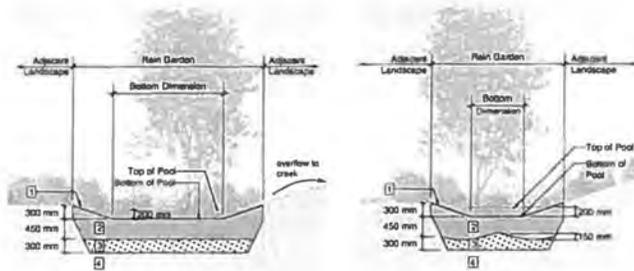
client  
TIM QUOCKSISTER A  
JESSICA OLAFSON

designer  
PRIVATE RESIDENCE  
3777 Waring Place  
SAANICH, BC

sheet title  
Landscape Plan

PROJECT NO. 114.04  
SCALE 1:100  
DRAWN BY: MEDIAL  
CHECKED BY: SAH/PG  
PROJECT NO. 114.04  
SHEET NO. L1.1

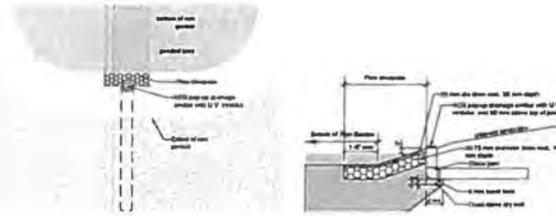
FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION



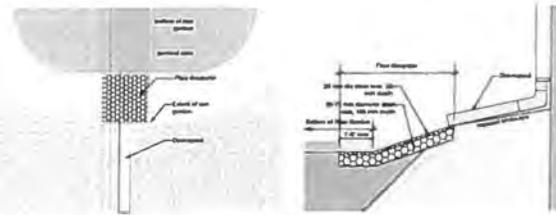
**RAIN GARDEN MATERIALS**

1. Composted mulch, 50 -70 mm depth
2. Bio-retention growing medium, 450 mm depth
3. Scarified/filled subgrade, 300 mm depth
4. Existing subgrade/haive material

1 Rain garden details  
m



2 Downspout connection to Rain Garden - pop-up emitter  
m



3 Downspout connection to Rain Garden - flow distributor  
m

**PRELIMINARY  
NOT FOR CONSTRUCTION**

Rev. No.	Description	Date
2	Revised DP	11/07/25
1	Issued for DP	11/07/25



Client  
**TIM QUOCKSISTER &  
JESSICA OLAFSON**

Project  
**PRIVATE RESIDENCE  
3777 Waring Place  
SAANICH, BC**

Sheet Title  
**Landscape Details**

PROJECT No.	114.04
SCALE	1:100
DESIGNED BY	PD/MLC
CHECKED BY	JM/PRC
DESIGN No.	SHEET No.
	<b>L2.1</b>

**FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION**

# Memo

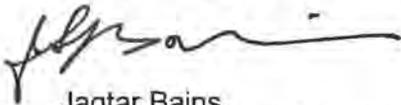
**To:** Planning Department  
**From:** Jagtar Bains – Development Coordinator  
**Date:** August 13, 2015  
**Subject:** Servicing Requirements for the Proposed Development

---

**PROJECT: \*\*ENVIRONMENTAL DP\*\* TO CONSTRUCT A NEW SINGLE FAMILY DWELLING. VARIANCES ARE REQUESTED.**

**SITE ADDRESS: 3777 WARING PL  
PID: 000-068-926  
LEGAL: LOT 3 SECTION 44 VICTORIA LAND DISTRICT PLAN  
DEV. SERVICING FILE: SVS01956  
PROJECT NO: PRJ2015-00455**

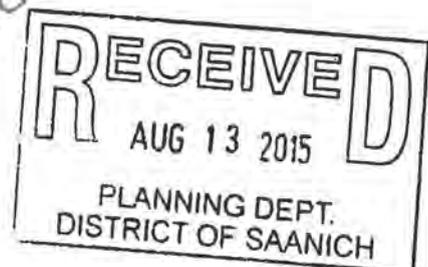
The above noted application for Environmental Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s).



Jagtar Bains  
DEVELOPMENT COORDINATOR

cc: David Sparanese , MANAGER OF TRANSPORTATION & DEVELOPMENT

ENTERED  
IN CASE



## Development Servicing Requirements

Development File: SVS01956  
Civic Address: 3777 WARING PL  
Page: 1

Date: Aug 13, 2015

### Gen

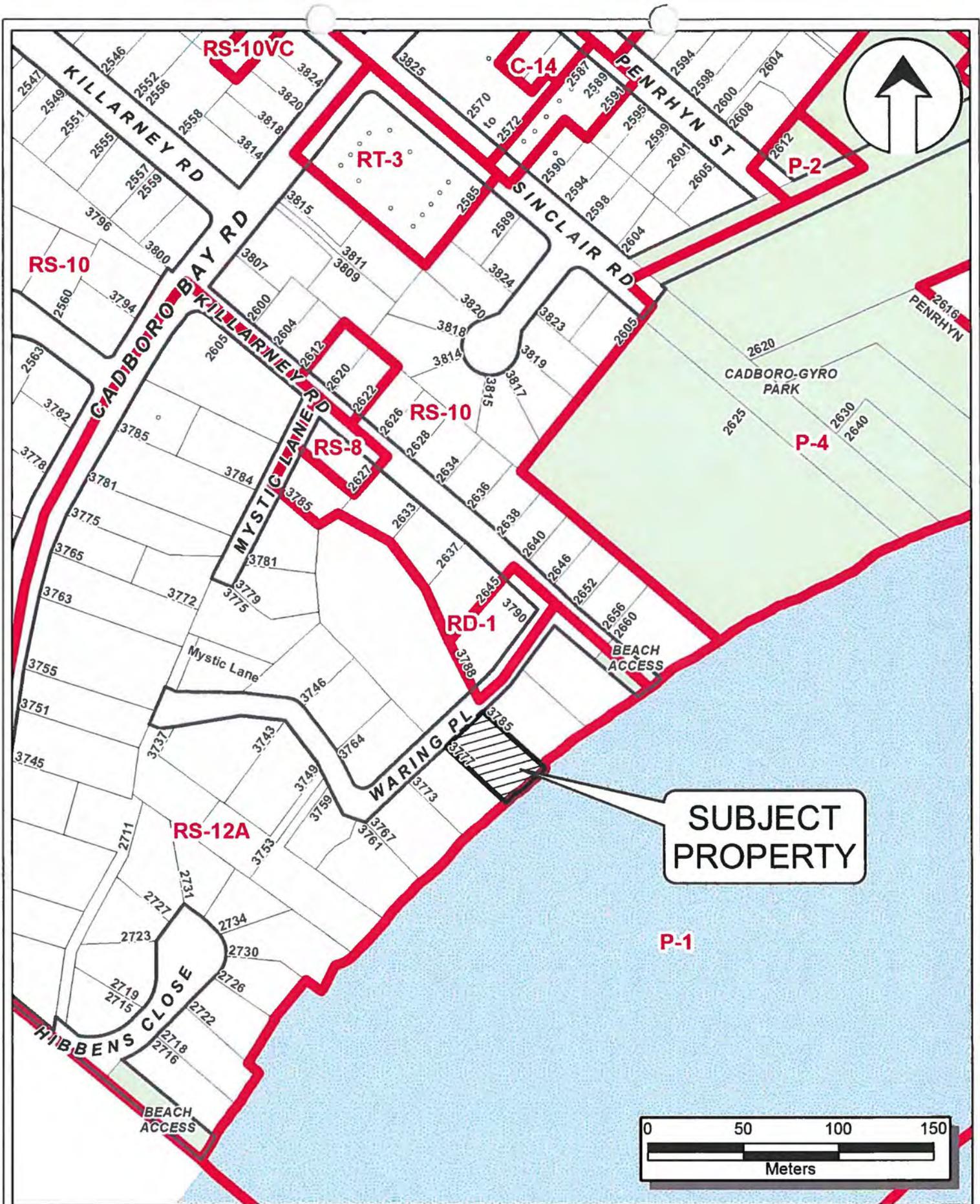
1. A GEOTECHNICAL AND FLOOD CONSTRUCTION LEVEL REPORT IS REQUIRED FROM PROFESSIONAL ENGINEER.
2. COVENANT MUST BE REGISTERED AGAINST THIS PROPERTY TO SAVE THE DISTRICT AND THE PROVINCE HARMLESS IN CASE OF FLOODING AND TO REQUIRE CONSTRUCTION OF DWELLING IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL AND FLOOD CONSTRUCTION REPORT. THIS COVENANT MUST BE REGISTERED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR PROPOSED DWELLING.

### Sewer

1. THE EXISTING SEWER CONNECTION IS TO BE PROVIDED WITH AN INSPECTION CHAMBER FOR REUSE BY PROPOSED DWELLING.

### Water

1. THE EXISTING 13 MM WATER SERVICE MUST BE UPGRADED TO 19 MM.



**Planning - RE: Saanich Referral**

---

**From:** "Eric Dahli" [REDACTED]  
**To:** "Planning Planning" <Planning.Mun\_Hall.Saanich@saanich.ca>  
**Date:** 8/21/2015 1:01 PM  
**Subject:** RE: Saanich Referral  
**CC:** "Bill Dancer" [REDACTED]

The Cadboro Bay Residents Association has no objections to this project, based on the information we have received to this date.

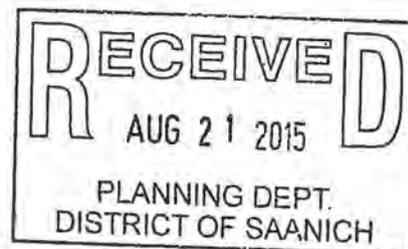
Thank-you

Eric Dahli, Chair

Cadboro Bay Residents Association

**From:** Planning Planning [Planning.Mun\_Hall.Saanich@saanich.ca]  
**Sent:** August-07-15 11:42 AM  
**To:** Jonathan Stoppi [REDACTED]  
**Subject:** Saanich Referral

ENTERED  
IN CASE



August 7, 2015

Dear Cadboro Bay Residents' Association:

**Re: Application for Development:**

**Applicant:** Tinney and Associates Land Planning  
**Site Address:** 3777 WARING PL  
**Legal:** LOT 3 SECTION 44 VICTORIA LAND DISTRICT PLAN 8088 & 1/20 INTEREST LOT 21 PLAN 8088  
**Folder No.:** DPR00618  
**Description:** **\*\*ENVIRONMENTAL DP\*\* TO CONSTRUCT A NEW SINGLE FAMILY DWELLING. VARIANCES ARE REQUESTED.**

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the

file.

In a written letter or email to [planning@saanich.ca](mailto:planning@saanich.ca), please provide your comments to the Planning Department indicating if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project (please provide reason).

We would appreciate receiving your comments by August 27, 2015 so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

**If you require further information about the proposed development please contact ADRIANE POLLARD Local Area Planner at [250-475-5494](tel:250-475-5494) extension 3556.**

It is suggested that you periodically check our website, [www.saanich.ca](http://www.saanich.ca) *Active Planning Applications* as any revised site plans for this application will be posted there.

Sincerely,

Adriane Pollard  
Planner

cc: Clerks Department



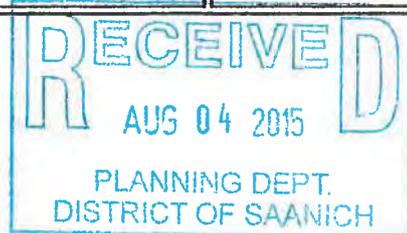
June 2015

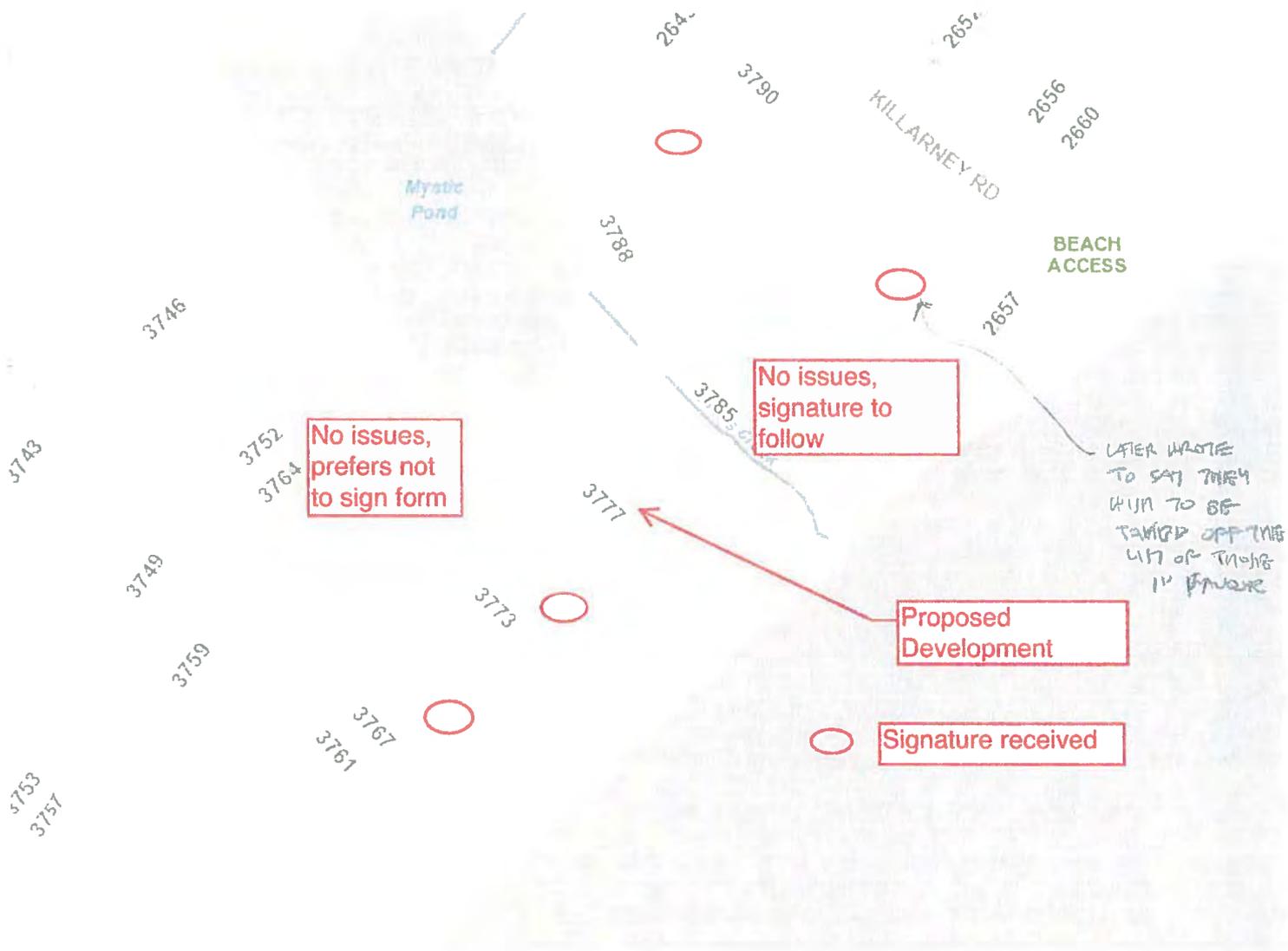
Municipality of Saanich  
770 Vernon Ave  
Victoria, BC  
Canada V8X 2W7

Re: 3777 Waring Place - Application for Development Variance Permit

After reviewing the plans and elevations for the proposed dwelling at 3777 Waring Place, we the undersigned have no objections to the proposed development variance permit application.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
<i>[Signature]</i> JEAN ST. DENNIS	3788 Waring Place	JUNE 23/15
MORGAN HALL <i>[Signature]</i>	2057 Killarney	JUNE 23/15
M. LIANE GARAY <i>[Signature]</i>	3767 Waring Place	JUNE 23/15
Debra Sanchuk <i>[Signature]</i>	3773 Waring Pl.	26 June/15
	3764 Waring	no issues, prefer not to sign June 23/15
	3755 Waring	summer holidays signature to follow





**RECEIVED**  
 AUG 04 2015  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

Waring

✓DVP.

Council - 3777 Waring Place

From: George Ewonus [redacted]  
 To: <council@saanich.ca>, <mayor@saanich.ca>  
 Date: 7/21/2015 6:11 PM  
 Subject: 3777 Waring Place  
 CC: <chuck.bell@saanich.ca> ✓  
 Attachments: 3777 Waring.jpg

POST TO: [redacted] POSTED: 2015 07/23 50.

COPY TO:

INFORMATION

REPLY TO WRITER

COPY RESPONSE TO LEGISLATIVE DIVISION

REPORT

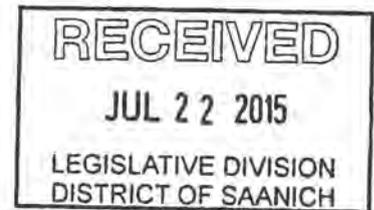
FOR: [redacted]

ACKNOWLEDGED: [signature]

Dear Mayor and Council. My wife and I have lived at [redacted] Waring Place for the last 10 years. We have seen the property [redacted] at 3777 Waring Place deteriorate over the years. It has been sold more than once during this time. The latest owner, Tim Quocksister, did come by with a document he asked to be signed clearly showing a large two storey house to be built at 3777 Waring Place. My wife and I did not sign the document since we feel Saanich has an excellent process in place for approval of variances. I applaud Mr. Quocksister in planning to demolish the old house and build a new one. However I seem to recall that a one story house is all that is currently approved on this beachfront location. The full two storey house that was proposed by Mr. Quocksister seems completely at odds with the character of the beach neighbourhood (I have attached the photo to this email). I do feel that the house that was previously approved during the 2010 design process was in keeping with the character of the neighbourhood and we had no objections to that design. My wife and I look forward to being involved in any further discussions about this.

Regards,

George and Lindy Ewonus  
 [redacted] Waring Place





**Planning - rezoning petition 3777 Waring Place**

---

**From:** Morgan Hall [REDACTED]  
**To:** <chuck.bell@saanich.ca>  
**Date:** 7/17/2015 4:18 PM  
**Subject:** rezoning petition 3777 Waring Place

---

I signed a petition a few weeks ago regarding my opinion on the aesthetics of a proposed new home to be constructed on Waring Place. I was promised by the new owners, who presented me with the petition, that they would be sending me all the plans and the proposed zoning changes that they would be requesting, to my email, which I provided for them. I have not received these plans, and I now wish to withdraw my name from the petition. I now also understand that they are proposing a much larger home on the property than what I understood that evening.

Regards,

Morgan Hall

--  
Please send your future emails to to my new account at this address:

