



AGENDA

For the Council Meeting to be Held
In the Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
MONDAY, JUNE 13, 2016, 7:00 P.M.

- A. PRESENTATION OF AWARDS
 - P. 3**
 - 1. **Saanich Environmental Awards**
- B. ADOPTION OF MINUTES
 - 1. Special Council Meeting held May 31, 2016
 - 2. Special Committee of the Whole Meeting held May 31, 2016
- C. BYLAWS FOR FINAL READING, RATIFICATION OF PERMIT APPROVAL
 - 1. **1720 SHERIDAN AVENUE – DEVELOPMENT VARIANCE PERMIT**
 - P. 4** From the January 25, 2016 Committee of the Whole Meeting. Ratification of Development Variance Permit DVP00365 to vary the minimum lot width for a proposed subdivision to create one additional lot.
 - 2. **ZONING BYLAW AMENDMENT – NEW ZONE M-3B/D**
 - P. 5** Final reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9387”. To create a new M-3B/D Zone (Industrial Park Brewery/Distillery Retail Sales).
 - 3. **761 ENTERPRISE CRESCENT – REZONING TO M-3B/D**
 - Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9388”. To rezone from M-3 (Industrial Park) to Zone M-3B/D (Industrial Park Brewery/Distillery Retail Sales) for a proposed brewery/distillery.
- D. PUBLIC INPUT (ON BUSINESS ITEMS E & F)
- E. BYLAWS FOR THREE READINGS
 - 1. **4134 AND 4138 HOLLAND AVENUE – SEWER SERVICE AREA INCLUSION**
 - P. 6** Three readings of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2016, No. 9391”. To include the subject properties in the Sewer Service Area.
- F. RESOLUTIONS FOR ADOPTION
 - 1. **PRIDE VICTORIA EVENTS**
 - P. 8** Motion from Councillor Plant dated June 8, 2016 recommending that Council endorse the participation of the District of Saanich in Pride Victoria events, and that Saanich will fly Pride and Transgender flags from July 1-10, 2016 at the Saanich Municipal Hall.
 - 2. **BRITISH COLUMBIA LOTTERY CORPORATION (BCLC) – GAMING FACILITY EXPRESSION OF INTEREST**
 - P. 9** Report of the Director of Planning dated June 3, 2016 recommending that Council receive the report for information and that Council direct staff to forward the attached response to the BCLC, including any amendments, by the June 23, 2016 deadline.

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3. **2016 ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES MEMBERSHIP DUES**
P. 18 Invoice from the Association of Vancouver Island and Coastal Communities requesting payment of annual membership dues in the amount of \$9,587.48.
4. **FIRE SERVICES AGREEMENT BETWEEN THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH, THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT, THE CORPORATION OF THE DISTRICT OF SAANICH, THE CORPORATION OF THE DISTRICT OF OAK BAY AND THE TOWN OF VIEW ROYAL**
P. 19 Report of the Fire Chief dated May 16, 2016 recommending that Council authorize the Fire Services Agreement for the provision of resources by a party to another party to respond to an emergency incident, class of event or category as determined by the Fire Services Committee pursuant to this agreement.
5. **CANADA 150 COMMUNITY INFRASTRUCTURE GRANT OPPORTUNITIES**
P. 31 Report of the Director of Parks and Recreation dated June 7, 2016 recommending that Council approve two applications to the Canada 150 Community Infrastructure Program for:
a) Rutledge Park splash pad and washrooms in the amount of \$425,000 with \$212,000 drawn from Saanich Parks 2017 annual capital program as the required matching funds; and
b) GR Pearkes accessibility ramp in the amount of \$150,000 with \$75,000 drawn from Saanich Recreation 2016 annual capital program as the required matching funds.
6. **2015 ANNUAL REPORT**
Presentation of the Annual Report to Council. (Distributed Separately)

* * * Adjournment * * *

AGENDA

For the Committee of the Whole Meeting

** IMMEDIATELY FOLLOWING**

The Council Meeting in the Council Chambers

1. **4396 WEST SAANICH ROAD – DEVELOPMENT PERMIT AMENDMENT AND SUBDIVISION APPLICATION**
P. 34 Report of the Director of Planning dated May 11, 2016 recommending that Council approve Development Permit Amendment DPA00852 for a proposed 60-unit, six-storey apartment building with underground parking; and that ratification of the Development Permit Amendment be withheld pending registration of a covenant to secure construction to a BUILT GREEN® Gold (or equivalent) energy efficient standard; pending registration of a statutory-right-of-way for the pedestrian/cycling pathway along the northern portion of the property; and pending registration of a housing agreement to prohibit a Strata Bylaw or Strata Council from restricting rental of an apartment dwelling unit for residential purposes. Variances are requested for building height and to allow first storey residential apartments.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

1240-05

cncl Jun 13/16

District of Saanich
Legislative
Environment and Natural
Areas Advisory Committee
770 Vernon Ave.
Victoria BC V8X 2W7
t. 250-475-1771
f. 250-475-5440
saanich.ca



LEGISLATIVE SERVICES

Mayor
Councillors
Administrator

Council
Administration
Media
Jun 13/16 DM

Memo

To: Mayor Atwell and Councillors
From: Councillor Dean Murdock, Chair, Environment and Natural Areas Advisory Committee
Date: May 24, 2016
Subject: **SAANICH 2016 ENVIRONMENTAL AWARDS**

Presentations for the 2016 Environmental Awards will be held on **Monday, June 13, 2016** at 7:00 p.m. in the Council Chambers, preceded by a reception at 6:15 p.m. The Environment and Natural Areas Advisory Committee is pleased to announce the following 2016 award winners:

- ▶ Individual Citizen 2016: William (Bill) Dancer
- ▶ Volunteer Organization: Victoria Golden Rods and Reels Fishing and Social Club
- ▶ Youth Group/School: Mt. Doug High School Eco Club
- ▶ Business: Saanich Native Plants
- ▶ Biodiversity/Conservation: Purnima Govindarajulu
- ▶ Long Term Achievement: Everett and Merle Peterson
- ▶ Sustainability: Goldstream Volunteer Salmonid Enhancement Association

We are proud of these individuals and organizations who are leading by example and teaching us about environmental conservation. Council is invited to attend the awards reception at 6:15 pm, immediately preceding the Council meeting. I sincerely hope that you will be able to attend. Please RSVP to Elizabeth in Legislative Services at extension 3430 by **Monday June 6, 2016**. Her email is elizabeth.vandenhengel@saanich.ca.

Dean Murdock

Councillor Dean Murdock, Chair
Environment and Natural Areas Advisory Committee

RECEIVED
MAY 25 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

POST TO <i>ETI</i>	POSTED
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INFORMATION	
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REPORT	<input type="checkbox"/>
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cncl Jun 13/16



LEGISLATIVE SERVICES

Mayor
Councillors
Administrator

Council
Administration
Media

Jun 7/16 DH

Memo

To: Mayor and Councillors File: 2860-40 Sheridan
From: Sharon Froud, Deputy Legislative Manager
Date: June 6, 2016
Subject: **1720 Sheridan Avenue – Ratification of Development Variance Permit**

At a Committee of the Whole meeting held January 25, 2016, Council considered a Development Variance Permit Application DVP00365 at the above noted property. Ratification of the Development Variance Permit was withheld pending registration of a covenant to secure several items including construction in compliance with plans prepared by Outline Home Design date stamped Received July 23, 2015, a minimum BUILT GREEN® Gold, EnerGuide 82 or equivalent energy efficiency standard, installation of the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems, the installation of heat pumps and tankless gas water heaters, and that proposed Lot A be restricted from having a secondary suite.

Please note that all outstanding items have been addressed and Council is requested to approve Development Variance Permit DVP00365. This item is scheduled for the Council meeting on June 13, 2016.

If you have any questions please contact me at extension 3507.

A handwritten signature in black ink that reads "S. Froud".

Sharon Froud,
Deputy Legislative Manager

dh

cc: Paul Thorkelsson, CAO
Carrie MacPhee, Director of Legislative Services
Sharon Hvozdzanski, Director of Planning
Harley Machielse, Director of Engineering

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Cnel Jun 8/16



LEGISLATIVE SERVICES
Council Administrator
Mayor Councillors Administrator
Media
Jun 8/16 dh

Memo

To: Mayor and Councillors
From: Sharon Froud, Deputy Legislative Manager
Date: June 8, 2016
Subject: **761 Enterprise Crescent – Final Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9387”, and “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9388”**

File: 2870-30 Enterprise

At a Public Hearing held May 31, 2016, Council gave second and third reading to the above noted bylaws. Final reading of the bylaws were withheld pending approval from the Ministry of Transportation and Infrastructure.

Please note that there are no outstanding items to be addressed so Council is requested to:

- a) give final reading to the "Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9387" to create the new M-3B/D (Industrial Park Brewery/Distillery Retail Sales) Zone; and
- b) give final reading to the "Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9388" to rezone the lands to M-3B/D Zone.

This item is scheduled for the Council Meeting on June 13, 2016. If you have any questions please contact me at extension 3507.

A handwritten signature in blue ink that reads "S Froud".

Sharon Froud,
Deputy Legislative Manager

dh

cc: Paul Thorkelsson, CAO
Carrie MacPhee, Director of Legislative Services
Sharon Hvozhdanski, Director of Planning
Harley Machielse, Director of Engineering

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cncl Jun 13/16
Mayor
Councillors
Administrator
Council
Administra
Media
Jun 13/16 JJA

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9391

TO AMEND BYLAW NO. 8792
BEING THE "SANITARY SEWER BYLAW, 2006"

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. Bylaw No. 8792 being the "Sanitary Sewer Bylaw, 2006", is hereby amended as follows:
 - (a) By deleting Map 25 from Schedule "D" and substituting therefore a new Map 25 dated May, 2016 and which is attached hereto as Schedule "1".

Lot 2, Block 1, Section 13, Lake District, Plan 1719
(4134 Holland Avenue)

Lot 3, Block 1, Section 13, Lake District, Plan 1719
(4138 Holland Avenue)
2. This Bylaw may be cited for all purposes as the "**SANITARY SEWER BYLAW, 2006, AMENDMENT BYLAW, 2016, NO. 9391**".

Read a first time this

Read a second time this

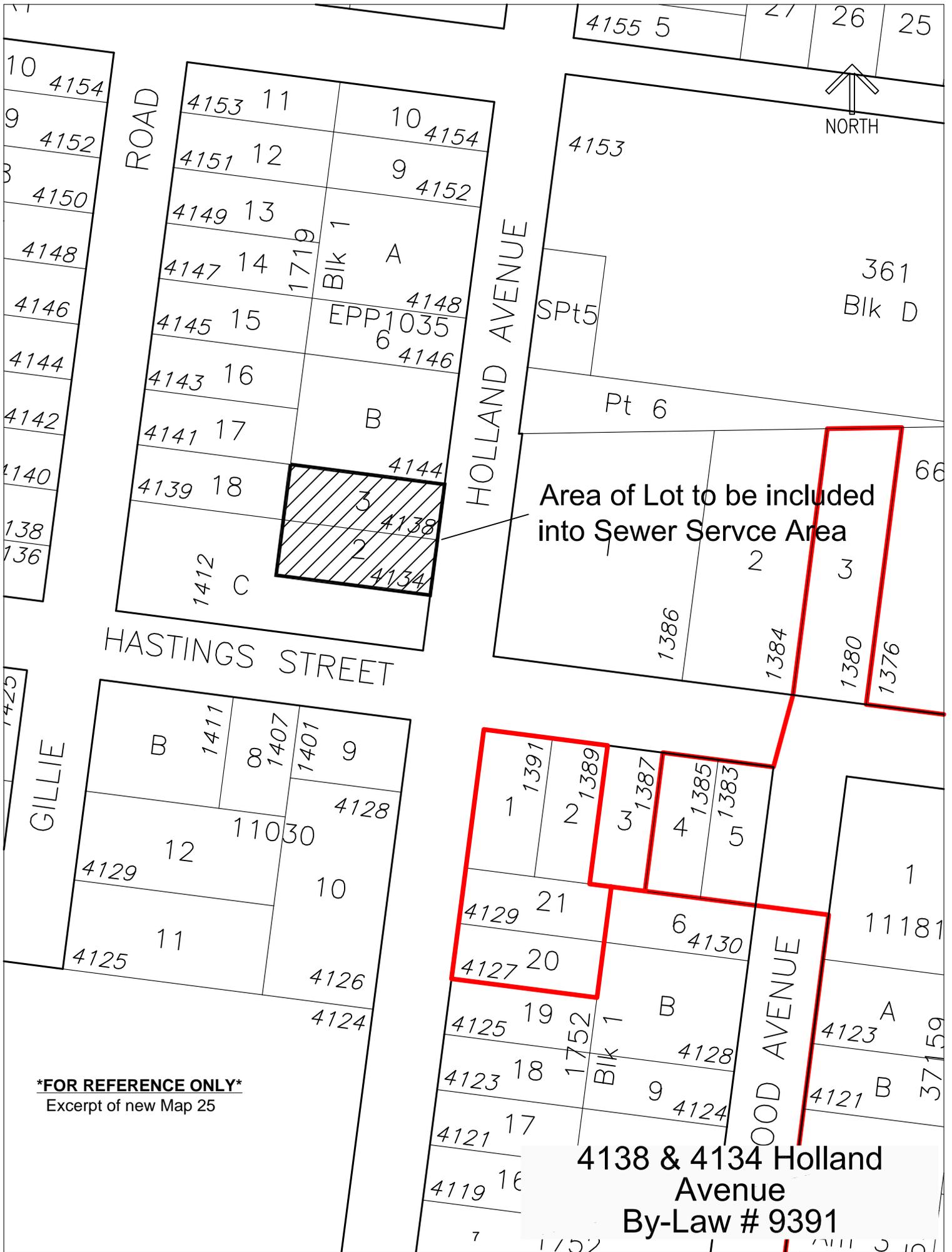
Read a third time this

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

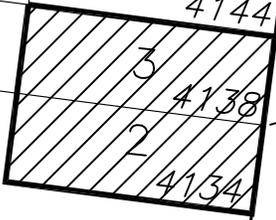
Municipal Clerk

Mayor

CM
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Area of Lot to be included into Sewer Service Area



HOLLAND AVENUE

ROAD

HASTINGS STREET

GILLIE

GOOD AVENUE

FOR REFERENCE ONLY
Excerpt of new Map 25

**4138 & 4134 Holland Avenue
By-Law # 9391**

cncl Jun 13/16



LEGISLATIVE SERVICES
City Administrator
Media
Jun 8/16 DM
Mayor
Councillors
Administrator

Memo

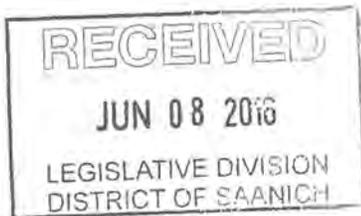
To: Mayor and Council
From: Councillor Colin Plant
Date: June 8, 2016
Subject: Pride Victoria Events

File: 1410-04

Notice of Motion introduced May 31, 2016:

"That the District of Saanich participate in Pride Victoria events, and that Saanich will fly Pride and Transgender flags from July 1-10, 2016 at Saanich Municipal Hall."

Councillor Colin Plant



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The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Administrator
Media
Jun 7 116 DL

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: June 3, 2016
Subject: British Columbia Lottery Corporation - Gaming Facility Expression of Interest
File: 1130-20

BACKGROUND

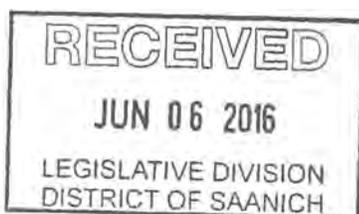
At its meeting of October 19, 2015, Council considered a request from the British Columbia Lottery Corporation (BCLC) for Expressions of Interest for hosting a Gaming Facility within its boundaries. At that meeting the following motion was made and carried.

“That Council provide an expression of interest to BCLC to be considered as a potential Host Local Government of a gaming facility.”

Subsequent to the October 19, 2015 meeting of Council, the BCLC considered preliminary expressions of interest from five local governments within the Greater Victoria Area, namely: City of Victoria; Esquimalt Nation; Songhees Nation; Township of Esquimalt; and the District of Saanich. Of the five communities, the City of Victoria and the District of Saanich were shortlisted by BCLC for further review and consideration.

On April 14, 2016 BCLC wrote the District of Saanich confirming the shortlisting, and asking Saanich to answer five questions. A copy of the BCLC letter is attached along with a draft response for Council's review and consideration.

Staff are seeking Council's direction as to what, if any, edits it would like to make to the draft letter. The letter must be received by BCLC no later than 4:00 p.m. on June 23, 2016.



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RECOMMENDATION

That the report be received for information and that Council direct staff to forward the attached response to the BCLC, including any amendments, by the June 23, 2016 deadline.



Sharon Hvezdanski, Director of Planning

SH/sl
G:\PLANNING\Gaming Facility\REPORT_BCLC Gaming Application_ June 3, 2016.docx

Attachments

cc: Paul Thorkelsson, CAO

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.



Paul Thorkelsson, CAO

June 3, 2016

Mr. Greg Walker
Director of Public Affairs BCLC
2940 Virtual Way
Vancouver BC V5M 0A6

Dear Greg Walker:

Re: Gaming Facility Expression of Interest

Thank you for your letter dated April 14, 2016 inviting the District of Saanich to participate in phase two of the Expression of Interest process. The District of Saanich is pleased to provide the following responses to your questions.

1. Please identify areas of the District of Saanich that the District would consider preferable for the location of a gaming facility.

In general, Saanich's Official Community Plan policies would be supportive if a gaming facility was proposed within an identified Major "Centre".

Given the nature of gaming facilities, the Uptown Major "Centre" would seem most appropriate for either; a casino/full-service facility (Option B), or a community gaming centre (Option A). The northern edge of the Tillicum - Burnside Major "Centre" may also be a good candidate for such facilities.

For your convenience we have enclosed a copy of the Official Community Plan Map which identifies the general location of our Major "Centre's".

2. Is a redevelopment proposal for a gaming facility acceptable at the current bingo hall site (3400 Tillicum Road)?

The current bingo hall site is located with the Tillicum – Burnside Major "Centre" and therefore policy wise it would be considered a potential site for rezoning to accommodate an expanded gaming facility. The Tillicum Local Area Plan includes policies regarding redevelopment of that site, although a gaming facility has not explicitly been noted.

3. Given that casino gaming is not a permitted use in the District of Saanich, would the District rezone on a site-specific basis in the event that a gaming proposal was received from BCLC?

A site-specific zone would be anticipated, a Development Permit would also be required and the applications would be processed concurrently. It would be at the full discretion of Council to approve a rezoning proposal, subject to the normal development application process. Depending upon the site selected, it may also be an option to

amend the existing zoning applicable to a property, to add to the list of permitted uses rather than create a site-specific zone if the proposal complies with the existing density provisions. In either scenario the rezoning process is the same.

Planning staff would be able to provide more specific guidance and recommendations as any potential sites are investigated.

4. What amenities does the District require be included in the facility? i.e. hotel, conference centre, theatre, etc.

The District of Saanich does not have a specific policy identifying amenity requirements. Community contributions in Saanich are considered on a case-by-case basis in consultation with the applicant and the community. The District of Saanich currently does not have many major hotels, a conference centre, or a dedicated theatre/performance venue. Given the geographic location of Saanich and existing facilities within the region, a hotel and/or dedicated theatre/performance venue would likely be the best fit for the community. As always, Council would be open to discussing these and a range of other options.

5. What is the District's timeline for approving a development proposal?

The timeline for a development application would be approximately eight to twelve months. Early consultation with the community prior to submitting an application always helps to ensure the review process runs smoothly.

Planning and Engineering staff welcome pre-application meetings with clients to help identify any particular areas of concern, provide recommended design considerations, and address any questions the applicant may have. Our staff would be happy to meet with you early in the process if Saanich is selected for a gaming facility site.

If you require more information, or wish to discuss any aspects of the application, please do not hesitate to contact myself or the CAO, Paul Thorkelsson at 250-475-5555.

Sincerely,

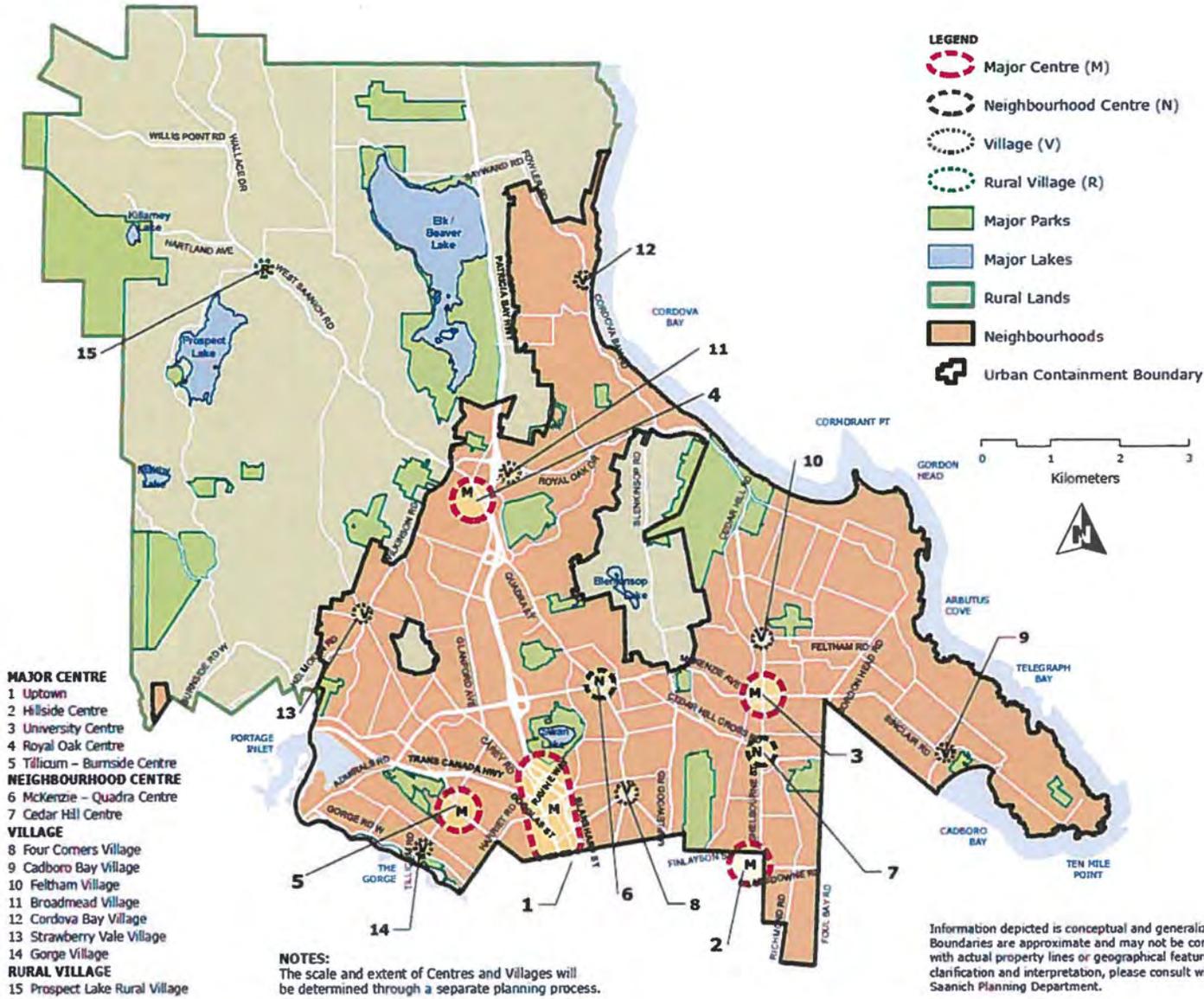
Richard Atwell
Mayor

ALP/si
G:\PLANNING\Gaming Facility\LTR_GAMING_JUNE 3, 2016.docx

Attachments

cc: Council
Paul Thorkelsson, CAO
Sharon Hvozdzanski, Director of Planning
Harley Machielse, Director of Engineering
Carrie MacPhee, Director of Legislative Services
Donna Dupas, Legislative Manager Municipal Clerk

MAP 4 Urban Containment, Villages and Centres



April 14, 2016

His Worship Richard Atwell
Mayor
District of Saanich
770 Vernon Avenue
Victoria, British Columbia
V8X 2W7

Dear Mayor Atwell:

Thank you for your interest in hosting a gaming facility in the District of Saanich. BCLC appreciates that local governments in the Greater Victoria area have enthusiastically participated in the Expression of Interest (EOI) process.

Five local governments responded to BCLC in December 2015, including the City of Victoria, District of Saanich, Esquimalt Nation, Songhees Nation and the Township of Esquimalt. The District of Oak Bay declined to participate.

The first phase of BCLC's EOI process consisted of reviewing and assessing each potential host local government's submission based on criteria related to community support, geographic, economic and demographic considerations. The rigorous review process was overseen by an independent third party to ensure fairness and consistent application of standards in the assessment of each response.

BCLC has now concluded the first phase of its EOI process and has determined that a second phase in the process is necessary to determine a potential host local government.

Although no decision has been made, we are pleased to advise you that the District of Saanich has been identified as a local government with strong potential to host a gaming facility. Accordingly, BCLC invites the District of Saanich to participate in phase two of the EOI process, as set out below.

BCLC is considering either the District of Saanich or the City of Victoria as a potential host local government for a gaming facility. We will not



74 West Seymour Street
Kamloops, BC V2C 1E2

T 250.828.5500
F 250.828.5031

2940 Virtual Way
Vancouver, BC V5M 0A6

T 604.215.0649
F 604.225.6424
bclc.com

pursue a gaming facility with the Esquimalt Nation, Songhees Nation or the Township of Esquimalt at this time.

Phase two of the EOI process consists of BCLC providing details regarding the proposed facility's size and scope and requesting additional information related to the District of Saanich's policies, plans and zoning with respect to the proposed gaming facility. Please see Appendix A.

Responses received in phase two will be reviewed and assessed as part of a process that is overseen by an independent third party. Upon completion of phase two, BCLC will make a final decision regarding its preferred host local government for a potential gaming facility. BCLC's decision, once made, is final. This response to BCLC is non-binding, and may be forwarded under the signature of the Mayor or the Chief Administrative Officer. BCLC respectfully requests a response no later than 4 p.m. PT on Thursday, June 23, 2016. Responses should be sent to:

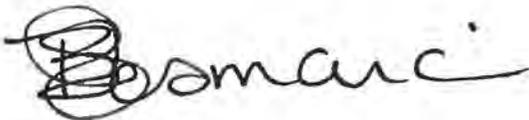
Greg Walker
Director of Public Affairs, BCLC
2940 Virtual Way Vancouver,
BC V5M 0A6
gwalker@bclc.com

Once a final decision to proceed with a municipality has been made, BCLC will advise you directly. Following that, BCLC will determine the service provider and begin the public consultation process as mandated by the *Gaming Control Act*.

At any time, we are available to meet with you to provide further detail on our market analysis and the EOI process. If a local government does not wish to be considered to host a gaming facility, no further steps need be taken.

BCLC appreciates the interest of the District of Saanich. We look forward to hearing from you soon.

Sincerely,



Brad Desmarais
Vice President
Casino and Community Gaming

CC Susan Dolinski, BCLC
Jerry Williamson, BCLC
Greg Walker, BCLC

Appendix A

BCLC has concluded the initial phase of its Expression of Interest (EOI) process, and identified two local governments with strong potential to host a gaming facility in Greater Victoria.

Additional Information about Proposed Gaming Facility:

1. At present, BCLC is considering one of two gaming facility options for use in your community. A decision on which option will be determined by BCLC once a potential host local government selection has been made.

Option A: Community Gaming Centre

- A combination of bingo (or electronic bingo) slot machines, traditional lottery products, restaurant, lounge, tele-theatre and a community stage area for live entertainment performances.

Option B: Casino

- A full-service gambling entertainment facility with slot machines and table games.
- Additional amenities may include restaurants, lounge, theatre, conference centre, hotel, spa and a stage area for live entertainment performance.

2. Gaming Facility Size and Scope

- Any land sites being considered for a gaming facility must satisfy the following requirements:
 - The gaming floor being considered by BCLC at this time is in the range of 15,000 to 30,000 square feet with room to expand if required in the future. The physical space of the entire facility, including amenities is yet to be determined.
 - A minimum of 400 parking stalls.
- An important determinant in choosing a gaming facility site is the minimizing of any impact on surrounding gaming facilities, e.g. the View Royal Casino. Drive times from the View Royal Casino may be considered in the evaluation of potential location.

3. Revenue Potential

- The total annual revenue potential for South Vancouver Island is approximately \$112 million. BCLC currently captures approximately \$45 million, and is looking to capture the remaining.
 - The number of slot machines being considered in the gaming facility ranges from 300 to 400 to start, with the ability to grow with demand in the future.
 - If table games are included in the gaming facility, the number being considered ranges between 8 and 10.
 - Final game mix and counts will be determined by BCLC, taking into consideration market conditions at the time and any restrictions imposed by the Host Local Government.
4. The annual revenue potential for the facility is initially expected to be \$30 million to \$45 million. Based on this revenue estimate, the resulting Host Local Government payment potential would be approximately \$1.8 million to \$2.5 million annually.

Questions for the District of Saanich:

- 1) Please identify areas of the District of Saanich that the District would consider preferable for the location of a gaming facility.
- 2) Is a redevelopment proposal for a gaming facility acceptable at the current bingo hall site in the District:
 - 3400 Tillicum Road, Victoria, BC (near the intersection of Tillicum and Burnside Road)
- 3) Given that casino gaming is not a permitted use in the District of Saanich, would the District re-zone on a site-specific basis in the event that a gaming proposal was received from BCLC?
- 4) What amenities does the District require be included in the facility? I.e. hotel, conference centre, theatre, etc.
- 5) What is the District's timeline for approving a development proposal?

BCLC respectfully requests that the District provide a response no later than 4 p.m. PT on Thursday, June 23, 2016.



ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES
 Local Government House
 525 Government Street
 Victoria, BC V8V 0A8
 Phone: (250) 356-5122 Fax: (250) 356-5119
 E-mail: avicc@ubcm.ca

cncl Jun 13/16

INVOICE

Mayor
 Councillors
 Administrator
 Administrative
 Media
 Jun 6/16 M

RECEIVED MAY 12 2016

TO: District of Saanich
 770 Vernon Avenue
 Victoria, BC V8X 2W7

Invoice Date: 2016-05-06
Invoice No: 2016-56
Reference: 2016 AVICC Annual Dues
Due: Due upon receipt

DESCRIPTION	AMOUNT
Population: 110,803 <i>Your AVICC dues have been calculated using population estimates (Dec 2015 release) provided by BC STATS, the central statistical agency of the Province of British Columbia.</i>	
Annual Dues:	
First 5,000 population at 0.1203	\$601.50
Next 10,000 at 0.1037	\$1,037.00
Next 15,000 at 0.0874	\$1,311.00
Balance at 0.0765	\$6,181.43
Subtotal:	\$9,130.93
GST: (BN 82945 4362) 5%	\$456.55
Total:	\$9,587.48



ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES
 Local Government House
 525 Government Street
 Victoria, BC V8V 0A8

REMITTANCE PORTION

District of Saanich
 2016 Annual AVICC Dues

Date: 2016-05-06

Invoice #: 2016-56

TOTAL DUE: \$9,587.48

AMOUNT
 ENCLOSED

Please return this portion of invoice with your payment. Thank you.

**CM
 F.3**

1410.04 Fire
X 1050 20

encl Jun 13/16



Mayor
Councillors
Administrator

Council
Administration
Media

Jun 13/16 DJK

The Corporation of the District of Saanich

Report

To: Mayor and Council

From: Fire Chief Michael Burgess

Date: May 16, 2016

Subject: Fire Services Agreement between the Corporation of the District of Central Saanich, the Corporation of the Township of Esquimalt, the Corporation of the District of Saanich, the Corporation of the District of Oak Bay and the Town of View Royal

OVERVIEW

The purpose of this report is to recommend Council approve the proposed Fire Services Agreement between the Corporation of the District of Central Saanich, the Corporation of the Township of Esquimalt, the Corporation of the District of Saanich, the Corporation of the District of Oak Bay and the Town of View Royal.

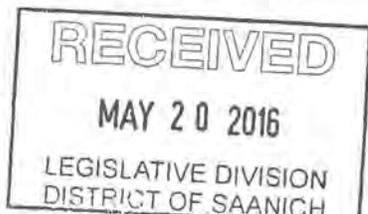
The proposed Fire Services Agreement has been prepared based on the principles of collaboration between interested parties and the concept of identifying operational and financial efficiencies through the delivery of shared municipal services (attached).

The underpinning of this agreement is to enhance the level of available fire protection and life safety resources within the participating communities without incurring additional costs and in an equitable manner that ensures no one community unfairly benefits or receives services at the expense of another.

DISCUSSION

The proposed Fire Services Agreement is based on a systems approach that considers holistically the fundamental components of fire services delivery that when shared will result in a mutual benefit to the participating agencies.

The participating agencies to this proposed agreement share many service delivery and operational commonalities to leverage upon, including but not limited to, shared fire dispatch services, common and interoperable radio communications platforms, compatible operational policies and guidelines, joint training and exercising, and, a general willingness to work cooperatively with each other to provide cost efficient fire services to their respective residents.



CM
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Through this agreement and the Fire Services Committee the Fire Chiefs are empowered to develop schedules detailing agreed upon operational policies and guidelines in which one or more of the participating agencies have determined there is a mutual benefit to the respective agencies and communities. Such benefits may include, but are not limited to, enhanced fire fighter and public safety, reduction in fire dollar losses, reduced insurance costs and improved insurance underwriting ratings, and improved fire response times for outlying border/boundary areas.

Operational strategies to achieve such benefits may include, but are not limited to, joint training exercises to ensure compatible operations and agency familiarization, mutual aid and automatic aid response procedures for high hazard occupancies and structures, sharing of specialty equipment and apparatus, regionally focused specialty programs and resources such as hazardous materials response, technical rescue programs, closest fire station/apparatus response, automated standby and/or resource allocation move up systems.

Working collectively in this agreement with a centralized dispatch, automatic aid, mutual aid model, departments share the ability to maintain staffing levels, minimize overtime costs and maintain emergency response capability within the participating communities. There are provisions in the agreement to address replacement of any extra ordinary consumables, reimbursement for deductibles or repair any damage to equipment that may result while providing assistance.

The proposed agreement is complimentary and does not restrict any party to participate in any other fire service, mutual aid, automatic aid or memorandum of understanding with another party.

The term of this agreement will be five years and shall renew automatically for an additional five year term under the specifics of Section 3. A party may terminate its participation in the agreement at any time after the initial term of the agreement, by giving not less than six months' notice in writing to the other parties.

CONCLUSION

The proposed agreement considers equity and fairness in the sharing and distribution of resources of each jurisdiction. The mutual sharing of resources through this agreement allows communities to be fiscally responsible while providing excellent service.

RECOMMENDATION

That Council authorize the Fire Services Agreement between the Corporation of the District of Central Saanich, the Corporation of the Township of Esquimalt, the Corporation of the District of Saanich, the Corporation of the District of Oak Bay and the Town of View Royal for the provision of resources by a party to another party to respond to an emergency incident, class of event or category of event as determined by the Fire Services Committee pursuant to this agreement.

Prepared by



Michael Burgess
Fire Chief

Approved by



Michael Burgess
Fire Chief

MB/mr
Attachment

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I endorse the recommendation from the Fire Chief.



Chief Administrative Officer

FIRE SERVICES AGREEMENT



THIS Agreement is made as of the ____ day of ____ 2016,

BETWEEN:

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
1903 Mount Newton Cross Road
Victoria, B.C.
V8M 2A9

(Hereinafter called "Party")

AND:

THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT
1229 Esquimalt Road
Victoria, B.C.
V9A 3P1

(Hereinafter called "Party")

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue
Victoria, B.C.
V8X 2W7

(Hereinafter called "Party")

THE CORPORATION OF THE DISTRICT OF OAK BAY
2167 Oak Bay Avenue
Victoria, B.C.
V8R 1G2

(Hereinafter called "Party")

THE TOWN OF VIEW ROYAL
45 View Royal Avenue
Victoria, B.C.
V9B 1A6

(Hereinafter called "Party")

WHEREAS each of the above municipal fire departments are responsible to maintain their own firefighting equipment and personnel.

AND WHEREAS each of the above municipal fire departments shall consider it to be beneficial to co-operate in the fighting of fires and in the performance at other emergency incidents.

AND WHEREAS each of the above municipal fire departments shall make available the necessary resources to fulfill the obligations of this Agreement.

AND WHEREAS each of the above municipal fire departments shall be committed to demonstrating equity through the reasonable commitment, and the distribution of resources within their jurisdiction to ensure that no participant unfairly benefits at the expense of the other participants.

AND WHEREAS the Parties acknowledge that, while the underpinning of this Agreement is to provide mutual benefit and equitable sharing of fire services between the Parties by way of cost neutrality, this will not preclude a responding Party from bringing forward for discussion purposes or consideration of the requesting Party, any extraordinary staffing or related costs incurred to maintain its own fire protection and emergency response capability while providing service within a requesting Party's jurisdiction.

AND WHEREAS the goal of the Fire Service Agreement is to provide service to enhance the level of life safety and property protection available to citizens in the participating jurisdictions.

AND WHEREAS the goal of the Agreement is to ensure that available resources from one jurisdiction are used to complement a neighbouring jurisdiction's ability to provide appropriate levels of fire and emergency-related response resources in a timely manner.

NOW THEREFORE in consideration of the mutual agreements contained herein, the parties hereto covenant and agree as follows:

DEFINITIONS:

1. In this Agreement, including in the recitals hereto, the following capitalized terms shall have the following respective meanings:
 - a) "Agreement" means this agreement, including the recitals, as the same may be amended from time to time by the Parties and references to sections or subsections, means sections or subsections of this agreement;

- b) "Assistance" means the provision of resources by a party to another party to respond to an emergency incident, class of event or category of event as determined by the Fire Services Committee;
- c) "Fire Chief" means the Fire Chief or delegate of any of the Fire Departments;
- d) "Dispatch Centre" means Saanich Fire Dispatch, or any entity or organization replacing or succeeding the same;
- e) "Officer in Charge" means the individual in charge of a Resources.
- f) "Parties" means, collectively, The Corporation of the District of Central Saanich, The Corporation of the Township of Esquimalt, The Corporation of The District of Saanich, The Corporation of the District of Oak Bay and The Town of View Royal and "Party" means any one of them;
- g) "Providing Party" means a Fire Department providing resources in response to a request to assist another Fire Department;
- h) "Requesting Party" means the Fire Department requesting assistance from another Fire Department;
- i) "Resources" means all personnel and equipment that are available or potentially available, for assignment to incidents to which the emergency services organizations responds to deliver emergency services, including rescue, fire suppression, emergency medical care, and other forms of hazard control and mitigation.
- j) "Workers Compensation Board Claim" means any claim by or on behalf of any Firefighter in relation to a workplace injury or death suffered in connection with any response.

TERM AND TERMINATION

2. This Agreement shall have an initial term of five years, and shall renew automatically for five year terms unless terminated in accordance to section 3.
3. A Party may terminate its participation in this Agreement at any time after the initial term of this Agreement, by giving not less than six months' notice in writing to the other Parties.

GENERAL PROVISIONS:

4. Each party agrees to provide such resources to a requesting party as are available at the time of the request.

5. No remuneration or compensation is payable by either Party to any other Party for the assistance rendered to its fire department pursuant to this Agreement.
6. This Agreement is complementary and does not restrict any Party to participate in any other Fire Service, Mutual Aid, Automatic Aid or Memorandum of Understanding.
7. Each Party shall use Incident Command System (ICS) and British Columbia Emergency Management (BCEMS) principles while providing Assistance to a Requesting Party. Upon arrival of the authority having jurisdiction a transfer of command may occur.
8. If, in the opinion of the Officer in Charge of the Providing Party, the safety of their Fire Fighting personnel is a concern, or good firefighting practices are not applied, the Officer in Charge of the Providing Party shall have sole discretion as to the utilization and deployment of their Resources.
9. Resources supplied by a Providing Party pursuant to this Agreement may be recalled at any time when the Fire Chief of the Providing Party has determined in his or her sole discretion that the Resources are required in the Providing Party's area of jurisdiction.
10. As soon as the emergency has been brought under control, Resources supplied for assistance under this Agreement shall be released as soon as possible.
11. Each Party shall have the right to use the closest water supply to a fire, regardless of the jurisdiction in which the fire is located, if the factors of time, life and safety warrant.
12. Participating Parties while providing assistance to a Requesting Party will meet or exceed the training requirements for a Full Service Department in accordance to the Office of the Fire Commissioner "Structure Firefighter Competency and Training Playbook" (current edition).
13. The Requesting Party upon request by the Providing Party(s) will provide replacement of any extra-ordinary consumables, reimbursement for deductibles or repair any damages to equipment that may result while providing Assistance.

FIRE SERVICES COMMITTEE:

14. The Parties shall establish a Fire Services Committee, which shall be composed of the Fire Chiefs (or their respective designates) of the Parties. The Committee shall be entitled to request assistance from other Firefighters within the Fire Departments, or representatives from the Dispatch Centre, as it considers necessary or appropriate, for the purposes of addressing any issue before it. The Fire Services Committee shall operate on a consensus basis for issues that affect all Parties.
15. The Fire Services Committee shall be responsible for establishing the operational policies and guidelines for fire and emergency response activations, including:
 - a) identifying what constitutes an Emergency Incident;

- b) identifying the appropriate type of response that may include but is not limited to Mutual Aid, Automatic Aid, Predetermined Alarm Levels, Closest truck response models.
- c) recommending the appropriate responses from the Requesting Party and Responding Parties to Emergency Incidents;
- d) expanding or limiting the coverage area for emergency responses;
- e) establishing the necessary Uniform Operational Guidelines to cover responses;
- f) working with the Dispatch Centre to ensure appropriate dispatching of Emergency Incidents;
- g) setting training standards and requirements, including a reliable method for rapidly identifying the training levels of personnel from each of the Responding Departments;
- h) establishing or confirming communication protocols at the scenes of Emergency Incidents;
- i) recommending revisions to the governing bylaws of each Fire Department to ensure that the objects of this Agreement can be fully realized;
- j) making recommendations to update or amend this Agreement and;
- k) reviewing and analysing fire and emergency responses as part of this Agreement and any issues arising in connection with such responses.

16. The Fire Services Committee is authorized to establish and revise operational policies and guidelines to facilitate the delivery of services identified in this Agreement. Each party agrees to adhere to any operational policies and guidelines established by the Fire Services Committee as agreed to in Section 15.

LIABILITY AND IDEMNITY:

17. Notwithstanding anything in this Agreement, no Party and no Providing Party (including its Firefighters, volunteers, agents or representatives) shall be liable for failing to respond to a fire or emergency related request or for providing a level of response that is different from that contemplated by this Agreement, regardless of the reasons for not responding, or providing a different level of response.

18. The Requesting Party shall indemnify and save harmless the Providing Party from and against any and all claims, causes of action, suits, and demands whatsoever, and related expenses, arising out of or related to the fire or emergency related assistance rendered by the Providing Party or its failure to respond to a request for assistance

pursuant to this Agreement or its failure to render adequate assistance or assistance as contemplated by this Agreement.

19. The indemnity provided for in section 18 shall not apply:

- a) to gross negligence or wilful misconduct by a Providing Party in connection with operations at the scene of an Emergency Incident; or
- b) in connection with any damage caused or injury suffered mustering Firefighters to a Providing Parties fire station(s) in connection with a request for assistance, or caused by the Providing Party travelling to the scene of an Emergency Incident; or
- c) any costs associated with Workers Compensation Board Claims, shall be dealt with in accordance with section 20.

20. This Agreement does not constitute a Requesting Party as the employer of any Firefighter of a Providing Party. Any Workers Compensation Board Claims by any Firefighters of a Providing Party arising out of or related to a response, shall be the responsibility of the Providing Party

THIRD PARTY RIGHTS:

21. This Agreement is not intended to and does not create any rights or confer any benefits on any other person other than the Parties and their respective Fire Departments.

DISPUTE RESOLUTION:

22. In the event of any dispute (a "Dispute") arising under or in connection with this Agreement, or any assistance rendered or not rendered pursuant hereto, the Parties shall seek to resolve such dispute amicably and professionally, with a view to ensuring the effective delivery of emergency services and the safety of Firefighters and the public. A Dispute may be raised by a Fire Chief and shall be put in writing and sent to each of the other Fire Chiefs, identifying in reasonable detail the matters at issue. Where a Dispute arises:

- a) the Fire Chiefs shall use their reasonable best efforts to settle the Dispute within 30 days of receiving written notice of it; and
- b) where the Fire Chiefs are unable to resolve the Dispute, it shall be referred to a committee composed of the Chief Administrative Officers.

ARBITRATION

23. Disputes not capable of resolution through discussion under section 22 shall be submitted to arbitration pursuant to the *Arbitration Act*, R.S.B.C. 1996, c. 55, to a single arbitrator appointed jointly by the parties.

- 24. No one shall be nominated to act as an arbitrator who is in any way financially interested in this Agreement or in the business affairs of either party.
- 25. If the parties cannot agree on the choice of any arbitrator each party shall select a nominee and the nominees shall jointly appoint an arbitrator.
- 26. The laws of the Province of British Columbia shall govern this Agreement and any arbitration or litigation in respect hereof.
- 27. The award of the arbitrator shall be final and binding upon the parties.
- 28. Notwithstanding section 22 nothing in this Agreement shall prevent a Party from taking such actions as it deems necessary or advisable to protect its legal position or interests in relation to any Dispute.
- 29. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, successors and permitted assignees.
- 30. The waiver by a Party of any failure on the part of the other Party to perform in accordance with any of the terms or conditions of this Agreement shall not be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 31. The headings in this Agreement are inserted for convenience only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.
- 32. This Agreement shall be construed in accordance with and governed by the laws of the Province of British Columbia and the federal laws of Canada applicable therein.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement as of the date first set out above.

Executed by **THE CORPORATION OF THE**)
DISTRICT OF CENTRAL SAANICH)
This ____ day of _____, 2016:)
))
))
_____))
Authorized Signatory)
))
))
))
_____))
Authorized Signatory)

Executed by **THE CORPORATION OF**)
THE TOWNSHIP OF ESQUIMALT)

This ____ day of _____, 2016:)

Authorized Signatory)

Authorized Signatory)

Executed by **THE CORPORATION OF**)
THE DISTRICT OF SAANICH this)

This ____ day of _____, 2016:)

Authorized Signatory)

Authorized Signatory)

Executed by **THE CORPORATION OF**)
THE DISTRICT OF OAK BAY)

This ____ day of _____, 2016:)

Authorized Signatory)

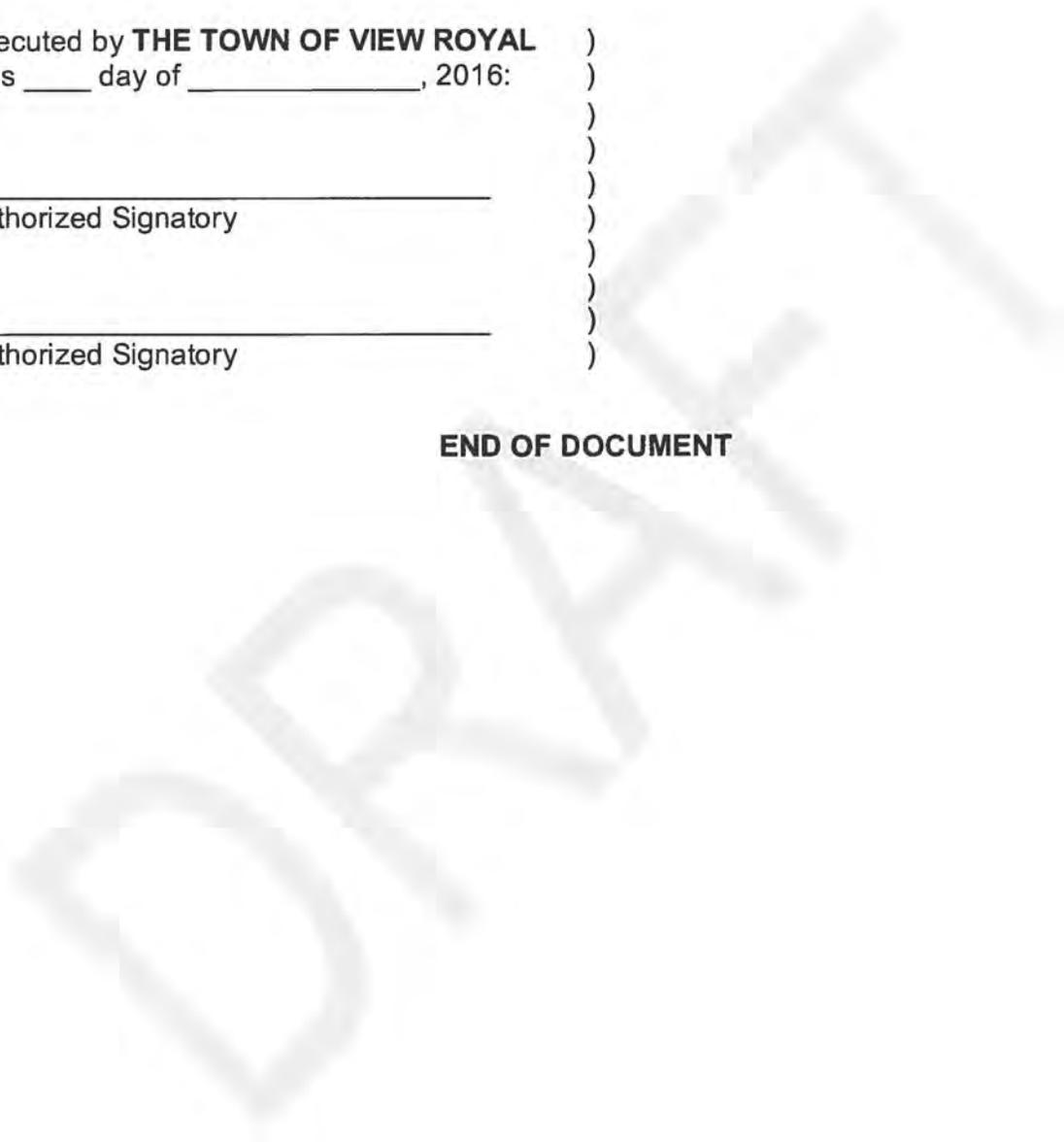
_____)
Authorized Signatory)

Executed by **THE TOWN OF VIEW ROYAL**)
This ____ day of _____, 2016:)

_____)
Authorized Signatory)

_____)
Authorized Signatory)

END OF DOCUMENT



cncl Jun 13/16



PARKS & RECREATION

Mayor
Councillors
Administrator

Council
Administration
Media
Jun 8/16 DL

Report

To: Mayor and Council
From: Suzanne Samborski, Director, Parks & Recreation
Date: June 7, 2016
Subject: Canada 150 Community Infrastructure Grant Opportunities

Purpose:

To confirm support for two applications to the Canada 150 Community Infrastructure Grant Program.

Background:

The second call for this federal grant program was recently announced and is open for applications from May 24 – June 22, 2016. Funding of up to \$500,000 and representing no more than 50% of the project cost will be awarded for various community infrastructure types:

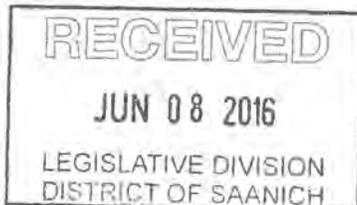
- Recreational facilities including local arenas, gymnasias, swimming pools, sports fields, tennis, basketball, volleyball or other sport-specific courts or other types of recreational facilities;
- Parks, recreational trails such as fitness trails, bike paths and other types of trails;
- Community centres (including legions);
- Cultural centres and museums;
- Campgrounds;
- Tourism facilities;
- Docks;
- Libraries;
- Cenotaphs; and,
- Other existing community infrastructure for public benefit.

Projects must be for the rehabilitation, renovation, or expansion of existing infrastructure for public use or benefit and must be community-oriented, non-commercial in nature and open for use to the public and not limited to a private membership. Projects must be materially complete by March 31, 2018 although the actual application form asks if the completion is possible by Fall 2017.

For this intake priority will be given to projects that address one or more of the following:

- Upgrades to recreational facilities;
- Advance a clean growth economy;
- Impact on Indigenous communities and peoples.

CM
F.5



Discussion:

In June 2015, Saanich submitted a proposal to the first call of this program for the renovation of the Bert Richman building in Lambrick Park. Unfortunately, the proposal was not successful. Staff reviewed the proposed project with the idea to resubmit the proposal, but have decided not to pursue as the timeline for project completion is too short for the complexity of this project.

However, the following two projects would meet the criteria and would fit the timeline for completion:

- Upgrade to Rutledge Park through the addition of a public washroom and splash pad; and
- Upgrade to the Fieldhouse facility at the G.R. Pearkes Community Centre through the addition of a covered ramp and entryway to improve accessibility to community events and activities.

Rutledge Park Splash Pad and Washrooms

The original Rutledge Park concept plan approved in 1998 included a small neighbourhood scale splash pad. It was not constructed when the park was built in the early 2000's due to a budget shortfall. Recently the Quadra Cedar Hill Community Association (QCHCA) approached Saanich Parks to initiate a community conversation to determine the level of support for a splash pad and then, if positive, to develop a detailed design for the facility. In addition, the QCHCA request included a desire for a small washroom building to support the water play feature and to enhance the level of service in the park generally. Since June, 2015 Parks staff working in partnership with the community association have been consulting with the community to discuss the project. Staff have made public presentations, hosted meetings with key stakeholders such as the local school PAC, gathered information through online surveys and most recently hosted an open house in Rutledge Park. Of the 299 survey respondents who participated 84% expressed support for the splash pad and 89% showed support for the washroom building. Responses from the feedback gathered at the recent open house show similar high levels of public support (89% in favour of splash pad and 84% in favour of washroom building).

The public feedback received to date has provided staff with some good guidance on various water play features and children in particular have provided clear feedback on their preferred play features. Should the project move forward, detailed design will include a focus on sustainability features to control water use with activation buttons, timers, water re-use and solar power for the building.

The budget required to complete the project is estimated to be \$425,000 which would include splash pad, partial water recycling, and washroom. The splash pad would cost up to \$225,000 for a conventional flow through system. To recycle or partially re-use water would add up to \$100,000 to the budget depending on the complexity (eg. underground cistern required for storage and grey water toilet/urinal flushing). The proposed washroom building estimate is approximately \$100,000 to supply and install a modest washroom that also includes private change facilities.

Given the grant support up to 50% of the project costs, funding for the Municipality's contribution of \$212,000 for this project will be submitted for approval in the 2017 Parks capital budget.

GR Pearkes Accessibility Ramp

The Fieldhouse facility at G.R. Pearkes Recreation Centre was constructed in 1997 and it hosts sports activities such as indoor soccer, pickleball and ball hockey as well as many large community events including the Victoria Health Show, Women's Expo, Teenfest and the Home Show. These events and activities provide opportunities for persons with disabilities to connect with their community, to learn about local service providers and to be active socially and physically. The 2012 Parks, Recreation and Culture Master Plan includes a key strategic objective to "continue to develop the concepts of age-friendly communities." In 2006, the Municipality released its Age Friendly Cities report which includes the specific recommendation to, "improve the design of entrance to public buildings with no step entry to main entrance ways."

The facility currently has access through a ramp inside the main building at G.R. Pearkes however, several challenges exist with this current access. Due to its lack of width it can be difficult to navigate this ramp in a motorized assistive device and it often means individuals are asked to enter events in a different manner than the general population creating feeling of exclusion. In 2014, drawings and estimates were completed by Aral Construction, with the estimated cost specific to the ramp of \$76,000. In order to fully cover the ramp and entrance to this facility with an awning, the project is estimated to cost a total of \$150,000.

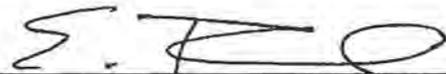
Given the grant support up to 50% of the project costs, funding for the Municipality's contribution of \$75,000 for this accessibility upgrade has been allocated with the Saanich Recreation capital funding plan for 2016.

Recommendation:

That Council approve two applications to the Canada 150 Community Infrastructure Program for the

- Rutledge Park splash pad and washrooms in the amount of \$425,000 with \$212,000 drawn from Saanich Parks 2017 annual capital program as the required matching funds; and
- GR Pearkes accessibility ramp in the amount of \$150,000 with \$75,000 drawn from Saanich Recreation 2016 annual capital program as the required matching funds.

Report Prepared by:


Eva Riccius, Senior Manager, Parks

Approved by:


Suzanne Samborski, Director of Parks and Recreation

CAO Comments:

I endorse the recommendation of the Director of Parks and Recreation


Paul Thorkelsson, CAO

cc: Valla Tinney, Director of Finance

1410-04 Planning
x-2860-20 W Saanich

c/w June 13/16



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
✓ Com. Assoc.
✓ Applicant
Council Administrator
Media
Janette DA

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: May 11, 2016
Subject: Development Permit Amendment and Subdivision Application
File: DPA00852; SUB00748 • 4396 West Saanich Road

PROJECT DETAILS

Project Proposal: Amendment to DPR2006-00027 to construct a 60-unit, six-storey apartment building with underground parking. Variances are requested for building height and to allow ground-floor apartments.

Address: 4396 West Saanich Road

Legal Description: Lot 1, Section 8-A, Lake District, Plan VIP84197

Owner: Tri-Eagle Plaza Inc, Travis Lee

Applicant: Tri-Eagle Plaza Inc, Travis Lee

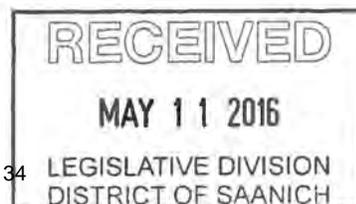
Parcel Size: 1.825 ha

Existing Use of Parcel: Commercial office on southern portion, parking lot on northern portion of proposed development site.

Existing Use of Adjacent Parcels:
North: C-3 (Shopping Centre) Zone, Royal Oak Shopping Centre
South: RA-3 (Apartment) Zone, RT-1 (Attached Housing) Zone, RS-1 (Two Family Dwelling) Zone and P-4 (Recreation and Open Space) Zone (Centennial Trail)
East: C-4B (Office) Zone and P-4 (Recreation and Open Space) Zone (Chatterton Hill Park)
West: Rezoning to P-2 (Utility) Zone and P-4 (Recreation and Open Space) Zone (pending Final Reading - BC Hydro operations facility)

Current Zoning: C-3

Minimum Lot Size: none



CW
1

Proposed Zoning:	C-3
Proposed Minimum Lot Size:	4,820 m ²
Local Area Plan:	Royal Oak
LAP Designation:	Industrial
Community Assn Referral:	Royal Oak Community Association • Referral sent October 28, 2015. Response received April 18, 2016 indicating no objections. Broadmead Residents' Association and North Quadra Community Association • Referral sent October 28, 2015. No comments provided.

PROPOSPAL

Amendment to DPR2006-00027 to construct a 60-unit, six-storey apartment building with underground parking. Variances are requested for building height and to allow ground-floor apartments.

The applicants have also submitted a companion subdivision application to create one 4,820 m² parcel for the proposed residential building. The proposed subdivision would be required to comply with all relevant regulations and would be finalized under the authority of the Approving Officer.

PLANNING POLICY

Official Community Plan (2008)

- 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 sustainably; 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 "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."
- 4.2.2.2 "Encourage the incorporation of building support systems as design features and where appropriate, make them visible to the public (e.g. green roofs, energy and water use monitoring)."

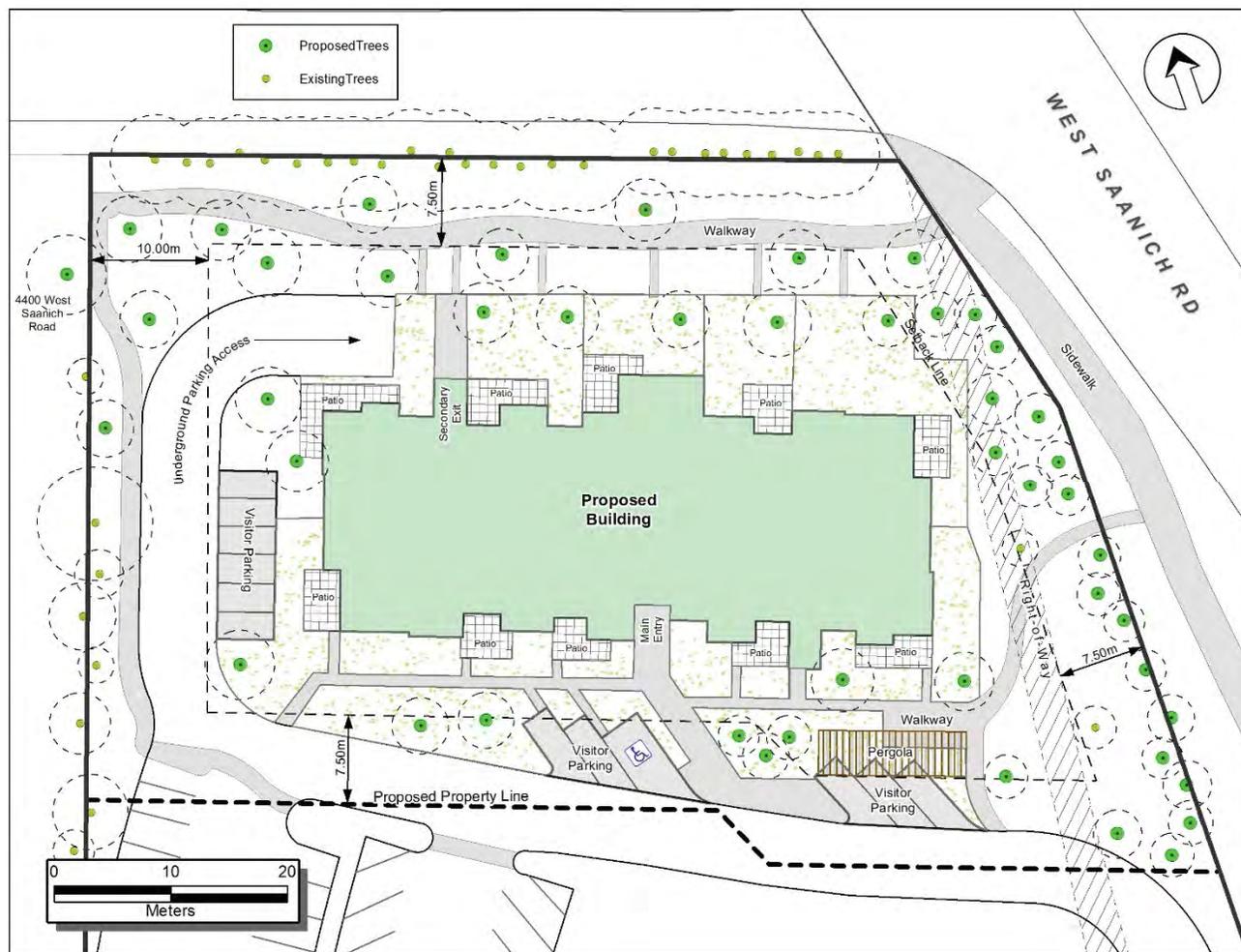


Figure 1: Site Plan

- 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.”
- 4.2.3.1 “Focus new multiple family residential, commercial, institutional and civic development in Major and Neighbourhood “Centres”, as indicated on Map 4.
- 4.2.3.7 “Support the following building types and land uses in Major and Neighbourhood Centres:
- Townhouse (up to 3 storeys)
 - Low-rise residential (up to 4 storeys)
 - Mid-rise residential (up to 8 storeys)
 - Live/work studio & Office (up to 8 storeys)
 - Civic and institutional (generally up to 8 storeys)
 - Commercial and Mixed-Use (generally up to 8 storeys).”
- 4.2.8.10 “Encourage publicly accessible open spaces in new developments, such as plazas, walkways or small park nodes.”

- 4.2.9.6 “Encourage and support non-vehicular transportation by providing a safe, interconnected, accessible and visually appealing cycling and walking network.”
- 5.1.2.1 “Focus new multi-family development in “Centres” and “Villages”.
- 5.1.2.2 “Evaluate applications for multi-family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, school capacity, adequacy of parkland, contributions to housing affordability, and visual and traffic/ pedestrian impact.”
- 5.1.2.15 “Consider requiring registration of a covenant on the title of new multiple-family developments prohibiting Strata Council rental restrictions as part of rezoning applications.”

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.”
- 9.12 & 12.2
 “Encourage mixed commercial-residential use (commercial use of the first storey and residential use above) on commercially zoned parcels shown on Map 12.1:
 a) adjacent to West Saanich Road between Elk Lake Drive and Quadra Street; and
 b) adjacent to Elk Lake Drive between Marsett Place and Normandy Road.”

Development Permit Area Guidelines

The development proposal is subject to the West Saanich Road Development Permit Area. Relevant guidelines include: retaining existing trees and native vegetation where practical, reducing impervious site cover, mass and scale of buildings compatible with adjacent development, buildings set back 10 m where adjacent to West Saanich Road, site designs to comply with guidelines for Landscaping & Screening, Municipal Outdoor Lighting, and Bicycle Parking, enhancing pedestrian networks through and adjacent to sites, creating connected public spaces, balancing all modes of transportation, and high quality architecture that incorporates varied elements and avoids large blank walls.

DISCUSSION

Neighbourhood Context

The 1.8 ha subject property is located within the Royal Oak Major “Centre” and situated immediately south of the Royal Oak Shopping Centre.

The site is currently developed with two office/commercial buildings, served by one shared access. The proposed development would be located on the northern portion of the subject property and there is an active companion subdivision application in process to create a 4,820 m² parcel for the proposed residential building.

Surrounding properties reflect the diversity of land uses expected within a Major “Centre”, including a range of commercial retail and services to the north, with commercial office and multiple family residential to the south. The BC Hydro Operations Facility to the west has recently been rezoned to discharge a Land Use Contract and allow for the public utility facilities.

The Parks Centennial Trail connecting West Saanich Road to the Colquitz River Trail is located just south of the site. The Patricia Bay Highway is located east of the site, with offices and park land accessed from Chatterton Way on the opposite side of the highway.

Royal Oak Middle School is approximately 500 m walking distance and the recreational facility at Saanich Commonwealth Place is approximately 1.2 km distant. The site is well connected to a number of interconnected parks that form part of the Centennial Trail system, including Brydon Park, Colquitz Park, Copley Park East and Copley Park West. Other parks in the area include Rithet's Bog, Quick's Bottom and Layritz Park within 2 km.

Land Use and Density

The property is zoned C-3 (Shopping Centre), which permits apartment use above the first storey and the ground floor is allocated for commercial activity. A variance is requested to allow the first storey/ground floor to be used for residential apartments. The subject property currently contains two commercial office buildings.

In 2006 the property was rezoned to C-3 (Shopping Centre), RA-3 (Apartment) and P-4 (Recreation and Open Space) and a Development Permit was approved for the 56-unit apartment. The RA-3 portion of the property containing the apartment was subsequently subdivided and is now a separate parcel at 4394 West Saanich Road. A separate Development Permit approving a 'Master Concept Site Plan' was issued at that time for the subject property incorporating access to the 56-unit apartment and identifying two future building sites. One of the future building sites has been developed for commercial office use (the Raven building), the second future building site is where the current development is proposed for a residential (60-unit, six-storey) apartment.

The applicants have also submitted a companion subdivision application to create one additional parcel so that the proposed apartment development would be on a separate Title. The proposed subdivision would be required to comply with all relevant regulations and would be finalized under the authority of the Approving Officer.

Although most commercial development in the Royal Oak area tends to be two to three storeys, there are a number of newer four-storey multi-family developments in the area, and the recent development at Travino Lane was approved with a six-storey building. Given the location of the proposed apartment building within the Royal Oak Major "Centre", a six-storey building is consistent with the OCP policies and is supportable.

The development site would be accessed by way of the existing entrance off West Saanich Road with reciprocal access agreements required as part of the subdivision process. The proposed density of the development, based on being a separate parcel, would be a floor space ratio (FSR) of 1.20:1 and 125 units/ha.

The applicants are also open to entering into a housing agreement that would prohibit a future Strata Council from restricting rental of the dwelling units. This could provide more rental housing options in a market where vacancy rates are consistently low. Housing agreements are registered on Title and run with the land. Such agreements require a bylaw to be adopted by Council.

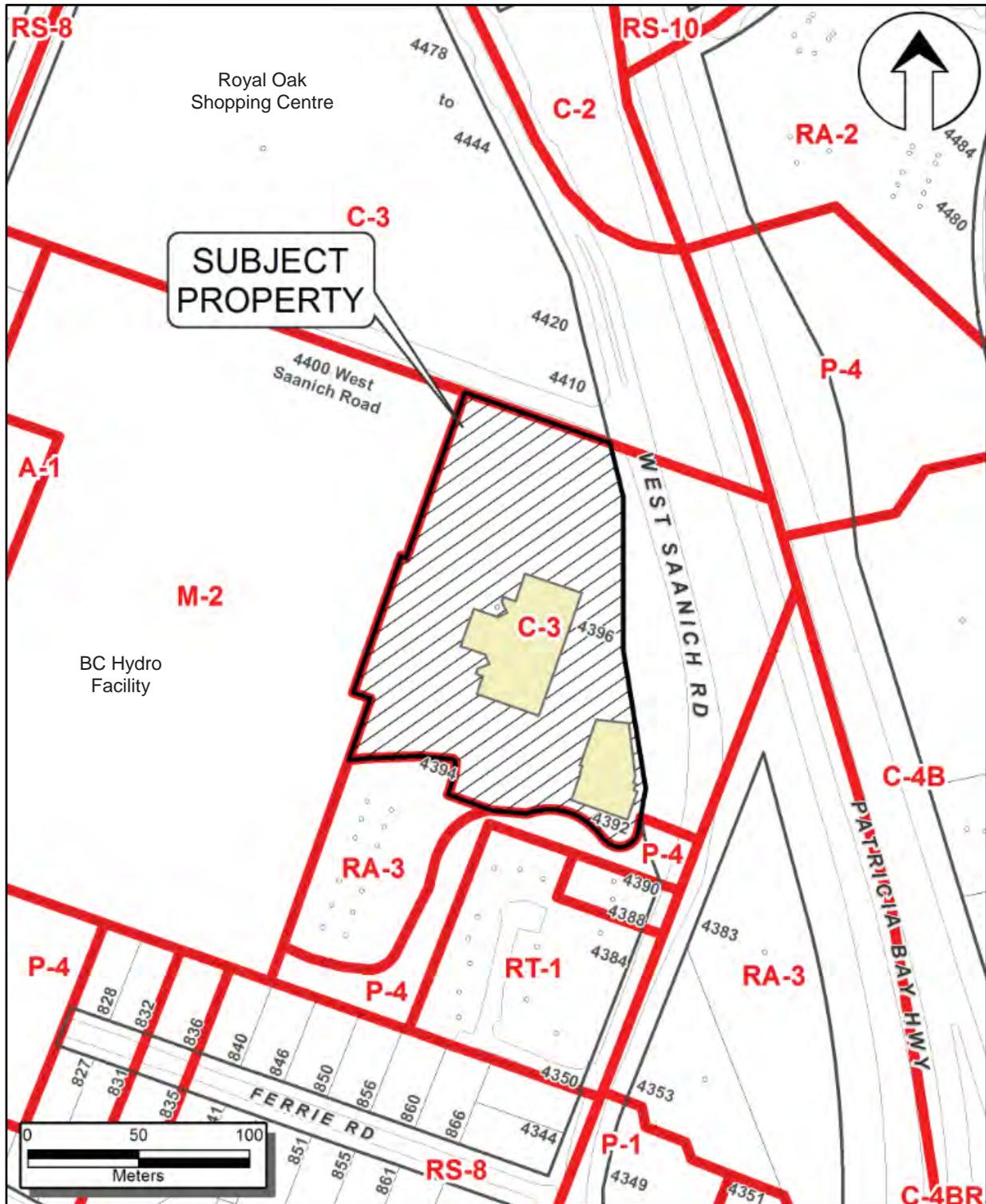


Figure 2: Context Map



Figure 3: Aerial Photo of Surrounding Neighbourhood

Site and Building Design

The six-storey wood frame structure would be constructed above a one-level underground parking structure. The flat-roof building would have exterior finishes that include a combination of white and grey fibre cement panels, dark grey metal and wood siding. Wood siding would also be used on the soffits and underside of balconies, and as a vertical element on privacy walls. All upper-storey units would have a balcony with first level units having private patio areas. A height variance is requested in order to construct a six-storey building with 9 ft interior ceiling heights.

A 2 m wide pathway along the northern portion of the property would provide pedestrian/cycling access from West Saanich Road to the BC Hydro facility and the adjacent shopping centre. The pathway would be secured for public use by a statutory right-of-way. Additional pathways through the site would provide pedestrian connectivity to the existing apartment building and commercial/office building located south of the proposal. Private entrances for the proposed ground-floor units would connect to the pathway, which would further enhance the pedestrian environment.

The West Saanich Road Development Permit Area includes a guideline that buildings be set back 10 m where adjacent to West Saanich Road, while the Zoning Bylaw requires a setback

of 7.5 m from the front lot line for apartment buildings. The proposed development would be sited 9.2 m from West Saanich Road when measured to the balcony support posts and 10.7 m when measured to the exterior wall of the building. The narrowest distance between the building and West Saanich Road is limited to the northeast corner due to the angle of the building face relative to the lot line. The front yard area and side yard adjacent to the access road to the north would be utilized predominately for landscaping. A significant green space would also be created by the building being sited 17 m from the access road into the shopping centre. Given the proposed landscaping design and site layout, no concerns were identified due to this minor conflict with the guideline.

The proposal includes a green roof for the main entry canopy approximately 14 m² in area. The underground parking would include eight parking stalls roughed in for electric vehicle charging. In terms of the number of parking spaces provided, the proposal meets the Zoning Bylaw requirement of 90 spaces or 1.5 spaces per dwelling unit.



Figure 4: Rendering of South Elevation – Main Entrance (Provided by de Hoog & Kierulf architects)



Figure 5: Rendering of South East Corner (Provided by de Hoog & Kierulf architects)



Figure 6: East Elevation – West Saanich Road (Provided by de Hoog & Kierulf architects)

Requested Variances

The proposal includes the following variances:

- To increase the building height from 15 m to 19.2 m; and
- To allow an apartment use in the first storey of a building in the C-3 (Shopping Centre) Zone.

Height

The height variance is requested in order to construct a six-storey building with 9 ft interior ceiling heights. The OCP policies encourage new multi-family residential and commercial developments to occur in Major and Neighbourhood “Centres” with the greatest densities and building heights concentrated near the centre or focal point with lower densities and building heights near the periphery. The Zoning Bylaw height limit of 15 m would permit at most a five-storey structure, dependent upon the topography, proposed roof style and preferred interior ceiling heights. In this location the height restriction in the Zoning Bylaw does not support the future vision of higher buildings in this area. Given the site location within the Royal Oak Major “Centre” and the OCP policy supporting up to eight-storey residential buildings in Major and Neighbourhood “Centres”, a variance to allow a six-storey apartment is supportable.

Ground Floor Residential

Properties zoned C-3 (Shopping Centre) are limited to the identified “Centres” and “Villages” where a range of existing commercial and service oriented uses exist. The C-3 (Shopping Centre) Zone regulation which permits an apartment use above the first storey of a building is intended to support mixed use developments, which help bring residents into the immediate area while also preserving commercial uses. Mixed use developments are generally designed

to be pedestrian rather than automobile oriented. Areas with a concentration of mixed-use developments can create a vibrant community by bringing more residents into a neighbourhood thereby supporting a range of commercial businesses, while the related commercial activity helps create an active streetscape in the neighbourhood.

In this location the commercial services are primarily concentrated in the adjacent Royal Oak Shopping Centre where there are no residential dwellings. Allowing an entirely residential building would bring a residential component into the Royal Oak Major "Centre" and help create a vibrant neighbourhood. Given the site is within an area that is predominately commercial/ office uses, allowing a solely residential use development is supportable as it would help achieve a mixed-use neighbourhood.

Environment

The applicant has stated their objective is to be certified as a BUILT GREEN® Gold project. They have committed that project would meet BUILT GREEN® Gold, or an equivalent energy efficient standard and this would be secured through a covenant.

Stormwater management includes permeable pavers for surface parking spaces and rain gardens. A small green roof for the main entrance canopy is also proposed. In addition to providing a small benefit in stormwater management, the visibility of the roof would also serve as an educational opportunity and provide some visual interest for the upper storey units.

The development site currently contains a parking lot and a grassy area with tree coverage limited to a row of mature conifers along the northern property line with minor shrubs and juvenile trees throughout the site. The row of conifers will be retained with 46 additional trees proposed resulting in a net increase in the number of trees.

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.

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 Royal Oak Major "Centre".
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- The site is conveniently located approximately 600 m walking distance to Royal Oak Middle School, 1.2 km to recreational facilities at Saanich Commonwealth Place, and 200 m to the Centennial Park Trail which connects to Colquitz Park, Brydon Park, Copley Park East and Copley Park West. Other parks in the area include Quick's Bottom and Layritz Park and Rithet's Bog, all within 2 km.
- The current level of public transit service in the area includes a total of four routes available on West Saanich Road (Rte # 6, 31, 32, 75). Buses travel along all four routes at an average of every 21 minutes during week days.
- The proposed development would include eight underground parking stalls roughed in for electric vehicle charging stations; these are noted on the Development Permit Amendment plans.
- The development is readily accessible via all modes of alternative transportation including walking, cycling, and public transit.
- Sustainable development practices would be followed and the project would be BUILT GREEN® Gold or an equivalent energy efficient standard.
- The proposal would retain the existing trees and with additional landscaping result in a net increase in the number of trees.
- A green roof is proposed for the main entry roof canopy (approximately 14m²).
- The proposed development has been designed to maximize natural daylighting for the interior spaces, would use LED lighting in common areas.
- The subject property is conveniently located adjacent to a locally owned and operated grocery store that provides local BC produce whenever possible.
- Construction waste would be diverted from the landfill through an on-site waste management plan to reduce waste generation.

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 sustainable stormwater management practices by using a combination of rain gardens, permeable pavers, and green roof.
- The development site is currently used as surface parking, therefore the amount of impervious area would be minimally increased from approximately 43% to 46%.
- The proposed landscaping includes a significant amount of native species with the rest being adaptive species suitable for the proposed location and potential climate change impacts.

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:

- The multi-family proposal includes a range of dwelling types by including a mix of one-bedroom, one-bedroom and den, or two-bedroom units, which have been designed for young families, downsizing households, or students.
- The residential design incorporates outdoor areas for each dwelling unit through either balconies or ground level patios that are suitable for active use and seating.
- The proposal would provide new residential units in the area, which would augment safety in the neighbourhood by enhancing passive surveillance and active use of public spaces.
- The proposed development encourages walking by providing connecting pathways throughout the site.
- The proposed landscaping incorporates a Thunderbird design, which is an extension of the Tri-Eagle Plaza site practice of using animal names (The Orca and Raven) in respect of their First Nations significance.
- A housing agreement for the development would ensure the proposed dwellings could be used for rental purposes, therefore increasing rental housing options in a market where vacancy rates are consistently low.

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 is expected to create over 200 short-term jobs during the construction period and include the services of more than 50 local companies.
- The proposal is a joint venture involving two local development companies.
- Once constructed, approximately 15 local companies would be involved with on-going maintenance and property management needs.
- The proposed landscaping was designed to reduce the long-term watering and maintenance requirements.
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Royal Oak Major "Centre".

COMMUNITY CONTRIBUTION

In 2007 when the property was rezoned and the Development Permit approving the 'Master Concept Site Plan' was approved, the proposal included park dedication of 3,556 m² to complete an east to west connection as part of the Centennial Trail. The park dedication was provided to replace Land Use Contract requirements in effect at the time, and as a community contribution as part of the rezoning. The park dedication represented approximately 13% of the parent parcel area.

CONSULTATION

Applicant Consultation

Prior to submitting their proposal the applicants met with the Royal Oak Community Association and held one open house for members of the Community Association. Subsequently a community open house was held with the neighbourhood to get feedback on the proposal.

Community Association

The application was referred to the Royal Oak Community Association who responded indicating they had no objections to the proposal. Due to the site's proximity, the application was also referred to the neighbouring community associations for Broadmead Area and North Quadra, no comments were provided.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) at their February 17, 2016 meeting. The ADP recommended the proposal be accepted as presented.

In response to some questions and comments raised during the ADP discussion, the applicants have revised their proposal as follows:

- Designating one accessible parking space in the underground parking for residents. This is in addition to one accessible surface parking space for visitors;
- Adding two zebra cross walks across the main drive aisle;
- Adding two seating benches in the main entry area; and
- Changing the curb adjacent to the main entry area to a roll-over style to allow for loading/unloading without obstructing the drive aisle.

SUMMARY

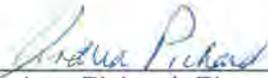
The purpose of the application is to amend DPR2006-00027 to construct a 60-unit, six-storey apartment building with underground parking. An active companion subdivision application is in process to create a separate 4,820 m² parcel for the proposed residential building.

The property is zoned C-3 (Shopping Centre), which permits apartment use above the first storey and the ground floor is allocated for commercial activity. A variance is requested to allow the first storey to be used for residential apartments. Allowing an entirely residential building on this site would still allow for a mixed-use neighbourhood given its proximity to the predominantly commercial or office developments.

A height variance is requested in order to construct a six-storey building with 9 ft interior ceiling heights. Given the site location within the Royal Oak Major "Centre" and the OCP policy supporting up to eight-storey residential buildings in Major and Neighbourhood "Centres", the variance is supportable.

RECOMMENDATION

1. That Development Permit Amendment DPA00852 be approved.
2. That ratification of the Development Permit Amendment be withheld pending registration of a covenant securing the construction to a BUILT GREEN® Gold or equivalent energy efficient standard.
3. That ratification of the Development Permit Amendment be withheld pending registration of a statutory right-of-way for the pedestrian/cycling pathway along the northern portion of the property.
4. That ratification of the Development Permit Amendment be withheld pending registration of a housing agreement to prohibit a Strata Bylaw or Strata Council from restricting rental of an apartment dwelling unit for residential purposes.

Report prepared by: 
 Andrea Pickard, Planner

Report prepared and reviewed by: 
 Jarret Matanowitsch, Manager Current Planning

Report reviewed by: 
 Sharon Hvozdzanski, Director of Planning

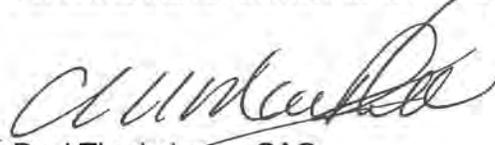
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Attachment

cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning


 for Paul Thorkelsson, CAO

DISTRICT OF SAANICH

COPY

NO. DPA00852
AMENDS DPR2006-00027

AMENDMENT TO DEVELOPMENT PERMIT

TO: **Tri-Eagle Plaza Inc., No. 0643152**
#300 – 4396 West Saanich Road
Victoria BC, V8Z 3E9

(herein called "the Owner")

1. This Development 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 Permit applies to the lands known and described as:

Lot 1, Section 8-A, Lake District, Plan VIP84197

4396 West Saanich Road

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of Zoning Bylaw 2003, Section 820.4 (b) to permit a building height of 19.2 m (15.0 m permitted),
 - (b) By varying the provisions of Zoning Bylaw 2003, Section 820.5 (a) to permit the first storey of a building to be used for an Apartment, and
 - (c) By requiring the buildings and lands to be constructed and developed in accordance with the building plans prepared by de Hoog & Kierulf Architects and LADR Landscape Architects date stamped received February 26, 2016, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$255,895.56 to guarantee the performance of the requirements of this Permit respecting landscaping.

- (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2 and L-3).
 - (c) All landscaping must be served by an automatic underground irrigation system.
 - (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
 - (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (f) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. 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.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:

- (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPALCOUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

HOUSING AGREEMENT
(Pursuant to Section 483 of the *Local Government Act*)

THIS AGREEMENT is made the ____ day of _____, 2009.

BETWEEN:

**THE CORPORATION OF THE
DISTRICT OF SAANICH**
770 Vernon Avenue
Victoria, BC V8X 2W7

(the "**Municipality**")

OF THE FIRST PART

AND:

TRI-EAGLE PLAZA INC., INC. NO. 0643152
#300, 4396 West Saanich Road
Victoria, BC
V8Z 3E9

(the "**Owner**")

OF THE SECOND PART

WHEREAS

- A. Under Section 483 of the *Local Government Act* the Municipality may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*;
- B. The Owner is the registered owner in fee simple of lands in the Municipality of Saanich, British Columbia, at civic addresses of 4396 West Saanich Road and legally described as:

PID 027-329-348
Lot 1, Section 8-A, Lake District, Plan VIP84197

(the "Lands");
- C. The Owner has made application to the Municipality for a Development Permit Amendment to permit the construction of a residential developments.
- D. The Municipality and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *Local Government Act*, to ensure that all dwelling units remain available for both rental and owner occupied accommodation.

as well as all persons who acquire an interest in the Lands after registration of the Notice.

4.0 GENERAL PROVISIONS

4.1 Notice

If sent as follows, notice under this Agreement is considered to be received

- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing; and
- (b) on the date of delivery if hand-delivered,

to the Municipality:

The Corporation of the District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7

Attention: Director or Planning
Fax: (250) 475-5430

to the Owner, for portions of the Lands not in a strata plan:

TRI-EAGLE PLAZA INC., INC. NO. 0643152
#300, 4396 West Saanich Road
Victoria, BC
V8Z 3E9

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) a notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

4.2 Time

Time is to be the essence of this Agreement.

4.3 Binding Effect

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and

Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: February 19, 2016
Subject: Servicing Requirements for the Proposed Development- REVISED

PROJECT: AMENDMENT TO DPR2006-00027 TO CONSTRUCT A 60 UNIT, 6 STOREY APARTMENT BUILDING WITH UNDERGROUND PARKING.

SITE ADDRESS: 4396 WEST SAANICH RD
PID: 027-329-348
LEGAL: LOT 1 SECTION 8A LAKE DISTRICT PLAN VIP84197
DEV. SERVICING FILE: SVS01975
PROJECT NO: PRJ2005-00555

The above noted application for Development Permit Amendment has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Committee of the Whole Meeting, that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Committee of the Whole Meeting.



Jagtar Bains
DEVELOPMENT COORDINATOR

General Information on Development Servicing

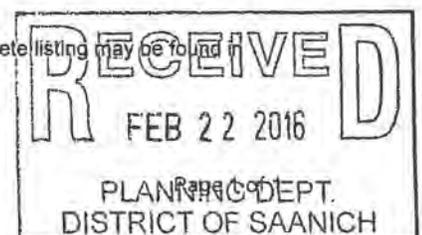
Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).



Development Servicing Requirements

Development File: SVS01975
Civic Address: 4396 WEST SAANICH RD
Page: 1

Date: Feb 19, 2016

Drain

1. GREASE/OIL INTERCEPTORS MUST BE INSTALLED IN THE UNDERGROUND PARKING GARAGE.
2. ALL PROPOSED BUILDING AND PARKING AREAS MUST BE DRAINED IN ACCORDANCE WITH THE B.C. BUILDING CODE REQUIREMENTS.
3. THE EXISTING 150 MM STORM DRAIN CONNECTION, WHICH WILL BE REUSED BY THIS DEVELOPMENT, MUST BE PROVIDED WITH AN INSPECTION CHAMBER.
4. 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 TRAIL 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. CALCULATIONS WILL BE REQUIRED FOR PROPOSED RAIN GARDENS.

Gen

1. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.
2. BI-DIRECTIONAL AMPLIFICATION SYSTEM IN SUPPORT OF THE CREST RADIO NETWORK, MUST BE INSTALLED TO FUNCTION IN ALL AREAS OF THE PROPOSED BUILDING TO THE SATISFACTION OF THE SAANICH FIRE DEPARTMENT AND BILL SIDAWAY, CREST OPERATIONS MANAGER. CONTACT TODD CAVE, SAANICH PREVENTION DIVISION AT 250-475-5508 FOR FURTHER DETAILS.
3. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
4. RECIPROCAL EASEMENTS WILL BE REQUIRED FOR PARKING AND ACCESS BETWEEN 4396 WEST SAANICH ROAD AND THE PROPOSED LOT FOR THIS DEVELOPMENT.
5. TWO COPIES OF CONSTRUCTION FIRE SAFETY PLAN, PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING CODE ARE TO BE SUBMITTED FOR REVIEW/COMMENT TO THE SAANICH FIRE DEPARTMENT ALONG WITH A FEE OF \$100.00 PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
6. ALL RELEVANT PRECAUTIONS IN PART 8 OF THE BC BUILDING CODE "SAFETY MEASURES AT CONSTRUCTION AND DEMOLITION SITES" MUST BE PROVIDED BY THE CONTRACTOR PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
7. MUNICIPAL RIGHT-OF-WAY WILL BE REQUIRED FOR PUBLIC ACCESS FOR THE PROPOSED SIDEWALK THROUGH THIS PROPERTY FROM WEST SAANICH ROAD TO THE BC HYDRO PROPERTY.
8. UNDERGROUND PARKING ROOF SLAB MUST BE DESIGNED TO SUPPORT THE WEIGHT OF FIRE FIGHTING APPARATUS AND OPERATIONS. VEHICLE WEIGHT DATA IS AVAILABLE FROM THE FIRE PREVENTION DIVISION OF THE SAANICH FIRE DEPARTMENT.

Hydro/tel

1. UNDERGROUND WIRING SERVICE CONNECTION IS REQUIRED TO SERVE PROPOSED DEVELOPMENT.

Road

1. WEST SAANICH ROAD WILL BE IMPROVED BY THE DISTRICT UNDER THE DEVELOPMENT COST CHARGE BYLAW.
2. ADDITIONAL STREET LIGHTING IS REQUIRED ON WEST SAANICH ROAD FRONTING THIS DEVELOPMENT.

Development File: SVS01975
Civic Address: 4396 WEST SAANICH RD
Page: 2

Date: Feb 19, 2016

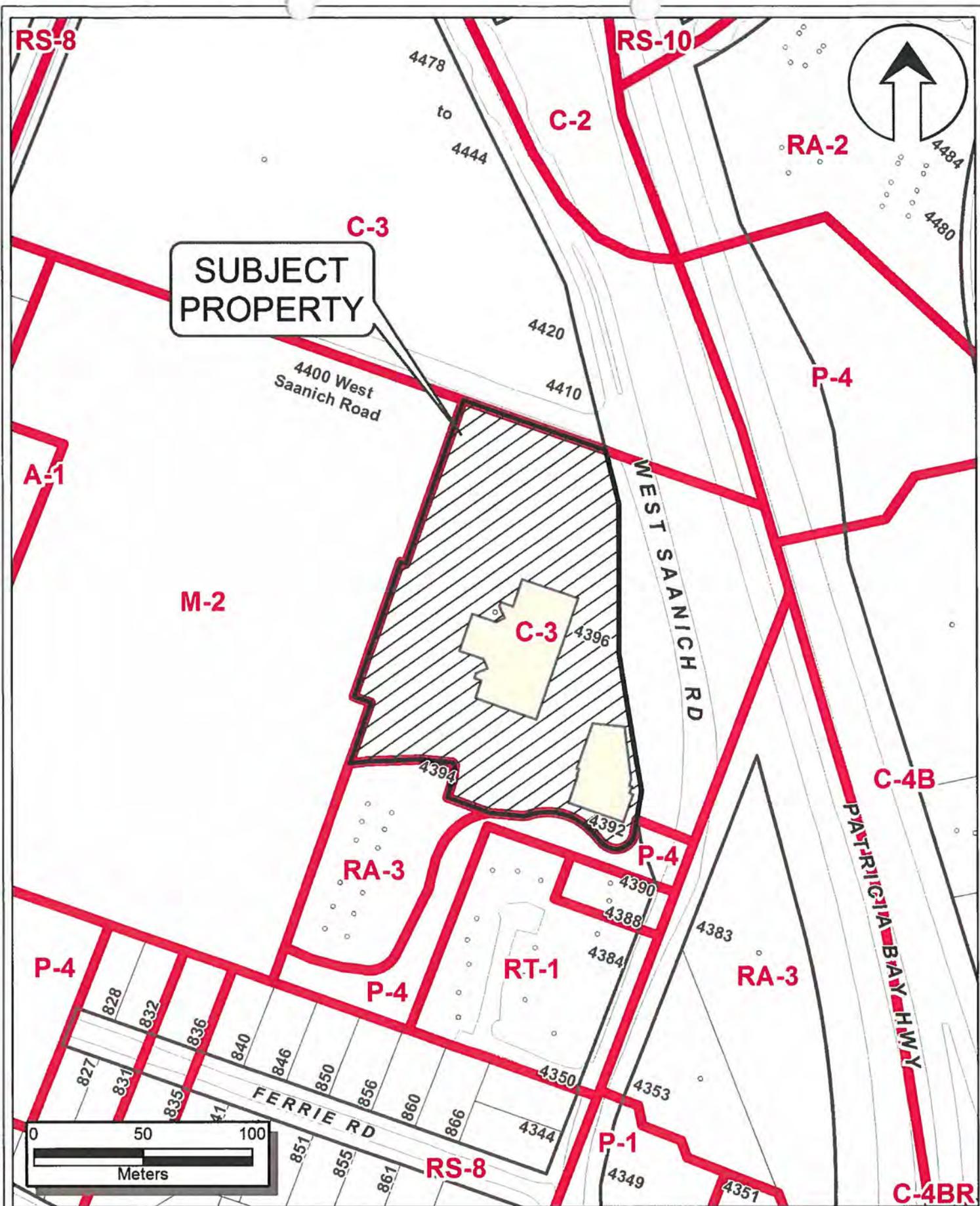
3. PROPOSED PUBLIC PATHWAY ACROSS THIS PROPERTY IS TO BE MINIMUM 2.0 M WIDE.

Sewer

1. AN APPROPRIATELY SIZED SEWER CONNECTION IS REQUIRED FROM THE EXISTING 200 MM MAIN TRAVERSING THIS PROPERTY IN STATUTORY RIGHT-OF-WAY # EP66063.
2. SANITARY SEWER LOADING CALCULATIONS ARE REQUIRED FOR THIS PROJECT FROM A CONSULTING ENGINEER, BASED ON THE CURRENT B.C. BUILDING CODE REQUIREMENTS, TO DETERMINE WHETHER THE EXISTING SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.

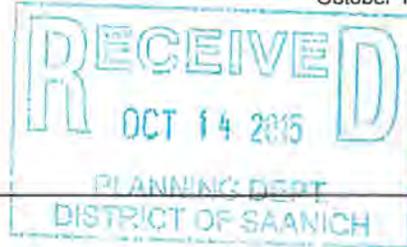
Water

1. FIRE FLOW REQUIREMENT CALCULATIONS FOR THIS PROJECT MUST BE SUBMITTED BY THE CONSULTING ENGINEER BASED ON FIRE UNDERWRITERS SURVEY TO ALLOW THE MUNICIPALITY TO DETERMINE WHETHER THE EXISTING WATER SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.
2. A PUMPER CONNECTION FOR THE FIRE SPRINKLER SYSTEM MUST BE PROVIDED AT A LOCATION ACCEPTABLE TO THE FIRE DEPARTMENT AND WITHIN 45 M OF A FIRE HYDRANT. THIS PUMPER CONNECTION IS TO BE FREE-STANDING AND OUTSIDE OF COLLAPSE ZONE OF THE BUILDING.
3. THE EXISTING WATER SERVICE IS TO BE MODIFIED TO PROVIDE SEPARATE DOMESTIC AND FIRE LINE SERVICES.
4. THE EXISTING OFFICE BUILDINGS AT 4392 AND 4396 WEST SAANICH ROAD MUST BE RECONNECTED TO A NEW COMBINED (FIRE & DOMESTIC) SERVICE ON WEST SANICH ROAD.



The District of Saanich – Planning Department
3rd Floor | Municipal Hall
777 Vernon Avenue, Victoria, BC, V8X 2W7

October 14th, 2015



Re: Residences at Royal Oak – Sustainability - Developer Statement

Introduction

Tri Eagle Development Corporation and Jawl Residential Ltd. (collectively the "Applicant") are pleased to submit an application for:

1. the subdivision of the lands located at 4396 West Saanich Road to create a new 4,820 square meter parcel at the northern portion of the lands
2. a Development Permit to create a 5,770 square meter multi-unit residential building named The Residences at Royal Oak on the newly northernmost subdivided parcel (the 'development site').

Together, the principals of Jawl Residential Ltd. and Tri Eagle Development Corporation have a 15 year building history and have completed multiple residential projects throughout the Capital Regional District ("CRD"). Consistent amongst all projects, the Applicant's focus to create top quality design oriented projects that can be forever enjoyed by its residents and the greater community.

Development Site Overview

Tri Eagle Development Corporation acquired 4396 West Saanich Road in 2001 and immediately commenced the refurbishment of an existing office building and re-development on a portion of the excess land, today known as Tri Eagle Plaza. This multi-use redevelopment consists of The Orca and Raven Building, located at 4392/4396 West Saanich Road and Centennial Walk located at 4369 West Saanich Road. In addition to these improvements, Tri Eagle Development Corporation donated 3,519 square meters of raw land to create the Centennial Trail at the southern portion of the site.

All buildings, the Class A and B Office building and multi-unit residential building respectively, are fully occupied and sold-out. The Residences of Royal Oak looks to build on this past success to create the final phase of Tri Eagle Plaza.

Presently, the proposed development site is as a 4,820 square meter area located at the northernmost portion of the lands. It is currently used as a surface parking lot and grass area bordering West Saanich Road. It serves as surface overflow parking for the adjacent commercial buildings.

The Applicant is confident this proposal's proximity to the West Saanich Road Town Centre and access to public/alternative modes of transportation, make it an exciting opportunity to expand residential opportunities within Royal Oak as well as attract new residents to this community.

ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

The proposed development site sits outside the Environmental Development Permit Area as well as the Streamside Development Permit Area and there are no identifiable ecologically sensitive areas. Tree coverage is limited to minor shrubs and juvenile trees that are complimented by 27 conifers/cedars that predominantly run along the easement that connects to the BC Hydro lands and Royal Oak Shopping Centre at the

northern border of the site (Figure. 1). The conifers that run along the easement will be retained during construction and further supported as detailed within the overall site landscape plan.

Fig. 1 - Mature Conifers in easement

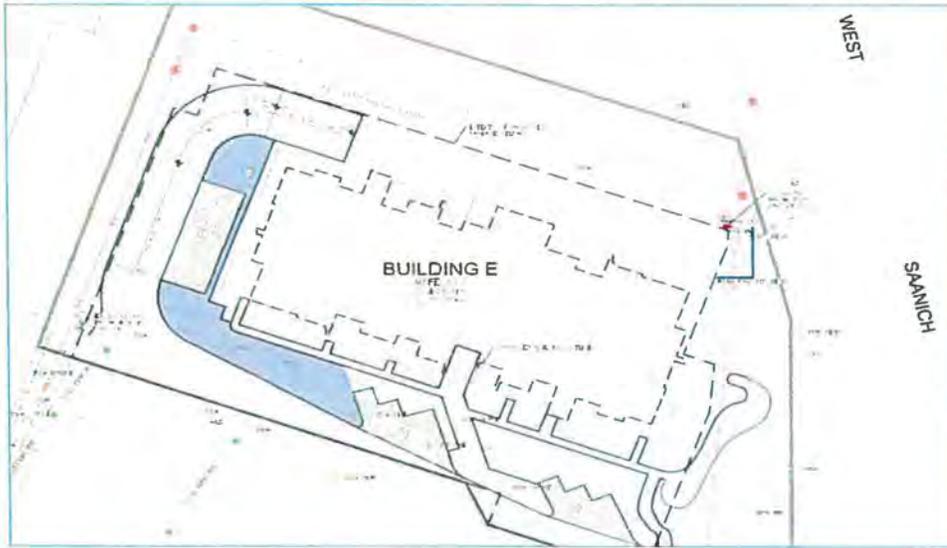


Specifically, the landscape plan has been developed to incorporate the following details that will further enhance the livability and biodiversity of the site:

- The Applicant will be introducing 46 new trees to the site.
- Approximately 55% (25) of these will be native species (Garry Oak & Douglas Fir). The remaining trees are adaptive (Katsura, Japanese Snowbell and Maples).
- Of the 145 proposed large growing shrubs, six are native and the rest are adaptive.
- 113 of the large shrubs are Yew trees, which have been selected as a hardy evergreen hedge that will provide screening between ground floor units and adjacent streets and commercial localities. The Yew, that will be planted within the easement as well, is expected to thrive under the existing conifers.
- Of the 407 medium growing shrubs approximately 37% (149) are native species or cultivars of native species, and the rest are adaptive
- Of the 887 small shrubs approximately 34% (304) are native species or cultivars of native species, and the rest are adaptive.
- 30% of the 1601 perennials and ferns are native species and the rest are adaptive.
- All of the groundcovers (39) are native species.
- Low maintenance park-style grass lawn is proposed for the R.O.W (mow once or twice annually).
- A sedum mat green roof over the entrance canopy will assist with on-site stormwater management.

Presently, surface run-off from the asphalt paved area is gravity fed to a series of catch basins that then enter the municipal storm system. A Low Impact Development approach through the inclusion of a rain garden network (shaded blue in Fig 2), a green roof entrance canopy and an impervious paving system will ensure all stormwater requirements are adhered to. Specific details of the proposed storm water management plan are detailed below under Infrastructure.

Fig 2 - Rain Garden Areas



Community Character and Preservation

The Tri-Eagle plaza houses several buildings named after important animals in Coast Salish tradition, such as The Raven and The Orca. The Thunderbird theme is a logical addition to this list, being a very important figure in the traditions of the Cowichan and Nuu-Chah-Nulth peoples and appearing in many stories alongside The Orca. One of the earliest legends in the history of the Cowichan tribe is the legend of the Thunderbird and the Orca, which tells of how the Thunderbird came to the aid of the Cowichan people when a supernatural Orca began eating all the salmon in the region. Following this theme of Tri Eagle Plaza the Applicant has decided to incorporate elements of the Thunderbird into the landscape plan for The Residences at Royal Oak. At the South East Corner of the site a garden walk path providing access to the public sidewalk creates the shape of the Thunderbird beak. (Fig 3 – Thunderbird Landscape Design). Future feature planting of native shrubs form the head of the Thunderbird. Symbolically, this is located at the high end of the site representing the mountain top on which the Thunderbird was said to reside. Retained fire trees that presently exist on site represent the eye and nostril of the bird which typically form elements of common Fire Nation Thunderbird masks. Lastly new Douglas fir trees will be planted along the property line to protect against traffic flow and tie in the jawline of the Thunderbird.

Fig. 3 - Thunderbird Landscape Design

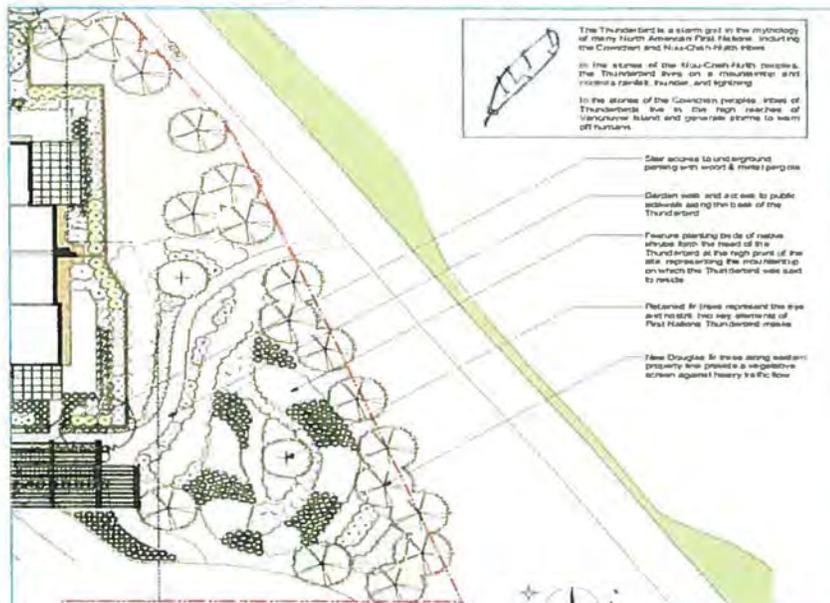
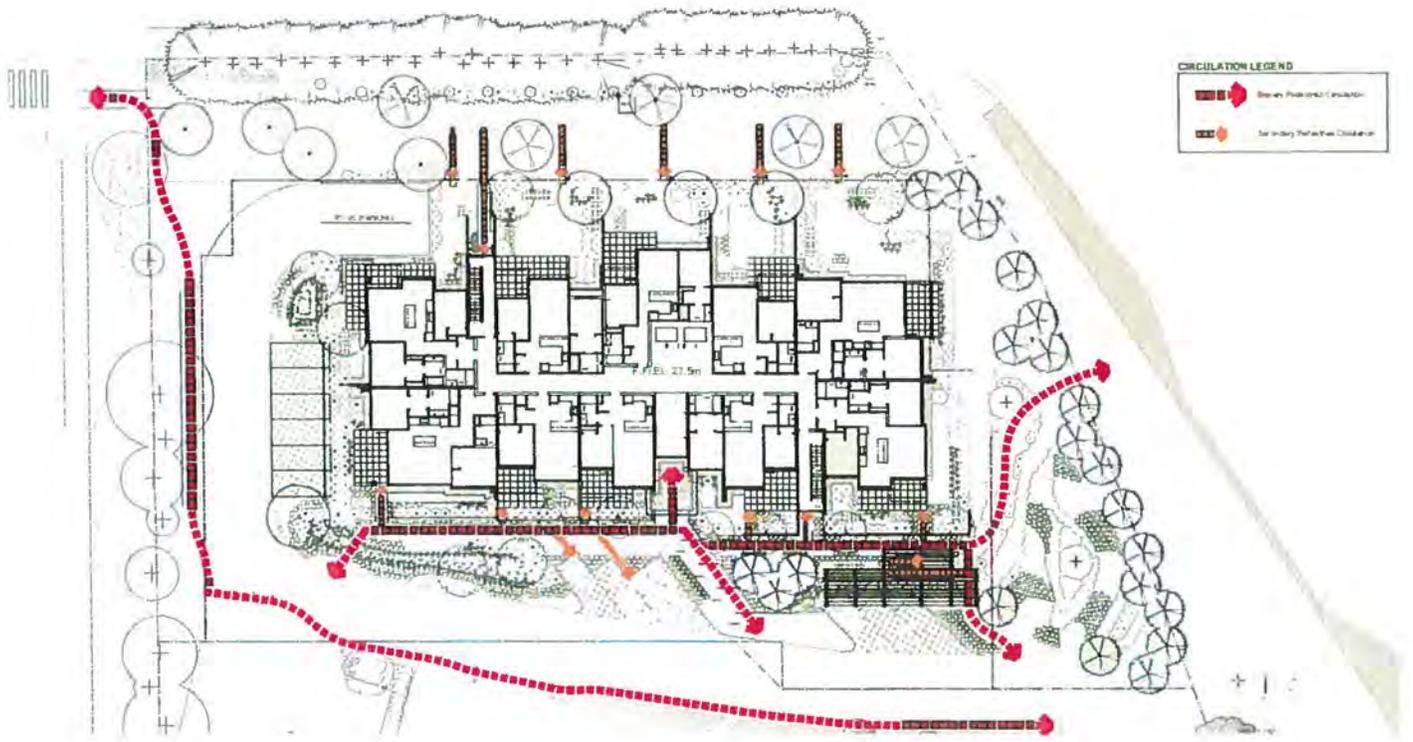


Fig 4 - Pedestrian Access



ECONOMIC AND INFRASTRUCTURE INDICATORS

Economic Impact

Jawl Residential Ltd. and Tri Eagle Development Corporation Ltd. are 100% locally owned companies.

During construction, this proposed project is expected to create over 200 direct jobs on site while requiring the services of 50+ companies. Once complete, a locally owned property management company will engage roughly 15+ companies annually to complete scheduled and routine maintenance.

Infrastructure Impact

The Applicant has engaged J.E. Anderson to complete a Conceptual Site Servicing Plan. The following servicing improvements will be necessary to complete the project:

- The existing storm drain service to the west of the lands will be capped and re-used for the storm drain connection to the proposed building.
- The proposed storm drain service will be deep enough to service the roof and surface drains; however, the perimeter drains will need to be pumped.
- A new sanitary sewer service will be required from the existing sanitary at the northeast corner of the proposed building.
- The existing 150 mm water service will be revised to service the proposed building.
- A new separate 150 mm water servicing will be installed to service the remaining building. The existing private onsite fire hydrant will be relocated accordingly.

Green Design and Construction

Residences at Royal Oak is designed by local architect Charles Kierulf of de Hoog and Kierulf architects. The building is a six-story wood frame structure designed to house 60 units to be constructed over a secure, one-level concrete underground parkade. The parking structure is designed to additionally house 60 secure bike racks, 60 secure storage lockers as well 78 parking stalls with 8 being roughed in for electric charging stations. The building exterior will combine to create a west coast contemporary aesthetic using highly durable concrete composite panels, oversized double glazed windows, wood composite and metal cladding. The unit offering will address housing types specifically identified within the Local Area Plan and will be a mix of 1-Bedroom, 1-Bedroom and Den and 2 bedroom + 2 Bathroom residences. The offering will be designed specifically for young families, downsizers and graduate/undergraduate students.

In addition to these features the development will be registered with Build Green Canada and will target a Build Green Silver Certification. The developer will strive to achieve said certification through the inclusion of the following building attributes:

- High efficiency heating/pressurization systems for all common area spaces
- All ductwork sealed with low toxic mastic
- Locally sourced building materials within 800km of the site.
- Multiple thermostatically controlled heating/cooling zones within each residence
- Directly metered suites
- Individual residences have private outdoor deck living space
- All windows EnergyStar® rated
- Interior suite layouts designed to optimize natural daylighting
- All appliances EnergyStar® rated
- LED common area lighting
- Efficiency and low resource framing practices
- Construction waste diverted from landfill during construction through smart on site waste management plan
- LOV VoC paint in all interior applications
- Low flow plumbing fixtures used throughout
- Secure bike storage within secure/heated underground parking
- Rough In electric charging station for 8 underground parking stalls
- One electric charging station contained within overall Tri Eagle Plaza parking stall

SOCIAL INDICATORS

Community Consultation

Representatives from the Applicant group have recently held an open house to showcase the proposed development and have met separately with executive members of the Royal Oak Community Association ('ROCA').

April 30th, 2015 - A meeting was held with members of the Royal Oak Community Association Executive to discuss plans and present preliminary details of the proposal.

May 4th, 2015 - A meeting was held at Uptown Place (www.uptownplace.ca), the Applicants most recent development with members of ROCA. The tour showcased many of the same development attributes that will be shared within the proposed Residences at Royal Oak. At this meeting, the Applicant was able to specifically describe the impact ground floor oriented and accessible units have on the public realm and community interface.

May 21st, 2015 - Approximately 30 members of the community were on hand at The Orca Building located at 4396 West Saanich Road to view plans and discuss community points of interest with the Applicant. The talking points generated from the event were the impact of traffic on the neighborhood and green building practices. The Applicant had engaged NovaTrans Engineering Inc., a local Transportation Demand Management Consultant whom has since completed an impact analysis which has been included in this application.

Location and Density / Transportation / Community Character

The proposed development is located within the Urban Containment Boundary and is centrally located within the West Saanich Road Village Centre as identified in the 2008 Saanich Official Community Plan and construction of such density corresponds with the principals of centrally located development within the CRD Regional Growth Strategy.

The proposed development will sit within the Local Area Plan's convenient walking distance (<400m) of the Royal Oak Shopping Centre as well as all local transportation routes/bus stops. The development site is presently zone C2-Commercial Shopping Centre and is identified as Industrial within the 2008 Official Community Plan.

In order to enhance residents' experience and contribute to the walkable character within the Royal Oak Community, the Applicant has designed 10% of the units to have to have direct ground floor pedestrian access as well as interior building access to that same residence. This style of housing has been well received in past projects and is ideal pet owners, downsizers, seniors or individuals with mobility constraints.

The development site has the following locational attributes to existing amenities and services:

- Royal Oak Transit exchange – 1.0km distance from site.
- 5 bus stops, all servicing various parts of the region – less than 500m from the site
- Royal Oak Shopping Centre – less than 400m
- 5 Schools Rankings from pre-school through to High School and College – within 5km radius
- Commonwealth Centre – 1km away
- Rithets Bog Community Trail – less than 400m
- Centennial Trail Connection – less than 400m.

Within the building, the Applicant intends to encourage progressive modes of transportation by including the following within the development:

- 60 Class I Bike Racks will be provided within a secure bike storage room
- 1 Class II – 6 Space Bike Rack will be installed at the building entrance
- Over 10% of underground parking stalls (8 stalls) will have the rough in capability completed for the future use of electric charging stations.
- Within the greater Tri Eagle Plaza – 1 Electric Charging Station is presently being constructed and installed,
- Electric Bike Charging Outlets
- Electric Scooter Charging Outlets

Within the development site, the Applicant intends to make the following pedestrian infrastructure improvements as noted in Fig 4 – Pedestrian Access.

- Tri Eagle Plaza pedestrian connection through to Royal Oak Village along western property line.
- Ground floor units connected to easement pathway at northern property line
- Ground floor units and visitors connected to pedestrian pathway at building entrance and connected to West Saanich Road via the Centennial Trail connection.

Conclusion

In sum, the Applicant believes the proposed development directly responds to the details and overall vision of the Local Area Plan, Official Community Plan and Regional Growth Strategy. In consultation with the community and various regional stakeholders,

The Applicant is confident its proposal represents the social, economic and environmental principals for new development within the Municipality of Saanich. Moreover, the proposal presents a key opportunity to improve on the land and provide significant levels of attainable housing in a centralized location within the Royal Oak Community.

The Applicant looks forward to working with the Saanich staff and addressing any questions that may follow.

Sincerely,



David Jawl
Jawl Residential Ltd.



Travis Lee
Tri Eagle Development Corporation

Memorandum

To	Whom it may concern	Date	19 January 2016
From	Ross Tuck, P.Eng.	File No.	28905-2

4396 West Saanich Road - Stormwater Management Plan for Development Permit

Assumptions

- Storm water management must be provided in accordance with the requirements of Schedule H of the District of Saanich subdivision bylaw.
- The development is within the Type I watershed area which requires stormwater storage and treatment.

Calculations

See attached.

Storm Water Management Summary

The proposed development will have a combination of rain gardens and permeable pavers on the south and west side of the building. The building will be designed so that the roof leaders and surface runoff are directed to these areas. The rain gardens and permeable pavers will be designed so that they provide the required treatment and detention as per the District's requirements.

The rain gardens and permeable pavers are located on top of the proposed parkade roof. Initial calculations indicate that there will be adequate volume to provide the necessary detention and fall to discharge in to the existing storm drain located at the southwest corner of the proposed building.

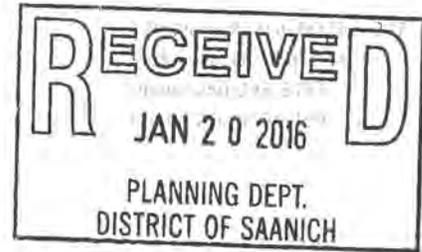
Once the detailed design is completed as part of the building permit process, information regarding the flow control details will be determined.

I trust that this information is sufficient for the development permit process. Please feel free to contact the undersigned if there are any questions regarding this memo.

Yours truly,
J.E. Anderson and Associates



Ross Tuck, P.Eng
Senior Project Engineer





DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: 4391b WEST SAANICH ROAD VICTORIA BC

Applicant: _____

Date: _____

Contact Person: _____

Telephone: _____

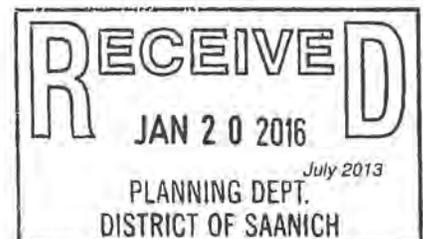
Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

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) The existing parking lot is approximately 2057 m². The proposed impervious area is approximately 2,225 m². There will be an increase of 174 m².

b) The percentage of impervious surface will increase from 43.6% to 46.6%.

c) Impervious surface area will be minimized by using permeable pavers for the surface parking and locating the majority of the parking under ground.

d) It is proposed to use a combination of rain gardens and permeable pavers to regulate flows and improve storm water quality.

e) We feel the guidelines will be met by the proposed measures.

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



Residences @ Royal Oak.
SWM Calc's

assumptions - D/S Type 1 SWM.

- Requirements - 200 m³/ha imperviousness
- 5 L/s release/ha total catchment.
- treatment required.

Calc's

$$\text{Storage} - 2,225 \text{ m}^2 \times \frac{200 \text{ m}^3}{10,000 \text{ m}^2} = 44.5 \text{ m}^3$$

$$\text{release rate} - 5 \text{ L/s/ha} \times 4,820 \text{ m}^2 \times \frac{\text{ha}}{10,000 \text{ m}^2} = 2.41 \text{ L/s}$$





Assume detention/treatment via
rain gardens

- assumptions - 0.5 m deep topsoil
- 25% void ratio

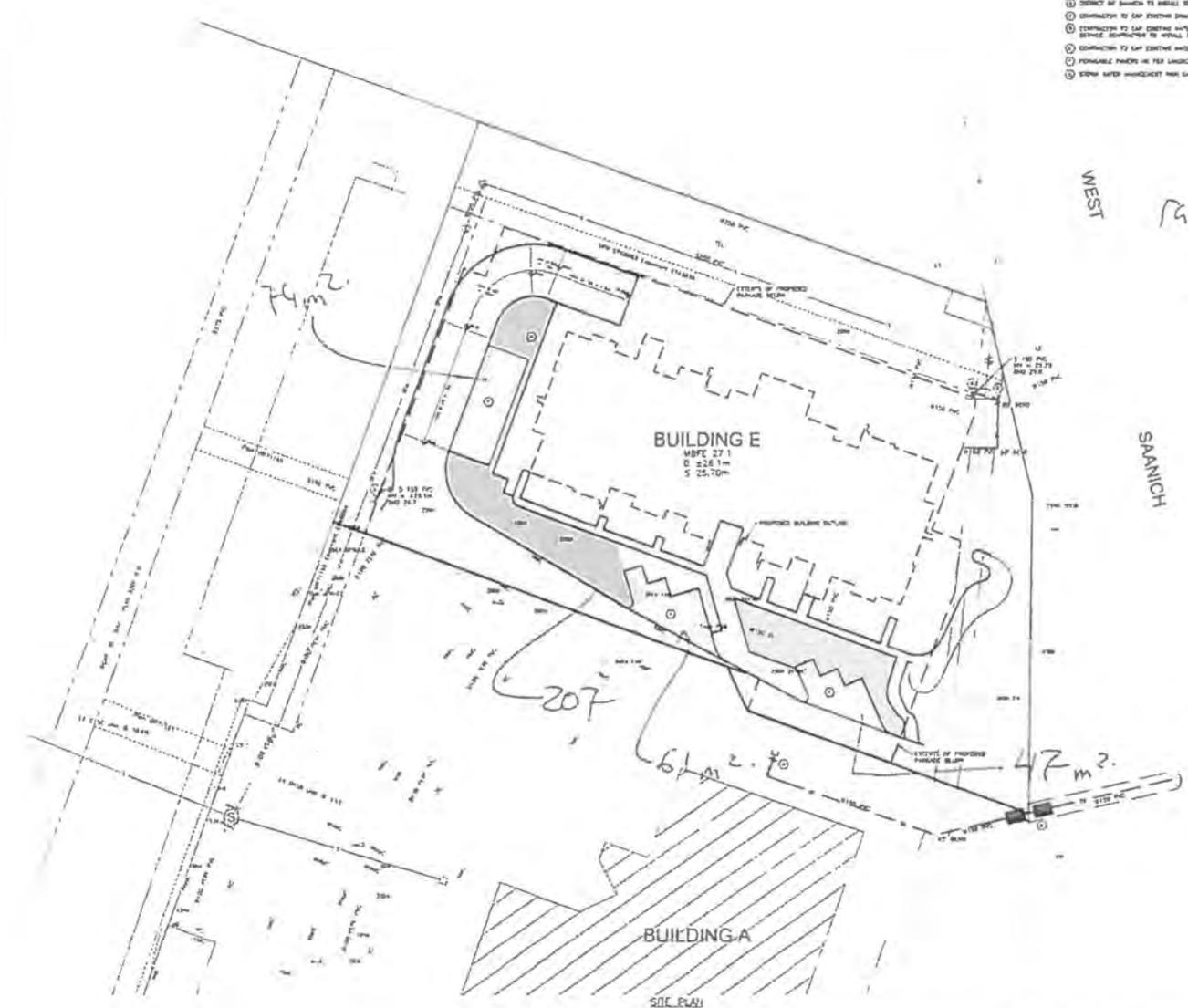
Calc's

$$44.5 \text{ m}^3 \times \frac{1}{0.5 \text{ m}} \div 25\% = 356 \text{ m}^2$$

∴ Need $\approx 350 \text{ m}^2$ of rain gardens.



- SUFFY NOTE:**
- (1) DISTRICT OF SANCHO IS SMALL TOWN WATER SERVICE COMPLETE WITH WATER TO DISTRICT OF SANCHO STATION AT DEVELOPER OFFICE.
 - (2) DISTRICT OF SANCHO IS SMALL SEWER SERVICE TO PROPERTY LINE COMPLETE WITH MANHOLE CHAMBER AT DEVELOPER OFFICE.
 - (3) CONTRACTOR TO CAP EXISTING DRIVE BEHIND BUILDING EXISTING DRIVE TO BEHOLD IN DRIVE SERVICE TO THE PROPOSED BUILDING.
 - (4) CONTRACTOR TO CAP EXISTING UTILITY LINE IN DRIVE AND REPAIR AS REQUIRED EXISTING DRIVE SERVICE TO BE ADJACENT TO THE NEW WATER SERVICE EQUIPMENT IN RETAIL TOWN DEVELOPMENT PROPOSED ON ADJACENT PROPERTY CONTAINING THE PROPOSED TO BE REQUIRED.
 - (5) CONTRACTOR TO CAP EXISTING WATER SERVICE EQUIPMENT IS REQUIRED THE WATER SERVICE FOR THE NEW BUILDING TO EXISTING SERVICE AT DRIVE.
 - (6) FURNISHABLE PAVED IN PER LANDSCAPE ARCHITECT PLANS.
 - (7) EXISTING WATER MANHOLE WITH GARDEN AREA - SEE LANDSCAPE ARCHITECT PLAN.



WEST

Rain garden/detention area.

= 79
207
61
47

394 m² need 350 m²

SANNOCH

ROAD

THE RESIDENCES AT ROYAL OAK
CONCEPTUAL SERVICING PLAN
FOR DEVELOPMENT PERMIT

Scale 1:250
Date Oct 8 2015
File No. 28805-2

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS ENGINEERS
PLANNERS ARCHITECTS

ISSUED FOR DEVELOPMENT PERMIT

THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL

DATE: MARCH 3, 2016

FROM: ADVISORY DESIGN PANEL

**SUBJECT: APPLICATION BY TRI-EAGLE PLAZA INC. FOR A DEVELOPMENT PERMIT AMENDMENT TO DPR2006-00027 IN ORDER TO CONSTRUCT A 60-UNIT, 6-STOREY APARTMENT BUILDING WITH UNDERGROUND PARKING AT 4396 WEST SAANICH ROAD
PLANNING FILES: DPA00852
CASE #2016/001**

BACKGROUND AND PRESENTATION

The above referenced application was considered by the Advisory Design Panel at its meeting of February 17, 2016.

Mr. Travis Lee and Mr. Oliver Tennant, Tri-Eagle Plaza Inc.; Mr. Charles Kierulf and Ms. Morgan Power, de Hoog & Kierulf Architects; Mr. David Jawl, Jawl Residential Ltd., and Ms. Bev Windjack, LADR Landscape Architects attended to present design plans and answer questions from the Panel.

Ms. Andrea Pickard briefly outlined the application.

The applicants highlighted:

- The original application proposed a commercial office building; however, market viability for office space has declined. The current application proposes a 60-unit, 6-storey apartment building with a slightly larger footprint and a decrease in the originally proposed height. The residential building would be situated on its own parcel with a reciprocal agreement for access purposes.
- All parking requirements have been met or exceeded.
- Pedestrian walkways through the site have been included in the design plans and will be secured via easement for use by the neighbouring property.
- A 2m path on the north edge of the property connecting to West Saanich Road and the commercial mall would be secured for public use via a Right-of-Way.
- No setback variances are requested; the building will be situated a generous distance away from setback lines.
- Variance requests include a height variance of 4.2m (from 15m to 19.2m) and to allow residential uses on the first floor, which is not permitted in the C-2 zone.
- The development will see quality, ground-oriented units with private backyards. Ten units per floor are proposed with a total of six storeys
- The entrance will connect off of an internal lane.
- Underground parking will be provided with bicycle storage located beneath the underground ramp.
- Storage lockers and service rooms are to be placed around the perimeter of the building.
- A generous elevator lobby is proposed.
- One and two-bedroom units are included; all corner units would be two-bedroom units.
- The Uptown development on Rowland Avenue near Blanshard Street will serve as a model for the design template, including materials.

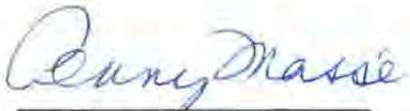
- The entranceway will incorporate a bench, small wing walls with a cedar post entry and a green roof canopy. The green roof would form a pleasing visual for units located above the entrance.
- The Landscape Plan is extensive and will serve as a buffer between the proposed suites, the entranceway and West Saanich Road.
- 46 trees will be planted on-site in order to create a buffer against West Saanich Road and will include Fir, Garry oaks and Pacific Sunset Maples.
- Permeable pavers, rain gardens and a green roof will be installed as part of storm water management.
- A Thunderbird head design has been incorporated into the south end of the landscape plan and a feather design has been incorporated into the landscape of the entranceway.

Comments from Panel Members:

- The north rear yards have a larger suburban feel to them, which creates a nice balance with the smaller urban feel of the south yards.
- The proposed density is favourable yet the design still provides ample privacy to the homes.
- The landscape plan is attractive with good fence detail; however, a sidewalk, seating area and a covered bicycle parking area could be installed to enhance and fortify the main entrance.
- The driveway appears to be slightly too narrow and could be problematic for larger vehicles; a small lay-by could be considered.
- The second elevator is appreciated should it be needed in the future in the case one elevator fails, the pedestrian exit from the lobby going north to the pathway is also appreciated.
- Underground parking should consider an additional accessible parking stall.

RECOMMENDATION:

That it be recommended that the design of the proposed 60-unit, 6-storey apartment building at 4396 West Saanich Road be accepted as presented.



Penny Masse, Secretary
Advisory Design Panel

/pm

ec:

Director of Planning

Manager of Inspections

Mr. Travis Lee, Tri-Eagle Plaza Inc. (Via email: travis@trieagle.ca)

2860-20 W. Saanich

SOCIETY OF SAINT VINCENT DE PAUL

4349 West Saanich Road
Victoria, BC V8Z 3E8
Phone: 250-727-0007
Fax: 250-727-0771



May 30th, 2016

District of Saanich
Mayor and Council
770 Vernon Ave
Victoria, BC
Canada V8X 2W7

ATTENTION: MAYOR AND COUNCIL

RE: TRI-EAGLE PLAZA DEVELOPMENT AT 4396 West Saanich Road, Saanich, BC

The Society is writing this letter in support of the six storey condominium building that is planned to be constructed at 4396 West Saanich Road. There is a high demand for housing of at all ends of the continuum and Tri-Eagle Development Corporation has a successful record of building excellent projects such as Uptown Place.

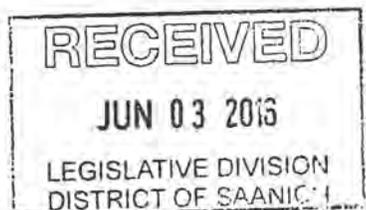
During the construction of Rosalie's Village, Tri-Eagle Development Corporation have been very supportive of the need for the society to find offsite parking during the most challenging parts of the construction. For the past two months Tri-Eagle Developments has donated 10 parking spaces to St. Vincent de Paul, free of charge, in their parking lot at the Plaza. We are very grateful for the excellent relationship we have with these neighbours and wish them every success in their development.

Should you have any questions please contact me at 250-727-0007 or ahudson1@svdpvictoria.com.

Sincerely,


Angela Hudson, CIHCM
Executive Director

POST TO	Gen	POSTED 3 2016
COPY TO	SH ✓	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	blm ✓	





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Artist's rendering of The Residences at Royal Oak, a 60 unit condo development planned for Tri-Eagle Plaza along West Saanich Road in Saanich. © Tri-Eagle Development Corporation Jawl Residential

CONDOS, URBAN CORE

Six-storey condo planned for Tri-Eagle Plaza in Saanich

MIKE KOZAKOWSKI, CITIFIED.CA | PUBLISHED NOVEMBER 12, 2015

Tri-Eagle Development Corporation and Jawl Residential (formerly Trebizond Developments) have applied for a development permit amendment to build a six-storey, 60 unit woodframe condo at 4396 West Saanich Road in Saanich.

Tentatively known as The Residences at Royal Oak, the building will be situated at Tri-Eagle Plaza near the nexus of West Saanich Road, Glanford Road and Quadra Street and just south of the Royal Oak Shopping Centre.

Originally envisioned as a five-storey office building, the development concept turned all-residential following the success of the development team's Uptown Place condo project at Huxley Street and Rowland Avenue north of the Uptown Shopping Centre.

"With the tremendous success of Uptown Place and continued demand for housing in the area, the team decided to move forward on another nearby residential development with a similar look and feel," said Tri-Eagle and Jawl Residential Marketing and Development Coordinator, Oliver Tennant.

Designed by Victoria-based de Hoog Kierulff Architects, The Residences at Royal Oak will feature similar west coast modernist architecture to that of Uptown Place. Home layouts will range between one and two bedrooms with ground floor "garden level" units offering strata maintained patios and yards.

78 parking spaces will be provided for residents in a single underground level with 12 surface stalls available to visitors.

Pending municipal approvals, sales and marketing will launch by mid-2016 with construction completion and occupancy planned for late 2017 or early 2018. C

Edited on November 16, 2015.

Article resources

- Learn more about The Residences at Royal Oak on Citified | Discuss The Residences at Royal Oak on VibrantVictoria
- In the market for a new-build condo? Refer to the most comprehensive new-build condo resource on Citified
- Share and like this article on Facebook: 109 people like this. Be the first of your friends.
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RENTALS, COMMERCIAL

APPROVED

212-220 Cook

220 Cook Street, Victoria
44 units, 5-storeys
CONDOS, COMMERCIAL, RENTALS

PROPOSED

RANDOM PROJECTS ON CITIFIED

Rentals at Eagle Creek Village

Helmecken Road at Watkiss Way, View Royal
4-storeys



Royal Oak Community Association

Box 50, #106 - 4480 West Saanich Road

Victoria, BC V8Z 3E9

www.RoyalOakCommunityAssociation.ca

April 18, 2016

ANDREA PICKARD
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, BC

Dear Ms Pickard,

RE: 4396 West Saanich Road

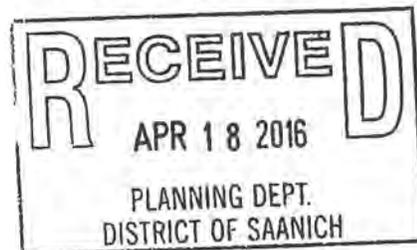
The Royal Oak Community Association appreciates the opportunity to comment on this application.

At the March 30, 2016 General Meeting, the Association membership in attendance approved the following with generally no objections or concerns:

Amendment to DPR2006-0027 to construct a 60 unit, 6 storey apartment building with underground parking. Variances are requested for 4.2m height increase and substitution of residential units with private, enclosed yards on the main floor for commercial/mixed use as required by current C-3 zoning.

Yours truly,

Marsha Henderson
President
Royal Oak Community Association



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IN CASE

Making a Difference

Planning - Fwd: Saanich File DPA00852, Ministry File 2015-05811

From: Andrea Pickard
To: Planning
Date: 11/26/2015 3:56 PM
Subject: Fwd: Saanich File DPA00852, Ministry File 2015-05811

please add to the file in prospero, thanks

>>> "Harrison, Mark TRAN:EX" <Mark.Harrison@gov.bc.ca> 11/26/2015 3:53 PM >>>
Good Afternoon Andrea,

Please consider this email to be an official Ministry response for the proposed development permit application at 4396 West Saanich Road, your file DPA00852, Ministry file [2015-05811](#).

The Ministry has no objections to the development permit application as proposed and has no additional requirements for approval.

You may submit the certified bylaw adoption forms to this office for signature at your convenience.

If you require any additional information please feel free to contact myself directly.

Best Regards,

Mark Harrison, M.LArch
District Development Technician
Ministry of Transportation and Infrastructure
240 - 4460 Chatterton Way
Victoria, BC V8X 5J2
Ph: [\(250\) 952-5562](tel:(250)952-5562)

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